

PLATTE COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Platte County's population increased from 8,667 in 2010 to 8,796 in 2011, or by 1.5 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁴⁶ The number of people from 15 to 24 years of age increased by 0.3 percent, and the number of people from 55 to 64 years of age increased by 2.1 percent. The white population increased by 1 percent, while the black population increased by 42.9 percent. The Hispanic population increased from 580 to 613 people between 2010 and 2011 or by 5.7 percent. These data are presented in Table II.16.1, below.

Subject	Platte County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	8,667	8,796	1.5%	563,626	568,158	0.8%
Age						
Under 14 years	1,400	1,383	-1.2%	113,371	113,462	0.1%
15 to 24 years	900	903	0.3%	78,460	78,704	0.3%
25 to 44 years	1,729	1,742	0.8%	144,615	145,669	0.7%
45 to 54 years	1,384	1,383	-0.1%	83,577	80,936	-3.2%
55 to 64 years	1,457	1,488	2.1%	73,513	77,120	4.9%
65 and Over	1,797	1,897	5.6%	70,090	72,267	3.1%
Race						
White	8,455	8,541	1.0%	529,110	531,484	0.4%
Black	28	40	42.9%	5,135	6,024	17.3%
American Indian and Alaskan Native	50	70	40.0%	14,457	14,774	2.2%
Asian	33	34	3.0%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	6	6	0.0%	521	551	5.8%
Two or more races	95	105	10.5%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	580	613	5.7%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Platte County's population decreased from 8,807 persons in 2000 to 8,667 in 2010, or by 1.6 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population decreased by 2.4 percent, while the black population increased by 100 percent. The Hispanic population increased from 465 to 580 persons between 2000 and 2010, or by 24.7 percent. These data are presented in Table II.16.2, on the following page.

¹⁴⁶ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.16.2					
Population by Race and Ethnicity					
Platte County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	8,471	96.2%	8,268	95.4%	-2.4%
Black	14	0.2%	28	0.3%	100.0%
American Indian	44	0.5%	38	0.4%	-13.6%
Asian	15	0.2%	32	0.4%	113.3%
Native Hawaiian/Pacific Islander	2	.	5	0.1%	150.0%
Other	149	1.7%	170	2.0%	14.1%
Two or More Races	112	1.3%	126	1.5%	12.5%
Total	8,807	100.0%	8,667	100.0%	-1.6%
Hispanic (Ethnicity)	465	5.3%	580	6.7%	24.7%

Table II.16.3, below, presents the population of Platte County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population decreased by 1.6 percent, with the largest total decrease occurring in the group aged 5 to 19, which fell by 486 persons, or by 24.4 percent. In 2010, the largest age group in Platte County was the group aged 35 to 54, which accounted for 26.8 percent of the entire population. 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.

Table II.16.3							
Population by Age and Gender							
Platte County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	228	226	454	200	227	427	-5.9%
5 to 19	1,004	991	1,995	750	759	1,509	-24.4%
20 to 24	193	169	362	206	158	364	0.6%
25 to 34	415	426	841	408	378	786	-6.5%
35 to 54	1,316	1,369	2,685	1,125	1,202	2,327	-13.3%
55 to 64	522	490	1,012	753	704	1,457	44.0%
65 and Over	668	790	1,458	861	936	1,797	23.3%
Total	4,346	4,461	8,807	4,303	4,364	8,667	-1.6%

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.16.4, on the following page.

Table II.16.4			
Group Quarters Population			
Platte County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁴⁷	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%

Table II.16.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 2,505 family households, 2,107 of which housed married couple families and 398 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 135 families, or a female householder with no husband present, of which there were 263 families. There were also an estimated 1,333 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 0.4 percent, and the number of married couple families decreased by 1.3 percent. The number of male households with no wife present increased by 18.4 percent, the number of female households with no husband present increased by 6.5 percent, and non-family households increased by 18 percent.

Table II.16.5			
Household Type by Tenure			
Platte County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	2,495	2,505	0.4%
Married couple family	2,134	2,107	-1.3%
Owner-occupied housing units	1,796	1,824	1.6%
Renter-occupied housing units	338	283	-16.3%
Other family	361	398	10.2%
Male householder, no wife present	114	135	18.4%
Owner-occupied housing units	81	78	-3.7%
Renter-occupied housing units	33	57	72.7%
Female householder, no husband present	247	263	6.5%
Owner-occupied housing units	145	141	-2.8%
Renter-occupied housing units	102	122	19.6%
Non-family households	1,130	1,333	18.0%
Owner-occupied housing units	733	855	16.6%
Renter-occupied housing units	397	478	20.4%
Total	3,625	3,838	5.9%

¹⁴⁷ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.16.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,468 two-person family households, 414 three-person family households, and 370 four-person family households. One-person non-family households made up 88.1 percent of all non-family households, or an estimated 1,174 households. Between 2000 and 2010, the number of four-person households decreased by 18.6 percent, or from 458 to 373 households.

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	990	990	.	1,174	1,174	18.6%
Two Person	1,271	120	1,391	1,468	146	1,614	16.0%
Three Person	469	13	482	414	9	423	-12.2%
Four Person	452	6	458	370	3	373	-18.6%
Five Person	212	0	212	171	1	172	-18.9%
Six Person	61	1	62	55	.	55	-11.3%
Seven Person	30	0	30	27	.	27	-10.0%
Total	2,495	1,130	3,625	2,505	1,333	3,838	5.9%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,614 two-person households, 1,350 were owner-occupied and 264 were renter-occupied. Of the 373 four-person households, 278 were owner-occupied and 95 were renter-occupied. Further household size data by tenure are presented in Table II.16.7, below.

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	651	339	990	761	413	1,174	18.6%
Two Person	1,165	226	1,391	1,350	264	1,614	16.0%
Three Person	361	121	482	325	98	423	-12.2%
Four Person	361	97	458	278	95	373	-18.6%
Five Person	151	61	212	118	54	172	-18.9%
Six Person	42	20	62	44	11	55	-11.3%
Seven Person or More	24	6	30	22	5	27	-10.0%
Total	2,755	870	3,625	2,898	940	3,838	5.9%

¹⁴⁸ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.16.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 5.2 percent, or from 2,755 to 2,898 households. The number of renter units increased from 870 to 940 households, or by 8 percent. In 2010, Platte County had a total of 4,667 housing units, of which 3,838, or 82.2 percent, were occupied. A total of 829 units, or 17.8 percent of all units, were vacant, which was a decrease of 8.2 percent from the 2000 Census.

Table II.16.8			
Housing Units by Tenure			
Platte County			
2000 SF1 and 2010 Census Data			
Tenure	2000	2010	% Change 00-10
Occupied Housing Units	3,625	3,838	5.9%
Owner-Occupied	2,755	2,898	5.2%
Renter-Occupied	870	940	8.0%
Vacant Housing Units	903	829	-8.2%
Total Housing Units	4,528	4,667	3.1%
Homeownership Rate	76.0%	75.5%	.

Table II.16.9, below, shows that, of the 829 vacant housing units in Platte County at the time of the 2010 Census, 89, or 10.7 percent, were for rent and 71, or 8.6 percent, were for sale. An estimated 391 units were for seasonal, recreational, or occasional use, and 259, or 31.2 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 31 to 14 units, or by 54.8 percent, and units listed as “other vacant” decreased from 297 to 259 units, or by 12.8 percent.

Table II.16.9			
Disposition of Vacant Housing Units			
Platte County			
2000 SF1 and 2010 Census Data			
Disposition	2000	2010	% Change 00-10
For rent	146	89	-39.0%
For sale only	126	71	-43.7%
Rented or sold but not occupied	31	14	-54.8%
For seasonal, recreational, or occasional use	298	391	31.2%
For migrant workers	5	5	0.0%
Other vacant	297	259	-12.8%
Total	903	829	-8.2%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming’s more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.16.10, below, presents different income statistics for Platte County. According to the 2010 ACS data averages, Median Family Income (MFI) for Platte County was \$51,759 compared to the statewide average of \$65,964. Per capita income for Platte County, which is calculated by dividing total income by population, was \$24,185, which compared to \$27,860 for the State of Wyoming.

Table II.16.10		
Median and Per Capita Income		
Platte County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Platte County	Wyoming
Median Family Income	51,759	65,964
Median Household Income	42,947	53,802
Per Capita Income	24,185	27,860

Table II.16.11, below, shows households by income for Platte County and the State of Wyoming in 2010. In Platte County, there were a total of 440 households, or 11.8 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 641 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 17.2 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 12.7 percent of total households and numbered 474 in Platte County.

Table II.16.11				
Households by Income				
Platte County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Platte County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	440	11.8%	21,963	10.1%
\$15,000–\$19,999	208	5.6%	10,477	4.8%
\$20,000–\$24,999	329	8.8%	11,850	5.4%
\$25,000–\$34,999	560	15.0%	23,902	11.0%
\$35,000–\$49,999	641	17.2%	32,677	15.0%
\$50,000–\$74,999	691	18.5%	44,279	20.3%
\$75,000–\$99,999	394	10.5%	30,595	14.1%
\$100,000 and Above	474	12.7%	41,945	19.3%
Total	3,737	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.16.12, on the following page. In total, the poverty rate in Platte County was 10.3 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Platte County had a poverty rate of 6.9 percent, and the female population had a poverty rate of 13.6 percent. There were 35 males and 118 females in poverty aged 5 and under. Overall, 17.3 percent of persons in poverty in Platte County were aged 5 and under, which compared to 12.8

percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 59 persons, which represented 6.7 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.16.12				
Poverty by Age				
Platte County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Platte County				
5 and Under	35	118	153	17.3%
6 to 17	86	94	180	20.4%
18 to 64	173	319	492	55.7%
65 and Older	3	56	59	6.7%
Total	297	587	884	100.0%
Poverty Rate	6.9%	13.6%	10.3%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.16.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Platte County saw an average of 2,249 owner-occupied single-family units compared to 403 single-family rental units. In Platte County, single-family units represented 71 percent of all households compared to 70.8 percent statewide. Platte County had a total of 120 apartment rental units, and total apartment units accounted for 3.2 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 749 mobile homes in Platte County, which made up 20 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.16.13				
Households by Unit Type				
Platte County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Platte County				
Single-Family Unit	2,249	403	2,652	71.0%
Duplex	26	44	70	1.9%
Tri- or Four-Plex	15	131	146	3.9%
Apartment	0	120	120	3.2%
Mobile Home	607	142	749	20.0%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,897	840	3,737	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	.1%
Total	152,806	64,882	217,688	100.0%

Table II.16.14, below, shows the number of households by year of construction. As shown, 21.6 percent, or 808 units, were built in 1939 or earlier in the county, and another 5.3 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 107, which accounted for 2.9 percent of all households, and an additional 16 households, or 0.4 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.16.14				
Households by Year Built				
Platte County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Platte County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	808	21.6%	25,116	11.5%
1940 to 1949	198	5.3%	11,481	5.3%
1950 to 1959	279	7.5%	21,920	10.1%
1960 to 1969	278	7.4%	19,433	8.9%
1970 to 1979	1,166	31.2%	53,519	24.6%
1980 to 1989	436	11.7%	34,949	16.1%
1990 to 1999	449	12.0%	26,791	12.3%
2000 to 2004	107	2.9%	14,090	6.5%
2005 or Later	16	.4%	10,389	4.8%
Total	3,737	100.0%	217,688	100.0%

Table II.16.15, on the following page, 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 0.4 percent of total housing units, while households with five and six rooms accounted for 18.4 and 18 percent, respectively, in the county. The median number of rooms in Platte County was five rooms, which compared to six statewide.

Table II.16.15				
Housing Units by Number of Rooms				
Platte County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Platte County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	20	.4%	3,804	1.5%
Two	93	2.0%	6,391	2.5%
Three	451	9.7%	18,634	7.3%
Four	974	20.9%	45,335	17.8%
Five	858	18.4%	52,421	20.5%
Six	840	18.0%	39,475	15.5%
Seven	391	8.4%	31,509	12.4%
Eight	444	9.5%	25,135	9.9%
Nine or More	588	12.6%	32,392	12.7%
Total	4,659	100.0%	255,096	100.0%
Median Rooms	5	.	6	.

Table II.16.16, below, shows households in the county by number of bedrooms and tenure. There were 15 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.9 percent of total households in Platte County, which compared to 25.5 percent statewide. In Platte County, the 1,614 households with three bedrooms accounted for 43.2 percent of all households, and there were only 213 five-bedroom or more households, which accounted for 5.7 percent of all households.

Table II.16.16				
Households by Number of Bedrooms				
Platte County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Platte County				
None	0	15	15	0.4%
One	65	132	197	5.3%
Two	722	394	1,116	29.9%
Three	1,357	257	1,614	43.2%
Four	551	31	582	15.6%
Five or More	202	11	213	5.7%
Total	2,897	840	3,737	100.0%
State of Wyoming				
None	275	1,668	1,943	.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.16.17, at right, structures built in 1939 or earlier had a median value of \$134,300, while structures built between 1950 and 1959 had a median value of \$99,000 and those built between 1990 and 1999 had a median value of \$115,900. The newest structures tended to have the highest values, and those built between 2000 and 2004 had a median value of \$125,800. The median value in Platte County was \$127,600, which compared to \$174,000 in the State of Wyoming.

Table II.16.17 Median Value by Year Structure Built Platte County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Platte County	State of Wyoming
1939 or Earlier	134,300	141,200
1940 to 1949	110,400	129,500
1950 to 1959	99,000	151,800
1960 to 1969	139,600	166,500
1970 to 1979	137,900	169,900
1980 to 1989	100,700	187,000
1990 to 1999	115,900	224,000
2000 to 2004	125,800	243,500
2005 or Later		244,600
Median Value	127,600	174,000

Household mortgage status is reported in Table II.16.18, below. In Platte County, households with a mortgage accounted for 51.8 percent of all households, or 1,500 housing units, and the remaining 48.2 percent, or 1,397 units, had no mortgage. Of those units with a mortgage, 307 had either a second mortgage or home equity loan, four had both a second mortgage and home equity loan, and 1,189, or 79.3 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.16.18 Mortgage Status Platte County and the State of Wyoming 2010 Five-Year ACS Data				
Mortgage Status	Platte County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,500	51.8%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	307	20.5%	17,932	19.1%
Second mortgage only	160	52.1%	8,629	48.1%
Home equity loan only	147	47.9%	9,303	51.9%
Both second mortgage and home equity loan	4	0.3%	741	0.8%
No second mortgage and no home equity loan	1,189	79.3%	75,088	80.1%
Housing units without a mortgage	1,397	48.2%	59,045	38.6%
Total	2,897	100.0%	152,806	100.00%

The median rent in Platte County was \$422 compared to \$552 statewide, as shown in Table II.16.19, below. These figures show that rents in Platte County were significantly lower than rents statewide.

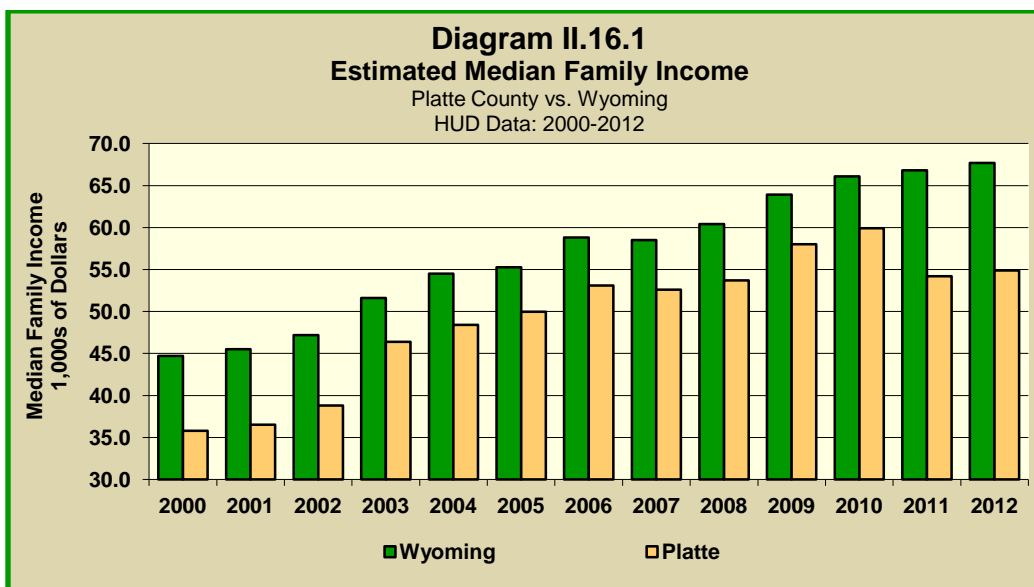
Table II.16.19 Median Rent Platte County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Platte County	\$422
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 38 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Platte County are presented in Table II.16.20, below, and indicate a net increase of 759 persons over the time period.

Table II.16.20			
Driver’s Licenses Exchanged and Surrendered			
Platte County			
WYDOT Data, 2000–Second Quarter 2012			
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 – First Half	106	68	38
Total	2,797	2,038	759

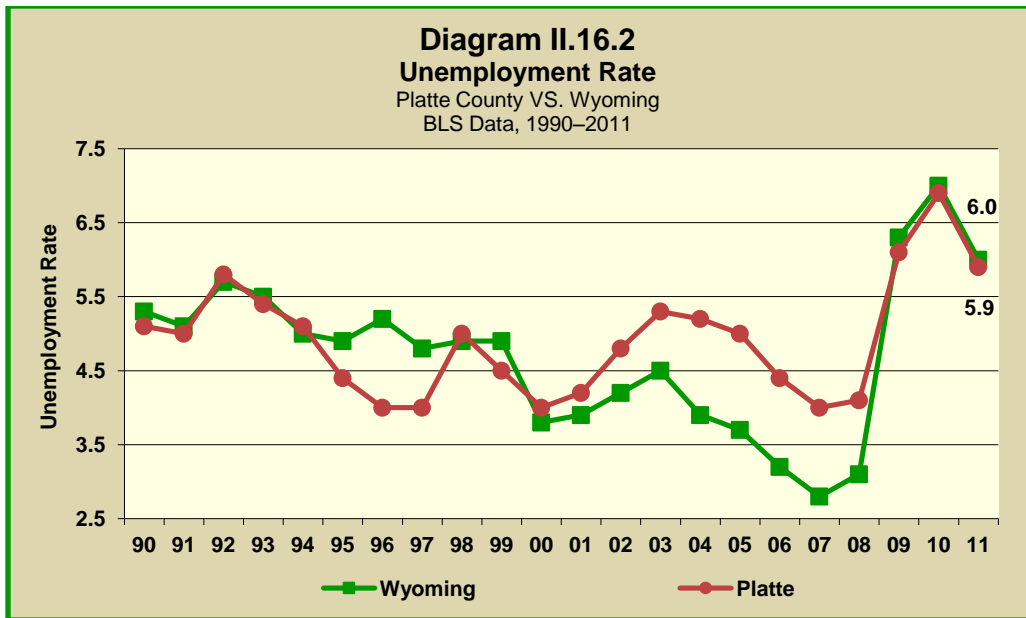
Economics

The HUD estimated MFI for Platte County was \$54,900 in 2012.¹⁴⁹ This compares to Wyoming’s MFI of \$67,700. Diagram II.16.1, below, illustrates the estimated MFI for 2000 through 2012.



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 14 persons, from 4,294 in 2010 to 4,280 in 2011. Employment increased by 32 persons; unemployment decreased by 46 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.9 percent in 2010 to 5.9 percent in 2011, as shown on the following page in Diagram II.16.2.

¹⁴⁹ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



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.16.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 0.20 percent between 2010 and 2011, from a total of 3,508 to 3,515 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	3,023	3,129	3,112	3,158	3,204	3,224	3,235	3,278	3,244	3,343	3,437
Feb	3,023	3,131	3,119	3,160	3,232	3,287	3,235	3,306	3,274	3,404	3,445
Mar	3,056	3,157	3,161	3,237	3,274	3,332	3,465	3,338	3,372	3,457	3,506
Apr	3,276	3,459	3,236	3,280	3,317	3,428	3,587	3,520	3,626	3,708	3,714
May	3,593	3,724	3,505	3,639	3,731	3,798	3,592	3,754	3,939	3,927	3,946
Jun	3,497	3,599	3,306	3,537	3,462	3,446	3,459	3,389	3,463	3,651	3,657
Jul	3,271	3,308	3,220	3,260	3,212	3,259	3,211	3,176	3,291	3,417	3,398
Aug	3,330	3,319	3,274	3,243	3,198	3,257	3,231	3,180	3,277	3,303	3,308
Sep	3,287	3,365	3,442	3,408	3,397	3,412	3,404	3,396	3,444	3,511	3,502
Oct	3,239	3,299	3,358	3,347	3,310	3,421	3,392	3,348	3,394	3,455	3,401
Nov	3,169	3,265	3,265	3,268	3,323	3,369	3,395	3,298	3,344	3,440	3,416
Dec	3,146	3,231	3,230	3,259	3,280	3,340	3,403	3,331	3,289	3,483	3,446
Annual	3,243	3,332	3,269	3,316	3,328	3,381	3,384	3,360	3,413	3,508	3,515
% Change	.	2.74	-1.89	1.44	0.36	1.59	0.09	-0.71	1.58	2.78	0.20

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.16.22, on the following page, annual average weekly wages increased by 4.01 percent between 2010 and 2011, from a total of \$723 to \$752.

Table II.16.22						
Average Weekly Wages						
Platte County						
BLS QCEW Data, 2001–2011(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(p)	693	844	731	732	752	4.01

Total business establishments reported by the QCEW are displayed below in Table II.16.23. Annual establishments increased by 0.26 percent between 2010 and 2011, from a total of 385 to 386 establishments.

Table II.16.23						
Number of Establishments\						
Platte County						
BLS QCEW Data, 2001–2011(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(p)	386	389	386	383	386	0.26

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Platte County recorded 5,729 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 \$360,707,000, and real per capita income was \$41,484 in 2010. Average earnings per job in the county was \$41,274 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

Average apartment rent in Platte County decreased from \$428 in fourth quarter 2010 to \$471 in fourth quarter 2011, or by 10 percent. Detached single-family home rents increased by 4.2 percent, rents for mobile homes on a lot decreased by 6.1 percent, and rents for mobile home lots decreased by 15.4 percent.

Platte County rental prices experienced average annualized increases of 2.3 percent for apartments, 0.1 percent for houses, 0.5 percent for mobile homes plus a lot, and 0.7 percent for mobile home lots since second quarter 1998 to fourth quarter 2011.¹⁵⁰ These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.16.24, at right, presents the Platte County data for each rental type.¹⁵¹

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 12 units in 2009 to 19 units in 2010. Total residential authorizations decreased to 10 units in 2011.

The real value of single-family building permits decreased from \$189,900 in 2010 to \$181,300 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$213,100 in 2008 to a low of \$108,100 in 2001. These figures compare to the state average high of \$270,900 in 2000 and a low of \$184,100 in 2003. Additional details of permit activity and per unit valuations are

Table II.16.24				
Semiannual Average Monthly Rental Prices				
Platte County				
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
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

¹⁵⁰ Data from 1986 to 1997 for Platte County is not reported by the EAD.

¹⁵¹ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

given in Table II.16.25, below.

Table II.16.25 Building Permits and Valuation Platte County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2010 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	15	.	.	6	21	.	.	134.3
1981	3	.	4	.	7	.	.	90.9
1982	9	.	.	.	9	.	.	102.6
1983	5	.	.	.	5	.	.	125.1
1984	4	.	.	.	4	.	.	118.6
1985	2	.	.	.	2	.	.	33.1
1986	4	.	.	.	4	.	.	78.5
1987	5	.	.	.	5	.	.	88.8
1988	2	.	.	.	2	.	.	134.8
1989	2	.	.	.	2	.	.	99.4
1990	2	.	.	.	2	.	.	95.7
1991	3	.	.	.	3	.	.	81.8
1992	5	.	.	.	5	.	.	107.3
1993	15	2	.	.	17	.	.	103.5
1994	12	.	.	.	12	.	.	123.5
1995	16	.	.	.	16	.	8	91.5
1996	12	12	.	.	24	.	10	125.1
1997	11	14	.	.	25	.	18	109.6
1998	7	6	.	.	13	.	4	59.2
1999	6	2	.	.	8	.	.	95.7
2000	6	2	.	.	8	.	.	101.6
2001	10	2	.	.	12	.	.	108.1
2002	12	.	.	.	12	.	.	122.2
2003	14	.	.	.	14	.	.	116.0
2004	42	.	.	.	42	.	.	136.3
2005	47	.	.	.	47	.	.	155.5
2006	41	.	.	.	41	.	.	173.2
2007	32	.	.	.	32	.	.	203.3
2008	24	.	4	.	28	.	.	213.1
2009	12	.	.	.	12	.	.	212.2
2010	12	.	7	.	19	.	.	189.9
2011	10	.	.	.	10	.	.	181.3

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Platte County was \$123,137. This represented a decrease of 0.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301 or a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.16.26, on the following page.

Table II.16.26 Average Sales Prices Platte County vs. Wyoming DOR Data, 1999–2011				
Year	Platte County Average Price (\$)	Platte County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,996	33.89	101,517	4.76
2000	83,310	-3.12	111,437	9.77
2001	76,315	-8.40	116,469	4.52
2002	76,592	0.36	121,140	4.01
2003	82,982	8.34	132,708	9.55
2004	83,393	0.50	142,501	7.38
2005	101,802	22.07	159,776	12.12
2006	115,617	13.57	187,869	17.58
2007	120,692	4.39	265,044	41.08
2008	134,896	11.8	256,045	-3.4
2009	126,479	-6.2	241,622	-5.6
2010	123,898	-2.04	250,958	3.9
2011	123,137	-0.6	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.¹⁵² During June 2012, a total of 16 surveys were completed in Platte County by property managers. Of the 159 rental units surveyed, 8 were vacant, indicating a vacancy rate of 5.03 percent, as shown in Table II.16.27, below. This compares to a 4.86 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.16.27 Total Units, Vacant Units, and Vacancy Rate Platte County RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	99	1	1.01
2001b	5	45	4	8.89
2002a	8	87	4	4.60
2002b	9	80	9	11.25
2003a	7	51	3	5.88
2003b	4	70	1	1.43
2004a	8	99	6	6.06
2004b	6	87	2	2.30
2005a	8	142	1	0.70
2005b	9	142	17	11.97
2006a	8	110	17	15.45
2006b	16	164	39	23.78
2007a	13	175	9	5.14
2007b	14	169	15	8.88
2008a	14	182	14	7.69
2008b	17	172	15	8.72
2009a	11	96	10	10.42
2009b	14	173	11	6.36
2010a	15	172	12	6.98
2010b	21	202	14	6.93
2011a	20	185	9	4.86
2011b	16	190	16	8.42
2012a	16	159	8	5.03

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 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

¹⁵²Those 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. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

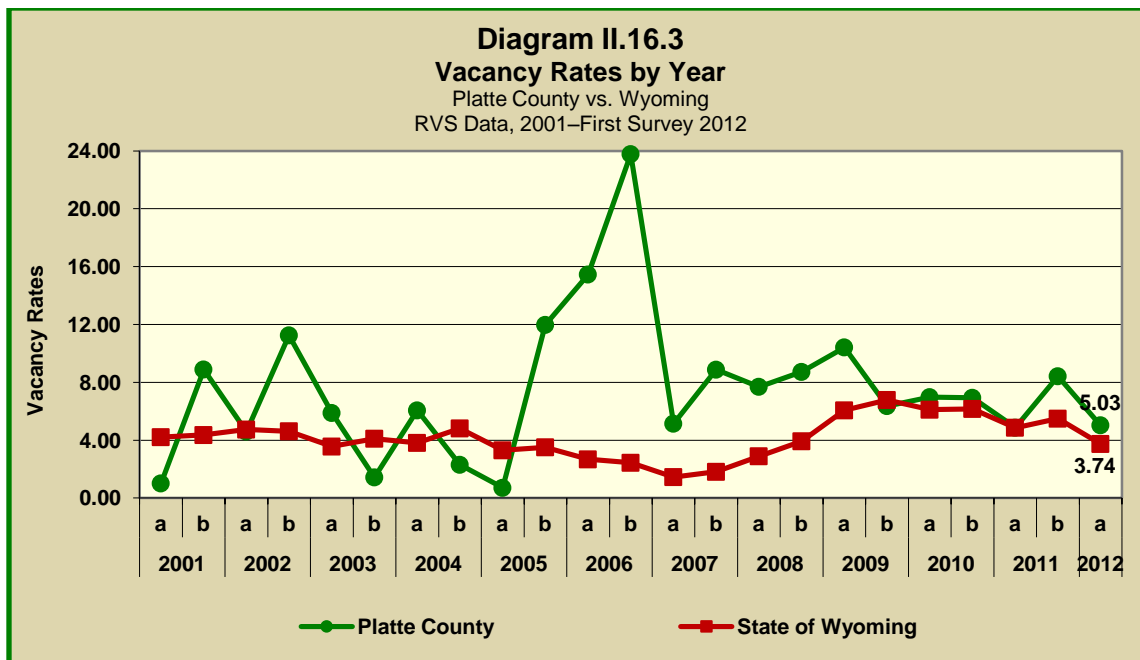
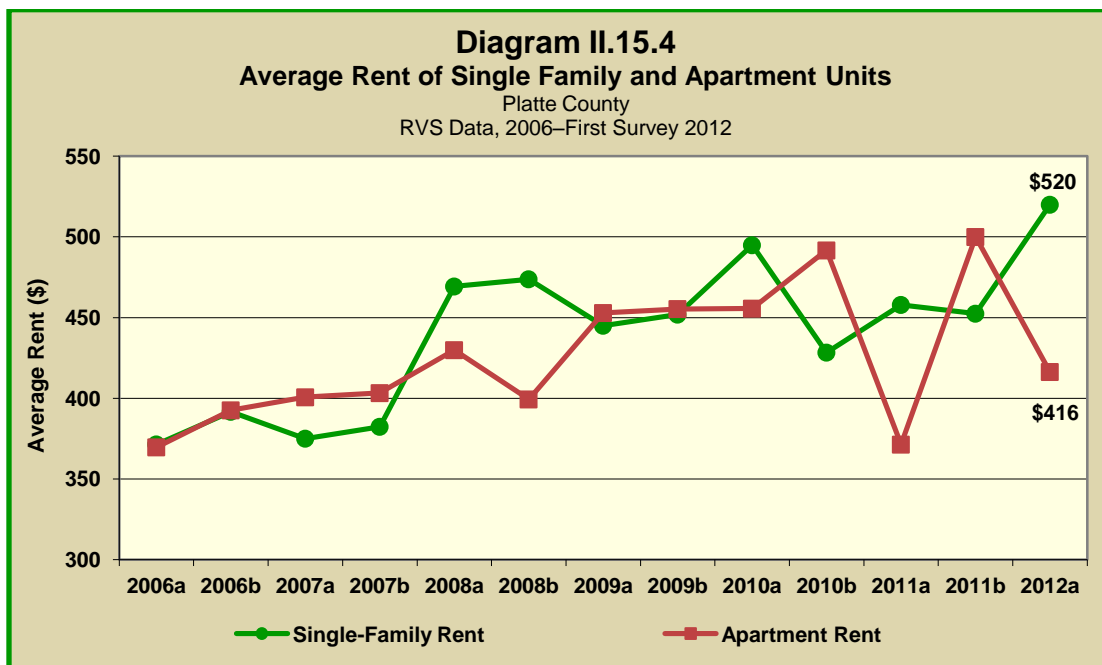


Diagram II.16.4, below, shows the average rent of single-family and apartment units in Platte County. In the first half of 2012, average rents for single-family units increased to \$520 and average rents for apartments fell to \$416.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 44 respondents in Platte County. Of the incoming persons who were unsatisfied with their current housing, 70.6 percent said they were seeking to own a home and 29.4 percent of respondents wished to rent. Of those seeking to own a home, 44.4 percent wished to buy existing units, of which 50 percent anticipated spending between \$100,000 and \$249,999 and 50 percent anticipated spending above \$250,000. The remaining 55.6 percent of aspiring homebuyers expected to build a new home, of which 66.7 percent spending between \$100,000 and \$249,999 and 33.3 percent spending above \$250,000.

Of those currently renting or seeking to rent, 80 percent of respondents anticipated spending between \$475 and \$849, and 20 percent anticipated spending above \$850. Additional survey data are presented in **Volume II. Technical Appendix**.

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 more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 62, or 1.7 percent of households in Platte County, were overcrowded, as shown in Table II.16.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.16.28 Overcrowding and Severe Overcrowding Platte County and the State of Wyoming 2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Platte County				
Owner				
Households	2,835	62	0	2,897
Percentage	97.9%	2.1%	.0%	100.0%
Renter				
Households	840	0	0	840
Percentage	100.0%	.0%	.0%	100.0%
Total				
Households	3,675	62	0	3,737
Percentage	98.3%	1.7%	.0%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	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 2010 ACS, a total of 232 units, or 5 percent of all housing units in Platte County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.16.29, below.

Table II.16.29 Housing Units with Incomplete Kitchen Facilities Platte County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Kitchen Facilities	4,427	247,608
Lacking Complete Kitchen Facilities	232	7,488
Total Housing Units	4,659	255,096
Percent Lacking	5.0%	2.9%

At the time of the 2010 ACS, a total of 276 units, or 5.9 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.16.30, on the following page.

Table II.16.30 Housing Units with Incomplete Plumbing Facilities Platte County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Plumbing Facilities	4,383	249,046
Lacking Complete Plumbing Facilities	276	6,050
Total Households	4,659	255,096
Percent Lacking	5.9%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 14.9 percent of households had a cost burden and 6.8 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 21.9 percent of homeowners with a mortgage in Platte County experienced a cost burden and 9.5 percent experienced a severe cost burden, while 18.2 percent of renters had a cost burden and 9.5 percent had a severe cost burden, as shown in Table II.16.31, below.

Table II.16.31 Cost Burden and Severe Cost Burden by Tenure Platte County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Platte County					
Owner with a Mortgage					
Households	1,028	329	143	0	1,500
Percent	68.5%	21.9%	9.5%	0.0%	100.0%
Owner without a Mortgage					
Households	1,292	74	31	0	1,397
Percent	92.5%	5.3%	2.2%	0.0%	100.0%
Renter					
Households	485	153	80	122	840
Percent	57.7%	18.2%	9.5%	14.5%	100.0%
Total					
Households	2,805	556	254	122	3,737
Percent	75.1%	14.9%	6.8%	3.3%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%