

PLATTE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Platte County's population increased from 8,667 in 2010 to 8,812 in 2015, or by 1.7 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 2.4 percent, and the number of people from 55 to 64 years of age decreased by 2.7 percent. The white population increased by 0.1 percent, while the black population increased by 146.4 percent. The Hispanic population increased from 580 to 728 people between 2010 and 2015 or by 25.5 percent. These data are presented in Table II.16.1, below.

Table II.16.1						
Profile of Population Characteristics						
Platte County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Platte County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	8,667	8,812	1.7%	563,626	586,107	4.0%
Age						
Under 14 years	1,400	1,456	4.0%	113,371	116,880	3.1%
15 to 24 years	900	944	4.9%	78,460	78,529	0.1%
25 to 44 years	1,729	1,771	2.4%	144,615	153,641	6.2%
45 to 54 years	1,384	1,182	-14.6%	83,577	71,070	-15.0%
55 to 64 years	1,457	1,418	-2.7%	73,513	81,288	10.6%
65 and Over	1,797	2,041	13.6%	70,090	84,699	20.8%
Race						
White	8,455	8,463	.1%	529,110	543,292	2.7%
Black	28	69	146.4%	5,135	8,286	61.4%
American Indian and Alaskan Native	50	70	40.0%	14,457	15,757	9.0%
Asian	33	52	57.6%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	6	16	166.7%	521	676	29.8%
Two or more races	95	142	49.5%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	580	728	25.5%	50,231	58,207	15.9%

Table II.16.2, on the following page, presents the population of Platte County by age and gender from the 2010 Census and 2015 current census estimates. The 2010 Census count showed a total of 4,303 males, who accounted for 49.6 percent of the population, and the remaining 50.4 percent, or 4,364 persons, were female. In 2015, the number of males rose to 4,473 persons, and accounted for 50.8 percent of the population, with the remaining 49.2 percent, or 4,339 persons being female.

Table II.16.2 Population by Age and Gender Platte County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	678	722	1,400	716	740	1,456	4.0%
15 to 24 years	478	422	900	507	437	944	4.9%
25 to 44 years	859	870	1,729	906	865	1,771	2.4%
45 to 54 years	674	710	1,384	601	581	1,182	-14.6%
55 to 64 years	753	704	1,457	717	701	1,418	-2.7%
65 and Over	861	936	1,797	1,026	1,015	2,041	13.6%
Total	4,303	4,364	8,667	4,473	4,339	8,812	1.7%
% of Total	49.6%	50.4%	.	50.8%	49.2%	.	

At the time of the 2010 Census, there were 103 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 10.8 percent, as shown in Table II.16.3, below.

Table II.16.3 Group Quarters Population Platte County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁴⁴	9	60	566.7%
Juvenile Facilities	.	.	.
Nursing Homes	78	8	-89.7%
Other Institutions	.	30	.
Total	87	98	12.6%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	6	5	-16.7%
Total	6	5	-16.7%
Group Quarters Population	93	103	10.8%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

¹⁴⁴ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.16.4, below, shows data on household type by tenure in the 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,395 family households, of which 1,820 housed married couple families and 575 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 163 families, or a female householder with no husband present, of which there were 412 families. There were also an estimated 1,363 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Platte County was 63.7 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Platte County, 76.0 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Family Type	Platte County		State of Wyoming	
	Platte County	% of Total	State of Wyoming	% of Total
Family households	2,395	63.7%	147,229	64.9%
Married-couple family	1,820	76.0%	117,355	79.7%
Owner-occupied housing units	1,683	92.5%	97,628	83.2%
Renter-occupied housing units	137	7.5%	19,727	16.8%
Other family	575	24.0%	29,874	20.3%
Male householder, no wife present	163	28.3%	10,771	36.1%
Owner-occupied housing units	123	75.5%	6,308	58.6%
Renter-occupied housing units	40	24.5%	4,463	41.4%
Female householder, no husband present	412	71.7%	19,103	63.9%
Owner-occupied housing units	181	43.9%	9,562	50.1%
Renter-occupied housing units	231	56.1%	9,541	49.9%
Nonfamily households	1,363	36.3%	79,636	35.1%
Owner-occupied housing units	906	66.5%	43,177	54.2%
Renter-occupied housing units	457	33.5%	36,459	45.8%
Total	3,758	100.0%	226,865	100.0%

Table II.16.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 1,350 two-person family households, 360 three-person family households and 396 four-person family households. One-person non-family households made up 89.3 percent of all non-family households or an estimated 1,217 households. Platte County’s two persons households made up 38.8 percent of total housing units and four person households made up an additional 10.5 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.16.5				
Household Type by Household Size				
Platte County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Platte County				
One Person	.	1,217	1,217	32.4%
Two Person	1,350	107	1,457	38.8%
Three Person	360	39	399	10.6%
Four Person	396	0	396	10.5%
Five Person	230	0	230	6.1%
Six Person	36	0	36	1.0%
Seven Person	23	0	23	.6%
Total	2,395	1,363	3,758	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,457 two-person households, 1,257 were owner-occupied and 200 were renter-occupied. Of the 396 four-person households, 342 were owner-occupied and 54 were renter-occupied. Further household size data by tenure are presented in Table II.16.6, below.

Table II.16.6				
Tenure by Household Size				
Platte County				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Platte County				
One Person	811	406	1,217	32.4%
Two Person	1,257	200	1,457	38.8%
Three Person	279	120	399	10.6%
Four Person	342	54	396	10.5%
Five Person	172	58	230	6.1%
Six Person	15	21	36	1.0%
Seven Person or more	17	6	23	.6%
Total	2,893	865	3,758	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.16.7, on the following page, Platte County had a total of 4,691 housing units of which 3,758 or 80.1 percent were occupied. Of these occupied units, 77.0 percent, or 2,893 units

were owner occupied, which compares to a statewide rate of 69.1. A total of 933 units or 19.9 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.16.7 Housing Units by Tenure Platte County 2010-2015 5-Year ACS Data				
Tenure	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,758	80.1%	226,865	85.1
Owner-Occupied	2,893	77.0%	156,675	69.1
Renter-Occupied	865	23.0%	70,190	30.9
Vacant Housing Units	933	19.9%	39,765	14.9
Total Housing Units	4,691	100.0%	266,630	100.0

Table II.16.8, below, shows that of the 933 housing units in Platte County as reported in the 2014 ACS data, 8 or .9 percent were for rent and 28 or 3.0 percent were for sale. An estimated 433 units were for seasonal, recreational, or occasional use, and 362 or 38.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.16.8 Disposition of Vacant Housing Units Platte County 2010-2015 5-Year ACS Data				
Disposition	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	8	.9%	6,460	16.2%
Rented, but not occupied	24	2.6%	1,371	3.4%
For sale only	28	3.0%	2,571	6.5%
Sold, but not occupied	78	8.4%	931	2.3%
For seasonal, recreational, or occasional use	433	46.4%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	362	38.8%	10,921	27.5%
Total	933	100.0%	39,765	100.0%

Table II.16.9, at right, presents different income statistics for Platte County. According to the 2015 ACS data averages, median family income for Platte County was \$58,427 compared to the statewide average of \$73,194.

Table II.16.9 Median and Per Capita Income Platte County 2010-2015 5-Year ACS Data		
Income Type	Platte County	Wyoming
Median Family Income	58,427	73,194
Median Household Income	38,500	58,840

Table II.16.10, on the following page, shows households by income for Platte County and the State of Wyoming. In Platte County, there were a total of 409 households or 10.9 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 431 households that had incomes between \$35,000 and \$49,999, which accounted for 11.5 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.3 percent of total households and numbered 611 in Platte County.

Table II.16.10				
Households by Income				
Platte County				
2010-2015 5-Year ACS Data				
Income	Platte County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	409	10.9%	21,426	9.4%
15,000 - 19,999	356	9.5%	10,358	4.6%
20,000 - 24,999	319	8.5%	11,900	5.2%
25,000 - 34,999	619	16.5%	22,435	9.9%
35,000 - 49,999	431	11.5%	30,775	13.6%
50,000 - 74,999	521	13.9%	43,104	19.0%
75,000 - 99,999	492	13.1%	32,540	14.3%
100,000 and above	611	16.3%	54,327	23.9%
Total	3,758	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.16.11, below. In total, the poverty rate in Platte County was 16 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Platte County had a poverty rate of 13 percent and the female population had a poverty rate of 20 percent. There were 183 males and 92 females in poverty under the age of 5. Overall, 19.8 percent of persons in poverty in Platte County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 107 individuals with incomes below the poverty level which represented 7.7 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.16.11				
Poverty by Age				
Platte County				
2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Platte County				
5 and Below	183	92	275	19.8%
6 to 17	125	152	277	19.9%
18 to 64	245	487	732	52.6%
65 and Older	9	98	107	7.7%
Total	562	829	1,391	100.0%
Poverty Rate	13%	20%	16%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.16.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Platte County saw an average of 2,492 owner-occupied single-family units compared to 555 single-family rental units. In Platte County, single-family units

comprised 81.1 percent of all households compared with 71.8 percent statewide. Platte County had a total of 92 apartment rental units and total apartment units accounted for 2.4 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 541 mobile homes in Platte County, which comprised 14.4 percent of all occupied housing units and compared to 12.9 statewide.

Table II.16.12 Households by Unit Type Platte County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Platte County				
Single-Family Unit	2,492	555	3,047	81.1%
Duplex	0	2	2	.1%
Tri- or Four-Plex	0	76	76	2.0%
Apartments	0	92	92	2.4%
Mobile Homes	401	140	541	14.4%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,893	865	3,758	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.16.13, below, shows the number of households by year of construction. As shown, 21.0 percent, or 789 units, were built in 1939 or earlier in the county, and another 202 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 232, which accounted for 6.2 percent of all households, and an additional 8 households, or .2 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.16.13 Households by Year Built Platte County 2010-2015 5-Year ACS Data				
Year Built	Platte County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	789	21.0%	24,616	10.9%
1940 to 1949	202	5.4%	10,203	4.5%
1950 to 1959	312	8.3%	21,453	9.5%
1960 to 1969	271	7.2%	18,653	8.2%
1970 to 1979	1,067	28.4%	48,616	21.4%
1980 to 1989	526	14.0%	33,033	14.6%
1990 to 1999	351	9.3%	26,955	11.9%
2000 to 2009	232	6.2%	36,947	16.3%
Built 2010 or Later	8	.2%	6,389	2.8%
Total	3,758	100.0%	226,865	100.0%

Table II.16.14, below, displays housing units for Platte County and the State of Wyoming. The number of rooms in Platte County varied between households. Households with one room accounted for only .2 percent of total housing units, while households with five and six rooms accounted for 16.3 and 13.8 percent, respectively. The median number of rooms in Platte County was 6 rooms, which compared to 6 statewide.

Table II.16.14 Housing Units by Number of Rooms Platte County 2010-2015 5-Year ACS Data				
Number of Rooms	Platte County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	9	.2%	4,535	1.7%
Two	36	.8%	7,317	2.7%
Three	380	8.1%	20,228	7.6%
Four	935	19.9%	41,849	15.7%
Five	764	16.3%	54,574	20.5%
Six	646	13.8%	42,082	15.8%
Seven	639	13.6%	31,471	11.8%
Eight	560	11.9%	25,750	9.7%
Nine or more	722	15.4%	38,824	14.6%
Total	4,691	100.0%	266,630	100.0%
Median Rooms	6	.	6	.

Table II.16.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.9 percent of total households in Platte County, which compared to 24.3 percent statewide. In Platte County, the 1,538 households with three bedrooms accounted for 40.9 percent of all households, and there were only 219 five-bedroom or more households, which accounted for 5.8 percent of all households.

Table II.16.15 Households by Number of Bedrooms Platte County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Platte County				
None	0	0	0	.0%
One	94	154	248	6.6%
Two	615	358	973	25.9%
Three	1,268	270	1,538	40.9%
Four	697	83	780	20.8%
Five or more	219	0	219	5.8%
Total	2,893	865	3,758	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

The age of a structure influences its value. As shown in Table II.16.16, at right, structures built in 1939 or earlier had a median value of \$124,200, while structures built between 1950 and 1959 had a median value of \$143,800 and those built between 1990 to 1999 had a median value of \$202,600. The newest structures tended to have the highest values and those built between 2000 and 2009 had a median value of \$222,800. The total average median value in Platte County was \$155,500, which compared to \$194,800 in the State of Wyoming.

Year Built	Platte County	State of Wyoming
1939 or earlier	124,200	156,400
1940 to 1949	115,000	145,000
1950 to 1959	143,800	159,900
1960 to 1969	116,000	182,000
1970 to 1979	163,000	188,100
1980 to 1989	164,400	205,600
1990 to 1999	202,600	236,200
2000 to 2009	222,800	253,100
2010 to 2013	.	272,200
2014 to Later	.	284,800
Total	155,500	194,800

Household mortgage status is reported in Table II.16.17, below. In Platte County, households with a mortgage accounted for 50.6 percent of all households or 1,465 housing units, and the remaining 49.4 percent or 1,428 units had no mortgage. Of those units with a mortgage, 161 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,304 or 89.0 percent had no second mortgage or no home equity loan.

Mortgage Status	Platte County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,465	50.6%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	161	11.0%	10,910	11.8%
Second mortgage only	62	38.5%	5,021	46.0%
Home equity loan only	99	61.5%	5,889	54.0%
Both second mortgage and home equity loan	0	.0%	514	.6%
No second mortgage and no home equity loan	1,304	89.0%	81,121	87.7%
Housing units without a mortgage	1,428	49.4%	64,130	40.9%
Total	2,893	100.0%	156,675	100.00%

The median rent in Platte County was \$467 as compared to \$674 statewide, as seen in Table II.16.18, below.

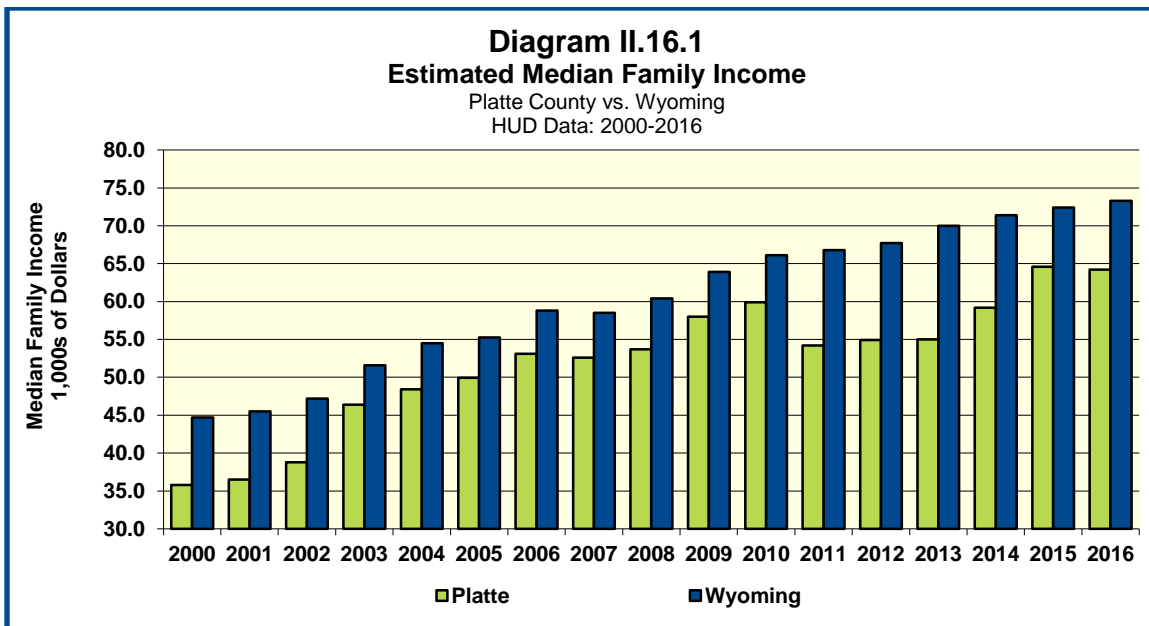
Place	Rent
Platte County	\$467
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 34 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Platte County are presented in Table II.16.19, below, and indicate a net increase of 968 persons over the time period.

Table II.16.19			
Driver’s Licenses Exchanged and Surrendered			
Platte County			
WYDOT Data, 2000 – First Half of 2016			
Year	In-Migrants	Out-Migrants	Net Change
2000	239	176	63
2001	237	191	46
2002	231	153	78
2003	201	149	52
2004	241	177	64
2005	218	186	32
2006	213	183	30
2007	197	175	22
2008	222	173	49
2009	212	135	77
2010	265	114	151
2011	215	158	57
2012	238	183	55
2013	204	173	31
2014	253	178	75
2015	226	174	52
2016 – First Half	118	84	34
Total	3,730	2,762	968

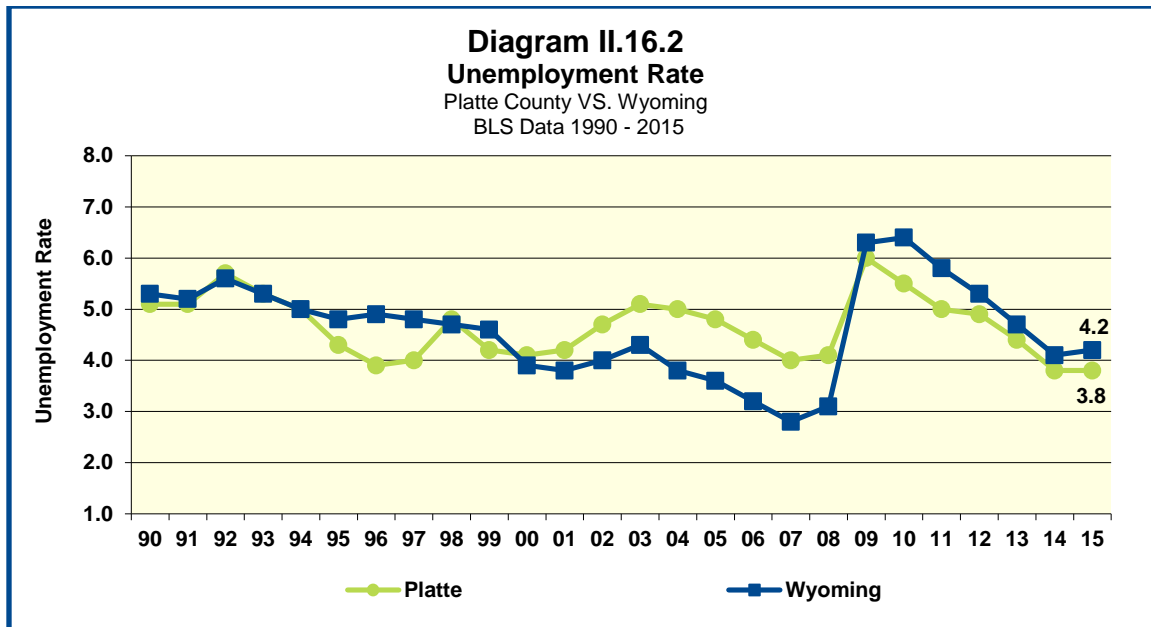
Economics

The HUD estimated MFI for Platte County was \$64,200 in 2016. This compares to Wyoming’s MFI of \$73,300. Diagram II.16.1, below, illustrates the estimated MFI for 2000 through 2016.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Platte County’s labor force, defined as the number of persons working or actively seeking work, increased by 188 persons, from 4,789 in 2014 to 4,977 in 2015. Employment increased by 183 persons; unemployment increased by 5 persons; and the unemployment rate, the number of unemployed

persons as a percentage of the labor force, remained unchanged at 3.8 percent between 2014 and 2015, as shown below in Diagram II.16.2.



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.16.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 3,692 persons in 2015; this figure was higher than the 2014 average by 133 jobs. In June total preliminary monthly employment was estimated to be 3,610 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	3,204	3,224	3,235	3,278	3,244	3,343	3,437	3,298	3,312	3,283	3,445	3,390
Feb	3,232	3,287	3,235	3,306	3,274	3,404	3,445	3,315	3,374	3,345	3,580	3,359
Mar	3,274	3,332	3,465	3,338	3,372	3,457	3,506	3,540	3,487	3,464	3,802	3,415
Apr	3,317	3,428	3,587	3,520	3,626	3,708	3,714	3,889	3,759	3,832	3,882	3,487
May	3,731	3,798	3,592	3,754	3,939	3,927	3,946	3,708	3,945	4,069	3,897	3,821
Jun	3,462	3,446	3,459	3,389	3,463	3,651	3,657	3,514	3,616	3,765	3,808	3,610
Jul	3,212	3,259	3,211	3,176	3,291	3,417	3,398	3,156	3,416	3,440	3,691	.
Aug	3,198	3,257	3,231	3,180	3,277	3,303	3,308	3,183	3,384	3,360	3,688	.
Sep	3,397	3,412	3,404	3,396	3,444	3,511	3,502	3,388	3,566	3,575	3,804	.
Oct	3,310	3,421	3,392	3,348	3,394	3,455	3,395	3,362	3,516	3,565	3,717	.
Nov	3,323	3,369	3,395	3,298	3,344	3,440	3,405	3,321	3,398	3,525	3,529	.
Dec	3,280	3,340	3,403	3,331	3,289	3,483	3,447	3,368	3,363	3,487	3,456	.
Annual	3,328	3,381	3,384	3,360	3,413	3,508	3,513	3,420	3,511	3,559	3,692	.
% Change	.36%	1.59%	.09%	-.71%	1.58%	2.78%	.14%	-2.65%	2.66%	1.37%	3.74%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$817 in 2014. In 2015, average weekly wages saw an increase of 4.28 over the prior year, rising to \$852. The most recent preliminary estimates show average weekly wages were 875 in the second quarter on 2016. These data are shown in Table II.16.21, below.

Table II.16.21 Average Weekly Wages Platte County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	478	517	457	485	485	
2002	485	538	488	509	506	4.33%
2003	508	549	505	527	523	3.36%
2004	516	563	562	571	553	5.74%
2005	515	598	558	592	566	2.35%
2006	539	635	551	601	583	3.00%
2007	593	681	580	629	622	6.69%
2008	593	712	609	689	652	4.82%
2009	623	761	620	701	679	4.14%
2010	646	828	663	744	723	6.48%
2011	693	844	731	732	752	4.01%
2012	724	849	711	730	756	.53%
2013	733	872	746	759	780	3.17%
2014	769	882	802	806	817	4.74%
2015	807	912	833	854	852	4.28%
2016(p)	787	875				

Total business establishments reported by the QCEW are displayed in Table II.16.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 1.58 percent to 391 establishments. The most recent preliminary estimates show the number of business establishments were 385 in the second quarter on 2016.

Table II.16.22 Number of Business Establishments Platte County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	342	357	358	354	354	
2002	356	367	369	357	357	2.55%
2003	359	362	358	353	353	-1.10%
2004	352	351	357	361	361	-.84%
2005	359	373	377	382	382	5.07%
2006	378	391	387	384	384	3.22%
2007	375	381	381	380	380	-1.56%
2008	388	394	391	383	383	2.64%
2009	380	387	381	383	383	-1.54%
2010	379	378	391	393	393	.52%
2011	386	389	386	381	381	.26%
2012	380	378	371	370	370	-2.85%
2013	380	387	390	383	383	2.67%
2014	381	384	379	376	376	-1.30%
2015	378	384	392	391	391	1.58%
2016	385	385				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Platte County recorded 5,964 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$398,961,000, and real per capita income was \$45,275 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$48,883 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix**.

Housing

Real average apartment rent in Platte County decreased from \$586 in second quarter 2015 to \$573 in second quarter 2016, or by 2.2 percent. Detached single-family home rents increased by 9.3 percent rising from \$622 in second quarter of 2015 to \$680 in the second quarter of 2016.

Platte County rental prices experienced average annualized increases of 1.0 percent for apartments and 1.6 percent for houses since fourth quarter 1998 to fourth quarter 2016.¹⁴⁵ These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots. Table II.16.23, at right, presents the Platte County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Platte County increased from 22 authorizations in 2014 to 23 in 2015.

The real value of single-family building permits increased from \$192,230 in 2014 to \$202,019 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.16.24, on the following page.

Table II.16.23				
Semiannual Average Monthly Rental Prices				
Platte County				
EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	483	141	509	488
Q4.98	495	141	630	445
Q2.99	450	139	640	434
Q4.99	500	139	626	445
Q2.00	442	137	548	427
Q4.00	460	143	593	418
Q2.01	415	140	532	410
Q4.01	466	146	566	383
Q2.02	438	144	539	415
Q4.02	464	155	577	.
Q2.03	416	145	559	382
Q4.03	493	161	606	483
Q2.04	486	148	570	413
Q4.04	463	154	529	436
Q2.05	479	149	505	407
Q4.05	491	139	506	393
Q2.06	474	135	514	395
Q4.06	491	115	525	448
Q2.07	480	126	513	412
Q4.07	477	135	506	437
Q2.08	457	144	475	423
Q4.08	466	185	473	431
Q2.09	468	134	474	434
Q4.09	480	139	486	429
Q2.10	497	141	501	438
Q4.10	471	143	476	395
Q2.11	488	162	495	395
Q4.11	508	119	485	364
Q2.12	534	136	496	353
Q4.12	554	154	555	401
Q2.13	523	148	577	418
Q4.13	573	146	569	476
Q2.14	594	141	571	473
Q4.14	614	141	579	432
Q2.15	586	144	622	421
Q4.15	587	154	653	471
Q2.16	573	.	680	.

¹⁴⁵ Data from 1986 to 1997 for Platte County is not reported by the EAD.

Table II.16.24 Building Permits and Valuation Platte County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	15	.	.	6	21	140.1	19.8
1981	3	.	4	.	7	94.9	.
1982	9	.	.	.	9	106.9	.
1983	5	.	.	.	5	130.3	.
1984	4	.	.	.	4	123.9	.
1985	2	.	.	.	2	34.5	.
1986	4	.	.	.	4	82.0	.
1987	5	.	.	.	5	93.1	.
1988	2	.	.	.	2	141.2	.
1989	2	.	.	.	2	104.0	.
1990	2	.	.	.	2	100.3	.
1991	3	.	.	.	3	85.9	.
1992	5	.	.	.	5	112.8	.
1993	15	2	.	.	17	108.6	.
1994	12	.	.	.	12	129.6	.
1995	16	.	.	.	16	96.0	.
1996	12	12	.	.	24	131.4	.
1997	11	14	.	.	25	115.2	.
1998	7	6	.	.	13	62.2	.
1999	6	2	.	.	8	100.5	.
2000	6	2	.	.	8	106.5	.
2001	10	2	.	.	12	113.4	.
2002	12	.	.	.	12	128.3	.
2003	14	.	.	.	14	122.0	.
2004	42	.	.	.	42	143.3	.
2005	47	.	.	.	47	163.7	.
2006	41	.	.	.	41	182.6	.
2007	32	.	.	.	32	214.8	.
2008	24	.	4	.	28	225.8	.
2009	12	.	.	.	12	225.5	.
2010	12	.	7	.	19	201.7	.
2011	10	.	.	.	10	192.6	.
2012	25	.	4	14	43	154.4	91.2
2013	19	.	.	.	19	163.2	.
2014	22	.	.	.	22	192.2	.
2015	23	.	.	.	23	202.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Platte County was \$169,997. This represented an increase of 13.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$275,611, or an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.16.25, on the following page.

Table II.16.25				
Average Sales Prices				
Platte County vs. Wyoming				
DOR Data, 2000–2015				
Year	Platte County Average Price (\$)	Platte County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	83,310	.	131,207	.
2001	76,315	-8.40	128,771	-1.86
2002	76,592	0.36	138,295	7.40
2003	82,982	8.34	148,276	7.22
2004	83,393	0.50	159,558	7.61
2005	101,802	22.07	178,183	11.67
2006	115,617	13.57	219,438	23.15
2007	120,692	4.39	265,044	20.78
2008	134,896	11.8	256,045	-3.40
2009	126,479	-6.2	241,622	-5.63
2010	123,898	-2.04	250,958	3.86
2011	123,137	-0.6	241,301	-3.85
2012	139,023	12.9	266,406	10.40
2013	151,038	8.6	281,345	5.6
2014	150,023	-0.7	263,432	-6.4
2015	169,997	13.3	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016. During December 2016, a total of 22 surveys were completed in Platte County by property managers. Of the 230 rental units surveyed, 34 were vacant, indicating a vacancy rate of 14.8 percent, as shown in Table II.16.26, at right. This compares to a 6.3 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

Diagram II.16.3, on the following page, shows the historical vacancy rate for Platte County and Wyoming. As can be seen, the vacancy rate in Platte County has been largely higher than the state rate, especially from 2005 to 2009.

Table II.16.26				
Total Units, Vacant Units, and Vacancy Rate				
Platte County				
RVS Data, June 2001– December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	99	1	1.0%
2001b	5	45	4	8.9%
2002a	8	87	4	4.6%
2002b	9	80	9	11.3%
2003a	7	51	3	5.9%
2003b	4	70	1	1.4%
2004a	8	99	6	6.1%
2004b	6	87	2	2.3%
2005a	8	142	1	0.7%
2005b	9	142	17	12.0%
2006a	8	110	17	15.5%
2006b	16	164	39	23.8%
2007a	13	175	9	5.1%
2007b	14	169	15	8.9%
2008a	14	182	14	7.7%
2008b	17	172	15	8.7%
2009a	11	96	10	10.4%
2009b	14	173	11	6.4%
2010a	15	172	12	7.0%
2010b	21	202	14	6.9%
2011a	20	185	9	4.9%
2011b	16	190	16	8.4%
2012a	16	159	8	5.0%
2012b	17	154	15	9.7%
2013a	22	160	7	4.4%
2014a	21	212	16	7.5%
2013b	22	234	18	7.7%
2014a	21	212	16	7.5%
2014b	24	186	16	8.6%
2015a	24	232	22	9.5%
2015b	23	383	24	6.3%
2016a	18	246	25	10.2%
2016b	22	230	34	14.8%

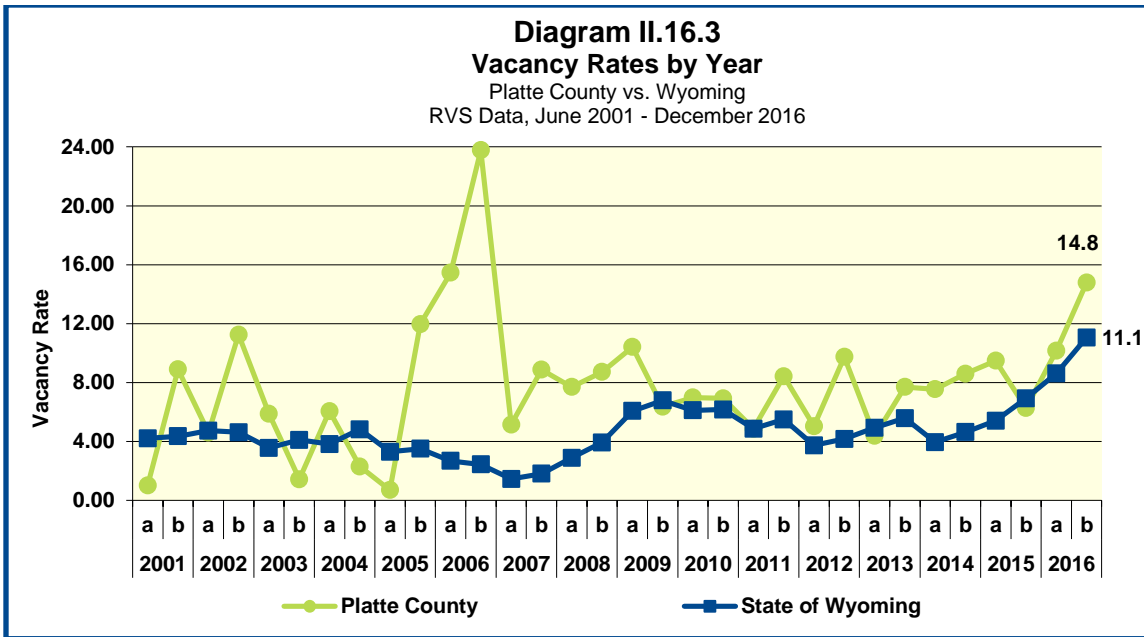


Diagram II.16.4, below, shows the average rent of single-family and apartment units in Platte County. In 2016, average rents for single-family units increased to \$788 and average rents for apartments increased to \$615.

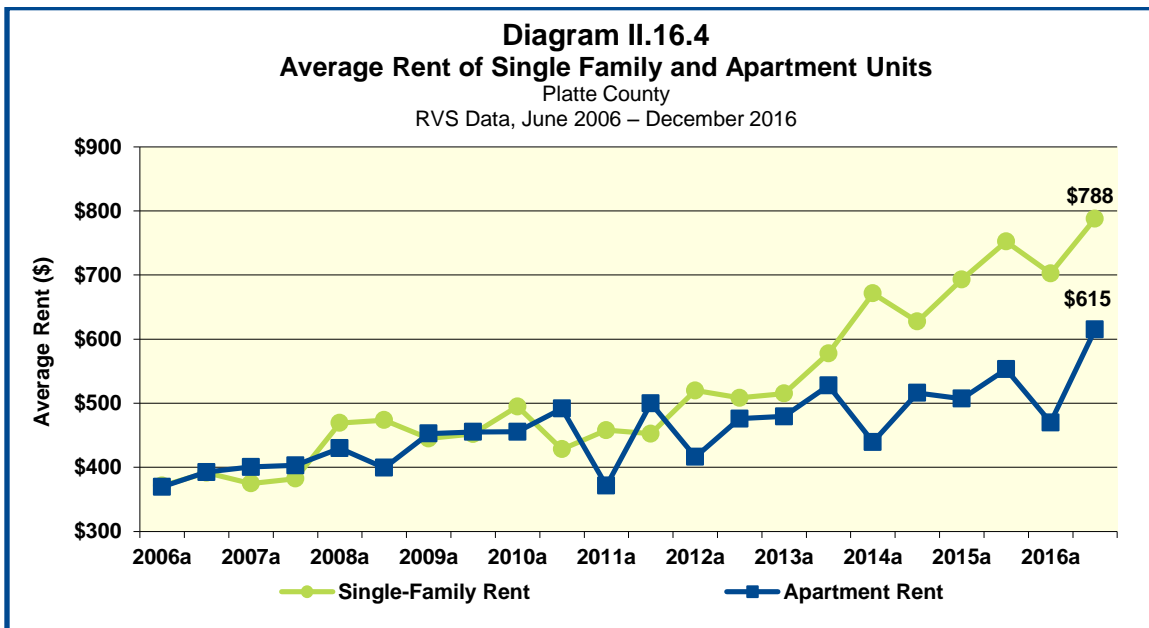


Table II.16.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 29 single family units in Platte County, with 5 of them available. This translates into a vacancy rate of 17.2 percent in Platte County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 103 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 9.7 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.16.27			
Rental Vacancy Survey by Type			
Platte County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	29	5	17.2%
Duplex units	50	13	26.0%
Apartments	103	10	9.7%
Mobile Homes	32	3	9.4%
“Other” Units	6	1	16.7%
Don’t Know	10	2	20.0%
Total	230	34	14.8%

Table II.16.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 20 units. The most common apartment units were one bedroom units, with 58 units. Additional details of unit types by bedrooms are reported below.

Table II.16.28							
Rental Units by Number of Bedrooms							
Platte County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	1	0	0	.	1
One	2	1	58	6	0	.	67
Two	2	24	12	7	3	.	48
Three	20	21	0	6	3	.	50
Four	1	4	0	0	0	.	5
Five	1	0	0	0	0	.	1
Don’t Know	3	0	32	13	0	10	58
Total	29	50	103	32	6	10	230

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.16.29, on the following page, one bedroom apartments were the most available apartment units, with three bedroom units being the most available single family units.

Table II.16.29							
Available Rental Units by Number of Bedrooms							
Platte County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	6	0	0	.	6
Two	0	6	2	1	0	.	9
Three	5	6	0	1	1	.	13
Four	0	1	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	0	0	2	1	0	2	5
Total	5	13	10	3	1	2	34

Table II.16.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 16.7 percent, with three bedroom single family units having the highest vacancy rate at 25.0 percent.

Table II.16.30							
Vacancy Rates by Number of Bedrooms							
Platte County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	.0%	.0%	10.3%	.0%	%		9.0%
Two	.0%	25.0%	16.7%	14.3%	.0%		18.8%
Three	25.0%	28.6%	%	16.7%	33.3%		26.0%
Four	.0%	25.0%	%	%	%		20.0%
Five	.0%	%	%	%	%		.0%
Don't Know	.0%	%	6.3%	7.7%	%	20.0%	8.6%
Total	17.2%	26.0%	9.7%	9.4%	16.7%	20.0%	14.8%

Average market-rate rents by unit type are shown in Table II.16.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.16.31						
Average Market Rate Rents by Number of Bedrooms						
Platte County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$220	\$	\$	\$220
One	\$600	\$400	\$407	\$400	\$	\$443
Two	\$500	\$525	\$400	\$500	\$775	\$519
Three	\$766	\$643	\$	\$	\$895	\$736
Four	\$	\$900	\$	\$	\$	\$900
Five	\$1,500	\$	\$	\$	\$	\$1,500
Total	\$788	\$611	\$615	\$483	\$835	\$638

Table II.16.32 below, shows vacancy rates for single family units by average rental rates for Platte County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.16.32 Single Family Market Rate Rents by Vacancy Status Platte County RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	28	5	17.9%
\$1,000 to \$1,500			%
Above \$1,500	1	0	.0%
Missing	0	0	%
Total	29	5	17.2%

The availability of apartment units by average rent is displayed in Table II.16.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 0.0 percent.

Table II.16.33 Apartment Market Rate Rents by Vacancy Status Platte County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	12	0	.0%
\$500 to \$1,000	57	8	14.0%
\$1,000 to \$1,500			%
Above \$1,500	0	0	%
Missing	34	2	5.9%
Total	103	10	9.7%

Table II.16.34, below, shows the condition of rental units by unit type for Platte County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in excellent condition. Details by unit type and condition are displayed below.

Table II.16.34 Condition by Unit Type Platte County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	2	0	6	0	0	.	8
Good	25	50	21	32	0	.	128
Excellent	2	0	46	0	6	.	54
Don’t Know	0	0	30	0	0	10	40
Total	29	50	103	32	6	10	230

The availability of single family units based on their condition is displayed in Table II.16.35, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.16.35 Condition of Single Family Units by Vacancy Status Platte County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	2	0	.0%
Good	25	3	12.0%
Excellent	2	2	100.0%
Don't Know	0	0	%
Total	29	5	17.2%

Table II.16.36, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 0.0 percent.

Table II.16.36 Condition of Apartment Units by Vacancy Status Platte County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	6	0	.0%
Good	21	3	14.3%
Excellent	46	5	10.9%
Don't Know	30	2	6.7%
Total	103	10	9.7%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.16.37, below, 3 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table II.16.37 If you had the opportunity to own/manage more units, how many would you prefer Platte County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	3
Duplex Units	0
Apartments	2
Mobile homes	0
Other	0
All types	1
Total	6

Table II.16.38, below, shows the most common answers from the 2016 fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Platte County had a total of 9 respondents, with an average persons per household of 2.6 people. Of new residents to Platte County, 71.4 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 44.4 percent of respondents owning thier residence. The average mortgage payment in Platte County was \$333 and the average rent was \$660. When asked if they were satisfied with their current housing, 77.8 percent said they were satisfied with thier current housing.

Table II.16.38 Most Replied Response Platte County HNA Survey: Fiscal Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	9
Number of persons in household (Average)	2.6
Current age	25 to 34 years old (28.6%)
Marital status	Married (71.4%)
Primary reason for moving to Wyoming	Other reason (44.4%)
In which industry are you primarily employed	Retired (22.2%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (60.0%)
Current Housing Characteristics	
Current Residence	Single family home (44.4%)
Do you own or rent	Own (44.4%)
How many bedrooms (Average)	3.3
How many full bathrooms (Average)	1.6
Average mortgage payment	\$333
Average rental payment	\$660
Are you satisfied with your current housing	Satisfied with current housing (77.8%)

Additional survey data are presented in **Volume II. Technical Appendix.**¹⁴⁶

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2015 5-year ACS data, 17 or .5 percent of households in Platte County were overcrowded and another 0 or 0.0

¹⁴⁶ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

percent of units were severely overcrowded, as shown in Table II.16.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.16.39				
Overcrowding and Severe Overcrowding				
Platte County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Platte County				
Owner				
Households	2,884	9	0	2,893
Percentage	99.7%	.3%	.0%	100.0%
Renter				
Households	857	8	0	865
Percentage	99.1%	.9%	.0%	100.0%
Total				
Households	3,741	17	0	3,758
Percentage	99.5%	.5%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.5%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2015 5-year ACS, a total of 164 units or 3.5 percent of all housing units in Platte County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.16.40, at right.

Table II.16.40		
Housing Units with Incomplete Kitchen Facilities		
Platte County		
2010-2015 5-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Kitchen Facilities	4,527	259,728
Lacking Complete Kitchen Facilities	164	6,902
Total Housing Units	4,691	266,630
Percent Lacking	3.5%	2.6%

At the time of the 2015 ACS, a total of 133 units or 2.8 percent of all housing units in Platte County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking

complete plumbing facilities in the State of Wyoming. These data are presented in Table II.16.41, below.

Table II.16.41 Housing Units with Incomplete Plumbing Facilities Platte County 2010-2015 5-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Plumbing Facilities	4,558	260,327
Lacking Complete Plumbing Facilities	133	6,303
Total Households	4,691	266,630
Percent Lacking	2.8%	2.4%

The third type of housing problem reported in the 2014 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

Table, II.16.42, on the following page, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Platte County had a total of 6 respondents, with an average persons per household of 2.3 people. Of new residents to Platte County, 66.7 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 66.7 percent of respondents owning thier residence. The average mortgage payment in Platte County was \$500 and the average rent was \$527. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

Table II.16.42 Most Replied Response Platte County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	6
Number of persons in household (Average)	2.3
Current age	25 to 34 years old (33.3%)
Marital status	Married (66.7%)
Primary reason for moving to Wyoming	Better quality of life (33.3%)
In which industry are you primarily employed	Retired (33.3%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	\$10,000 to \$19,999 dollars (25.0%)
Current Housing Characteristics	
Current Residence	Single family home (33.3%)
Do you own or rent	Own (66.7%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.5
Average mortgage payment	\$500
Average rental payment	\$527
Are you satisfied with your current housing	Satisfied with current housing (100.0%)

Additional survey data are presented in **Volume II. Technical Appendix.**

2017 Housing Needs Forecast

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 325 households in Platte County, from 3,838 in 2010 to 4,163 in 2040. Homeowners are expected to increase from 2,898 households in 2010 to 3,179 by 2040. Renters are anticipated to increase from 940 households in 2010 to 985 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 12 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 26 households and by 53 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 8 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 9 households over the period. Table II.16.43, on the following page, provides details of the household forecast by tenure and income.

Table II.16.43						
Household Forecast by Tenure and Income						
Platte County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	128	266	551	246	1,707	2,898
2015	128	266	550	246	1,704	2,893
2020	136	282	584	261	1,812	3,076
2025	138	287	594	266	1,842	3,127
2030	140	290	601	269	1,863	3,163
2035	141	292	605	270	1,875	3,182
2040	140	292	604	270	1,873	3,179
Renters by Percent of Median Household Income						
2010	164	186	194	66	331	940
2015	151	171	178	60	305	865
2020	172	196	204	69	349	990
2025	174	197	205	69	351	997
2030	174	198	206	70	352	999
2035	173	197	205	69	351	996
2040	171	195	203	69	347	985
Total Households by Percent of Median Household Income						
2010	292	452	744	312	2,038	3,838
2015	278	437	728	306	2,009	3,758
2020	308	478	788	330	2,161	4,066
2025	312	484	800	335	2,194	4,124
2030	314	488	807	338	2,215	4,162
2035	314	489	810	340	2,225	4,178
2040	312	487	807	339	2,220	4,163

