

PLATTE COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Platte County’s population increased from 8,667 in 2010 to 8,765 in 2013, or by 1.1 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age decreased by 1.3 percent, and the number of people from 55 to 64 years of age decreased by 1.0 percent. The white population decreased by 0.1 percent, while the black population increased by 175.0 percent. The Hispanic population increased from 580 to 683 people between 2010 and 2013 or by 17.8 percent. These data are presented in Table II.16.1, below.

Table II.16.1						
Profile of Population Characteristics						
Wyoming vs. Platte County						
2010 Census and 2013 Current Census Estimates						
Subject	Platte County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	8,667	8,765	1.1%	563,626	582,658	3.4%
Age						
Under 14 years	1,400	1,416	1.1%	113,371	115,337	1.7%
15 to 24 years	900	983	9.2%	78,460	80,908	3.1%
25 to 44 years	1,729	1,707	-1.3%	144,615	151,055	4.5%
45 to 54 years	1,384	1,297	-6.3%	83,577	76,258	-8.8%
55 to 64 years	1,457	1,443	-1.0%	73,513	80,411	9.4%
65 and Over	1,797	1,919	6.8%	70,090	78,689	12.3%
Race						
White	8,455	8,447	-.1%	529,110	539,936	2.0%
Black	28	77	175.0%	5,135	10,186	98.4%
American Indian and Alaskan Native	50	62	24.0%	14,457	15,258	5.5%
Asian	33	42	27.3%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	6	14	133.3%	521	630	20.9%
Two or more races	95	123	29.5%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	580	683	17.8%	50,231	56,363	12.2%

Table II.16.2, on the following page, presents the population of Platte County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 4,421 persons, and accounted for 50.4 percent of the population, with the remaining 49.6 percent, or 4,344 persons being female.

Table II.16.2 Population by Age and Gender Platte County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	678	722	1,400	698	718	1,416	1.1%
15 to 24 years	478	422	900	505	478	983	9.2%
25 to 44 years	859	870	1,729	875	832	1,707	-1.3%
45 to 54 years	674	710	1,384	640	657	1,297	-6.3%
55 to 64 years	753	704	1,457	750	693	1,443	-1.0%
65 and Over	861	936	1,797	953	966	1,919	6.8%
Total	4,303	4,364	8,667	4,421	4,344	8,765	1.1%
% of Total	49.6%	50.4%	.	50.4%	49.6%	.	

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 ¹³³	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.

¹³³ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 2,264 family households, of which 1,829 housed married couple families and 435 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 104 families, or a female householder with no husband present, of which there were 331 families. There were also an estimated 1,378 “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 62.2 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Platte County, 80.8 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.16.4 Household Type by Tenure Platte County 2009-2013 5-Year ACS Data				
Family Type	Platte County		State of Wyoming	
	Platte County	% of Total	State of Wyoming	% of Total
Family households	2,264	62.2%	147,018	66.0%
Married-couple family	1,829	80.8%	118,096	80.3%
Owner-occupied housing units	1,708	93.4%	98,615	83.5%
Renter-occupied housing units	121	6.6%	19,481	16.5%
Other family	435	19.2%	28,922	19.7%
Male householder, no wife present	104	4.6%	9,489	32.8%
Owner-occupied housing units	76	73.1%	5,628	59.3%
Renter-occupied housing units	28	26.9%	3,861	40.7%
Female householder, no husband present	331	14.6%	19,433	67.2%
Owner-occupied housing units	154	46.5%	9,887	50.9%
Renter-occupied housing units	177	53.5%	9,546	49.1%
Nonfamily households	1,378	37.8%	75,828	34.0%
Owner-occupied housing units	912	66.2%	42,072	55.5%
Renter-occupied housing units	466	33.8%	33,756	44.5%
Total	3,642	100.0%	222,846	100.0%

Table II.16.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 1,189 two-person family households, 494 three-person family households and 345 four-person family households. One-person non-family households made up 93.7 percent of all non-family households or an estimated 1,291 households. Platte County’s two persons households made up 35.0 percent of total housing units and four person households made up an additional 9.5 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.16.5				
Household Type by Household Size				
Platte County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Platte County				
One Person	.	1,291	1,291	35.4%
Two Person	1,189	87	1,276	35.0%
Three Person	494	0	494	13.6%
Four Person	345	0	345	9.5%
Five Person	133	0	133	3.7%
Six Person	57	0	57	1.6%
Seven Person	46	0	46	1.3%
Total	2,264	1,378	3,642	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 1,276 two-person households, 1,195 were owner-occupied and 81 were renter-occupied. Of the 345 four-person households, 265 were owner-occupied and 80 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Platte County				
One Person	833	458	1,291	35.4%
Two Person	1,195	81	1,276	35.0%
Three Person	362	132	494	13.6%
Four Person	265	80	345	9.5%
Five Person	105	28	133	3.7%
Six Person	57	0	57	1.6%
Seven Person or more	33	13	46	1.3%
Total	2,850	792	3,642	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.16.7, on the following page, Platte County had a total of 4,678 housing units of which 3,642 or 77.9 percent were occupied. Of these occupied units, 78.3 percent, or 2,850 units

were owner occupied, which compares to a statewide rate of 70.1. A total of 1,036 units or 22.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.16.7 Housing Units by Tenure Platte County 2009-2013 5-Year ACS Data				
Tenure	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,642	77.9%	222,846	84.7
Owner-Occupied	2,850	78.3%	156,202	70.1
Renter-Occupied	792	21.7%	66,644	29.9
Vacant Housing Units	1,036	22.1%	40,194	15.3
Total Housing Units	4,678	100.0%	263,040	100.0

Table II.16.8, below, shows that of the 1,036 housing units in Platte County as reported in the 2013 ACS data, 46 or 4.4 percent were for rent and 11 or 1.1 percent were for sale. An estimated 467 units were for seasonal, recreational, or occasional use, and 442 or 42.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.16.8 Disposition of Vacant Housing Units Platte County 2009-2013 5-Year ACS Data				
Disposition	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	46	4.4%	5,920	14.7%
Rented, but not occupied	13	1.3%	1,757	4.4%
For sale only	11	1.1%	2,733	6.8%
Sold, but not occupied	57	5.5%	774	1.9%
For seasonal, recreational, or occasional use	467	45.1%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	442	42.7%	10,684	26.6%
Total	1,036	100.0%	40,194	100.0%

Table II.16.9, at right, presents different income statistics for Platte County. According to the 2013 ACS data averages, median family income for Platte County was \$62,596 compared to the statewide average of \$70,868. Per capita income for Platte County, which is calculated by dividing total income by population, was \$26,335, which compared to \$28,902 for the State of Wyoming.

Table II.16.9 Median and Per Capita Income Platte County 2009-2013 5-Year ACS Data		
Income Type	Platte County	Wyoming
Median Family Income	62,596	70,868
Median Household Income	45,512	57,406
Per Capita Income	26,335	28,902

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 395 households or 10.8 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 417 households that had incomes between \$35,000 and \$49,999, which accounted for 11.4 percent of

households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 18.3 percent of total households and numbered 667 in Platte County.

Table II.16.10 Households by Income Platte County 2009-2013 5-Year ACS Data				
Income	Platte County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	395	10.8%	21,737	9.8%
15,000 - 19,999	275	7.6%	10,770	4.8%
20,000 - 24,999	397	10.9%	10,936	4.9%
25,000 - 34,999	481	13.2%	22,748	10.2%
35,000 - 49,999	417	11.4%	30,917	13.9%
50,000 - 74,999	562	15.4%	43,782	19.6%
75,000 - 99,999	448	12.3%	32,050	14.4%
100,000 and above	667	18.3%	49,906	22.4%
Total	3,642	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.16.11, below. In total, the poverty rate in Platte County was 16.1 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Platte County had a poverty rate of 14.3 percent and the female population had a poverty rate of 18.0 percent. There were 373 males and 75 females in poverty under the age of 5. Overall, 32.5 percent of persons in poverty in Platte County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 112 individuals with incomes below the poverty level which represented 8.1 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.16.11 Poverty by Age Platte County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Platte County				
5 and Below	373	75	448	32.5%
6 to 18	95	253	348	25.2%
18 to 64	149	323	472	34.2%
65 and Older	6	106	112	8.1%
Total	623	757	1,380	100.0%
Poverty Rate	14.3%	18.0%	16.1%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.16.12, below, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Platte County saw an average of 2,425 owner-occupied single-family units compared to 438 single-family rental units. In Platte County, single-family units comprised 78.6 percent of all households compared with 71.8 percent statewide. Platte County had a total of 82 apartment rental units and total apartment units accounted for 2.3 percent of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 562 mobile homes in Platte County, which comprised 15.4 percent of all occupied housing units and compared to 13.4 statewide.

Table II.16.12 Households by Unit Type Platte County 2009-2013 5-Year ACS Data				
Unit Type	Tenure		Total	% of Total
	Own	Rent		
Platte County				
Single-Family Unit	2,425	438	2,863	78.6%
Duplex	13	18	31	.9%
Tri- or Four-Plex	9	95	104	2.9%
Apartments	0	82	82	2.3%
Mobile Homes	403	159	562	15.4%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,850	792	3,642	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II. 16.13, at right, shows the number of households by year of construction. As shown, 23.1 percent, or 843 units, were built in 1939 or earlier in the county, and another 229 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 160, which accounted for 4.4 percent of all households, and an additional 9 households, or .2 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.16.13 Households by Year Built Platte County 2009-2013 5-Year ACS Data				
Year Built	Platte County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	843	23.1%	24,806	11.1%
1940 to 1949	229	6.3%	10,660	4.8%
1950 to 1959	309	8.5%	22,003	9.9%
1960 to 1969	237	6.5%	18,965	8.5%
1970 to 1979	1,009	27.7%	50,045	22.5%
1980 to 1989	411	11.3%	33,947	15.2%
1990 to 1999	435	11.9%	26,271	11.8%
2000 to 2004	160	4.4%	33,516	15.0%
Built 2005 or Later	9	.2%	2,633	1.2%
Total	3,642	100.0%	222,846	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 accounting for only .2 percent of total housing units, while households with five and six rooms accounted for 15.6 and 15.1 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 2009-2013 5-Year ACS Data				
Number of Rooms	Platte County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	8	.2%	4,380	1.7%
Two	21	.4%	6,986	2.7%
Three	324	6.9%	19,468	7.4%
Four	1,061	22.7%	43,545	16.6%
Five	732	15.6%	52,356	19.9%
Six	708	15.1%	40,659	15.5%
Seven	505	10.8%	32,683	12.4%
Eight	638	13.6%	25,669	9.8%
Nine or more	681	14.6%	37,294	14.2%
Total	4,678	100.0%	263,040	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 3 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26.5 percent of total households in Platte County, which compared to 24.2 percent statewide. In Platte County, the 1,638 households with three bedrooms accounted for 45.0 percent of all households, and there were only 269 five-bedroom or more households, which accounted for 7.4 percent of all households.

Table II.16.15				
Households by Number of Bedrooms				
Platte County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Platte County				
None	0	3	3	.1%
One	45	110	155	4.3%
Two	599	365	964	26.5%
Three	1,376	262	1,638	45.0%
Four	568	45	613	16.8%
Five or more	262	7	269	7.4%
Total	2,850	792	3,642	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$142,500, while structures built between 1950 and 1959 had a median value of \$127,900 and those built between 1990 to 1999 had a median value of \$178,300. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$187,500 and \$, respectively. The total average median value in Platte County was \$147,100, which compared to \$185,900 in the State of Wyoming.

Year Built	Platte County	State of Wyoming
1939 or earlier	142,500	154,300
1940 to 1949	115,200	136,700
1950 to 1959	127,900	156,800
1960 to 1969	115,200	176,000
1970 to 1979	159,200	182,000
1980 to 1989	160,400	196,100
1990 to 1999	178,300	225,600
2000 to 2004	187,500	253,100
Built 2005 or Later		239,800
Total	147,100	185,900

Household mortgage status is reported in Table II.16.17, below. In Platte County, households with a mortgage accounted for 47.6 percent of all households or 1,356 housing units, and the remaining 52.4 percent or 1,494 units had no mortgage. Of those units with a mortgage, 220 had either a second mortgage or home equity loan, 6 had both a second mortgage and home equity loan, and 1,130 or 83.3 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	1,356	47.6%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	220	16.2%	13,352	14.3%
Second mortgage only	77	35.0%	6,691	50.1%
Home equity loan only	143	65.0%	6,661	49.9%
Both second mortgage and home equity loan	6	.4%	598	.6%
No second mortgage and no home equity loan	1,130	83.3%	79,545	85.1%
Housing units without a mortgage	1,494	52.4%	62,707	40.1%
Total	2,850	100.0%	156,202	100.00%

The median rent in Platte County was \$429 as compared to \$647 statewide, as seen in Table II.16.18, below.

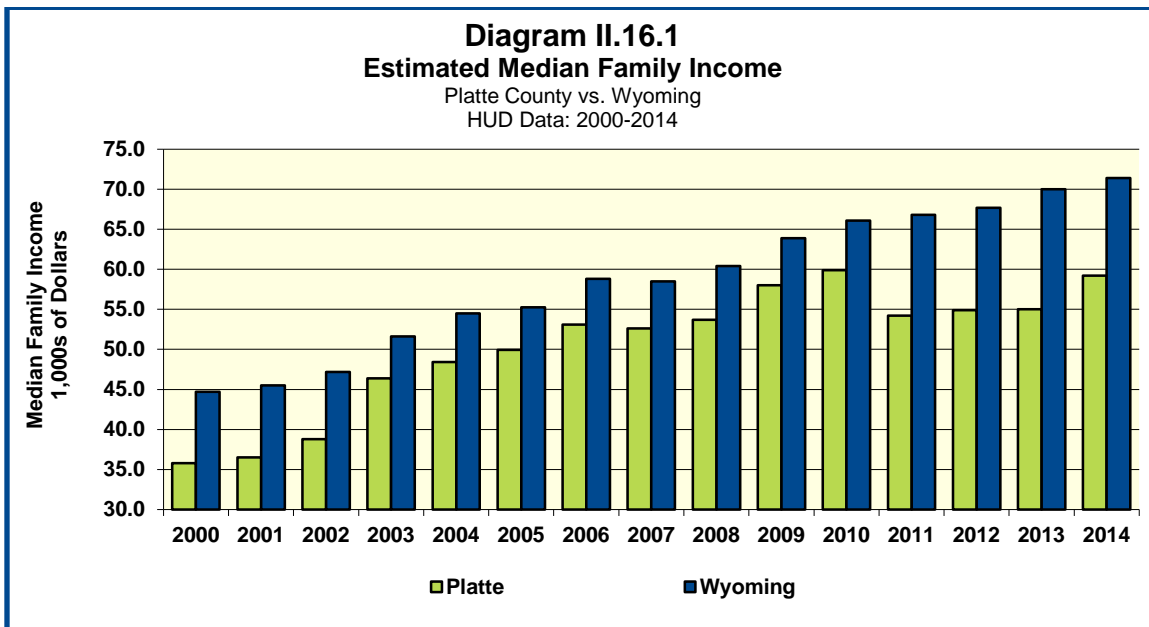
Place	Rent
Platte County	\$429
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 272 persons during 2014. 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 1,079 persons over the time period.

Table II.16.19			
Driver’s Licenses Exchanged and Surrendered			
Platte County			
WYDOT Data, 2000–2014			
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	1,033	761	272
Total	4,166	3,087	1,079

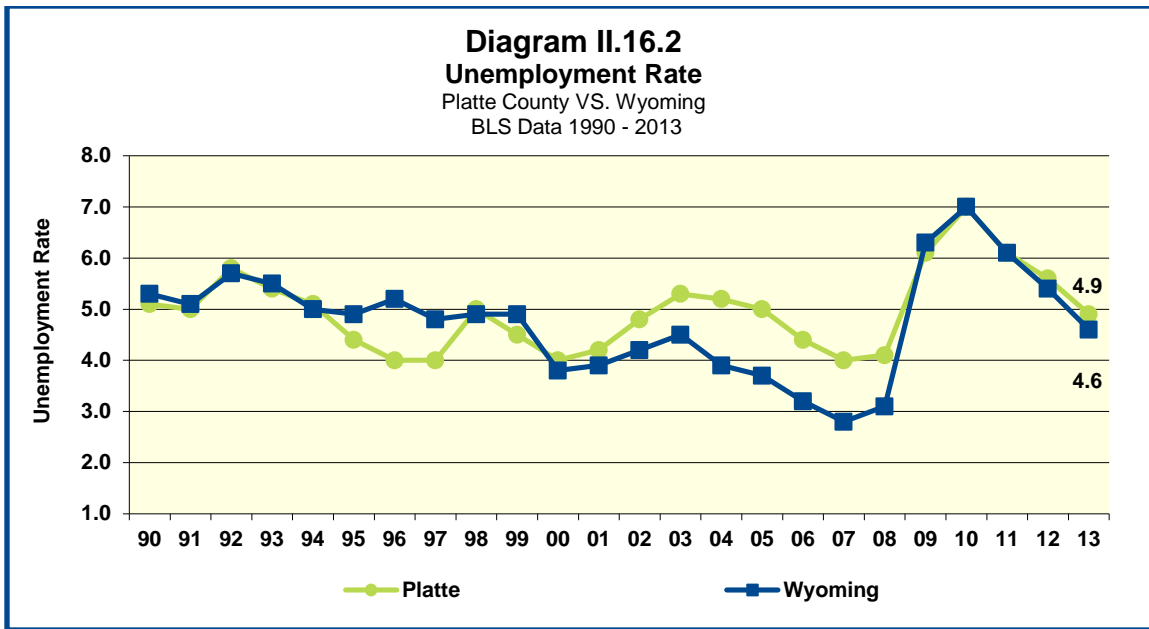
Economics

The HUD estimated MFI for Platte County was \$59,200 in 2014. This compares to Wyoming’s MFI of \$71,400. Diagram II.16.1, below, illustrates the estimated MFI for 2000 through 2014.



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, decreased by 35 persons, from 4,209 in 2012 to 4,244 in 2013. Employment increased by 64 persons; unemployment decreased by 29 persons; and the unemployment rate, the number of unemployed

persons as a percentage of the labor force, decreased from 5.6 percent in 2012 to 4.9 percent in 2013, as shown below in Diagram II.16.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), 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. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.16.20, below, annual total monthly employment increased by 2.66 percent between 2012 and 2013, from a total of 3,420 to 3,511 workers. Preliminary estimates shows employment increased to 3,754 persons in June 2014.

Table II.16.20 Total Monthly Employment Platte County BLS QCEW Data, 2003–2014(p)											
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	3,158	3,204	3,224	3,235	3,278	3,244	3,343	3,437	3,298	3,312	3,283
Feb	3,160	3,232	3,287	3,235	3,306	3,274	3,404	3,445	3,315	3,374	3,345
Mar	3,237	3,274	3,332	3,465	3,338	3,372	3,457	3,506	3,540	3,487	3,464
Apr	3,280	3,317	3,428	3,587	3,520	3,626	3,708	3,714	3,889	3,759	3,831
May	3,639	3,731	3,798	3,592	3,754	3,939	3,927	3,946	3,708	3,945	4,066
Jun	3,537	3,462	3,446	3,459	3,389	3,463	3,651	3,657	3,514	3,616	3,754
Jul	3,260	3,212	3,259	3,211	3,176	3,291	3,417	3,398	3,156	3,416	.
Aug	3,243	3,198	3,257	3,231	3,180	3,277	3,303	3,308	3,183	3,384	.
Sep	3,408	3,397	3,412	3,404	3,396	3,444	3,511	3,502	3,388	3,566	.
Oct	3,347	3,310	3,421	3,392	3,348	3,394	3,455	3,395	3,362	3,516	.
Nov	3,268	3,323	3,369	3,395	3,298	3,344	3,440	3,405	3,321	3,398	.
Dec	3,259	3,280	3,340	3,403	3,331	3,289	3,483	3,447	3,368	3,363	.
Annual	3,316	3,328	3,381	3,384	3,360	3,413	3,508	3,513	3,420	3,511	.
% Change	1.44	0.36	1.59	0.09	-0.71	1.58	2.78	0.14	-2.65	2.66	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.16.21, below, annual average weekly wages increased by 3.17 percent between 2012 and 2013, from a total of \$756 to \$780. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$882.

Table II.16.21						
Average Weekly Wages						
Platte County						
BLS QCEW Data, 2001–2014(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	0.53
2013	733	872	746	759	780	3.17
2014(p)	769	882				

Total business establishments reported by the QCEW are displayed below in Table II.16.22. Annual establishments increased by 2.67 percent between 2012 and 2013, from a total of 375 to 382 establishments. Preliminary estimates indicate the total number of establishments remained at 385 in the second quarter of 2014.

Table II.16.22						
Number of Establishments						
Platte County						
BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	342	357	358	354	353	.
2002	356	367	369	357	362	2.55
2003	359	362	358	353	358	-1.10
2004	352	351	357	361	355	-0.84
2005	359	373	377	382	373	5.07
2006	378	391	387	384	385	3.22
2007	375	381	381	380	379	-1.56
2008	388	394	391	383	389	2.64
2009	380	387	381	383	383	-1.54
2010	379	378	391	393	385	0.52
2011	386	389	386	381	386	0.26
2012	380	378	371	370	375	-2.85
2013	380	387	390	383	385	2.67
2014(p)	381	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 2013, the most recent year for which data are available, Platte County recorded 5,920 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 \$421,364,000, and real per capita income was \$48,073 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$46,013 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix.**

Housing

Average apartment rent in Platte County increased from \$502 in second quarter 2013 to \$580 in second quarter 2014, or by 15.5 percent. Detached single-family home rents increased by 0.7 percent, rents for mobile homes on a lot increased by 15.2 percent, and rents for mobile home lots decreased by 2.8 percent.

Platte County rental prices experienced average annualized increases of 3.4 percent for apartments, 2.8 percent for houses, 1.8 percent for mobile homes plus a lot, and 2.0 percent for mobile home lots since fourth quarter 1998 to second quarter 2014.¹³⁴ These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 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 decreased from 25 units in 2012 to 19 units to 2013. Total residential authorizations decreased from 43 to 19 units.

Table II.16.23 Semiannual Average Monthly Rental Prices Platte County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	342	100	360	345
Q4.98	350	100	446	315
Q2.99	323	100	460	312
Q4.99	359	100	450	320
Q2.00	325	101	403	314
Q4.00	338	105	436	307
Q2.01	312	105	400	308
Q4.01	350	110	425	288
Q2.02	334	110	411	317
Q4.02	354	118	440	.
Q2.03	324	113	435	297
Q4.03	384	125	472	376
Q2.04	389	118	456	330
Q4.04	370	123	423	349
Q2.05	395	123	417	336
Q4.05	405	115	418	324
Q2.06	403	115	437	336
Q4.06	418	98	447	381
Q2.07	419	110	448	360
Q4.07	417	118	442	382
Q2.08	407	128	423	377
Q4.08	415	165	421	384
Q2.09	420	120	425	389
Q4.09	431	125	436	385
Q2.10	451	128	455	398
Q4.10	428	130	432	359
Q2.11	452	150	459	366
Q4.11	471	110	450	337
Q2.12	504	128	468	333
Q4.12	523	145	524	379
Q2.13	502	142	554	401
Q4.13	550	140	546	457
Q2.14	580	138	558	462

¹³⁴ Data from 1986 to 1997 for Platte County is not reported by the EAD.

The real value of single-family building permits increased from \$150,169 in 2012 to \$158,977 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$219,214 in 2008 to a low of \$103,438 in 2000. These figures compare to the state average high of \$289,650 in 2013 and a low of \$187,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.16.24, below.

Table II.16.24 Building Permits and Valuation Platte County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	15	.	.	6	21	.	.	135.9	19.2
1981	3	.	4	.	7	.	.	92.0	.
1982	9	.	.	.	9	.	.	103.7	.
1983	5	.	.	.	5	.	.	126.4	.
1984	4	.	.	.	4	.	.	120.1	.
1985	2	.	.	.	2	.	.	33.5	.
1986	4	.	.	.	4	.	.	79.5	.
1987	5	.	.	.	5	.	.	90.3	.
1988	2	.	.	.	2	.	.	137.0	.
1989	2	.	.	.	2	.	.	100.8	.
1990	2	.	.	.	2	.	.	97.3	.
1991	3	.	.	.	3	.	.	83.3	.
1992	5	.	.	.	5	.	.	109.4	.
1993	15	2	.	.	17	.	.	105.3	.
1994	12	.	.	.	12	.	.	125.6	.
1995	16	.	.	.	16	.	8	93.1	.
1996	12	12	.	.	24	.	10	127.4	.
1997	11	14	.	.	25	.	18	111.7	.
1998	7	6	.	.	13	.	4	60.4	.
1999	6	2	.	.	8	.	.	97.6	.
2000	6	2	.	.	8	.	.	103.4	.
2001	10	2	.	.	12	.	.	110.0	.
2002	12	.	.	.	12	.	.	124.6	.
2003	14	.	.	.	14	.	.	118.4	.
2004	42	.	.	.	42	.	.	139.1	.
2005	47	.	.	.	47	.	.	158.9	.
2006	41	.	.	.	41	.	.	177.3	.
2007	32	.	.	.	32	.	.	208.5	.
2008	24	.	4	.	28	.	.	219.2	.
2009	12	.	.	.	12	.	.	218.9	.
2010	12	.	7	.	19	.	.	195.8	.
2011	10	.	.	.	10	.	.	187.2	.
2012	25	.	4	14	43	12	2	150.2	88.7
2013	19	.	.	.	19	.	.	159.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Platte County was \$151,038. This represented an increase of 8.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$281,345 or an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.16.25, on the following page.

Table II.16.25 Average Sales Prices Platte County vs. Wyoming DOR Data, 2000–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.¹³⁵ During December 2014, a total of 24 surveys were completed in Platte County by property managers. Of the 186 rental units surveyed, 16 were vacant, indicating a vacancy rate of 8.6 percent, as shown in Table II.16.26, below. This compares to a 7.7 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent.

Table II.16.26 Total Units, Vacant Units, and Vacancy Rate Platte County RVS Data, June 2001–December 2014				
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%

¹³⁵Those signified as a in the “year” column of Table II.16.10 are conducted in June/July of each year. Those signified as b are conducted each November/December.

Diagram II.16.3, below, shows the historical vacancy rate for Platte County and Wyoming. As can be seen, the vacancy rate in Platte County has been similar to the statewide vacancy rate, except for the period from 2005 to 2009, where it jumped above the statewide rate and spiked to 23.8 percent in second half of 2006.

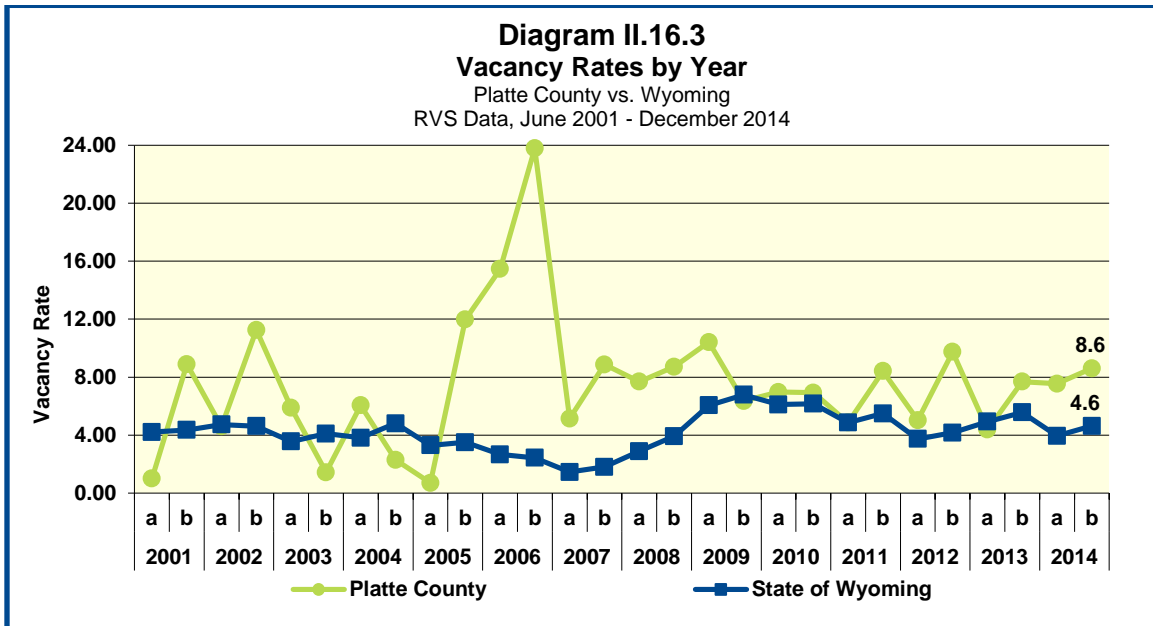


Diagram II.16.4, below, shows the average rent of single-family and apartment units in Platte County. In 2014, average rents for single-family units decreased to \$628 and average rents for apartments rose to \$516.

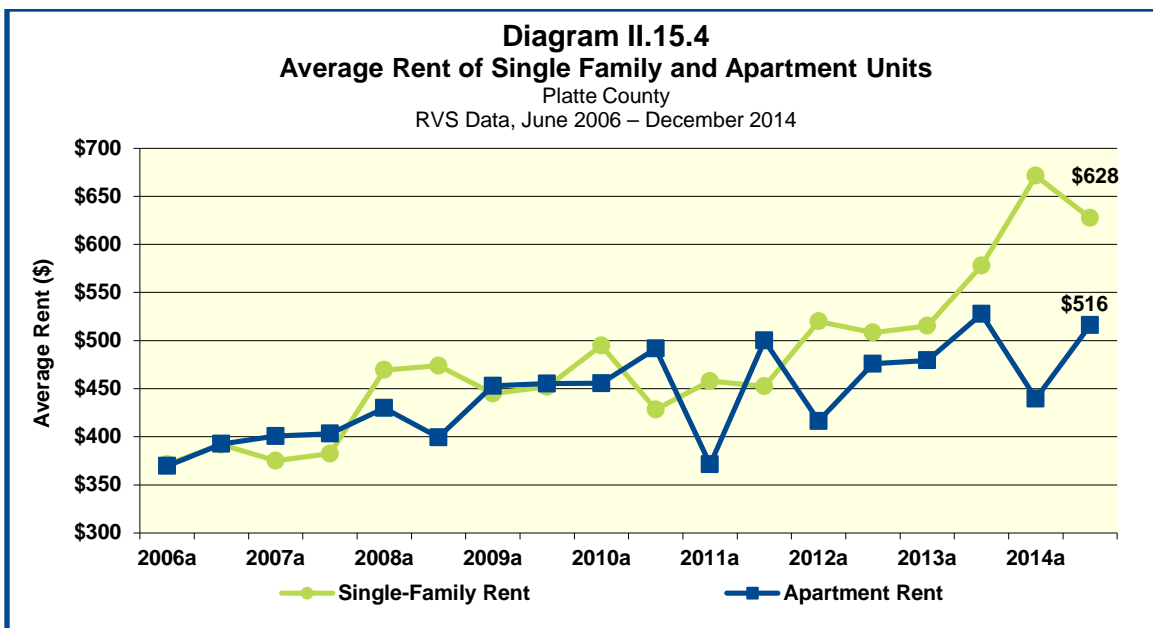


Table II.16.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 26 single family units in Platte County, with 0 of them available. This translates into a vacancy rate of .0 percent in Platte County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 115 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 9.6 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.16.27			
Rental Vacancy Survey by Type			
Platte County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	26	0	.0%
Duplex units	29	0	.0%
Apartments	115	11	9.6%
Mobile Homes	16	2	12.5%
“Other” Units	0	0	%
Don't Know	0	3	%
Total	186	16	8.6%

Table II.16.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 13 units. The most common apartment units were one bedroom units, with 49 units. Additional details of unit types by bedrooms are reported below.

Table II.16.28							
Rental Units by Bedroom Size							
Platte County							
RVS Data, December 2014							
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	2	49	0	0	.	51
Two	7	11	35	6	0	.	59
Three	13	7	13	4	0	.	37
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	6	9	18	6	0	0	39
Total	26	29	115	16	0	0	186

Average market-rate rents by unit type are shown in Table II.16.29, on the following page. 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.16.29						
Average Market Rate Rents by Bedroom Size						
Platte County						
RVS Data, December 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$410	\$	\$	\$410
Two	\$520	\$600	\$621	\$625	\$	\$569
Three	\$790	\$	\$712	\$750	\$	\$764
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
Total	\$628	\$600	\$516	\$658	\$	\$588

Table II.16.30 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 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

Table II.16.30			
Single Family Market Rate Rents by Vacancy Status			
Platte County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	18	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	7	0	.0%
Total	26	0	.0%

The availability of apartment units by average rent is displayed in Table II.16.31 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of .0 percent.

Table II.16.31			
Apartment Market Rate Rents by Vacancy Status			
Platte County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	0	.0%
\$500 to \$1,000	60	7	11.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	49	4	8.2%
Total	115	11	9.6%

Table II.16.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of .0 percent.

Table II.16.32 Mobile Home Market Rate Rents by Vacancy Status Platte County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	10	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	6	2	33.3%
Total	16	2	12.5%

Table II.16.33, 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 good condition. Details by unit type and condition are displayed below.

Table II.16.33 Condition by Unit Type Platte County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	5	14	0	0	0	.	19
Good	12	6	59	8	0	.	85
Excellent	3	0	40	2	0	.	45
Don’t Know	6	9	16	6	0	0	37
Total	26	29	115	16	0	0	186

The availability of single family units based on their condition is displayed in Table II.16.34, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.16.34 Condition of Single Family Units by Vacancy Status Platte County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	5	0	.0%
Good	12	0	.0%
Excellent	3	0	.0%
Don’t Know	6	0	.0%
Total	26	0	.0%

Table II.16.35, 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 excellent condition, and had a vacancy rate of 5.0 percent.

Table II.16.35			
Condition of Apartment Units by Vacancy Status			
Platte County			
RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	0	2	%
Good	59	5	8.5%
Excellent	40	2	5.0%
Don't Know	16	2	12.5%
Total	115	11	9.6%

Table II.16.36, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.16.36			
Condition of Mobile Home Units by Vacancy Status			
Platte County			
RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	0	0	%
Good	8	0	.0%
Excellent	2	0	.0%
Don't Know	6	2	33.3%
Total	16	2	12.5%

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, on the following page, respondents in Platte County said they would prefer 74 more single family units and 40 units of all types. In total, respondents indicated they wished to own or manage an additional 114 units.

Table II.16.37 If you had the opportunity to own/manage more units, how many would you prefer Platte County RVS Data, December 2014	
Unit Type	More Units
Single family units	74
Duplex Units	
Apartments	
Mobile homes	
Other	
Don't Know	
All types	40
Total	114

Table, II.16.38, on the following page shows the most common answers from the 2014 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 21 respondents, with an average persons per household of 2.4 people. Of new residents to Platte County, 57.1 percent were married and the most common age group arriving in the state was 45 to 54 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 42.9 percent of respondents renting their residence. The average mortgage payment in Platte County was \$521 and the average rent was \$539. When asked if they were satisfied with their current housing, 90.5 percent said they were satisfied with thier current housing.

Table II.16.38 Most Replied Response Platte County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	21
Number of persons in household (Average)	2.4
Current age	45 to 54 years old (28.6%)
Marital status	Married (57.1%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (33.3%)
In which industry are you primarily employed	Other (23.8%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (40.0%)
Current Housing Characteristics	
Current Residence	Single family home (71.4%)
Do you own or rent	Rent (42.9%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.7
Average mortgage payment	\$521
Average rental payment	\$539
Are you satisfied with your current housing	Satisfied with current housing (90.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (50.0%)
Are you seeking to change your housing situation	Seeking different housing (66.7%)
What type of unit are you seeking	Single family home (50.0%)
Type of tenure seeking	Seeking to rent (100.0%)
If own, do you plan on building or buying	.
Expected buying price	.
Expected building price	.
Expected rental price	\$501 to \$600 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 50.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent 100.0 wanted to rent their next residence. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$501 to \$600 dollars. Additional survey data are presented in **Volume II. Technical Appendix**¹³⁶.

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 2013 5-year ACS data, 40 or 1.1 percent of households in Platte County were overcrowded and another 0 or 0.0

¹³⁶ 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				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Platte County				
Owner				
Households	2,810	40	0	2,850
Percentage	98.6%	1.4%	.0%	100.0%
Renter				
Households	792	0	0	792
Percentage	100.0%	.0%	.0%	100.0%
Total				
Households	3,602	40	0	3,642
Percentage	98.9%	1.1%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	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 2013 5-year ACS, a total of 174 units or 3.7 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		
2009-2013 5-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Kitchen Facilities	4,504	256,276
Lacking Complete Kitchen Facilities	174	6,764
Total Housing Units	4,678	263,040
Percent Lacking	3.7%	2.6%

At the time of the 2013 ACS, a total of 190 units or 4.1 percent of all housing units in Platte County were lacking complete plumbing facilities. This compared to 2.0 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 2009-2013 5-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Plumbing Facilities	4,488	257,728
Lacking Complete Plumbing Facilities	190	5,312
Total Households	4,678	263,040
Percent Lacking	4.1%	2.0%

The third type of housing problem reported in the 2013 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.

In Platte County, 18.3 percent of households had a cost burden and 8.0 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 19.8 percent of homeowners with a mortgage in Platte County experienced a cost burden and 12.9 percent experienced a severe cost burden, while 33.3 percent of renters had a cost burden and 4.2 percent had a severe cost burden, as seen in Table II.16.42, on the following page.

Table II.16.42					
Cost Burden and Severe Cost Burden by Tenure					
Platte County					
2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Platte County					
Owner With a Mortgage					
Households	913	268	175	0	1,356
Percent	67.3%	19.8%	12.9%	.0%	100.0%
Owner Without a Mortgage					
Households	1,277	133	84	0	1,494
Percent	85.5%	8.9%	5.6%	.0%	100.0%
Renter					
Households	375	264	33	120	792
Percent	47.3%	33.3%	4.2%	15.2%	100.0%
Total					
Households	2,565	665	292	120	3,642
Percent	70.4%	18.3%	8.0%	3.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 851 households in Platte County, from 3,838 in 2010 to 4,689 in 2040. Homeowners are expected to increase from 2,898 households in 2010 to 3,581 by 2040. Renters are anticipated to increase from 940 households in 2010 to 1,108 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 49 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 89 households and by 124 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 30 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 37 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

Table II.1.43						
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	206	377	525	128	1,663	2,898
2015	211	385	536	131	1,701	2,964
2020	219	400	558	136	1,767	3,081
2025	227	415	578	141	1,831	3,191
2030	236	432	601	147	1,906	3,321
2035	246	449	625	153	1,982	3,454
2040	255	465	648	158	2,055	3,581
Renters by Percent of Median Household Income						
2010	170	209	215	75	271	940
2015	171	210	216	75	272	944
2020	176	216	223	77	280	971
2025	180	221	228	79	286	993
2030	186	229	236	82	297	1,030
2035	194	238	245	85	308	1,070
2040	200	246	254	88	319	1,108
Total Households by Percent of Median Household Income						
2010	376	586	740	203	1,933	3,838
2015	381	595	753	206	1,972	3,908
2020	395	616	780	213	2,047	4,052
2025	406	635	805	220	2,117	4,184
2030	422	661	837	229	2,202	4,351
2035	439	687	870	238	2,290	4,524
2040	455	712	902	247	2,374	4,689