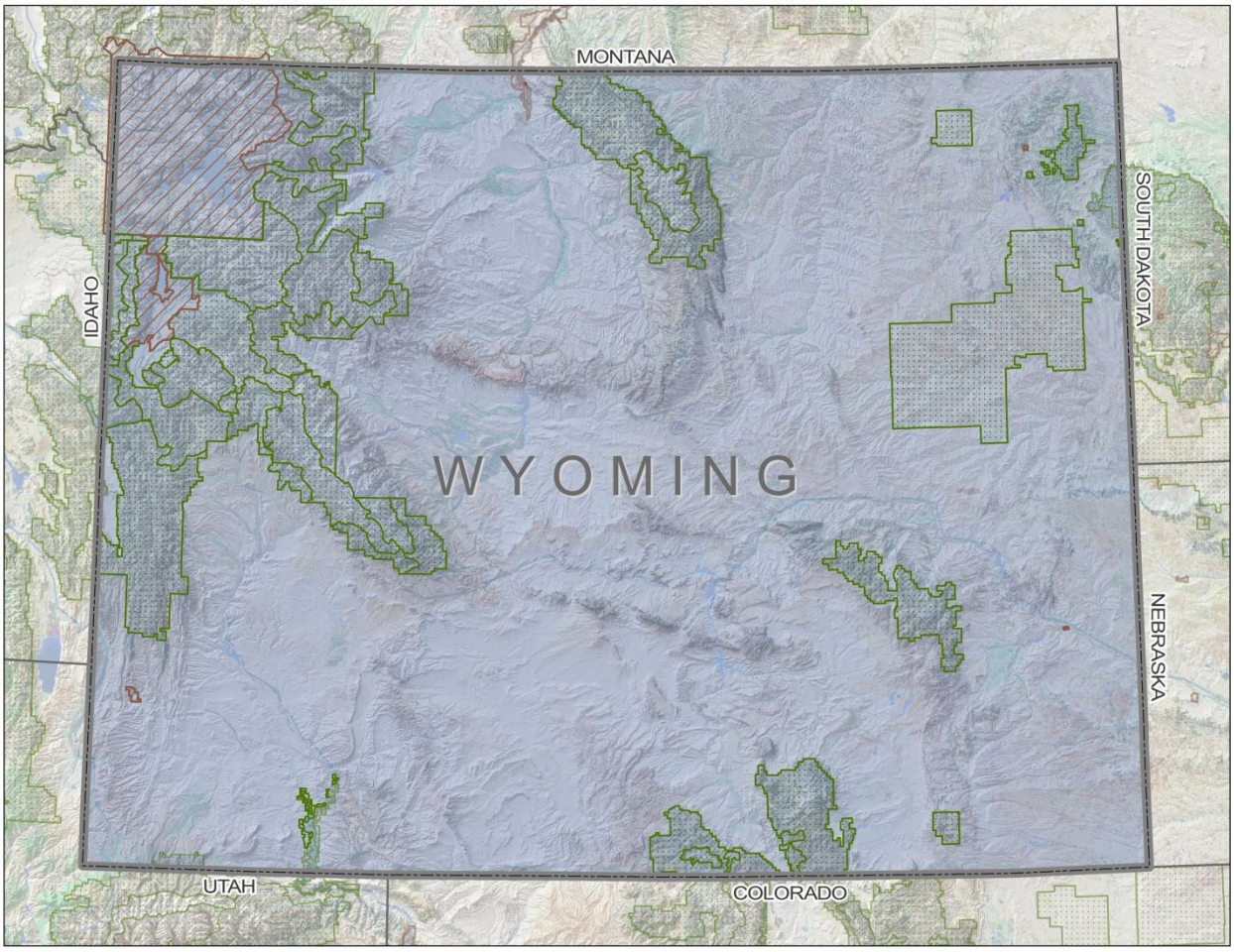
The 2012 Wyoming Profile of Demographics, Economics, and Housing

Volume I
Final Report: August 31, 2012



Semiannual Report, Ending June 30, 2012

Sponsored by
The Wyoming Community Development Authority

THE 2012 WYOMING PROFILE OF DEMOGRAPHICS, ECONOMICS, AND HOUSING
VOLUME I
FINAL REPORT: AUGUST 31, 2012

SEMIANNUAL REPORT
ENDING JUNE 30, 2012

SPONSORED BY
THE WYOMING COMMUNITY DEVELOPMENT AUTHORITY

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Copies of the Wyoming Housing Database Partnership Semiannual Report are available free of charge and may be downloaded from the WCDA website: http://www.wyomingcda.com. On the left side of the webpage, select the "Wyo Demographics" tab for access to this report and other available publications.

The opinions and conclusions contained within this document do not necessarily reflect those of the aforementioned partners.

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EXECUTIVE SUMMARY

AFFORDABLE HOUSING BACKGROUND

Wyoming's historic migration patterns underwent a transformation over the past decade, as new Wyoming households flocked to specific areas of the state with solid economic opportunities. These householders tended to be younger and quickly purchased available affordable housing. Consequently, Wyoming's housing markets have been experiencing severe shortages and growing pains, and affordable housing may have disappeared from many communities in the state. However, for many of these areas, such conditions are beginning to undergo new changes.

Statewide average home prices remained steady during the past six months due to a weakened economy, the lack of availability of credit, and less construction in selected local markets. Still, other areas of the state experienced persistently soft markets, primarily coinciding with no or slow population growth, at the same time that some areas saw 30 percent or more in price increases.

The statewide average price of existing housing on 10 acres or fewer, as identified by data submitted to the Department of Revenue (DOR) by tax assessors in Wyoming's counties, decreased by 3.8 percent between 2010 and 2011, to $241,301. However, the value of new construction increased to $259,590 in 2011, according to the Census Bureau permit data. Not all areas of the state necessarily followed this pattern. The DOR data showed that in Teton County, the average sales price of a home fell from $1,974,629 to $1,223,911, or by 38 percent. Hot Springs County saw a 15.7 percent price decrease, falling from $146,474 to $123,438, between 2010 and 2011. Crook and Niobrara County saw the largest increases, rising by 11.3 and 12.1 percent respectively. The movement in the average sales price throughout the state was highly dispersed, which indicates that the housing market began to recover in some areas, while other areas remained sluggish.

Over the last year, the total number of unit sales has remained steady. While tax assessors in Wyoming's counties reported roughly 8,800 units sold throughout the state in 2007, only 5,849 were reported in 2008 and 3,949 were reported in 2009. In 2010, the number of units sold increased by 16.1 percent, to 4,586 units and in 2011 the number of sales fell slightly to 4,238 units.

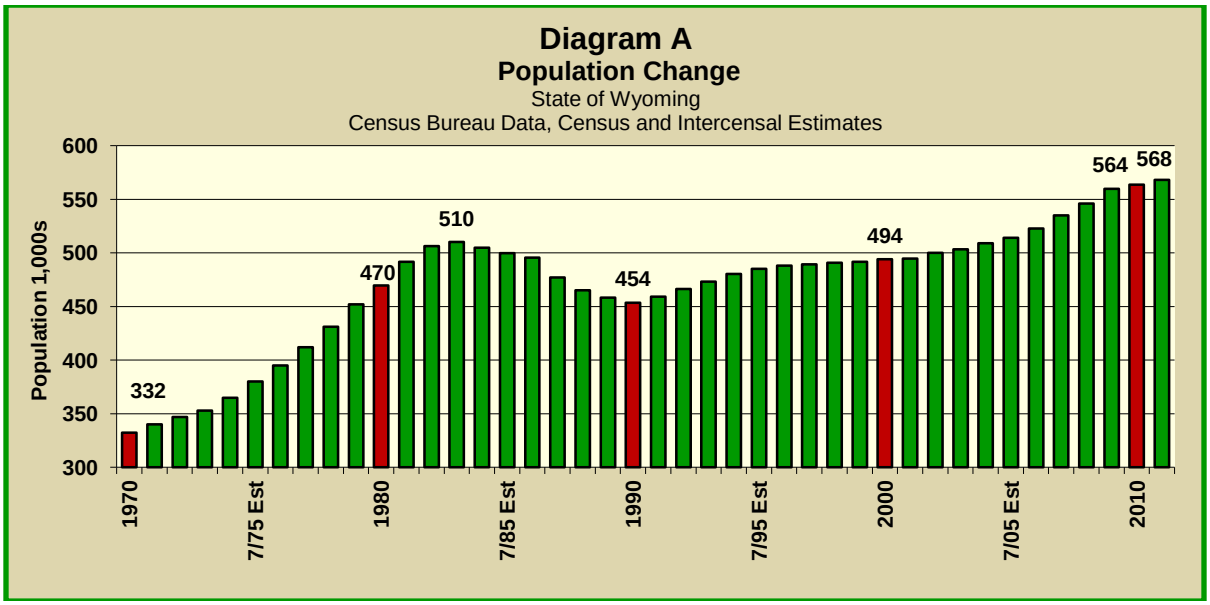
Like sales and prices, permitted construction also decreased slightly. There were 1,546 single-family units permitted for construction in 2010 and only 1,453 units permitted in 2011. The total of all permitted units, including apartments, decreased from 2,298 units in 2010 to 2,114 units in 2011, or by 8 percent.

In June 2012, a statewide rental survey found a vacancy rate of 3.7 percent. In theory, this represents a moderate shortage in the rental markets, indicating that additional rental housing may be needed. However, some areas had high vacancy rates, such as Sublette County with a vacancy rate of 12.1 percent and Lincoln County with a vacancy rate of 9.4 percent. On the other hand, there were areas of the state that continued to have low vacancy rates, such as Converse, Fremont, Goshen, Laramie, Natrona, and Teton counties, all with rates below 2.5 percent.

SUMMARY OF FINDINGS

DEMOGRAPHICS

Between 1970 and 1980, Wyoming's population rose from 332,416 to 469,557 persons, an increase of 41.3 percent. The early 1980s saw additional increases in population, with a peak of 510,361 persons in 1983. During the late 1980s, there was a considerable population decline, with figures dipping to 453,588 by 1990. A steady recovery followed, with the population increasing by 40,375 persons, or 8.9 percent, between 1990 and 2000 and an additional 65,194 persons, or 14.1 percent between 2000 and 2010. In the 2011 population estimate released by the Census Bureau, statewide population rose to 568,158 persons. This was an increase of only 0.8 percent since the 2010 Census. By 2011, population growth slowed to the lowest level since 2003, as indicated in Diagram A, below.



Total population change is determined by combining the number of births, deaths, and the net migration of persons moving to and leaving the state. Over the 2000 through 2009 period, the natural increase of the population, or the result of births minus deaths, was about 27,356 persons. At the same time, total net migration represented 23,132 persons according to Census Bureau estimates. While this indicates a total population increase of 50,488 persons, it was still substantially lower than what the 2010 decennial census count indicated. Between 2010 and 2011, there was a net increase of 4,055 persons and a net migration of 477 persons, which brought the 2011 population estimate to 568,158 persons.

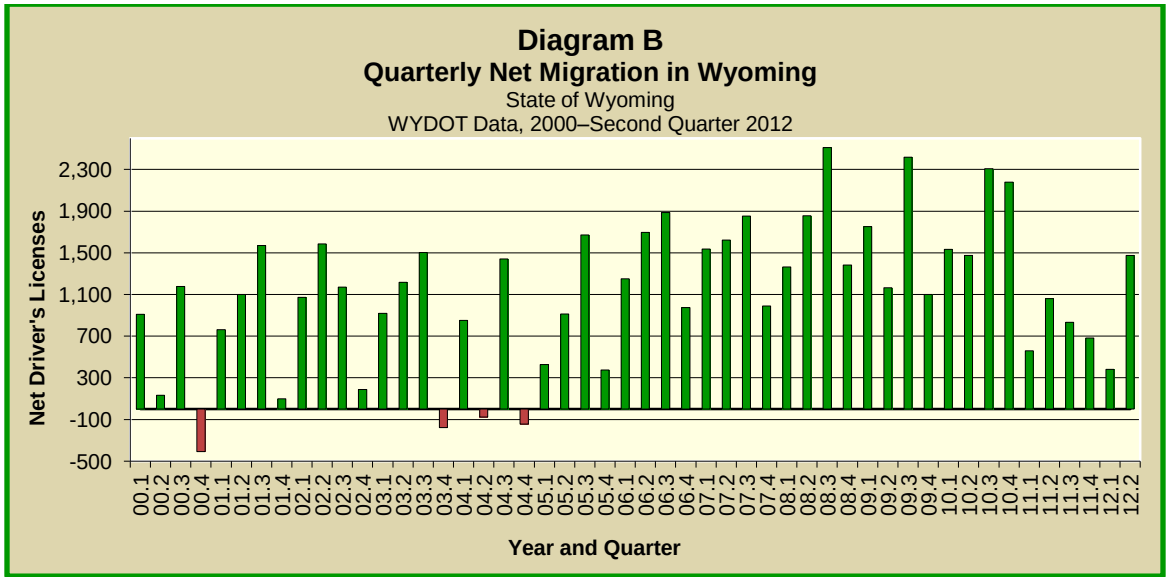
The Wyoming Department of Transportation (WYDOT) tracks drivers who exchange licenses from other areas when they move to Wyoming as well as those who surrender their licenses to other states when they move from Wyoming. According to WYDOT data, there was a net change of 1,857 driver's licenses during the first half of 2012. These data indicated an increase in the migration of persons to Wyoming compared to the first half of 2011. Over half of the persons moving to Wyoming were in their prime working years of 26 through 45, as shown in Table A, on the following page. While it is important to remember that these figures represent the net increase in driver's licenses, not total newcomers or households, it is a good indication of the direction of current migration trends for Wyoming.

Table A
Driver's Licenses Exchanged or Surrendered
State of Wyoming
WYDOT Data, First and Second Quarter 2012

Gender	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
Net Change by Age and Gender									
Male	17	80	160	297	201	153	13	-25	896
Female	9	88	136	356	162	142	30	38	961
Total	**26**	**168**	**296**	**653**	**363**	**295**	**43**	**13**	**1,857**

Diagram B, below, presents the quarterly fluctuation in net driver's license exchanges from 2000 through the first half of 2012. Between the first halves of 2011 and 2012, net migration increased by 1.3 percent, with a net of 1,857 persons entering Wyoming in the first half of 2012.

Diagram B
Quarterly Net Migration in Wyoming
State of Wyoming
WYDOT Data, 2000–Second Quarter 2012



Using WYDOT data, it is also possible to identify where new residents are coming from when first relocating to Wyoming. Since 2000, WYDOT data suggest that about 44.7 percent of all new residents have been from four western U.S. states as well as Michigan, as shown in Table B, below. Between 2000 and the first half of 2012, the state sending the greatest number of net migrants to Wyoming was California.

Table B
Net Migrants by State
State of Wyoming
WYDOT Data, 2000–First and Second Quarter 2012

Area	In-Migrants	Out-Migrants	Net Migrants	% of Total
California	14,653	3,083	11,570	20.62
Arizona	7,610	3,460	4,150	7.40
Michigan	6,248	2,438	3,810	6.79
New Mexico	3,167	367	2,800	4.99
Colorado	29,897	27,142	2,755	4.91
All Other	143,718	112,686	31,032	55.3
Total	**205,293**	**149,176**	**56,117**	**100.00**

ECONOMICS

Between 2010 and 2011, Wyoming's labor force increased by 0.3 percent, or 1,027 persons, while employment increased by 4,136 persons. Consequently, the state's unemployment rate decreased from 7 percent in 2010 to 6 percent in 2011; however, this rate continued to be well below the national unemployment rate of 8.9 percent. This was the 12th consecutive year in which Wyoming recorded an unemployment rate below that of the U.S. average. Preliminary figures for 2012, shown in **Volume II. Technical Appendix**, indicate that Wyoming's monthly unemployment rate for June 2012 was 5.5 percent, lower than Wyoming's 2011 rate and still well below the national average, so the economy appears to be improving.

Total real personal income in Wyoming rose from about $5.8 billion in 1969 to $26.9 billion in 2011, or by an annual average growth rate of 2.4 percent per year. This growth was due to unearned income sources, such as property income (dividends, interest, and rents), and transfer payments, with both increasing five-fold. Together, these non-wage forms of income made up nearly 45.8 percent of all personal income received in Wyoming. However, preliminary data for 2012 indicated that Wyoming ranked 22nd in the nation for total personal income growth, with a 6.7 percent increase in personal income from the first quarter of 2011 to the first quarters of 2012.

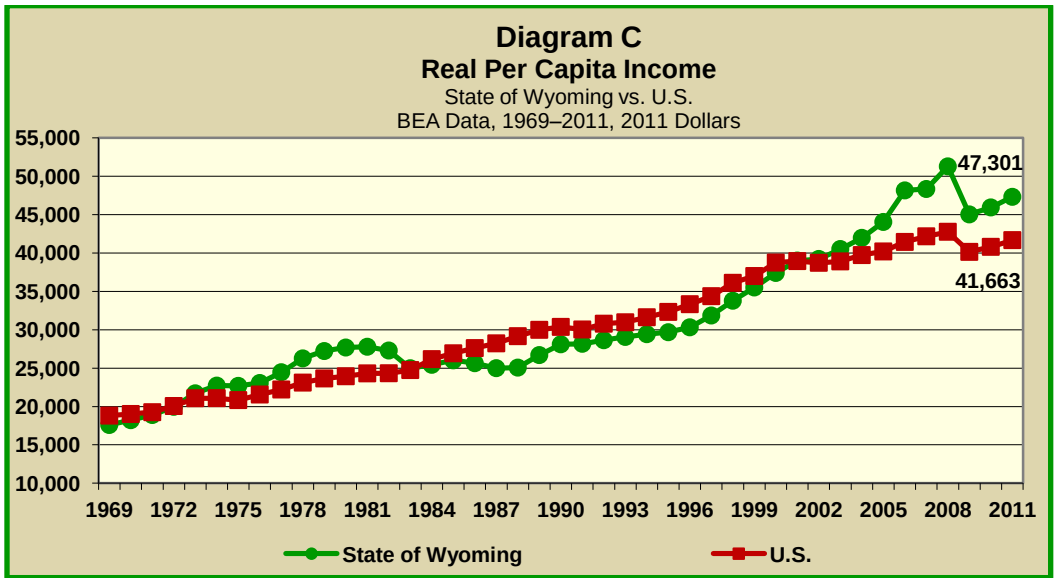
Over the more than 20-year period, the earnings of Wyoming's wage earners did not keep pace with national trends. While the total earnings of all U.S. workers rose substantially from 1969 through 2010, Wyoming's real earnings per job in 2010, $47,433, was lower than the national average of $51,714. The U.S. Bureau of Economic Analysis (BEA) provides these data, and 2010 is the year for which most current data are available.

According to the 2010 BEA data, high-paying jobs continued to be scarce in the State of Wyoming. The lopsided mix of low-paying and high-paying jobs led to modest average earnings per job for Wyoming's working population, as shown in Table C, on the following page. Still, wages rose more quickly compared to the rest of the nation, and the difference between Wyoming and U.S. average earnings per job fell from a high of $11,065 in 2000 to $4,281 in 2010.

Table C
Real Earnings Per Job by Industry
State of Wyoming
2010 BEA Data, 2010 Dollars

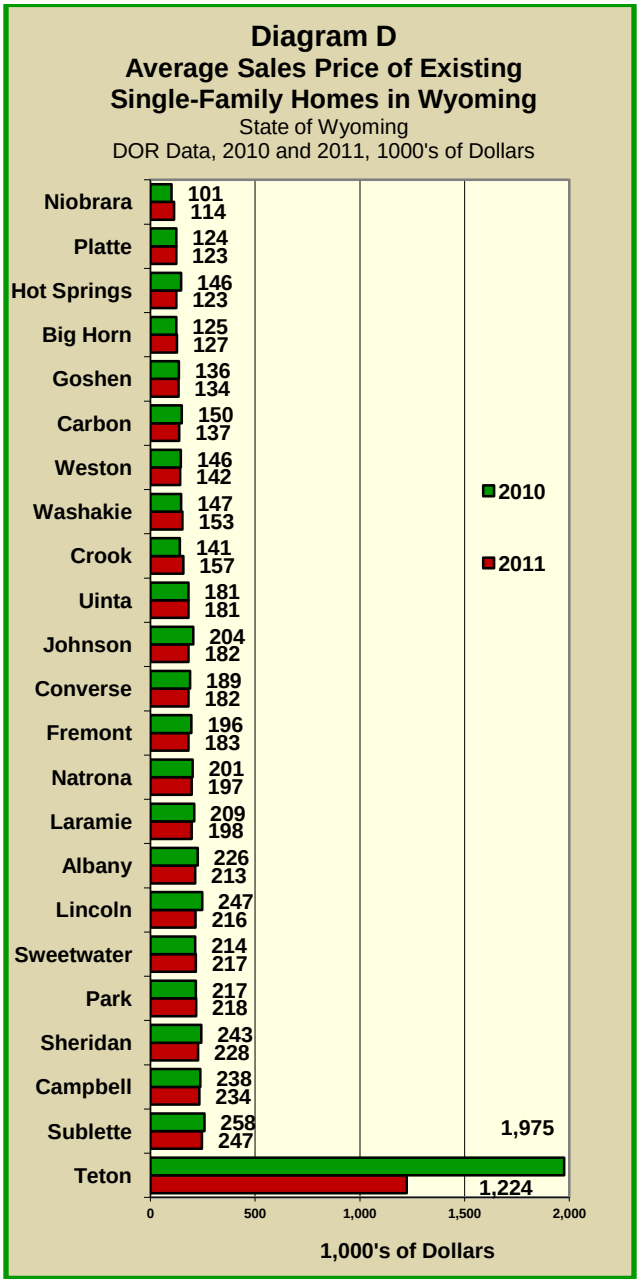
NAICS Categories	Real Earnings Per Job	
	Wyoming	U.S.
Farm earnings	9,799	28,974
Forestry, fishing, related activities, and other	16,476	26,978
Mining	85,613	70,081
Utilities	115,802	126,608
Construction	57,343	53,795
Manufacturing	67,806	73,041
Wholesale trade	66,226	75,460
Retail trade	30,131	31,162
Transportation and warehousing	67,261	53,668
Information	44,938	91,647
Finance and insurance	33,527	67,105
Real estate and rental and leasing	21,440	19,857
Professional and technical services	50,441	75,611
Management of companies and enterprises	87,148	109,704
Administrative and waste services	25,468	33,749
Educational services	22,309	35,992
Healthcare and social assistance	47,564	52,473
Arts, entertainment, and recreation	28,975	26,728
Accommodation and food services	23,210	23,144
Other services, except public administration	35,003	33,510
Government and government enterprises	61,116	66,559
Weighted Average	**47,433**	**51,714**

Per capita income is calculated by dividing total personal income by population. Wyoming's per capita income grew more quickly and has exceeded the national average since 2001. In 2011, estimates indicated that Wyoming had a per capita income of $47,301 while per capita income in the U.S. was $41,663. The entire historic data series from 1969 through 2011 is presented in Diagram C, below. While this trend is very good, the incidence of relatively low wage rates and high property income implies that incomes are not distributed evenly, and that lower-income and higher-income citizens represent large shares, with those in the lower-income levels likely facing some housing cost issues.



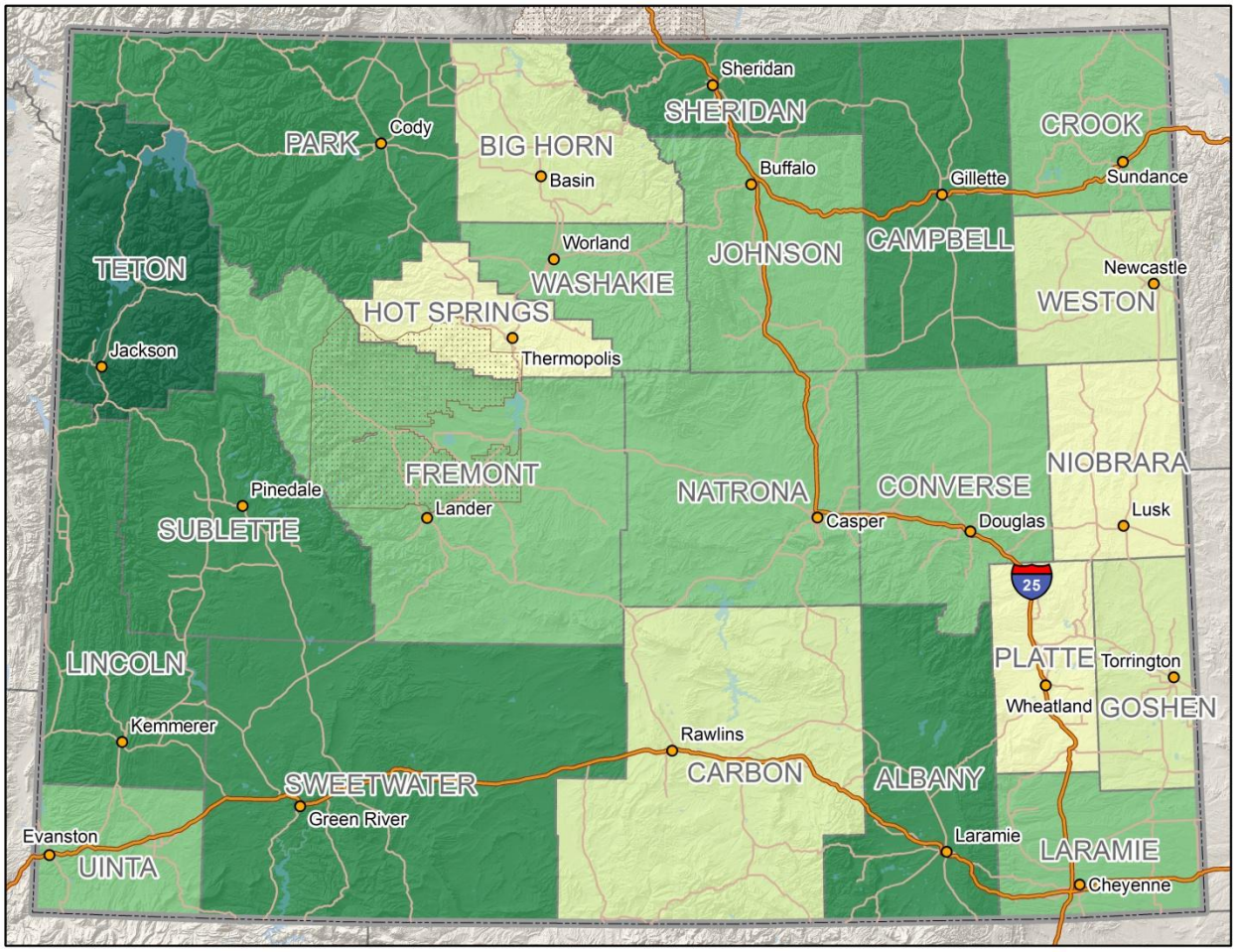
HOUSING

According to figures reported to the DOR by assessors in each county, the statewide average cost of purchasing an existing single-family home located on 10 acres or fewer rose from $241,622 in 2009 to $250,958 in 2010, but fell again in 2011 to 241,301. The average sales price increased in many counties, with prices declining in only 11 counties, as presented in Diagram D, below.



Wyoming's housing costs were lower than national norms, but the range of average prices between counties was large. The highest average price was in Teton County, at over $1.2 million. Sublette County's average was the next highest but was much lower, at $246,674. A map presenting the geographic distribution of these single-family housing prices is presented in Map A, on the following page.

Map A
Average Single-Family Home Sales Prices
State of Wyoming
2012 DOR Data



LEGEND

2011 Average Single-Family Home Sales Prices

- $113,708 - 125,000
- $125,001 - 150,000
- $150,001 - 200,000
- $200,001 - 250,000
- $250,001 - 1,223,911

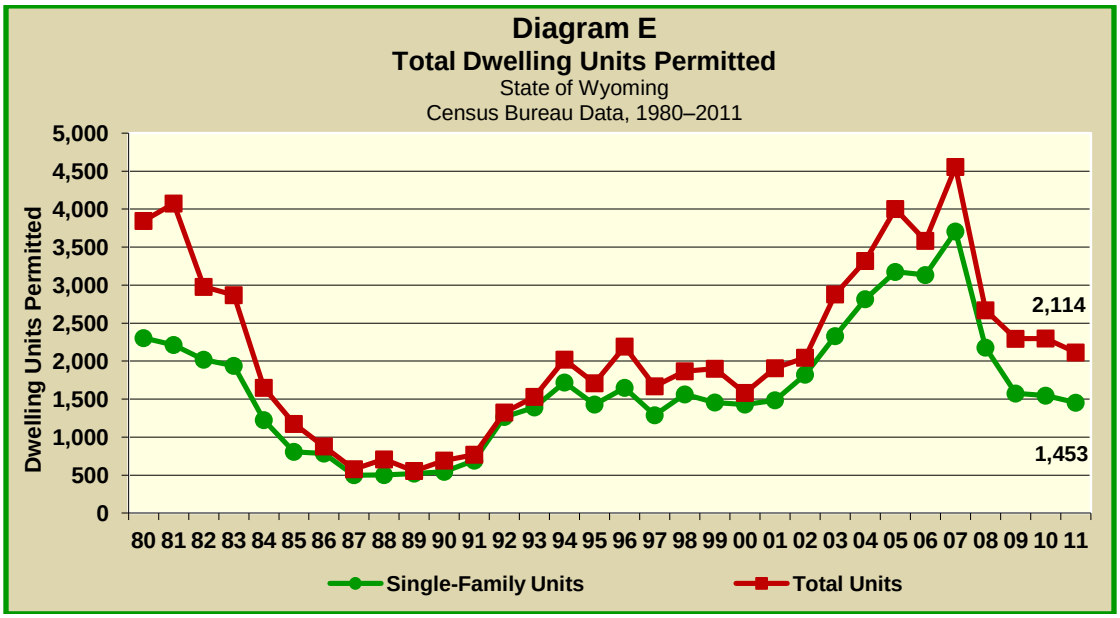
- County Boundaries
- Major Roads
- Interstate Highways
- Tribal Lands
- County Seats

0 — 50 Miles

Data Source: June 2012 Wyoming Department of Revenue Data, 2010 TIGER Data, ESRI datasets

Wyoming's housing market certainly responded to moderating sales prices. New housing unit production, indicated by residential permits, exceeded 2,000 units every year from 2002 to 2011. There were 4,555 units permitted in 2007, an all-time high production year, of which 3,706 were for single-family units. However, permits fell by roughly 41.4 percent between 2007 and 2008 and then slipped another 14.1 percent between 2008 and 2009. Between 2010 and 2011, total permits decreased by 184, to 2,114 permitted units.

Single-family permits have seen the largest decrease, of 27.7 percent between 2008 and 2009. In 2010, single-family permits fell by an additional 1.8 percent, to 1,546 units. In 2011, single-family permits again decreased, falling by 6 percent to 1,453 single-family units. Additionally, the share of single-family permitted units fell significantly, from 81.6 percent in 2008 to 68.7 percent in 2011, as shown below in Diagram E. This finding implies that the demand for new for-sale housing is in decline.



Since 1990, rental rates have increased moderately on an annual average basis. Since 2007, however, there have been more substantive changes in statewide rental rates. During the second quarter of 1997, the average rent for an apartment was about $379, but by the second quarter of 2007, average rents increased by $199 to $578. One year later, in the second quarter of 2008, rents rose another 11.6 percent to an average of $645, and as of the fourth quarter of 2011, the average rent for an apartment was $666.

The rent for a mobile home lot rose from $132 per month in the second quarter of 1987, to $254 by the second quarter of 2008 and to $279 in the fourth quarter of 2011.

The statewide average rent for two- or three-bedroom homes increased from $356 per month in the second quarter of 1987 to $513 by the second quarter of 1997. Rent for homes increased further, to $940, during the fourth quarter of 2008 and increased to $966 in the fourth quarter of 2011.

Rental costs for a mobile home on a lot rose from $265 per month in the second quarter of 1987 to $388 in 1998. This figure rose to $592 by the second quarter of 2008 and reached $613 by the second quarter of 2010. Rental costs again rose to $628 in the fourth quarter of 2011.

The Wyoming Housing Database Partnership (the Partnership) conducts a semiannual Rental Vacancy Survey (RVS). It has been conducted biannually since 2000, with the most recent survey completed in June 2012. This survey resulted in 1,515 completed surveys with property managers who oversaw a total of 31,126 units.

Participants in the survey said that of the total units, there were 1,164 vacant units, indicating that the statewide rental vacancy rate decreased over the last six months to 3.74 percent, as shown in Table D, below.[1] However, the range in county vacancy rates was pronounced with Sublette County at 12.12 percent and Goshen County 1.81 percent.

Table D
Semiannual Rental Vacancy Survey
State of Wyoming
RVS Data, 2001–2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	249	8,977	378	4.21
2001b	219	10,928	476	4.36
2002a	218	9,653	457	4.73
2002b	276	13,362	617	4.62
2003a	260	12,666	451	3.56
2003b	398	17,916	735	4.10
2004a	439	18,776	716	3.81
2004b	423	17,885	861	4.81
2005a	434	16,547	546	3.30
2005b	456	21,349	749	3.51
2006a	436	17,802	476	2.67
2006b	533	20,632	503	2.44
2007a	555	21,585	312	1.45
2007b	569	21,904	379	1.81
2008a	711	23,294	673	2.89
2008b	851	23,156	909	3.93
2009a	872	23,260	1,410	6.06
2009b	1,072	24,220	1,642	6.78
2010a	1,234	27,570	1,684	6.11
2010b	1,239	28,221	1,739	6.16
2011a	1,353	28,819	1,401	4.86
2011b	1,400	29,990	1,646	5.49
2012a	1,515	31,126	1,164	3.74

The Wyoming Department of Transportation (WYDOT), on behalf of the Partnership, administered a voluntary Housing Needs Assessment Survey to drivers exchanging out-of-state driver's licenses for Wyoming licenses. Beginning in fiscal year 2012, the survey is conducted primarily over the phone by the Partnership using a randomly drawn sample of these drivers from data provided by the WYDOT. During fiscal year 2012, the survey indicated 87.4 percent of incoming householders were seeking single-family homes.

Of those who were unsatisfied with their housing options in Wyoming and wanted to own a home, 58.5 percent wanted to buy an existing unit, with the remainder wishing to build. The majority of these respondents hoped to buy a house for between $100,000 and $249,999. The survey showed that about 32.8 of persons who were unsatisfied with their housing and who wished to rent hoped to spend less than $475 per month on rent.

[1] Survey years followed by "a" represent the June/July survey; years followed by "b" represent the November/December survey. Surveys are conducted twice each year in order to account for the seasonality of vacancy rates as well as year-to-year changes.

INTRODUCTION

The Wyoming Housing Database Partnership (the Partnership) was created in 1997 to provide information regarding Wyoming's homeownership and rental housing needs. More specifically, their intent is to provide current, high-quality, relevant information to enhance decisions pertaining to housing development. This information is used by developers, lenders, state and local governments, and nonprofit and for-profit organizations that provide housing and housing-related services.

The Partnership is sponsored by the Wyoming Community Development Authority (WCDA). Other organizations also provide data and review and oversight assistance, including the Wyoming Department of Transportation (WYDOT); the Wyoming Department of Revenue (DOR) using data from tax assessors in Wyoming's counties; the Wyoming Department of Administration and Information, Division of Economic Analysis; and Casper, Campbell County, Cheyenne, Northwest Wyoming, and Teton County Multiple Listing Services.

The 2012 Wyoming Profile presents demographic, economic, and housing statistics. Section I addresses the state as a whole. Inferences are drawn about the needs and issues facing Wyoming's citizens as well as the state's housing market in general.

In Section II, similar statistics are reviewed for each county. The Technical Appendix presents state and county labor force data; WYDOT driver's license exchange data, information collected from a Housing Needs Assessment telephone survey administered to a randomly drawn sample of new Wyoming residents exchanging driver's licenses; and WCDA's Tax Credit and HOME Project unit data.

These documents are available free of charge and may be downloaded from the WCDA website.[2]

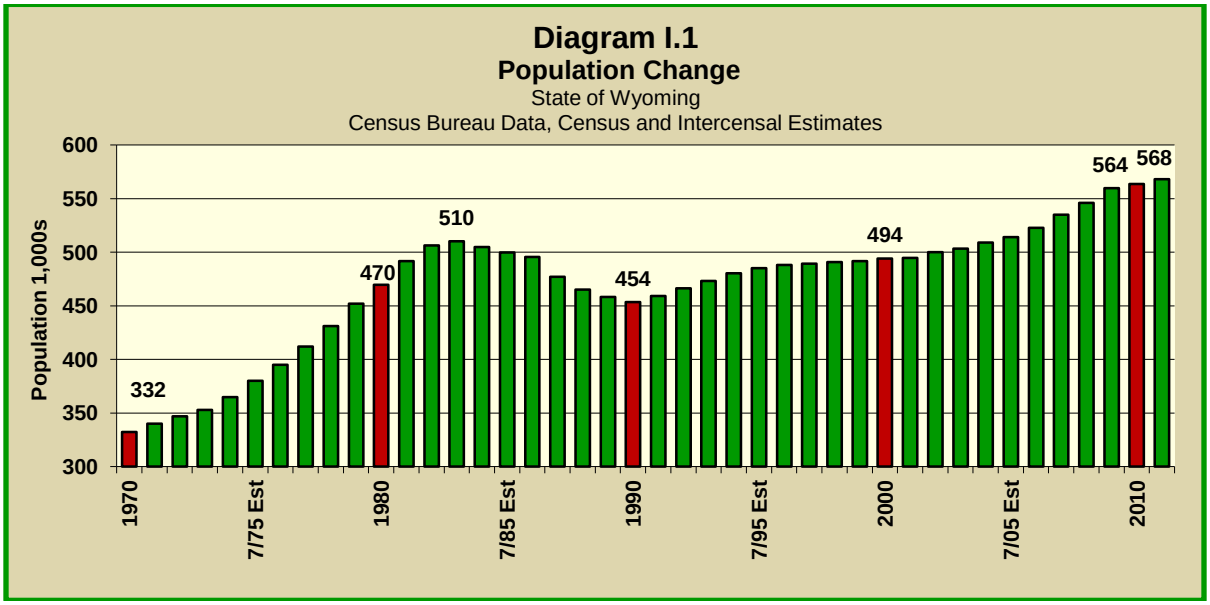
[2] http://www.wyomingcda.com. On the left side of the webpage, select the "Wyo Demographics" tab for access to this report and other available publications.

I. STATE OF WYOMING

A. DEMOGRAPHICS

1. POPULATION

Between 1970 and 1980, Wyoming's population rose from 332,416 to 469,557 persons, an increase of 41.3 percent. The early 1980s saw additional increases in population, with a peak of 510,361 persons in 1983. During the late 1980s, there was a considerable population decline, with figures dipping to 453,588 by 1990. A steady recovery followed, with the population increasing by 40,375 persons, or 8.9 percent, between 1990 and 2000 and an additional 65,194 persons, or 14.1 percent between 2000 and 2010. In the 2011 population estimate released by the Census Bureau, statewide population rose to 568,158 persons. This was an increase of only 0.8 percent since the 2010 Census. By 2011, population growth slowed to the lowest level since 2003, as indicated in Diagram I.1, below.



The 2011 statewide population estimates by race, ethnicity, age, and gender were released in May 2012. These counts indicated that there was significant change in the racial and ethnic composition of the state. The white population increased at the slowest rate, by 0.4 percent, over the 2010 through 2011 period, while the Black population grew more quickly than any other race, at 17.3 percent. The Asian population had the next highest rate of increase at 6.8 percent. In terms of ethnicity, the Hispanic population rose by 3 percent over the last decade; while this represented an increase of only 1,529 persons, it was still the largest total rise of any ethnic or racial minority group. Only the total increase of the much larger white population was greater, at 2,374 persons. Furthermore, the Hispanic population represented 9.1 percent of the state's population in 2011. These data are presented in Table I.1, on the following page.

Table I.1
Population by Race and Ethnicity
State of Wyoming
2010 Census and 2011 Intercensal Estimates

Race	2010 Census		2011 Intercensal Estimates		% Change 10–11
	Population	% of Total	Population	% of Total	
White	529,110	93.9%	531,484	93.5%	0.4%
Black	5,135	0.9%	6,024	1.1%	17.3%
American Indian and Alaskan Native	14,457	2.6%	14,774	2.6%	2.2%
Asian	4,649	0.8%	4,965	0.9%	6.8%
Native Hawaiian or Pacific Islander	521	0.1%	551	0.1%	5.8%
Two or more races	9,754	1.7%	10,360	1.8%	6.2%
Total	**563,626**	**100.0%**	**568,158**	**100.0%**	**0.8%**
Hispanic or Latino	50,231	8.9%	51,760	9.1%	3.0%

Table I.2, below, presents the population of Wyoming by age from the 2010 census and 2011 intercensal estimates. Between 2010 and 2011, the population increased by 0.8 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 3,607 persons, or by 4.9 percent. In 2011, the largest age group in Wyoming was the population aged 25 to 44, which accounted for 25.6 percent of the entire population.

Table I.2
Population by Age
State of Wyoming
2010 Census and 2011 Intercensal Estimates

Race	2010 Census		2011 Intercensal Estimates		% Change 10–11
	Population	% of Total	Population	% of Total	
Under 14 years	113,371	20.1%	113,462	20.0%	0.1%
15 to 24 years	78,460	13.9%	78,704	13.9%	0.3%
25 to 44 years	144,615	25.7%	145,669	25.6%	0.7%
45 to 54 years	83,577	14.8%	80,936	14.2%	-3.2%
55 to 64 years	73,513	13.0%	77,120	13.6%	4.9%
65 & over	70,090	12.4%	72,267	12.7%	3.1%
Total	**563,626**	**100.0%**	**568,158**	**100.0%**	**0.8%**

At the time of the 2010 Census, there were 13,712 persons living in "group quarters." This type of household is defined as a place in which persons live or stay in a group living arrangement owned or managed by an organization that provides housing or services for the 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 decreased by 2.6 percent, as shown in Table I.3, on the following page.

Table I.3
Group Quarters Population
State of Wyoming
2000 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions	4,176	3,576	-14.4%
Juvenile Facilities[3]	.	489	.
Nursing Homes	2,869	2,450	-14.6%
Other Institutions	816	186	-77.2%
Total	**7,861**	**6,701**	**-14.8%**
Noninstitutionalized			
College Dormitories	3,850	4,443	15.4%
Military Quarters	545	503	-7.7%
Other Noninstitutions	1,827	2,065	13.0%
Total	**6,222**	**7,011**	**12.7%**
Group Quarters Population	**14,083**	**13,712**	**-2.6%**

2. MIGRATION

Table I.4
Wyoming Population Change
State of Wyoming
Census Bureau Data, 1980–July 2011

1980 Population	**469,557**
Natural Increase 80-90	59,162
Net Migration 80-90	-75,131
1990 Population	**453,588**
Natural Increase 90-00	27,395
Net Migration 90-00	12,798
2000 Population	**493,782**
Natural Increase 00-09	27,356
Net Migration 00-09	23,132
2009 Population Estimate	544,270
2010 Population	**563,626**
Natural Increase 10-11	4,055
Net Migration 10-11	477
2011 Population Estimate	**568,158**

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." Along with total population, the Census Bureau released its newest estimates of migration in December 2011.

As calculated from data seen in Table I.4, at right, Wyoming had a relatively high natural increase of 59,162 persons between 1980 and 1990. However, there was a negative net migration that exceeded the natural increase over this period, and thus total population declined. Between 1990 and 2000, the natural increase was positive but smaller than that in the previous decade, yet net migration rose substantially to 12,798 persons. From April 2000 to July 2009, Wyoming's natural increase was relatively strong and was estimated to be 27,356 persons. Census Bureau net migration estimates were higher compared to the 1990 through 2000 period, and Wyoming continued to experience positive net migration, with a growth of 23,132 persons from 2000 to 2009.

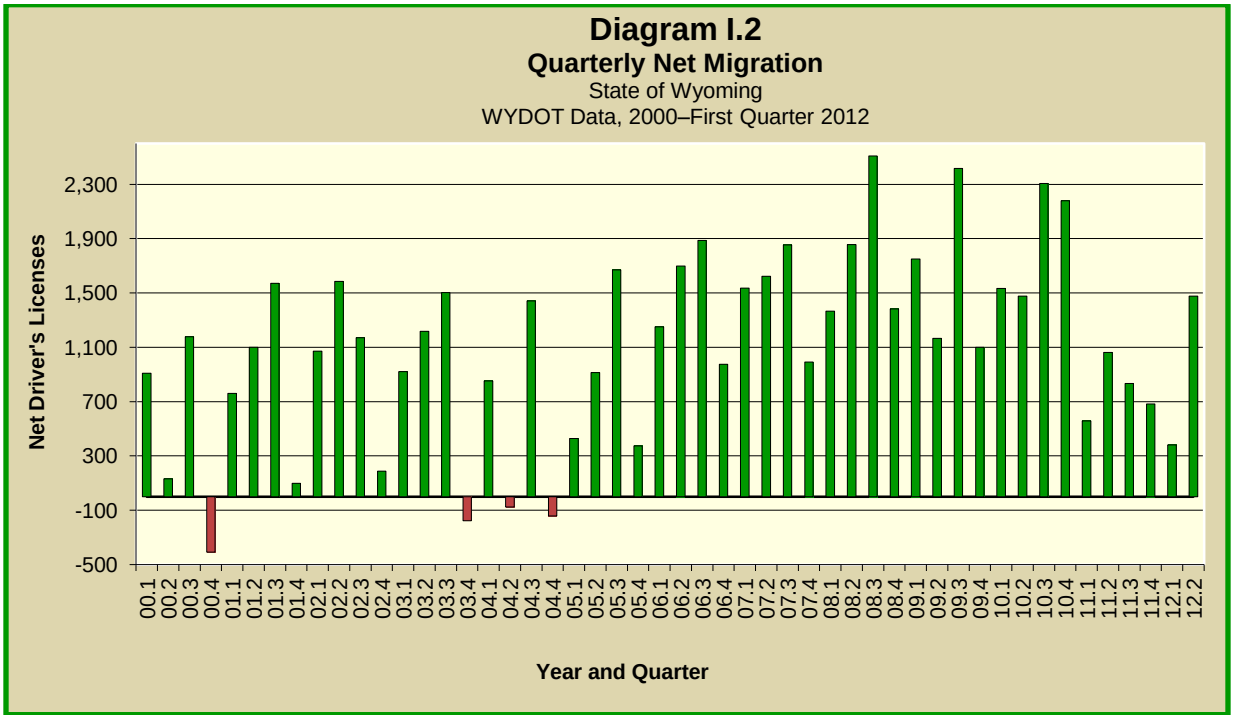
The 2011 population estimates showed a natural increase of 4,055 persons and a net migration of 477 persons since the 2010 Census. This indicates Wyoming's population increased to 568,158 persons, or by 0.8 percent, over the one-year period.

Other data sources also suggested that Wyoming's population is still rising. The Wyoming Department of Transportation (WYDOT) maintains data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. New Wyoming residents are asked to surrender their old out-of-state driver's licenses within one year. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses. Some new residents may wait

[3] In the 2010 Census, "juvenile facilities" and "correctional institutions" were reported separately.

until their licenses expire before obtaining a new one, and not all residents drive. The data nevertheless indicate the general direction of population movement as well as the strength of any population migration, providing insight into Wyoming's net migration and population trends.

The WYDOT data, which represent the net change between incoming and outgoing persons with licenses for the entire State of Wyoming, are presented for each quarter from 2000 through the second quarter of 2012 in Diagram I.2, below. In the first half of the last decade, Wyoming migration tended to have a more seasonal pattern, with in-migration during the earlier part of the year and out-migration in the latter part of the year. However, since 2005, net in-migration rose appreciably and rapidly, and 2010 showed the greatest level of net in-migrants. In the first half of 2012, despite a slight first quarter slowdown, there was a moderate net migration into Wyoming, with a net total of 1,857 persons arriving in the state. This trend suggests population movement into Wyoming may be picking up from the lower levels seen in 2011, particularly the sharp rise in the second quarter of 2012.



Furthermore, migration varied significantly by county, as shown in Table I.5, on the following page. The greatest levels of increase since 2004 were in Campbell, Laramie, Natrona, and Teton counties. In the first half of 2012 Johnson County saw a net decrease of two people, with Natrona county having the large net increase of 372 persons.

Table I.5
Net Migration by County
State of Wyoming
WYDOT Data, 2004–Second Quarter 2012

County	2004	2005	2006	2007	2008	2009	2010	2011	2012.2Q
Albany	-37	-16	69	61	261	426	450	143	50
Big Horn	-2	48	71	71	83	70	125	39	61
Campbell	130	341	795	737	998	1,124	814	336	244
Carbon	52	116	125	255	303	178	224	74	44
Converse	52	89	72	171	195	96	151	45	36
Crook	27	41	58	130	133	83	112	29	17
Fremont	100	211	318	271	350	335	432	59	108
Goshen	12	37	85	55	110	152	244	104	26
Hot Springs	42	62	44	54	91	79	75	33	31
Johnson	75	93	103	131	171	72	93	32	-2
Laramie	311	429	510	606	650	1,042	1,327	529	108
Lincoln	127	151	341	290	216	62	153	-27	32
Natrona	257	437	608	656	816	619	698	504	372
Niobrara	-2	19	11	31	40	45	26	18	26
Park	224	330	401	485	351	454	494	152	133
Platte	64	32	30	22	49	77	151	57	38
Sheridan	29	155	326	266	359	230	355	14	85
Sublette	164	156	261	323	400	240	145	102	25
Sweetwater	198	243	711	631	735	294	567	565	259
Teton	270	304	461	450	571	536	483	287	68
Uinta	-22	87	286	149	154	96	210	29	45
Washakie	20	51	69	57	42	56	89	16	37
Weston	12	3	86	133	59	74	93	8	21
Out of State*	-28	-32	-31	-33	-25	-9	-16	-12	-7
Wyoming **	**2,075**	**3,387**	**5,810**	**6,002**	**7,112**	**6,431**	**7,495**	**3,136**	**1,857**

* Out of State represents mostly military personnel stationed elsewhere in the country.
** Some records lacked a gender or cohort classification and are therefore not counted in Tables I.5 and I.6.

Table I.6, below, presents driver's licenses exchanged and surrendered during the first half of 2011 by age and gender, for those who reported these attributes. The population aged 26 to 55 experienced a majority of the influx in the first half 2011, with those aged 26 to 35 increasing by 496 persons.

Table I.6
Driver's Licenses Exchanged or Surrendered by Age and Gender
State of Wyoming
WYDOT Data, First and Second Quarter 2011

Gender	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-Migrants									
Male	48	529	534	1,282	784	688	409	148	4,422
Female	46	429	389	1,076	594	541	322	145	3,542
Total	**94**	**958**	**923**	**2,358**	**1,378**	**1,229**	**731**	**293**	**7,964**
Out-Migrants									
Male	31	376	382	1,075	604	488	383	177	3,516
Female	39	377	362	787	414	405	293	152	2,829
Total	**70**	**753**	**744**	**1,862**	**1,018**	**893**	**676**	**329**	**6,345**
Net Change by Age and Gender									
Male	17	153	152	207	180	200	26	-29	906
Female	7	52	27	289	180	136	29	-7	713
Total	**24**	**205**	**179**	**496**	**360**	**336**	**55**	**-36**	**1,619**

As shown in Table I.7, on the following page, the total in-flow of new drivers who moved to Wyoming in the first half of 2012 was up compared to the same period one year ago, increasing from 1,619 to 1,857 persons, or 14.7 percent from that seen in the first half of 2011. Again the largest age cohort moving into Wyoming was those persons between the ages of 26 to 35. These

data may indicate a reversal of the recent slowdown in Wyoming net migration, with the same in-migration but fewer people leaving.

Table I.7
Driver's Licenses Exchanged or Surrendered
State of Wyoming
WYDOT Data, First and Second Quarter 2012

Gender	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	52	451	522	1,348	809	682	381	161	4,406
Female	46	427	430	1,078	577	489	348	164	3,559
Total	**98**	**878**	**952**	**2,426**	**1,386**	**1,171**	**729**	**325**	**7,965**
Out-migrants									
Male	35	371	362	1,051	608	529	368	186	3,510
Female	37	339	294	722	415	347	318	126	2,598
Total	**72**	**710**	**656**	**1,773**	**1,023**	**876**	**686**	**312**	**6,108**
Net Change by Age and Gender									
Male	17	80	160	297	201	153	13	-25	896
Female	9	88	136	356	162	142	30	38	961
Total	**26**	**168**	**296**	**653**	**363**	**295**	**43**	**13**	**1,857**

WYDOT data also identify the states from which new residents moved when relocating to Wyoming. Since 2000, these data have suggested that about 44.6 percent of all new residents have been from four western states, in addition to Michigan, as shown in Table I.8, below. Between 2000 and the first half of 2012, most new residents relocated from California.[4]

Table I.8
Net Migrants by State
State of Wyoming
WYDOT Data, 2000–Second Quarter 2012

Area	In-Migrants	Out-Migrants	Net Migrants	% of Total
California	14,653	3,083	11,570	20.62
Arizona	7,610	3,460	4,150	7.40
Michigan	6,248	2,438	3,810	6.79
New Mexico	3,167	367	2,800	4.99
Colorado	29,897	27,142	2,755	4.91
Other	143,718	112,686	31,032	55.3
Total	**205,293**	**149,176**	**56,117**	**100.00**

Another source of information regarding migration is available from the American Community Survey (ACS). Within the survey, selected data were made publicly available; these are known as the Public Use Microdata Sample (PUMS) data. While these data can be subject to some sampling error, the PUMS data can still provide useful information about migration.

One of the questions PUMS survey respondents were asked was whether they lived in the same house one year prior to the survey. Table I.9, on the following page, presents the number of persons who did not live in the same house the previous year.

[4] These trends correlate with commuting data published by the Wyoming Department of Employment. Further reports on commuting trends can be found at http://www.doe.state.wy.us/lmi.

Table I.9
Population Migration: Place of Residence One Year Ago
State of Wyoming
2010 PUMS Data

Area	2002	2003	2004	2005	2006	2007	2008	2009	2010
Wyoming	63,472	59,265	66,466	60,488	71,136	75,716	64,761	57,417	80,632
Other States	24,909	23,601	24,646	24,674	24,141	28,690	25,040	28,202	27,547
Total U.S.	88,381	82,866	91,112	85,162	95,277	104,406	89,801	85,619	108,179
International Migration	783	2,546	1,610	1,672	3,769	2,192	1,206	1,175	2,796
Total Migration	**89,164**	**85,412**	**92,722**	**86,834**	**99,046**	**106,598**	**91,007**	**86,794**	**110,975**

The PUMS migration data are separated into domestic and international migration. These data indicated softening domestic intrastate and interstate migration, with total domestic migration at 108,179 persons in 2010. While persons did move around within the state, the level of interstate movement was mostly consistent with trends seen in the WYDOT driver's license exchange data. Wyoming's 2010 international and domestic migration increased, with total migration rising by 24.5 percent between 2002 and 2010.

Table I.10
Domestic Population Migration
State of Wyoming
2010 PUMS Data

Area	2010
Colorado	3,463
California	3,441
Montana	3,266
Utah	2,220
Arizona	2,108
Texas	1,779
Other States	11,270
Wyoming	80,632
Total	**108,179**

The PUMS domestic migration data also indicated the state in which the person resided one year previously. These data also showed that there was a significant inflow of persons to Wyoming from Colorado and California in 2010, as shown in Table I.10, at right. Several states are mentioned in both this data set and the data set from the Driver's License Exchange Data, with the additions of Montana, Utah, and Texas.

The PUMS data also included changes in international in-migration.[5] International in-migration fluctuated greatly between 2003 and 2010. During 2010, the greatest numbers of persons arriving in the state were from Europe, followed by Asia and South America. International in-migration from Europe and Eastern Europe increased from a low of 190 persons in 2009 to 1,400 in 2010, as shown below in Table I.11.

Table I.11
International Population Migration
State of Wyoming
2010 PUMS Data

Area	2003	2004	2005	2006	2007	2008	2009	2010
Europe & Eastern Europe	538	190	764	1,694	1,294	209	190	1,400
Central & South America	379	229	630	1,370	.	.	224	645
Africa	118	204	.	533	.	121	193	.
Asia	1,002	743	278	172	457	675	216	751
North America	254	63	.	.	441	167	352	.
Australia	255	181	.	.	.	34	.	.
Total	**2,546**	**1,610**	**1,672**	**3,769**	**2,192**	**1,206**	**1,175**	**2,796**

[5] Since these data are from a relatively small sample, there are likely some sampling errors associated with the previous place of residence in the international statistics, with year-to-year sample sizes varying substantially. For example, the 2003 sample comprised 9,420 subjects, but the 2005 sample had only 5,056 subjects.

3. POVERTY

Table I.12
Individuals in Poverty
State of Wyoming
SAIPE Census Bureau Data, 1998–2010

Year	U.S.		Wyoming	
	Individuals in Poverty	Poverty Rate	Individuals in Poverty	Poverty Rate
1998	34,475,762	12.7	54,286	11.4
1999	32,791,272	11.9	54,214	11.2
2000	31,581,086	11.3	50,357	10.4
2001	32,906,511	11.7	51,201	10.5
2002	34,569,951	12.1	52,045	10.6
2003	35,861,170	12.5	53,320	10.8
2004	37,039,804	12.7	51,301	10.3
2005	38,231,474	13.3	52,275	10.6
2006	38,757,253	13.3	51,728	10.3
2007	38,052,247	13.0	48,149	9.5
2008	39,108,422	13.2	49,465	9.5
2009	42,868,163	14.3	53,974	10.2
2010	46,215,956	15.3	62,636	11.4

The Census Bureau defines poverty as a situation in which total family income is less than a threshold amount based on the Consumer Price Index (CPI), family size, number of children, and the age of the householder. According to the Census Bureau's Small Area Income and Poverty Estimates (SAIPE), the rate of poverty in Wyoming was consistently lower than that of the nation.[6] Similar to national trends, poverty declined in Wyoming in the latter 1990s. By 2000, the rate was 10.4 percent, as shown in Table I.12, at right. In 2010, the most recent year that poverty statistics were estimated, the poverty rate in Wyoming increased to 11.4 percent, the highest rate seen since 1998. This rate represented 62,636 persons in poverty in Wyoming in 2010. However, the poverty rate was lower than the national poverty rate of 15.3 percent in 2010.

Long-form data collected during the 2000 Census, such as income, cost burdens, and poverty, were not collected during the 2010 Census. Today, the best available, similar data source is the ACS. In December 2011, the Census Bureau released the 2006 to 2010 five-year estimates of the ACS data. This source provides the most up-to-date data for many housing, demographic, and economic concepts. Table I.13, below, displays the 2000 Census and the 2010 ACS poverty estimates by age. Over the 2006 to 2010 period, 6,690 persons under the age of 5 and 4,005 persons over the age of 65 were below the poverty level. According to the ACS, there were an estimated 52,297 persons in poverty, which translated to a poverty rate of 9.8 percent, a bit lower than in 2000.

Table I.13
Poverty by Age
State of Wyoming
2000 Census and 2010 Five-Year ACS Data

Age	2000 Census		2010 Five-Year ACS	
	Population	% of Total	Population	% of Total
5 and Below	6,319	11.5%	6,690	12.8%
6 to 18	11,896	21.7%	9,258	17.7%
18 to 64	31,709	57.9%	32,344	61.8%
65 and Older	4,853	8.9%	4,005	7.7%
Total	**54,777**	**100.0%**	**52,297**	**100.0%**
Poverty Rate	11.4%	.	9.8%	.

[6] The Census Bureau reports several poverty estimates from major national household surveys and programs, such as the Annual Social and Economic Supplement to the Current Population Estimate, the Survey of Income and Program Participation, and the ACS and the SAIPE. The estimates from the different surveys vary because of differences in questionnaires, data collection methodology, reference period, etc. The SAIPE program, a part of the ACS program, creates statistical models to produce income and poverty estimates by combining survey results with administrative records. According to the Census Bureau, the SAIPE program provides the most accurate sub-national estimates of median household income and poverty for different age groups, but with a time lag. http://www.census.gov/hhes/www/poverty/newguidance.html.

The Census Bureau also releases data on the health insurance coverage of the population. Table I.14, below, shows the percent of the population without health insurance. In 1999, 14.5 percent of the population of all ages did not have health insurance. This number fell to 12.8 percent in 2004 but rose to 17.3 percent in 2010. The percentage of persons under the age of 18 without health insurance was 13.1 percent in 1999, 8.1 percent in 2006, and 10.2 percent in 2010.

Table I.14
Health Insurance Coverage: Uncovered Rate
State of Wyoming
Census Bureau Data, 1999–2010

Year	Under 18	All Ages
1999	13.1%	14.5%
2000	12.4%	14.7%
2001	9.7%	14.1%
2002	11.5%	14.8%
2003	11.6%	14.8%
2004	8.8%	12.8%
2005	10.0%	14.4%
2006	8.1%	14.2%
2007	9.0%	13.2%
2008	8.6%	13.3%
2009	9.3%	15.4%
2010	10.2%	17.3%

4. SUMMARY

Population growth was strong in Wyoming in recent decades. From 2000 to 2010, the population grew by 14.1 percent, and between 2010 and 2011, it grew another 0.8 percent. Persons aged 26 to 45 represented the largest segment of persons moving to Wyoming, and they were likely seeking or had secured employment. Many individuals came from California, with Michigan in-migrants beginning to show significant numbers as well. However, this new growth was not uniform throughout Wyoming; the influx of new residents to a handful of communities put significant pressure on their housing markets, such as in Campbell County, at the same time that demand was weaker in other areas with much slower population growth. Nevertheless, the 2012 WYDOT data, particularly the count of net migrants, point to a potential return to stronger population growth.

Annual Small Area Income and Poverty Estimates (SAIPE) data showed an increase in the poverty rate from 2000 to 2010, with the 2010 rate as high as the 1998 figure. In addition, the share of all persons without health insurance increased notably by 2010 and was at an all-time high of 17.3 percent.

B. ECONOMICS

1. EMPLOYMENT AND LABOR FORCE

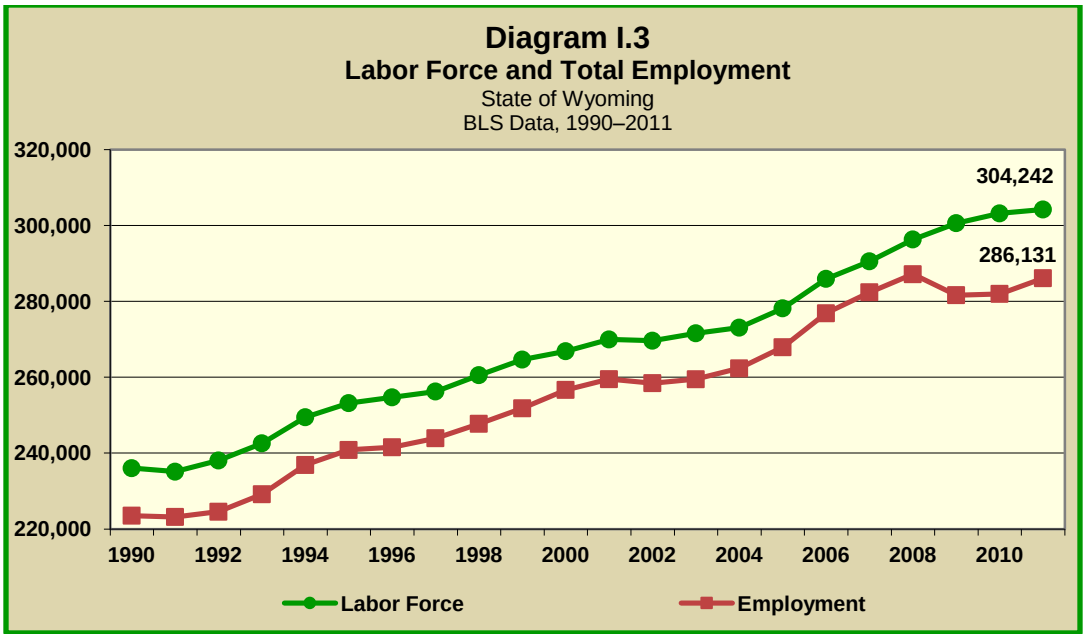
Employment in Wyoming was examined through data from a variety of sources. Data depicting labor force, employment, unemployment, and non-agricultural employment by industry from the Current Employment Statistics (CES) survey were collected from the Bureau of Labor Statistics (BLS) and the Wyoming Department of Workforce Services, Research & Planning. Full- and part-time employment data by industry were derived from the Bureau of Economic Analysis (BEA). The BLS and CES data differ mainly because the labor force data are compiled from household interviews, while the CES data are based on reports from employers. Further, BLS labor force data include both agricultural and non-agricultural workers. Employed persons holding more than one job are counted only once in the labor force data, while the CES data provide a count of jobs.

Labor force statistics for 1990 through 2011 are presented in Table I.15, below. Between 2010 and 2011, Wyoming's labor force increased by 0.3 percent, or 1,027 persons, while employment increased by 4,136 persons. Consequently, the state's unemployment rate decreased from 7 percent in 2010 to 6 percent in 2011; and this rate continued to be well below the national unemployment rate of 8.9 percent. This was the 12th consecutive year in which Wyoming recorded an unemployment rate below that of the U.S. average. Although the employment rate remains high compared to the Wyoming historical figures, the decrease indicated Wyoming's economy has begun to recover from the nationwide economic downturn.

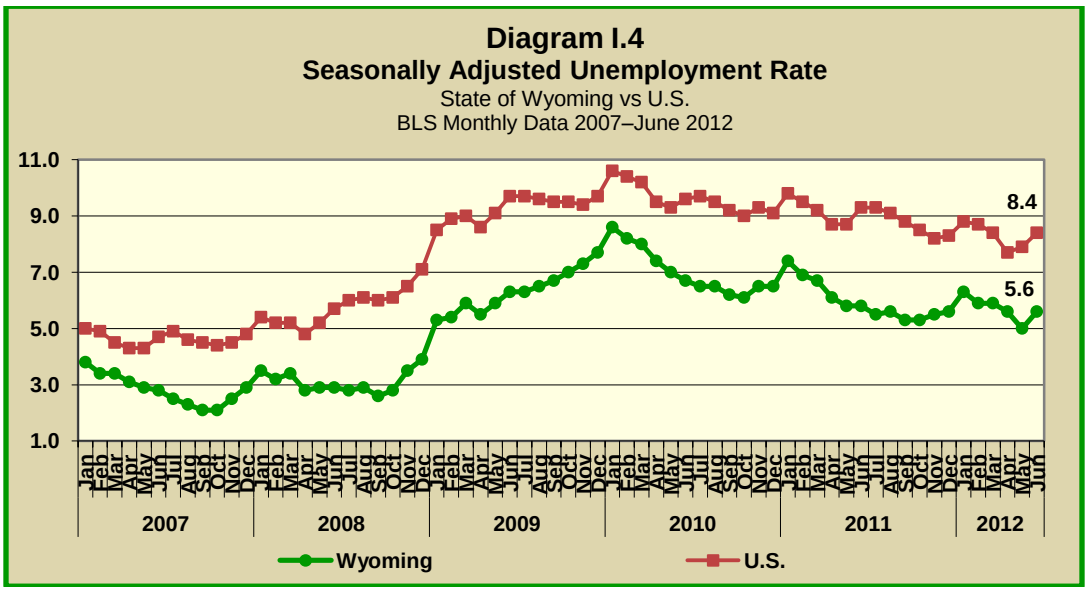
Diagram I.3, on the following page, presents a comparison of Wyoming labor force and employment and shows how quickly employment fell after 2008.

Table I.15
Labor Force Statistics
State of Wyoming
BLS Data, 1990–2011

Year	Labor Force	Employment	Unemployment	Wyoming Unemployment Rate
1990	236,043	223,531	12,512	5.3
1991	235,124	223,192	11,932	5.1
1992	238,076	224,562	13,514	5.7
1993	242,599	229,177	13,422	5.5
1994	249,475	236,885	12,590	5.0
1995	253,196	240,846	12,350	4.9
1996	254,717	241,560	13,157	5.2
1997	256,263	243,944	12,319	4.8
1998	260,570	247,748	12,822	4.9
1999	264,676	251,828	12,848	4.9
2000	266,882	256,685	10,197	3.8
2001	269,985	259,508	10,477	3.9
2002	269,654	258,462	11,192	4.2
2003	271,607	259,489	12,118	4.5
2004	273,091	262,358	10,733	3.9
2005	278,183	267,927	10,256	3.7
2006	285,958	276,882	9,076	3.2
2007	290,580	282,417	8,163	2.8
2008	296,341	287,181	9,160	3.1
2009	300,641	281,659	18,982	6.3
2010	303,215	281,995	21,220	7.0
2011	304,242	286,131	18,111	6.0



Preliminary figures for 2012, found in **Volume II. Technical Appendix**, indicated that Wyoming's monthly unemployment rate for June 2012 was 5.6 percent, lower than Wyoming's 2011 rate and still well below the national average, so the economy appears to be improving, as shown below in Diagram I.4.



As presented in Diagram I.5, on the following page, in 2012 Wyoming's weekly initial unemployment insurance claims decreased from a high of 1,020 in the second week of 2012 to only 380 in the fourth week of June. Although these data are highly seasonal, the 2012 weekly low of 362 in the fourth week of March was the lowest level seen since 2008, with the previous high of nearly 2,000 claims seen in January 2010. The monthly unemployment rates are trending back down, and with the decline of weekly initial unemployment claims, the effects of the national economic recession are lessening in Wyoming.

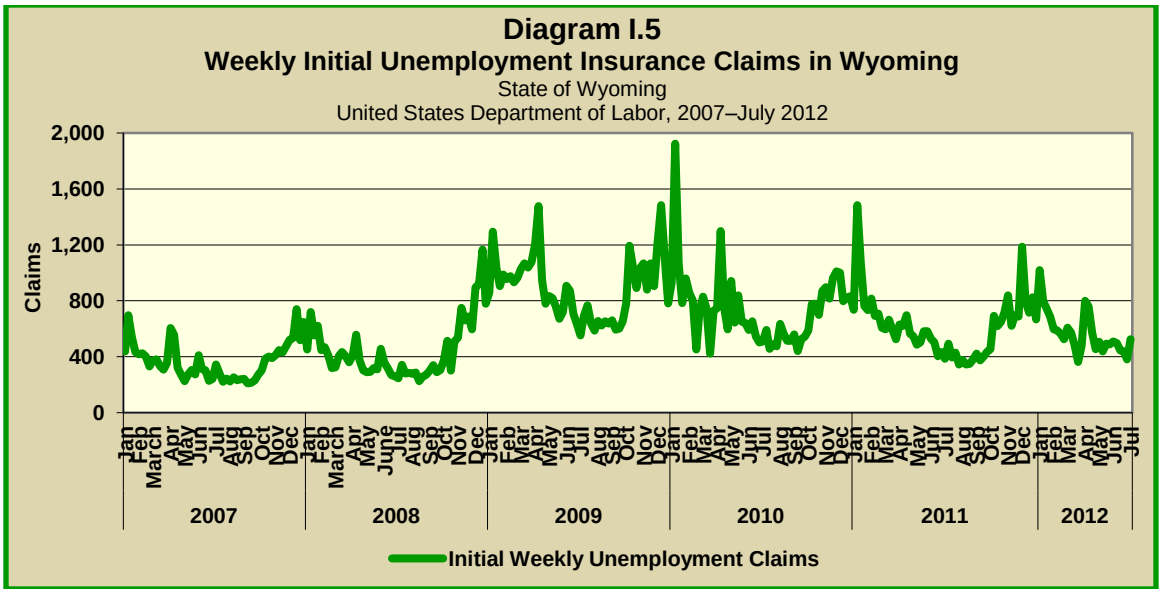
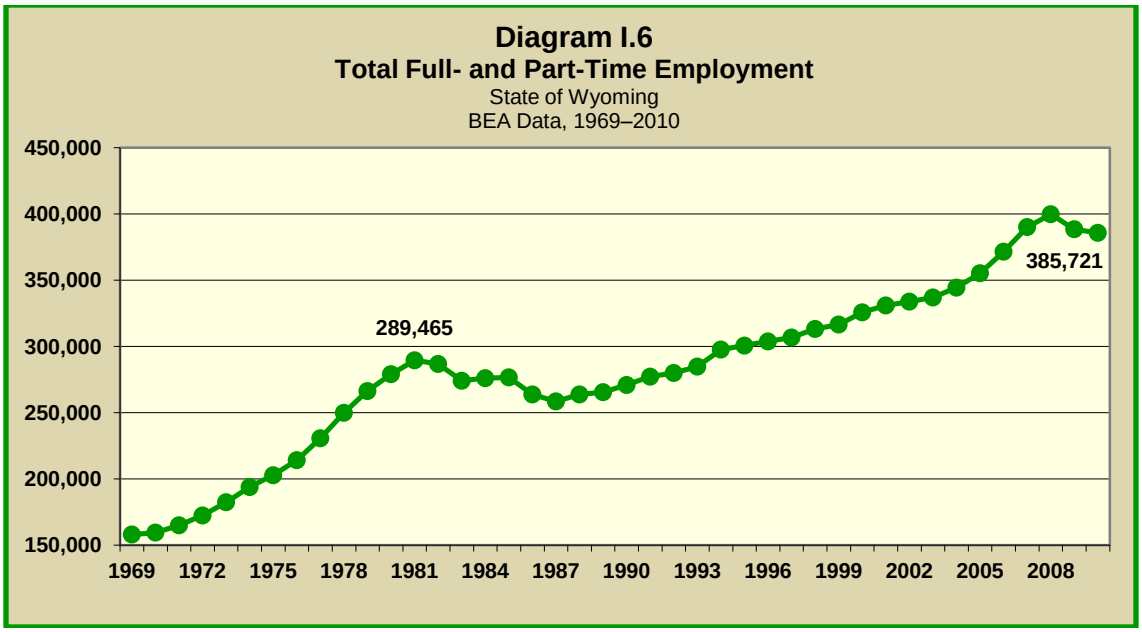


Table I.16, on the following page, shows non-agricultural wage and salary employment data by selected industries for the years 1990 to 2011 for the state and the cities of Casper and Cheyenne. CES data are only available for states and metropolitan areas. Selected industries experienced sharp increases in employment, at least through 2008. For example, the natural resources, mining, and construction sector shot up by more than 66.9 percent statewide since 2000, with only moderate increases in retail trade and leisure and hospitality services. This implies that some labor shortages might have occurred in these larger employment sectors. Natural resource, mining, and construction jobs increased by 21.7 percent in Cheyenne between 2000 and 2011. Educational and health services employment increased by more than 46.7 percent statewide from 2000 to 2011, although some weakness appeared from 2008 through 2011.

Table I.16
Non-Agricultural Wage and Salary Employment
State of Wyoming
BLS Data, Select Years 1990–2011

Year	Total Goods Producing			Total Service Producing						Total Non. Farm, Wage Emp.
	Natural Res.& Mining/or Construction	Other	Total	Retail Trade	Edu. & Health Services	Leisure & Hospitality	Govern-ment	Other	Total	
Wyoming										
1990	16,100	21,600	37,700	24,900	12,900	23,700	55,200	44,000	160,700	198,500
1995	15,200	25,300	40,500	27,500	16,500	28,700	57,700	48,400	178,800	219,300
2000	16,300	28,900	45,200	30,100	18,200	29,900	60,700	55,100	194,000	239,300
2006	22,700	30,500	53,200	30,400	22,000	32,000	65,100	61,300	210,800	263,900
2007	26,600	34,000	60,600	30,900	22,600	32,600	65,400	65,100	216,600	277,300
2008	27,400	36,700	64,100	32,000	23,300	33,500	67,100	68,800	224,700	288,800
2009	29,300	38,100	67,400	32,200	24,500	34,500	69,400	70,200	230,800	298,200
2010	25,500	32,900	58,400	30,700	25,700	32,900	71,500	67,100	227,900	286,400
2011	25,200	31,000	56,200	29,500	26,400	32,600	72,600	65,600	226,700	282,900
Casper										
1990	2,400	3,100	5,500	3,800	2,600	2,900	5,100	8,600	23,000	28,500
1995	1,900	3,300	5,100	4,100	3,500	3,000	5,500	8,300	24,400	29,500
2000	2,000	3,400	5,400	4,600	4,000	2,900	5,500	9,700	26,700	32,000
2006	3,600	4,200	7,800	4,900	4,700	3,600	5,600	10,600	29,400	37,100
2007	4,000	4,600	8,600	5,000	4,700	3,700	5,600	11,200	30,200	38,800
2008	3,700	4,900	8,600	5,200	4,900	3,900	5,800	11,500	31,300	39,800
2009	3,700	5,000	8,700	5,300	5,200	4,100	5,900	11,600	32,100	40,800
2010	3,000	4,400	7,400	5,100	5,500	3,900	6,000	10,900	31,400	38,800
2011	3,100	4,300	7,400	4,800	5,700	4,000	6,000	10,700	31,200	38,500
Cheyenne										
1990	1,400	1,000	2,400	4,600	1,400	3,700	11,000	8,800	29,500	31,900
1995	2,000	1,300	3,300	4,700	2,000	4,600	11,300	9,200	31,800	35,100
2000	2,300	1,600	3,900	5,300	2,300	4,200	11,700	10,500	34,000	37,900
2006	2,900	1,500	4,400	5,600	3,300	4,400	12,800	11,200	37,300	41,700
2007	3,300	1,600	4,900	5,600	3,500	4,400	12,800	11,700	38,000	42,900
2008	3,100	1,700	4,800	5,700	3,800	4,500	13,200	12,200	39,400	44,200
2009	3,300	1,600	4,900	5,700	3,900	4,600	13,600	12,400	40,200	45,200
2010	3,000	1,500	4,500	5,300	4,000	4,400	13,900	12,100	39,700	44,100
2011	2,700	1,400	4,100	5,200	4,100	4,300	13,800	11,900	39,300	43,300

The BEA provides an additional set of employment statistics. These are collected, in part, through income tax filings and represent the number of full- and part-time jobs that are being filled. Total full- and part-time employment figures for the period from 1969 through 2010 are presented in Diagram I.6, on the following page. Since 1987, employment increased on average by 2.2 percent per year to an all-time high of 399,767 jobs in 2008, but fell to 385,721 jobs in the most recent 2010 estimate.



During 2001, government agencies, including the BEA, switched from the Standard Industrial Classification (SIC) system to the North American Industrial Classification System (NAICS). NAICS groups economic activities into 21 sectors, which was an increase from the 10 major divisions in the SIC system.

Table I.17, on the following page, shows the changes in employment by sector. Government enterprises continued to be the largest employment sector in Wyoming, with over 74,854 jobs in 2010. Retail trade, with 38,503 jobs, was the next largest employer during 2010. Overall, the total number of jobs in Wyoming decreased by 0.7 percent between 2009 and 2010 compared to a decrease of 0.3 percent nationally. The construction sector lost 1,902 jobs between 2009 and 2010, which was a decrease of 5.7 percent, for a total of 31,300 jobs. On the other hand, a few sectors added jobs: government and government enterprises added 949 jobs, health care and social assistance added 340 jobs, and finance and insurance added 327 jobs.

Table I.17
Employment by Industry
State of Wyoming
BEA Data, Select Years 2001-2010

NAICS Categories	2001	2007	2008	2009	2010	% Change 09-10
Farm employment	12,447	12,584	12,686	12,453	12,548	0.8%
Forestry, fishing, related activities, and other	2,601	2,669	2,781	2,738	2,808	2.6%
Mining	20,671	31,668	34,566	30,168	30,253	0.3%
Utilities	(D) [7]	2,524	2,583	2,547	2,535	-0.5%
Construction	27,291	36,363	37,977	33,202	31,300	-5.7%
Manufacturing	11,404	11,961	11,649	10,909	10,629	-2.6%
Wholesale trade	7,741	9,683	10,006	9,680	9,392	-3.0%
Retail trade	39,010	41,266	41,029	39,887	38,503	-3.5%
Transportation and warehousing	(D)	14,917	14,951	14,211	14,032	-1.3%
Information	(D)	4,793	4,786	4,729	4,650	-1.7%
Finance and insurance	10,302	13,193	13,720	15,159	15,486	2.2%
Real estate and rental and leasing	11,940	18,578	19,462	19,004	18,843	-0.8%
Professional and technical services	13,885	17,022	17,380	16,561	16,430	-0.8%
Management of companies and enterprises	943	1,031	1,090	1,126	1,257	11.6%
Administrative and waste services	11,522	13,098	12,876	12,377	12,503	1.0%
Educational services	2,382	2,998	3,187	3,393	3,588	5.7%
Health care and social assistance	22,917	27,005	27,997	28,785	29,125	1.2%
Arts, entertainment, and recreation	6,350	6,480	6,683	6,580	6,650	1.1%
Accommodation and food services	28,507	32,980	34,077	32,553	32,375	-0.5%
Other services, except public administration	(D)	19,054	18,774	18,478	17,960	-2.8%
Government and government enterprises	65,274	70,206	71,507	73,905	74,854	1.3%
Total	**330,878**	**390,073**	**399,767**	**388,445**	**385,721**	**-0.7%**

Additional employment data were collected from the BLS Quarterly Census of Employment and Wages (QCEW). Data from this series are from the period of January 2001 through December 2011 and are presented in Table I.18, below, with the 2011 information considered preliminary (p). As shown therein, total annual employment stood at 286,333 persons in 2011; this figure was higher than the 2010 average by 8,612 jobs.

Table I.18
Total Monthly Employment
State of Wyoming
BLS QCEW Data, 2001–2011(p)

Period	2001	2005	2006	2007	2008	2009	2010	2011(p)
Jan	224,710	229,582	230,113	236,236	240,107	252,232	264,362	274,867
Feb	225,192	229,420	229,791	236,746	241,599	253,794	265,904	275,990
Mar	228,385	231,515	231,363	239,165	244,569	256,872	269,444	277,683
Apr	231,138	234,010	234,937	243,573	248,102	259,590	270,192	278,647
May	239,182	242,064	242,721	249,384	254,815	267,478	278,551	287,477
Jun	249,165	250,468	252,581	259,394	265,132	279,100	288,885	297,210
Jul	245,113	247,453	249,336	255,795	261,585	273,565	283,638	293,386
Aug	246,425	247,219	250,267	255,729	262,430	274,103	284,567	293,841
Sep	243,883	246,346	249,974	253,699	262,215	274,506	284,566	294,457
Oct	240,561	242,276	246,544	251,233	259,432	271,389	282,190	291,700
Nov	236,902	237,485	241,245	247,516	255,998	268,804	279,976	285,994
Dec	236,685	237,547	241,519	248,144	257,034	271,295	280,382	284,741
Annual	**237,278**	**239,615**	**241,699**	**248,051**	**254,418**	**266,894**	**277,721**	**286,333**
% Change	.	0.98	0.87	2.63	2.57	4.90	4.06	3.10

[7] (D) indicates that the amount was not released to avoid confidential disclosure of information, but these figures are still included in the totals.

Nevertheless, the total number of business establishments in Wyoming increased by approximately 0.5 percent to 25,113 establishments in 2011, as shown below in Table I.19.

Table I.19
Number of Business Establishments
State of Wyoming
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	20,925	21,388	21,483	21,357	21,288	.
2002	21,278	21,557	21,658	21,648	21,535	1.16
2003	21,588	21,793	21,958	22,017	21,839	1.41
2004	22,086	22,437	22,521	22,626	22,418	2.65
2005	22,666	23,052	23,187	23,227	23,033	2.74
2006	23,475	23,947	24,090	23,973	23,871	3.64
2007	24,090	24,484	24,572	24,671	24,454	2.44
2008	24,763	24,983	25,130	25,183	25,015	2.29
2009	25,032	25,135	25,055	24,991	25,053	0.15
2010	24,915	25,033	25,020	24,989	24,989	-0.26
2011(p)	24,902	25,066	25,204	25,279	25,113	0.50

2. PERSONAL INCOME

Personal income comprises earnings from employment as well as unearned income sources such as dividends, interest, rents, and transfer payments. These data, drawn in part from income tax filings, are released by the BEA, with most statewide estimates available for 2011.

Over the 1969 through 2011 period, the largest growth of a component of personal income occurred in the unearned income categories, including property income (dividends, interest, and rents) and transfer payments. In fact, both property income and transfer payments increased five-fold throughout this period.

In 1969, total real personal income in Wyoming was $5.8 billion. This figure rose to nearly $26.9 billion in 2011, or by roughly 3.7 percent per year. Between 2000 and 2011 personal income increased 45.4 percent, or 3.5 percent per year.

Earnings from employment rose more than 3.5 percent per year between 2000 and 2011. Per capita income grew to $47,301 in 2011, increasing 2.2 percent per year over this period.

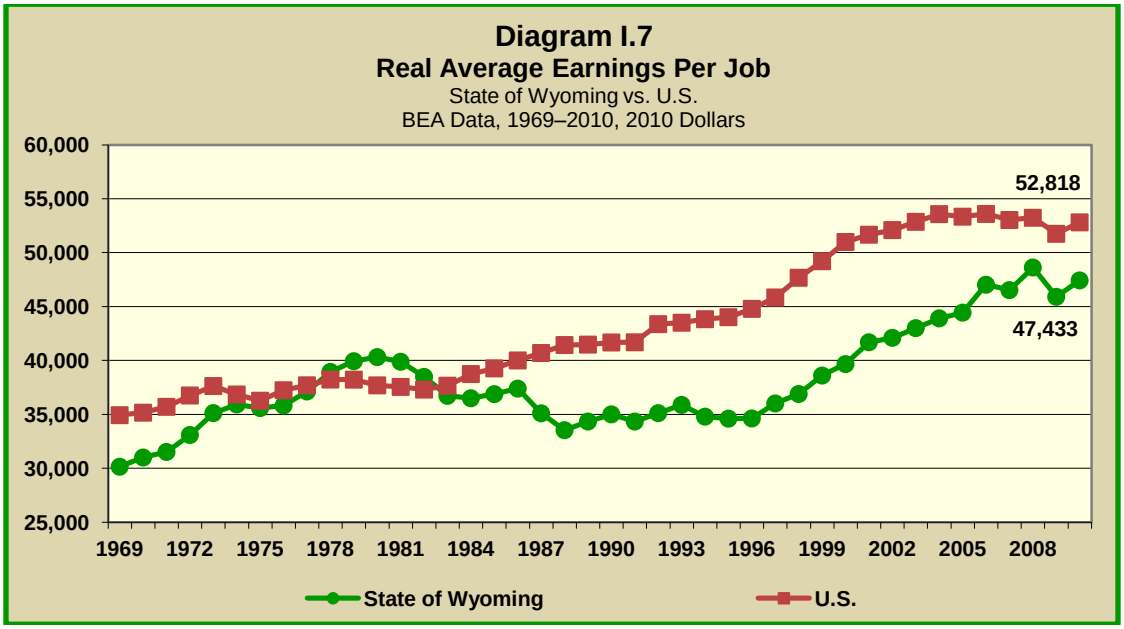
Combined, the unearned income categories represented 45.8 percent of all personal income received in Wyoming in 2011. Table I.20, on the following page, displays Wyoming's real personal income figures for the period from 1969 through 2011.[8]

[8] Earnings are developed from place of work data and represent all workers, labor, and proprietors. Social security contributions are subtracted. Residence adjustment corrects for earnings of persons living out-of-state. Personal income represents place of residence data.

Table I.20
Total Employment and Real Personal Income
State of Wyoming
BEA Data, 1969–2011

Year	1,000s of 2011 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	4,762,814	324,775	64	913,959	434,743	5,786,805	17,588	157,954	30,151
1970	4,942,010	335,029	606	992,498	478,568	6,078,652	18,212	159,384	31,007
1971	5,197,669	360,361	-3,567	1,060,649	526,725	6,421,115	18,885	164,883	31,523
1972	5,702,768	406,857	-12,898	1,087,891	550,271	6,921,174	19,953	172,302	33,098
1973	6,402,668	515,540	-28,115	1,202,051	611,805	7,672,871	21,712	182,288	35,125
1974	6,961,887	587,449	-50,076	1,320,720	635,985	8,281,067	22,717	193,767	35,929
1975	7,213,838	613,525	-54,509	1,383,182	701,420	8,630,406	22,682	202,679	35,593
1976	7,669,946	679,990	-72,388	1,460,869	739,175	9,117,612	23,056	214,096	35,825
1977	8,562,153	748,570	-88,899	1,579,367	761,907	10,065,958	24,459	230,589	37,132
1978	9,729,710	865,578	-109,501	1,758,190	801,545	11,314,367	26,258	249,813	38,947
1979	10,632,994	986,027	-144,917	1,939,493	855,371	12,296,915	27,216	266,229	39,940
1980	11,248,233	1,047,800	-181,668	2,176,118	929,285	13,124,168	27,677	278,978	40,320
1981	11,545,997	1,183,303	-189,215	2,464,161	1,020,405	13,658,044	27,777	289,465	39,888
1982	11,034,613	1,163,835	-171,549	3,011,549	1,106,494	13,817,271	27,286	286,715	38,485
1983	10,063,315	1,027,235	-121,032	2,573,518	1,258,409	12,746,976	24,978	274,024	36,725
1984	10,072,422	1,061,849	-105,227	2,732,427	1,198,812	12,836,584	25,425	275,951	36,500
1985	10,201,754	1,102,073	-99,300	2,758,674	1,235,469	12,994,524	26,004	276,585	36,884
1986	9,860,868	1,045,606	-76,935	2,636,119	1,330,989	12,705,436	25,634	263,687	37,396
1987	9,072,602	961,925	-48,434	2,542,878	1,312,460	11,917,580	24,986	258,441	35,105
1988	8,844,410	1,011,929	-39,037	2,540,525	1,321,141	11,655,111	25,059	263,690	33,540
1989	9,114,593	1,010,983	-25,477	2,784,490	1,371,590	12,234,213	26,691	265,401	34,342
1990	9,480,410	1,082,591	-19,115	2,947,535	1,420,462	12,746,701	28,096	270,832	35,005
1991	9,516,400	1,117,098	-3,235	3,005,733	1,532,251	12,934,052	28,163	277,118	34,341
1992	9,829,509	1,139,484	-11,387	3,013,745	1,655,506	13,347,890	28,628	279,892	35,119
1993	10,217,757	1,170,808	-14,514	2,946,808	1,765,042	13,744,285	29,053	284,727	35,886
1994	10,355,045	1,214,859	-13,299	3,172,388	1,827,049	14,126,325	29,412	297,590	34,797
1995	10,402,405	1,223,057	-9,804	3,318,709	1,905,700	14,393,952	29,669	300,566	34,610
1996	10,516,045	1,225,891	-3,150	3,539,419	1,968,454	14,794,878	30,308	303,695	34,628
1997	11,047,477	1,252,180	3,970	3,802,590	1,985,027	15,586,884	31,846	306,690	36,021
1998	11,553,079	1,312,017	7,006	4,308,311	2,018,028	16,574,406	33,771	313,121	36,897
1999	12,217,010	1,356,664	5,378	4,516,938	2,073,320	17,455,982	35,496	316,462	38,605
2000	12,920,252	1,407,344	14,906	4,768,660	2,183,444	18,479,918	37,387	325,674	39,672
2001	13,795,885	1,474,228	9,628	4,657,732	2,304,428	19,293,446	39,004	330,878	41,695
2002	14,052,955	1,516,281	4,744	4,625,462	2,439,317	19,606,197	39,211	333,771	42,104
2003	14,488,543	1,558,456	1,486	4,895,476	2,564,353	20,391,401	40,503	336,901	43,006
2004	15,121,062	1,613,515	-343	5,216,644	2,638,477	21,362,324	41,960	344,343	43,913
2005	15,786,065	1,686,707	-726	5,845,706	2,692,965	22,637,303	44,028	355,201	44,443
2006	17,471,309	2,105,294	-6,853	7,033,179	2,767,809	25,160,148	48,138	371,472	47,033
2007	18,151,375	2,204,172	-9,528	7,034,894	2,873,467	25,846,036	48,322	390,073	46,533
2008	19,440,909	2,287,602	-20,747	7,751,773	3,108,784	27,993,118	51,265	399,767	48,630
2009	17,834,375	2,205,760	-10,618	6,096,928	3,484,044	25,198,969	45,010	388,445	45,912
2010	18,296,070	2,276,968	-9,243	6,295,402	3,619,520	25,924,782	45,921	385,721	47,433
2011	18,850,154	2,143,342	-8,238	6,570,407	3,605,691	26,874,672	47,301	(NA)	.

Economic theory suggests that as unemployment falls below 4 percent, signifying the theoretical full utilization of the labor force, pressure should be placed on wage rates, causing increases in salaries and wages; conversely, when unemployment rises, pressures on wage rates should lessen. Wyoming's average earnings per job figures over time can be seen in Diagram I.7, below. In the late 1970s, Wyoming's average earnings per job was higher the national figure; however, this phenomenon was short-lived, and from 1983 to the most recent year, Wyoming's average was lower than the U.S. average. While there were some recent setbacks in Wyoming's average earnings per job, especially in 2009, when average earnings per job decreased by 5.6 percent, the gap between the U.S. average and the Wyoming average began to close; the gap decreased from a high of $11,325 in 2000 to $5,385 in 2010.



Still, lower average earnings per job persisted for many years as a result of the fact that the most common jobs in Wyoming were often in the lower-paying industries such as retail trade and accommodation services. The higher-paying sectors, such as utilities, manufacturing, wholesale trade, mining, information, and management, tended to employ far fewer persons, as indicated previously in Table I.17. In fact, nearly all sectors of Wyoming's economy tended to pay less than the corresponding national average, as shown on the following page in Table I.21. Average earnings per job in Wyoming increased by 3.3 percent between 2009 and 2010, compared to 3.2 percent nationwide. In 2010, the utilities sector had the highest average earnings per job in Wyoming at $115,802. This was followed by earnings per job in the mining and management sectors. Average farm earnings had the lowest average earnings per job at $9,799. Still, average earnings in the mining, construction, and transportation and warehousing sectors in Wyoming were higher than national averages in these industries.

Table I.21
Real Earnings Per Job by Industry
State of Wyoming
BEA Data, Selected Years, 2010 Dollars

NAICS Categories	2001	2008	2009	2010	% Change 01-10	U.S. 2010
Farm earnings	19,068	9,855	6,060	9,799	-48.6%	28,974
Forestry, fishing, related activities and other	22,399	18,210	17,081	16,476	-26.4%	26,978
Mining	86,290	101,844	83,322	85,613	-0.8%	70,081
Utilities	(D)	111,529	112,750	115,802	.	126,608
Construction	48,316	57,045	54,092	57,343	18.7%	53,795
Manufacturing	56,746	65,929	62,899	67,806	19.5%	73,041
Wholesale trade	59,613	67,342	64,608	66,226	11.1%	75,460
Retail trade	26,174	28,842	29,063	30,131	15.1%	31,162
Transportation and warehousing	(D)	67,746	64,599	67,261	.	53,668
Information	(D)	43,827	43,622	44,938	.	91,647
Finance and insurance	43,782	34,462	34,027	33,527	-23.4%	67,105
Real estate and rental and leasing	32,674	21,585	20,255	21,440	-34.4%	19,857
Professional and technical services	44,947	52,020	48,993	50,441	12.2%	75,611
Management of companies and enterprises	55,280	81,786	82,242	87,148	57.6%	109,704
Administrative and waste services	26,050	27,491	25,711	25,468	-2.2%	33,749
Educational services	19,118	22,459	22,241	22,309	16.7%	35,992
Healthcare and social assistance	41,096	47,208	46,690	47,564	15.7%	52,473
Arts, entertainment, and recreation	34,580	28,255	28,605	28,975	-16.2%	26,728
Accommodation and food services	18,447	22,475	21,569	23,210	25.8%	23,144
Other services, except public administration	(D)	32,778	32,730	35,003	.	33,510
Government and government enterprises	47,211	59,284	60,655	61,116	29.5%	66,559
Weighted Average	**41,695**	**48,630**	**45,912**	**47,433**	**13.8%**	**51,714**

The annual BLS QCEW data, which represent an alternative source of information, indicated average weekly wages were down 1.88 percent between 2008 and 2009, but trended upward, by 3.07 percent to $807 in 2010. In 2011, average weekly wages saw a substantive increase of 3.47 over the prior year, rising to $835. These data are shown in Table I.22, below.

Table I.22
Average Weekly Wages
State of Wyoming
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	522	527	528	580	539	.
2002	547	547	543	592	557	3.34
2003	560	563	562	616	575	3.23
2004	583	586	591	641	600	4.35
2005	610	621	642	682	639	6.50
2006	668	684	705	761	705	10.33
2007	730	740	734	815	755	7.09
2008	779	780	781	850	798	5.70
2009	778	768	756	831	783	-1.88
2010	774	790	792	871	807	3.07
2011(p)	808	820	832	876	835	3.47

Table I.23, on the following page, shows the average weekly wages by county. Average weekly wages differed greatly around the state. For example, wages jumped 9.3 percent in Lincoln County but fell by 5.5 percent in Uinta County.

Table I.23
Average Weekly Wage by County
State of Wyoming
BLS QCEW Data, 2010 and 2011

County	2010	2011	% Change
Albany	694	715	3.0
Big Horn	668	686	2.7
Campbell	1,055	1,065	0.9
Carbon	748	776	3.7
Converse	818	842	2.9
Crook	658	672	2.1
Fremont	703	732	4.1
Goshen	582	609	4.6
Hot Springs	603	630	4.5
Johnson	598	612	2.3
Laramie	750	774	3.2
Lincoln	754	824	9.3
Natrona	849	889	4.7
Niobrara	572	592	3.5
Park	690	700	1.4
Platte	723	752	4.0
Sheridan	705	716	1.6
Sublette	1,079	1,140	5.7
Sweetwater	987	1,042	5.6
Teton	732	750	2.5
Uinta	821	776	-5.5
Washakie	680	709	4.3
Weston	659	679	3.0
Wyoming	**807**	**835**	**3.5**

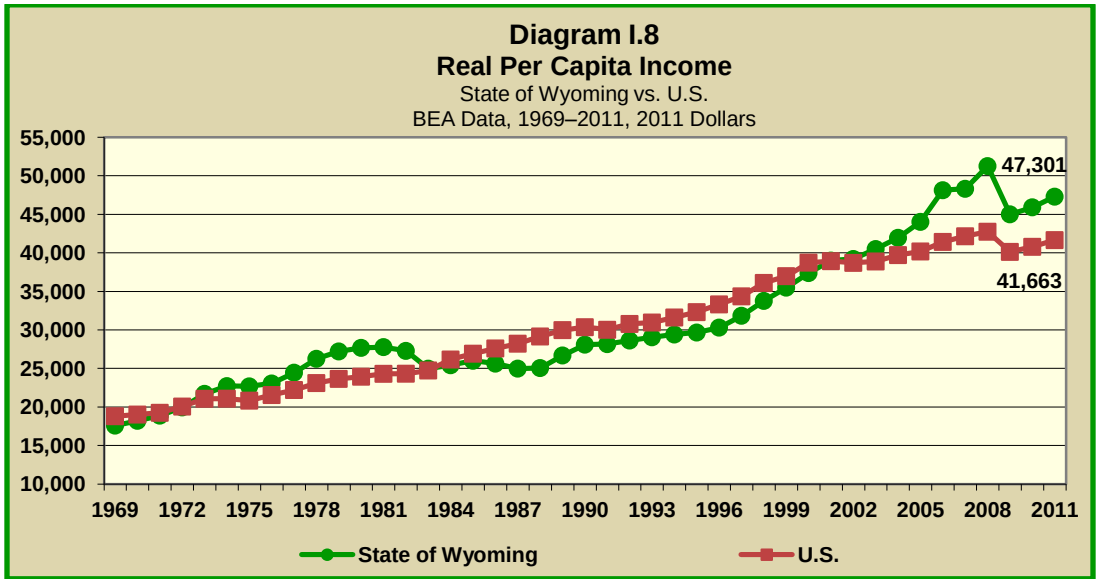
While Wyoming's real average earnings per job were historically lower than the national average, Wyoming's citizens tended to work more to compensate. For example, as shown in Table I.24, below, labor force participation rates in Wyoming were higher than the national average. The BLS estimates indicated that the 2010 labor force participation rate in Wyoming, at 69.6 percent, was 4.9 percentage points higher than that of the nation. The number of Wyoming citizens working more than one job increased from 8 percent in 2007 to 8.4 percent in 2008, and this figure was higher than the national rate of 5.2 percent.

Table I.24
Labor Force Participation Rate
U.S. vs. State of Wyoming
BLS Data, 2000–2011

Year	Wyoming	U.S.
2000	71.6	67.1
2001	72.0	66.8
2002	71.1	66.6
2003	71.0	66.2
2004	70.7	66.0
2005	71.3	66.0
2006	72.2	66.2
2007	72.0	66.0
2008	72.1	66.0
2009	71.9	65.4
2010	70.3	64.7
2011	69.5	64.6

As a result of higher labor force participation rates, the high incidence of multiple jobholders, and strong growth in unearned income sources, the state's per capita income should have kept pace with the U.S. since 1969. In 1969, Wyoming's per capita income was $1,021 lower than the U.S., at $17,183 versus $18,204. From 1973 to 1983, the state's per capita income was actually higher than the U.S. average. Then, for the next 19 years, Wyoming's per capita income was again below that of the U.S. It was not until 2002 that Wyoming saw its per capita income rise above the national average.

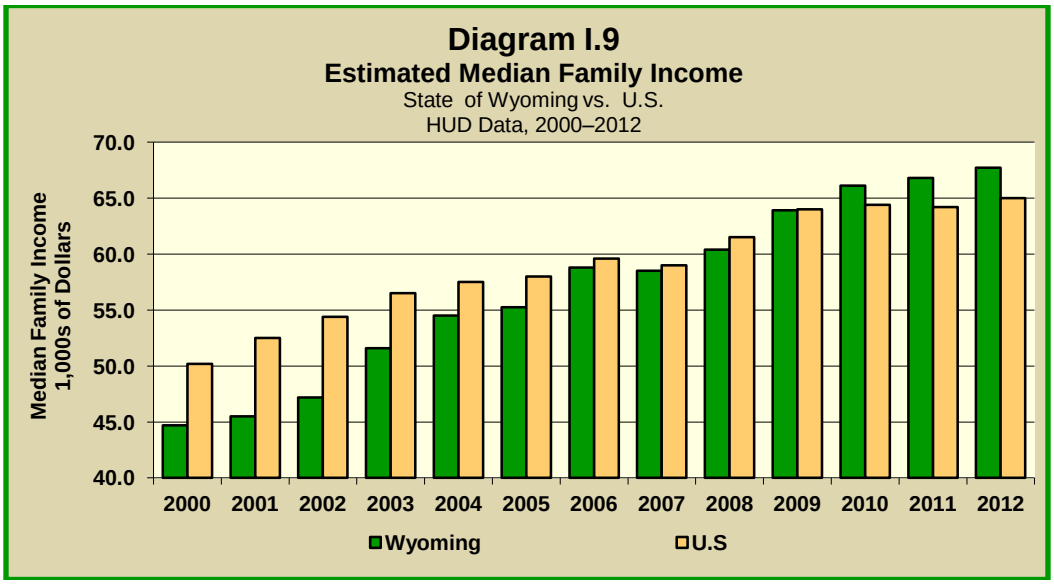
While Wyoming's per capita income rose from $36,525 in 2000 to $47,301 in 2011, it was still $5,638 higher than the national figure. The changes in per capita income from 1969 through 2011, compared to the U.S. averages, are shown below in Diagram I.8.



3. Family and Household Income

The U.S. Department of Housing and Urban Development's (HUD's) estimates of Median Family Income (MFI) are based on estimates from the Census Bureau and BLS data. [9] Separate MFI estimates are calculated for metro and non-metro areas of the state using the Fair Market Rent (FMR) area definitions applied in the Section 8 Housing Choice Voucher Program.

As shown in Diagram I.9, below, the 2012 MFI for Wyoming was slightly higher than the national estimate, at $67,700 versus $65,000. These data suggest that HUD's family income estimates in Wyoming rose more quickly than in other parts of the U.S.



[9] Family refers to the Census Bureau definition of "family," which includes a householder and one or more persons living in the same household who are related to the householder by birth, marriage, or adoption. The definition of family excludes one-person households.

The 2010 five-year ACS released income estimates by household. As shown in Table I.25, below, 14.9 percent of households had incomes of less than $20,000 and 19.3 percent of households had incomes of $100,000 and above. The largest percentage of households, 20.3 percent, had incomes between $50,000 and $74,999. The majority of households had incomes of $35,000 and above, which implies that Wyoming had a robust middle class and an abundance of higher income households.

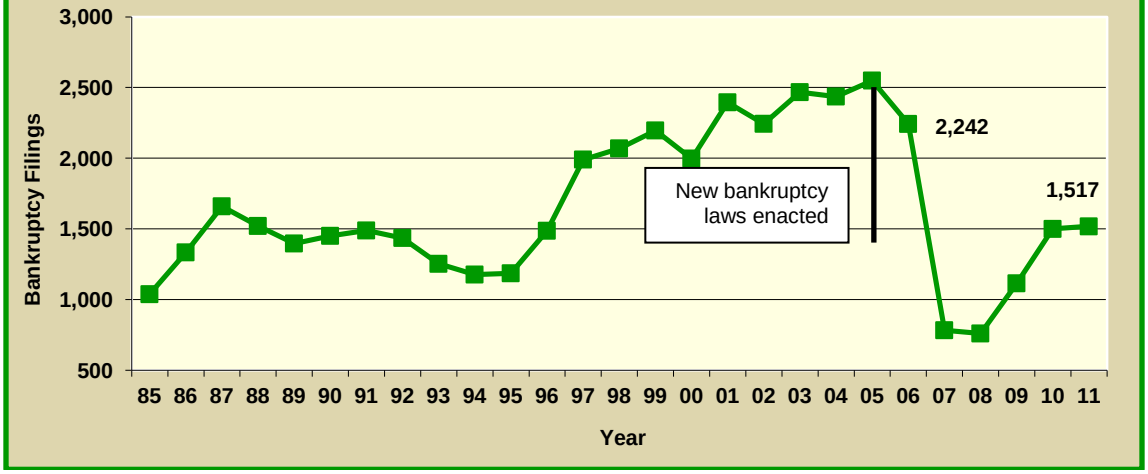
Table I.25
Households by Income
State of Wyoming
2000 Census and 2010 Five-Year ACS Data

Income	2000 Census		2010 Five-Year ACS	
	Population	% of Total	Population	% of Total
State of Wyoming				
Under $15,000	32,352	16.7%	21,963	10.1%
$15,000–$19,999	14,942	7.7%	10,477	4.8%
$20,000–$24,999	14,042	7.2%	11,850	5.4%
$25,000–$34,999	27,727	14.3%	23,902	11.0%
$35,000–$49,999	35,417	18.3%	32,677	15.0%
$50,000–$74,999	39,126	20.2%	44,279	20.3%
$75,000–$99,999	17,392	9.0%	30,595	14.1%
$100,000 and Above	12,961	6.7%	41,945	19.3%
Total	**193,959**	**100.0%**	**217,688**	**100.0%**

4. Personal Bankruptcy

From the late 1990s through 2005, the number of bankruptcies in Wyoming climbed sharply to 2,549 filings, the highest number seen starting in 1985. However, a new bankruptcy law, the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005, went into effect on October 17, 2005. This Act made filing more expensive and paperwork-intensive, and also included additional restrictions such as income limits and counseling requirements for those who were allowed to have their debts discharged in the most common form of personal bankruptcy: the Chapter 7 liquidation. As shown in Diagram I.10, below, bankruptcy filings dropped dramatically during 2007, wherein a total of 782 bankruptcies were filed. Since then, bankruptcy filings have again been increasing, with 1,499 filings in 2010 and another 1,517 in 2011.

Diagram I.10
Number of Bankruptcy Filings in Wyoming
State of Wyoming
U.S. Bankrupcy Court Data, 1985–2011



5. TRENDS IN ENERGY RESOURCES

On August 8, 2005, the Domenici-Barton Energy Policy Act of 2005 was signed into law, which set a strong tone for the nation's approach to development and use of energy. Among its key elements, the Act:

- Improves the nation's electricity transmission capacity and reliability by providing enforceable mandatory reliability standards, incentives for transmission grid improvements, and reform of transmission rules;
- Promotes a cleaner environment by encouraging new innovations and the use of alternative power sources;
- Promotes clean coal technology and provides incentives for renewable energies such as biomass, wind, solar, and hydroelectricity;
- Provides leadership in energy conservation by establishing new mandatory efficiency requirements;
- Clarifies the federal government's role in citing Liquefied Natural Gas facilities and provides an efficient approval process;
- Decreases the U.S. dependence on foreign oil by increasing domestic oil and gas exploration and development on non-park federal lands; and
- Encourages more nuclear power by authorizing the Department of Energy to develop accelerated programs for the production and supply of electricity. [10]

The legislation called for $14.5 billion in expenditures, tax credits, subsidies, and other forms of financial support over the next several years. One-third of this investment will be in coal, with $3 billion for the production and generation of coal-based power. Another $1.8 billion will be devoted to the Clean Coal Initiative. Furthermore, the Act repeals the Public Utility Holding Company Act and expands the Federal Energy Regulatory Commission's (FERC) merger authority. These actions are designed to promote investment in transmission capacity and reliability and electric energy development.

Due to Wyoming's long history of having large, resource-based industrial sectors, it is reasonable to believe that high-paying energy jobs in the mining and utilities industries have been coming to Wyoming partly as a result of this legislation.

Uranium Mining

Uranium mining projects involve extracting uranium ore for use in nuclear power plant energy production. It can be extracted using "in-situ" or leach mining techniques, which entail chemically flushing the ore out of the ground, or conventional mining techniques that require digging out ore-filled materials for processing. Uranium mining in Wyoming experienced flux in the past few years, mostly due to volatile prices. The price for uranium in 2012 held steady around the market price of $51 per pound, down from a high near $140 per pound in 2008. Nevertheless, uranium mining in Wyoming is likely to remain generally steady.

According to the Nuclear Regulatory Commission (NRC), there were six active uranium recovery facilities in Wyoming as of March 29, 2012.[11] These projects included:

[10] http://energycommerce.house.gov/108/energy_pdfs_2.htm
[11] http://www.nrc.gov/info-finder/materials/uranium

1. Kennecott Uranium Company in Sweetwater County
2. Lost Creek ISR, LLC in Sweetwater County
3. Power Resources, Inc. in Converse County
4. Uranium One America, Inc. in Campbell County
5. Uranium One USA in Johnson and Campbell Counties
6. Uranerz Energy Corporation in Johnson and Campbell Counties

The following chart, also from the NRC, illustrates projected new uranium recovery sites:[12]

Company	Site Under Consideration	Design	Estimated Application Date	Status	Letter of Intent
Fiscal 2011 Applications					
Strata Energy, Inc.	Ross	ISR-New	Received 1/11	Tech Review Ongoing	1/8/10
Fiscal 2012 Applications					
Uranium One	Ludeman	ISR-Expansion	5/12	Tech Review Ongoing	11/28/11
Lost Creek ISR, LLC	Lost Creek	Dryer-Expansion	3/12	Tech Review Ongoing	1/6/10
AUC LLC	Reno Creek	ISR-New	7/12	Pre-Sub Audit 11/11	11/3/10
Uranium One	Allemand-Ross	ISR-Expansion	TBD		10/8/10
Titan Uranium USA, Inc.	Sheep Mountain	Heap Leach-New	7/12	Pre-Sub Audit 10/11	11/11/10
Fiscal 2013 Applications					
Lost Creek ISR, LLC	Lost Creek	KM-Horizon Exp.	12/12		3/29/12
Strathmore Minerals Corp.	Gas Hills	Heap Leach-New	2/13		2/8/12
Cameco	Ruby Ranch	ISR-Expansion	FY 2013		1/14/10
Uranerz Energy Corp.	Jane Dough	ISR-Expansion	11/12		10/7/11
Uranium One	Jab and Antelope	ISR-New	Received 7/08, Resume FY 13	Review Deferred	5/31/07
Fiscal 2014 Applications					
UR-Energy Corp.	Lost Soldier	IRS-Expansion	FY14		11/1/10
The Bootheel Project LLC	Bootheel	IRS-New(Satellite)	FY14		8/9/10
Other Major Licensing Actions					
Uranium One	Willow Creek	ISR-Lic. Renew	Received 5/08	Tech Review Ongoing	
Kennecott Uranium	Sweetwater Mill	Conv-Lic. Renew	10/14		
Cameco	Smith Ranch/ Highland	ISR-Lic. Renew	2/12	Pre-Sub Audit Comp.	
Cameco	North Butte	ISR-Ops Plan	1/12		9/9/10
Cameco	Gas Hills	ISR-Ops Plan	1/12		9/9/10
Cameco	Ruth	ISR-Ops Plan	6/13		9/9/10

Coalbed Methane Gas Production

According to the U.S. Energy Information Administration (EIA), Wyoming ranks second in the U.S. in natural gas production and represents approximately 10 percent of U.S. production.[13] Methane is the most commonly used natural gas. "Coalbed methane" describes methane gas that is collected from coal seams. Production of this gas in Wyoming increased from 133 billion cubic feet in 2000 to 535 billion cubic feet in 2009.[14]

However, while coalbed methane was a powerful source of jobs and revenue in Wyoming, recent production dropped dramatically in the state largely due to declining natural gas prices and limited availability of land sites. According to a January 2010 *Billings Gazette* article, coalbed methane production plummeted by more than 25 percent in 2009.[15] As of January 2012, the number of coalbed methane rigs has remained at four for the last two months, compared to 13 rigs in service last year.[16] Poor pricing played a predominant role in the decrease of well production in the state; some drilling companies have had to reduce production by leaving broken wells unfixed or avoiding drilling new wells with plans to resume when prices improve.

[12] http://www.nrc.gov/materials/uranium-recovery/license-apps/ur-projects-list-public.pdf
[13] http://wyia.org/wp-content/uploads/2011/06/2011wia-nrel-study-press-release1.pdf
[14] http://www.eia.gov/dnav/ng/hist/rngr52swy_1a.htm
[15] http://billingsgazette.com/news/state-and-regional/wyoming/article_1b628c82-038f-11df-8add-001cc4c03286.html
[16] http://www.wyomingbusinessreport.com/article.asp?id=61551

Recently, state officials have limited extensions on idle drilling leases. Under the new policy, after five years, the lease holder must justify an extension, which may result in an increase in the reclamation bond, a higher royalty fee, and/or a higher rental fee. According to Harold Kemp, assistant director to the Office of the State Lands and Investment, this new policy has caused more than 835 wells on state leases to be shut in.[17]Another factor is the availability of land leases with wildlife stipulations protecting sage grouse, which limits potential sites.[18]

However, according to a *Wyoming Business Report* article published in January 2011, many coalbed methane companies have been using the slowdown in production as an opportunity to acquire new wells and expand potential production. One of these groups, High Plains Gas, Inc., purchased more than 1,600 wells in November of 2010. The goal of this company is to purchase wells that are not in operation and invest in the wells to improve the technology and management. With this business plan, High Plains Gas, Inc., has turned over more than 600 wells and has attained production increases in excess of 300 percent in some cases.[19] The company is expanding projects and turned a significant increase in revenue during the last fiscal term.

Electricity Production through Coal Gasification

Coal gasification is a process that uses heat and pressure to convert coal to gas, which is then burned using combustion turbines to produce electricity. This "clean coal" technology is environmentally friendly because it allows for the capture of carbon dioxide. The captured carbon dioxide can subsequently be used to enhance production of oil and other processes rather than released into the atmosphere. Coal gasification can also produce marketable commodities such as liquid fuels.[20]

A spokesperson from General Electric stated that as of July 2011, plans for construction of the High Plains Gasification-Advanced Technology Center have been suspended, due to the uncertainty surrounding federal government's energy regulatory policies.[21] The $100 million coal gasification research plant was scheduled to begin operating in Cheyenne by 2012. The plant was to be owned by the State of Wyoming and operated by General Electric. The company plans to reassess the environment in 18 to 24 months.

In January 2011, details were released regarding plans to research and develop new coal gasification projects in the state. According to a *Wyoming Business Report* article, Advanced Conversion Technologies Task Force (formerly Clean Coal Task Force), which is based out of the University of Wyoming and works to identify and fund research projects to attempt to lessen the impact of coal-based energy production, approved a number of clean coal technology projects, including research for the development of new gasification technologies. As of January 2012, Emery Energy Company, LLC, has completed commissioning a 10-ton-per-day FlexFeed TM coal gasification test facility at Western Research Institute in Laramie.[22] This new technology allows for more efficiency and flexibility in production and a reduction in pollutants. Additionally, Houston-based DKRW Advanced Fuels was issued $545 million in bonds for construction of a coal gasification plant in Medicine Bow. The plant is expected to begin operation in 2014. There is hope that more plants using this technology will be built throughout the state and thus expanding

[17] http://trib.com/news/state-and-regional/state-of-wyoming-cracks-down-on-coal-bed-methane-lease/article_07e91ae6-68f8-5924-8642-17947578eaab.html
[18] http://www.trib.com/news/state-and-regional/article_40076a34-f9e8-51d4-b5ac-fbf506a90ef3.html
[19] http://www.wyomingbusinessreport.com/article.asp?id=55449
[20] http://fossil.energy.gov/programs/powersystems/gasification/howgasificationworks.html
[21] http://www.wyomingnews.com/articles/2011/11/06/news/20local_11-06-11.txt
[22] http://www.wyoptv.org/news/viewnews.php?id=887&title=coal%20gasification

Wyoming's growing market. TDA Research, Inc., was also given funding to develop a process by which coal gasification and other technologies can be used to create ultra pure hydrogen.[23]

Wind Energy

Wyoming has some of the best wind resources in the country, and is already a large exporter of wind power to Colorado, Oregon, and Utah.[24] According to the American Wind Energy Association (AWEA), as of February 2011, there were 25 functioning wind energy projects in Wyoming. In January 2012, the state had wind projects totaling 1,412 megawatts (MW) of power already online with nearly 7,870 in the queue. Wyoming's wind resource is ranked eighth in the U.S. An article released in 2010 noted that Wyoming's wind capacity measures have been revised, with Wyoming holding a greater capacity for wind production than previously estimated; this finding may cause the potential for new wind energy projects to grow in the state.[25] It's estimated that over 40 percent of the state is available windy land.[26] According to a resource assessment from the National Renewable Energy Lab, Wyoming's wind resource could provide 116 times the state's current electricity needs.[27]

The wind energy business in Wyoming is growing rapidly and was called a "gold rush" by former Wyoming Governor Dave Freudenthal. It supported between 500 and 1,000 direct and indirect jobs in 2010.[28] In 2011, Worthington Industries and Gestamp Renewables announced plans to build a $40 million wind tower manufacturing plant in Cheyenne during 2012.[29] The U.S. Department of land management has given priority status to Choke Cherry and Sierra Madre and White Mountain Wind Energy Projects.

Electrical Transmission

Electrical transmission serves as the critical link between energy source facilities and customer end-user markets in major cities. In Wyoming, energy that is produced from coal gasification, wind turbines, or any other process can be sent to cities in the West and Southwest based on level of need and type of energy required. However, there are problems with the capacity of electrical transmitters keeping up with the rising production of energy in the state because there is little access available through current infrastructure for third party energy industrialists.[30]

According to the Wyoming Infrastructure Authority, as of January 2011, there were many projects in development devoted to improving the electrical transmission capacity in Wyoming. These projects, in total, have the capacity to mobilize 15,000 megawatts of electricity produced in the state and include:

- The Wyoming-Colorado Intertie Project, slated to begin service between 2014 and 2015. The lines will run over 180 miles, from Wyoming to northeastern Colorado, with an 850 MW capacity.
- The Energy Gateway South, a 1,500 MW, single circuit 500 kV line to run from Wyoming to central Utah. The developer plans to address long-term native-load and third party

[23] http://www.wyoptv.org/news/viewnews.php?id=577&title=Clean%20Coal%20Task%20Force%20funds%2012%20projects
[24] http://www.acore.org/files/pdfs/states/Wyoming.pdf
[25] http://www.businessweek.com/ap/financialnews/D9E1B3EO0.htm
[26] http://www.windpoweringamerica.gov/docs/wind_potential_80m_30percent.xls
[27] http://awea.org/_cs_upload/learnabout/publications/6425_2.pdf
[28] http://billingsgazette.com/news/state-and-regional/wyoming/article_a8a2c671-88b1-5c71-a5a5-e6a06a343754.html
[29] http://www.awea.org/_cs_upload/learnabout/publications/6425_4.pdf
[30] http://trib.com/news/state-and-regional/lack-of-transmission-capacity-stymies-deals-with-wind-developers/article_73e089d1-8489-5828-a4cd-5a3a9750df9f.html

needs in Wyoming, Utah, Idaho, Oregon, Washington, and California with this project. Its estimated in-service date is between 2017 and 2019.

- The Energy Gateway West Project, with up to a 3,000 MW capacity, scheduled to be completed between 2016 and 2018. The two single-circuit 230 kV transmission lines will run approximately 2,000 miles between Wyoming and Idaho.
- The TransWest Express Project, which will run lines from south central Wyoming to Utah and northwest Colorado with the capacity of transmitting 3,000 MW over 800 miles. It is scheduled to begin operating in 2016.
- The High Plains Express Project, scheduled to begin operation in 2019. There are 12 developers participating and it is being designed as a double-circuit 500 kV AC line, carrying 3,500 MW from Wyoming to Arizona, with on-ramps and off-ramps in Colorado and New Mexico.
- The Zephyr Project will run a 3,000 MW line from Wyoming to satisfy load growth in the Southwest. The developer, Duke American Transmission Company, was approved to use the Anchor Tenant model to enhance the viability of transmission projects.[31] It is scheduled to begin operation in early 2020.
- The Overland Transmission Project, which is being designed to carry up to 3,000 MW of power to markets across the western U.S. It scheduled to begin operation in 2017. This approximately 550-mile, high-voltage DC line from high-capacity wind resources will run from southeastern Wyoming to Midpoint Substation near Twin Falls, Idaho.[32]

Hydraulic Fracturing

Hydraulic fracturing is the process in which a mixture of water, sand, and chemicals are pumped under high pressure into shale formations to fracture the rock and create pathways to allow for the release of natural gas and oil. This process, combined with horizontal drilling has allowed for previously unproductive rock units to be converted into gas or oil fields.[33] This process has allowed for nearly every new oil and gas well to be commercially viable.[34]

In 2010, Wyoming was the first state to implement rules for hydraulic fracturing. These rules cover four key area: the protection of ground water; clarification of requirements for well integrity; requirements for disclosure of well stimulation fluid chemical additives, compounds, and concentrations or rates; and requirements for handling flow back water. Additionally, Wyoming is the only state that requires a well stimulation plan with the chemical disclosure to be submitted for approval.[35]

The University of Wyoming conducted a two day forum titled "Hydraulic Fracturing: A Wyoming Energy Forum" during September of 2011. The purpose of this forum was to discuss the role and benefits of hydraulic fracturing in Wyoming, state and federal regulations, emerging and future technologies, and help to increase public understanding. Safety issues were addressed and steps discussed to help increase the safety of the workers and the surrounding environment. Hydraulic fracturing is beneficial to increasing the yield of a well, providing employment, and long-term economic development.

[31] http://wyia.org/projects/transmission-projects/
[32] http://www.wyomingbusinessreport.com/article.asp?id=58250
[33] http://geology.com/articles/hydraulic-fracturing/
[34] http://www.uwyo.edu/ser/_files/docs/conferences/hydraulic-fracturing/hydraulic-fracturing-summary-report.pdf
[35] *Ibid.*

Potential Projects

Potential projects on the horizon include the Rock Springs uplift in Wyoming. This site is being evaluated for commercial-scale carbon capture and sequestration.[36] Carbon capture and sequestration is the process of "dramatically reducing carbon dioxide (CO_2) emissions from power generation and returning it underground into formations that have naturally trapped elements for millions of years."[37]

The Wyoming Business Council has partnered with Idaho National Laboratory and the University of Wyoming School of Energy Resources to focus on transforming the state's raw energy resource. The main focus will be on Hybrid Energy Systems (HES), which combine two or more complimentary resources to produce a variety of energy products that have a much higher values than the commodities alone.[38] Additionally, the State of Wyoming 2012 Budget Session has allocated funds to the Wyoming Business Council regarding the possibility of locating within the state of Wyoming any next-generation nuclear power plant project under consideration by the Department of Energy under its Nuclear Energy Research Initiative. [39]

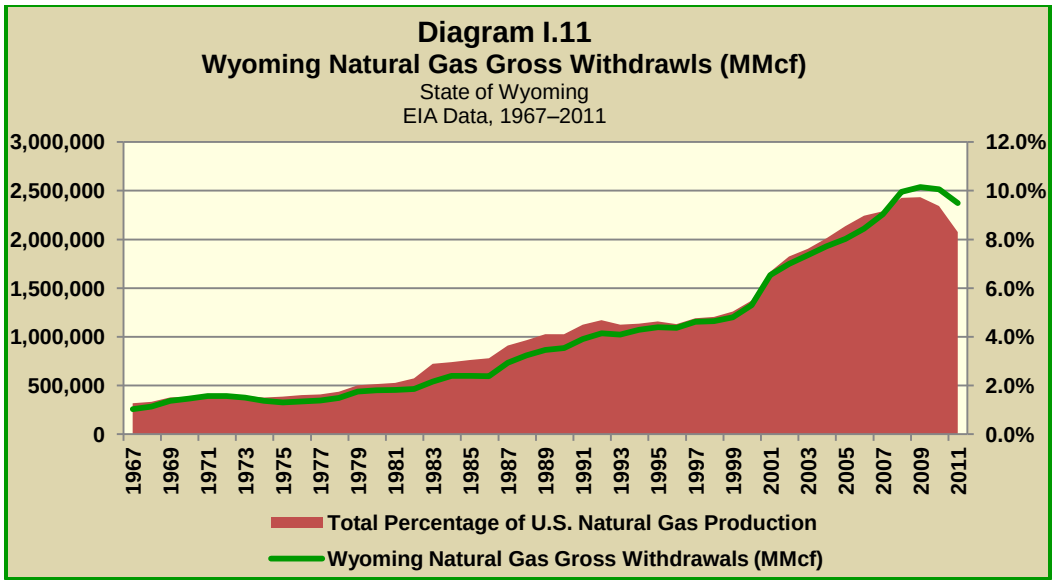
The National Renewable Energy Laboratory has stated that a large area of Wyoming is favorable for geothermal energy production, or the process of using heat from the earth as energy.[40] These possible projects will require an influx of engineers and individuals with backgrounds in the hard sciences, such as geology, geophysics, and reservoir geology, to come to Wyoming.

6. Energy Production

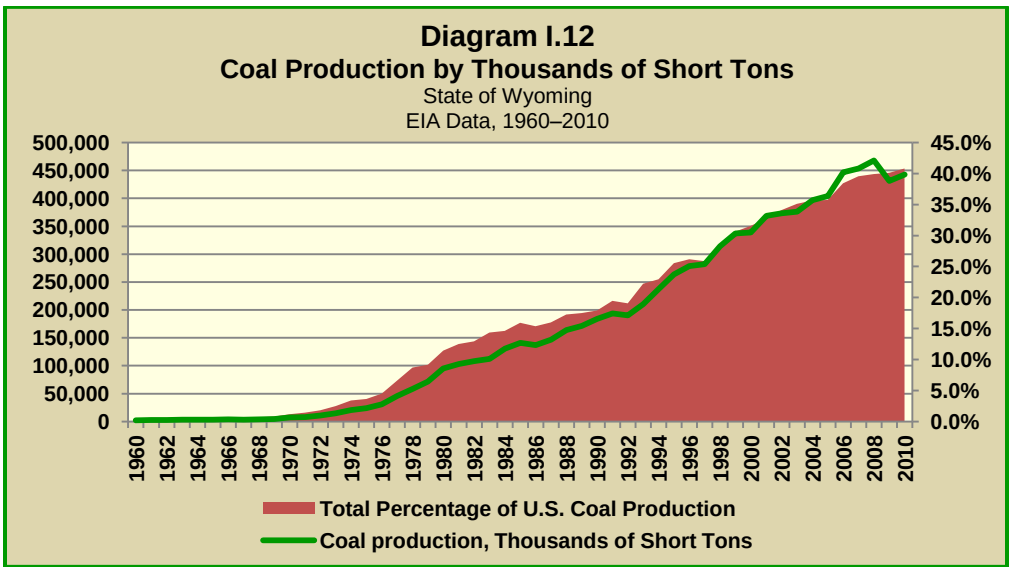
The mining and extraction of Wyoming's large amount of natural resources is a significant factor in Wyoming's economy. According to the BEA, the mining industry employed 30,253 persons in 2010, which made up 7.8 percent of Wyoming's total employment. However, earnings from the mining industry accounted for 15.9 percent of total earning throughout the state and were the second highest total earnings for all industries. The two most prominent resources extracted in Wyoming are coal and natural gas. Wyoming is key producer of these resources, and the health of coal and natural gas energy markets have a direct effect on the overall health of Wyoming's economic well-being.

Diagram I.11, on the following page, shows the gross withdrawals of natural gas in Wyoming from 1967 to 2011. Natural gas extraction grew significantly over this period, and as a result, has supplied a greater proportion of U.S. natural gas production. Natural gas production peaked in 2009, and accounted for 9.7 percent of total U.S. production.

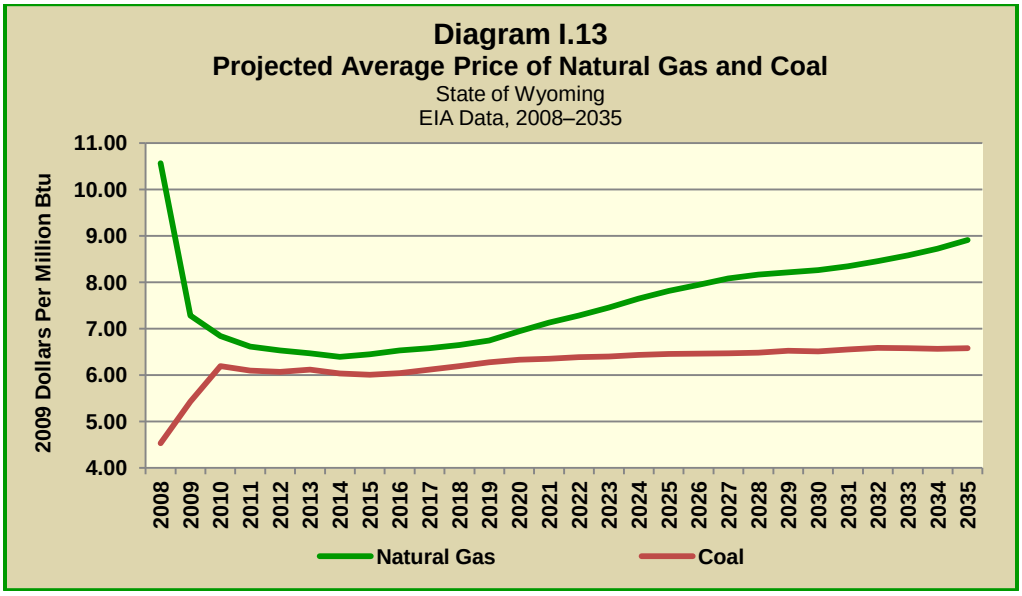
[36] http://billingsgazette.com/news/state-and-regional/wyoming/article_a8a2c671-88b1-5c71-a5a5-e6a06a343754.html
[37] http://ccs-education.org/
[38] http://www.kynf.org/content/wyoming-partner-idaho-national-laboratory
[39] http://legisweb.state.wy.us/2012/Bills/SF0014.pdf
[40] http://billingsgazette.com/news/state-and-regional/wyoming/article_a8a2c671-88b1-5c71-a5a5-e6a06a343754.html



Diagram, I.12, below, shows Wyoming coal production from 1960 to 2010. From 1960 to 1970, coal production in Wyoming was below 5,000,000 short tons. Over the next three decades, coal production in Wyoming increased dramatically, along with the overall proportion of U.S. coal production. Wyoming coal production peaked in 2008 at 467,644,000 short tons, which accounted for 40 percent of all U.S. coal production. The Powder River Basin, which straddles Wyoming and Montana, is the largest coal producing region in the entire United States, and its 16 operational coal mines accounted for 43.2 percent of all U.S. coal production.



The prices of markets are determined by the laws of supply and demand, and the natural gas and coal markets are no exception. The market for natural gas has experienced a large increase in supply without a corresponding increase in demand, which has caused the price of natural gas to fall dramatically over recent years. Diagram I.13, on the following page, shows the projected average price of both coal and natural gas according to the EIA. As can be seen, since 2008 the average price of natural gas to all users has fallen from over $10 dollars per million Btu to just under $7 in 2010. The price is projected to increase steadily over the next several decades, but is not expected to return to 2008 levels. Unlike natural gas, the price of coal has increased since 2008, but is projected to remain at or slightly above its current level for the next several years.



7. SUMMARY

The unemployment rate was lower in 2011 than it was in 2010 or 2009, although was still more than twice the rates of the early 2000's. Wyoming unemployment was consistently lower than the national figures in recent years. In 2010 government and retail sectors were the largest employers, but overall the number of jobs decreased by 0.7 percent between 2009 and 2010 compared to 0.3 percent nationally.

Average earnings per job increased between 2009 and 2010, but since 1983 have been lower than national figures. The highest paying sectors, such as utilities, manufacturing, wholesale trade, and mining, employed far fewer persons than did lower paying industries such as retail and accommodation and food services. BEA data showed a statewide average per capita income of $47,301 in 2011, which was higher than the national average for that year; this figure has been higher in Wyoming since 2002.

Energy production in Wyoming represents a large portion of the economy; the mining industry employed 7.8 percent of all Wyoming workers in 2010 and accounted for 15.9 percent of all earnings in the state due to high salaries for miners. Coal and natural gas are the primary resources extracted in Wyoming, and withdrawal and production of both grew significantly in both amount and share of production nationwide from the 1970's through the late 2000's. Natural gas withdrawals began to decrease after 2008, however, though the price of natural gas is expected to increase more sharply than the price of coal from 2008 to 2035.

C. HOUSING

1. HOUSEHOLD OVERVIEW

Between 1980 and 1990, the number of households in Wyoming increased by only 1.9 percent, at a rate of less than 0.2 percent per year, while at the same time, households increased nationally by 14.4 percent. During the 1990s, Wyoming's growth rate of 14.7 percent was the same as the nation's growth rate of 14.7 percent. However, since 2000, the number of households rose 17.2 percent in Wyoming versus 10.4 percent nationally. These data are presented below in Table I.26, with the estimated Census Bureau figures for the years between censuses.

Table I.26
Households and Housing Units
U.S. vs. State of Wyoming
Census Bureau Data, 1980–2010

Year	Households		Housing Units	
	U.S.	WY	U.S.	WY
Census 1980	80,389,673	165,624	88,409,549	188,217
81 Estimate	81,545,447	165,946	89,794,962	189,736
82 Estimate	82,701,220	166,267	91,180,375	191,256
83 Estimate	83,856,994	166,589	92,565,788	192,775
84 Estimate	85,012,768	166,910	93,951,201	194,295
85 Estimate	86,168,542	167,232	95,336,614	195,814
86 Estimate	87,324,315	167,553	96,722,026	197,333
87 Estimate	88,480,089	167,875	98,107,439	198,853
88 Estimate	89,635,863	168,196	99,492,852	200,372
89 Estimate	90,791,636	168,518	100,878,265	201,892
Census 1990	91,947,410	168,839	102,263,678	203,411
91 Estimate	93,300,679	171,316	103,627,567	205,455
92 Estimate	94,653,948	173,793	104,991,457	207,500
93 Estimate	96,007,217	176,270	106,355,346	209,544
94 Estimate	97,360,486	178,747	107,719,236	211,588
95 Estimate	98,713,756	181,224	109,083,125	213,633
96 Estimate	100,067,025	183,700	110,447,014	215,677
97 Estimate	101,420,294	186,177	111,810,904	217,721
98 Estimate	102,773,563	188,654	113,174,793	219,765
99 Estimate	104,126,832	191,131	114,538,683	221,810
Census 2000	105,480,101	193,608	115,902,572	223,854
01 Estimate	106,577,049	196,935	117,453,116	227,655
02 Estimate	107,673,998	200,262	119,003,660	231,457
03 Estimate	108,770,946	203,589	120,554,204	235,258
04 Estimate	109,867,895	206,916	122,104,748	239,060
05 Estimate	110,964,843	210,244	123,655,292	242,861
06 Estimate	112,061,791	213,571	125,205,835	246,662
07 Estimate	113,158,740	216,898	126,756,379	250,464
08 Estimate	114,255,688	220,225	128,306,923	254,265
09 Estimate	115,352,637	223,552	129,857,467	258,067
2010 Census	116,449,585	226,879	131,408,011	261,868

The number of housing units in Wyoming is also presented in this table and showed an increase of 8.1 percent between 1980 and 1990. While this was lower than the nation's increase of 15.7 percent, it was well above the rate of growth in Wyoming households during the period. This implies that supply exceeded demand during that decade. In contrast, total housing units in Wyoming increased by 10.1 percent between 1990 and 2000, which was below the nation's rate of 13.3 percent. This demonstrates that household formation occurred more quickly than the creation of housing units, which resulted in a tightening of housing supply. Between 2000 and 2010, the total estimate of Wyoming's housing units increased by 17 percent to an all-time high of

261,868 units, which illustrate that housing production responded to increased housing demand in Wyoming.

The 2010 Census data contain a variety of housing concepts, which are useful to understand the occupancy, disposition, and condition of Wyoming housing. Table I.27, 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 146,644 family households, 115,534 of which were married couple families and 31,110 were "other family" households. "Other family" is defined as either a male householder with no wife present, of which there were 10,993 families, or a female householder with no husband present, of which there were 20,117 families. There were also an estimated 80,235 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, the number of family households increased by 12.4 percent, and the number of married couple families rose by 8.8 percent. The number of male households with no wife present changed by 46.9 percent, the number of female households with no husband present changed by 19.5 percent, and the number of non-family households changed by 27.1 percent.

Table I.27
Household Type by Tenure
State of Wyoming
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	130,497	146,644	12.4%
Married couple family	106,179	115,534	8.8%
Owner-occupied housing units	88,188	96,496	9.4%
Renter-occupied housing units	17,991	19,038	5.8%
Other family	24,318	31,110	27.9%
Male householder, no wife present	7,481	10,993	46.9%
Owner-occupied housing units	4,618	6,568	42.2%
Renter-occupied housing units	2,863	4,425	54.6%
Female householder, no husband present	16,837	20,117	19.5%
Owner-occupied housing units	9,137	10,612	16.1%
Renter-occupied housing units	7,700	9,505	23.4%
Non-family households	63,111	80,235	27.1%
Owner-occupied housing units	33,571	43,401	29.3%
Renter-occupied housing units	29,540	36,834	24.7%
Total	**193,608**	**226,879**	**17.2%**

Table I.28, on the following page, displays the 2000 and 2010 census data for household type by household size.[41] In 2010, there were 70,290 two-person family households, 30,769 three-person family households, and 25,828 four-person family households. One-person non-family households made up 79.1 percent of all non-family households, or an estimated 63,480 households. Between 2000 and 2010, the number of four-person households increased by 3.4 percent, from 25,786 to 26,654 households.

[41] 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.

Table I.28
Household Type by Household Size
State of Wyoming
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	50,980	50,980	.	63,480	63,480	24.5%
Two Person	59,684	9,721	69,405	70,290	13,278	83,568	20.4%
Three Person	28,416	1,612	30,028	30,769	2,274	33,043	10.0%
Four Person	25,221	565	25,786	25,828	826	26,654	3.4%
Five Person	11,275	160	11,435	12,184	260	12,444	8.8%
Six Person	3,857	49	3,906	4,749	76	4,825	23.5%
Seven Person	2,044	24	2,068	2,824	41	2,865	38.5%
Total	**130,497**	**63,111**	**193,608**	**146,644**	**80,235**	**226,879**	**17.2%**

The 2000 and 2010 Census counts also provided information on tenure by household size. According to the 2010 Census, of the 83,568 two-person households, 64,793 were owner-occupied and 18,775 were renter-occupied. Of the 26,654 four-person households, 19,377 were owner-occupied and 7,277 were renter-occupied. Further household size data by tenure are presented in Table I.29, below. Only the number of four-person owner-occupied households declined, by 1.8 percent.

Table I.29
Tenure by Household Size
State of Wyoming
2000 SF1 and 2010 Census Data

Persons	2000			2010			% Change 00-10		
	Own	Rent	Total	Own	Rent	Total	Own	Rent	Total
One Person	28,356	22,624	50,980	35,544	27,936	63,480	25.3%	23.5%	24.5%
Two Person	53,135	16,270	69,405	64,793	18,775	83,568	21.9%	15.4%	20.4%
Three Person	21,411	8,617	30,028	23,053	9,990	33,043	7.7%	15.9%	10.0%
Four Person	19,742	6,044	25,786	19,377	7,277	26,654	-1.8%	20.4%	3.4%
Five Person	8,495	2,940	11,435	8,829	3,615	12,444	3.9%	23.0%	8.8%
Six Person	2,866	1,040	3,906	3,473	1,352	4,825	21.2%	30.0%	23.5%
Seven Person	1,509	559	2,068	2,008	857	2,865	33.1%	53.3%	38.5%
Total	**135,514**	**58,094**	**193,608**	**157,077**	**69,802**	**226,879**	**15.9%**	**20.2%**	**17.2%**

As shown in Table I.30, on the following page, between 2000 and 2010, the number of owner-occupied units increased by 15.9 percent, or from 135,514 to 157,077 households. The number of renter units increased from 58,094 to 69,802 households, or by 20.2 percent, which suggests that the homeownership rate changed from 70 percent in 2000 to 69.2 percent in 2010. The State of Wyoming had a total of 261,868 housing units in 2010, of which 226,879, or 86.6 percent, were occupied. A total of 34,989 units, or 13.4 percent of all units, were vacant, which was an increase of 15.7 percent from the 2000 Census.

Table I.30
Housing Units by Tenure
State of Wyoming
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	193,608	226,879	17.2%
Owner-Occupied	135,514	157,077	15.9%
Renter-Occupied	58,094	69,802	20.2%
Vacant Housing Units	30,246	34,989	15.7%
Total Housing Units	**223,854**	**261,868**	**17.0%**
Homeownership Rate	70.0%	69.2%	.

Table I.31, below, shows that of the 34,989 vacant housing units in Wyoming at the time of the 2010 Census, 7,304 or 20.9 percent were for rent and 3,376 or 9.6 percent were for sale; an estimated 14,892 units were for seasonal, recreational, or occasional use; and 7,856, or 22.5 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 1,445 to 1,239 units, or by 14.3 percent, and those units listed as "other vacant" increased from 6,975 units to 7,856 units, or by 12.6 percent. "Other vacant" units are not available to the housing marketplace; consequently, a portion of these units could re-enter the housing market if demand suddenly increased and required rehabilitation efforts could be made.

Table I.31
Disposition of Vacant Housing Units
State of Wyoming
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	6,214	7,304	17.5%
For sale only	2,977	3,376	13.4%
Rented or sold but not occupied	1,445	1,239	-14.3%
For seasonal, recreational, or occasional use	12,389	14,892	20.2%
For migrant workers	246	322	30.9%
Other vacant	6,975	7,856	12.6%
Total	**30,246**	**34,989**	**15.7%**

2. HOUSING PROBLEMS

The Census Bureau identifies householders who experience household problems such as overcrowding, incomplete plumbing or kitchen facilities, and cost burdens. This information was reported in the 1980, 1990, and 2000 Censuses but not in the 2010 Census. The 2010 five-year ACS data contain the most up-to-date estimates of these problems and are presented in this section.

Overcrowding is defined as more than one but not more than 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. At the time that the 2010 five-year ACS data were released, 3,571 households, or 1.6 percent, were overcrowded and another 807, or 0.4 percent of units, were severely overcrowded, as shown in Table I.32, on the following page. At the state level, severe overcrowding was more common in renter households than in owner households.

Table I.32
Overcrowding and Severe Overcrowding
State of Wyoming
2010 Census and 2010 Five-Year ACS Estimates

Census	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	%	Households	%	Households	%	
Owner							
2000 Census	133,005	98.2%	1,806	1.3%	677	0.5%	135,488
2010 Five-Year ACS	150,753	98.7%	1,744	1.1%	309	0.2%	152,806
Renter							
2000 Census	55,387	95.3%	1,756	3.0%	977	1.7%	58,120
2010 Five-Year ACS	62,557	96.4%	1,827	2.8%	498	0.8%	64,882
Total							
2000 Census	188,392	97.3%	3,562	1.8%	1,654	0.9%	193,608
2010 Five-Year ACS	213,310	98.0%	3,571	1.6%	807	0.4%	217,688

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 five-year ACS, a total of 7,488 units, or 2.9 percent of all households, were lacking complete plumbing facilities. These data are presented in Table I.33, below.

Table I.33
Housing Units with Incomplete Plumbing Facilities
State of Wyoming
2010 Census and 2010 Five-Year ACS

Facilities	Total
Plumbing Facilities	
Complete Plumbing Facilities	249,046
Lacking Complete Plumbing Facilities	6,050
Total Households	**255,096**
Percent Lacking	2.4%

Table I.34, below, shows the number of housing units with incomplete kitchen facilities in Wyoming. Fewer units were found to have incomplete kitchen facilities compared to incomplete plumbing facilities in the state, at 6,050 units, or 2.4 percent of total units.

Table I.34
Housing Units with Incomplete Kitchen Facilities
State of Wyoming
2010 Census and 2010 Five-Year ACS

Facilities	Total
Kitchen Facilities	
Complete Kitchen Facilities	247,608
Lacking Complete Kitchen Facilities	7,488
Total Households	**255,096**
Percent Lacking	2.9%

The third type of housing problem reported in the 2010 five-year ACS was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income; severe cost burden is defined as gross housing costs of 50 percent or 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.

Table I.35, below, shows that, in the State of Wyoming, 13.7 percent of households had a cost burden, and 9.4 percent of households had a severe cost burden; 17.4 percent of homeowners with a mortgage experienced a cost burden, and 8.9 percent experienced a severe cost burden; and 16.1 percent of renters had a cost burden, while 15.5 had a severe cost burden.

Table I.35
Cost Burden and Severe Cost Burden by Tenure
State of Wyoming
2010 Census and 2010 Five-Year ACS Estimates

Census	Less Than 30%		30%–49.9%		50% and Above		Not Computed		Total
	Households	%	Households	%	Households	%	Households	%	
Owner with a Mortgage									
2000 Census	49,579	78.9%	8,939	14.2%	4,081	6.5%	210	0.3%	62,809
2010 Five-Year ACS	68,900	73.5%	16,318	17.4%	8,364	8.9%	179	0.2%	93,761
Owner without a Mortgage									
2000 Census	30,346	92.6%	1,215	3.7%	911	2.8%	310	0.9%	32,782
2010 Five-Year ACS	53,589	90.8%	3,131	5.3%	2,014	3.4%	311	0.5%	59,045
Renter									
2000 Census	33,037	59.2%	9,387	16.8%	7,179	12.9%	6,190	11.1%	55,793
2010 Five-Year ACS	36,080	55.6%	10,470	16.1%	10,028	15.5%	8,304	12.8%	64,882
Total									
2000 Census	112,962	74.6%	19,541	12.9%	12,171	8.0%	6,710	4.4%	151,384
2010 Five-Year ACS	158,569	72.8%	29,919	13.7%	20,406	9.4%	8,794	4.0%	217,688

3. HOME SALES PRICES

Each spring, the Partnership requests data on the average sales price of existing, detached, single-family homes on 10 acres or fewer sold during the previous calendar year; these data are provided by the Department of Revenue (DOR) where they are compiled from tax assessors in each county.[42] Between 2005 and 2011, statewide sales prices increased from an average of $178,183 to $241,301, an average annual increase of 5.7 percent per year over the period, as shown on the following page in Table I.36. In 2011, the statewide median sales price for the same properties sold within the state was reasonable, at $185,000.

Average home prices during 2011, weighted by the number of sales in each county, decreased by 3.8 percent from 2010 figures, but the change in home prices varied significantly throughout Wyoming. For example, Crook, Niobrara, and Washakie county assessors reported increases of 11.3 percent, 12.1 percent, and 3.8 percent, respectively. On the other hand, Hot Springs, Johnson, Lincoln, and Teton assessors reported decreases of 15.7 percent, 10.8 percent, 12.6 percent and 38 percent, respectfully. Teton County had the highest average sales price in 2011 in Wyoming: a stunning $1,223,911.

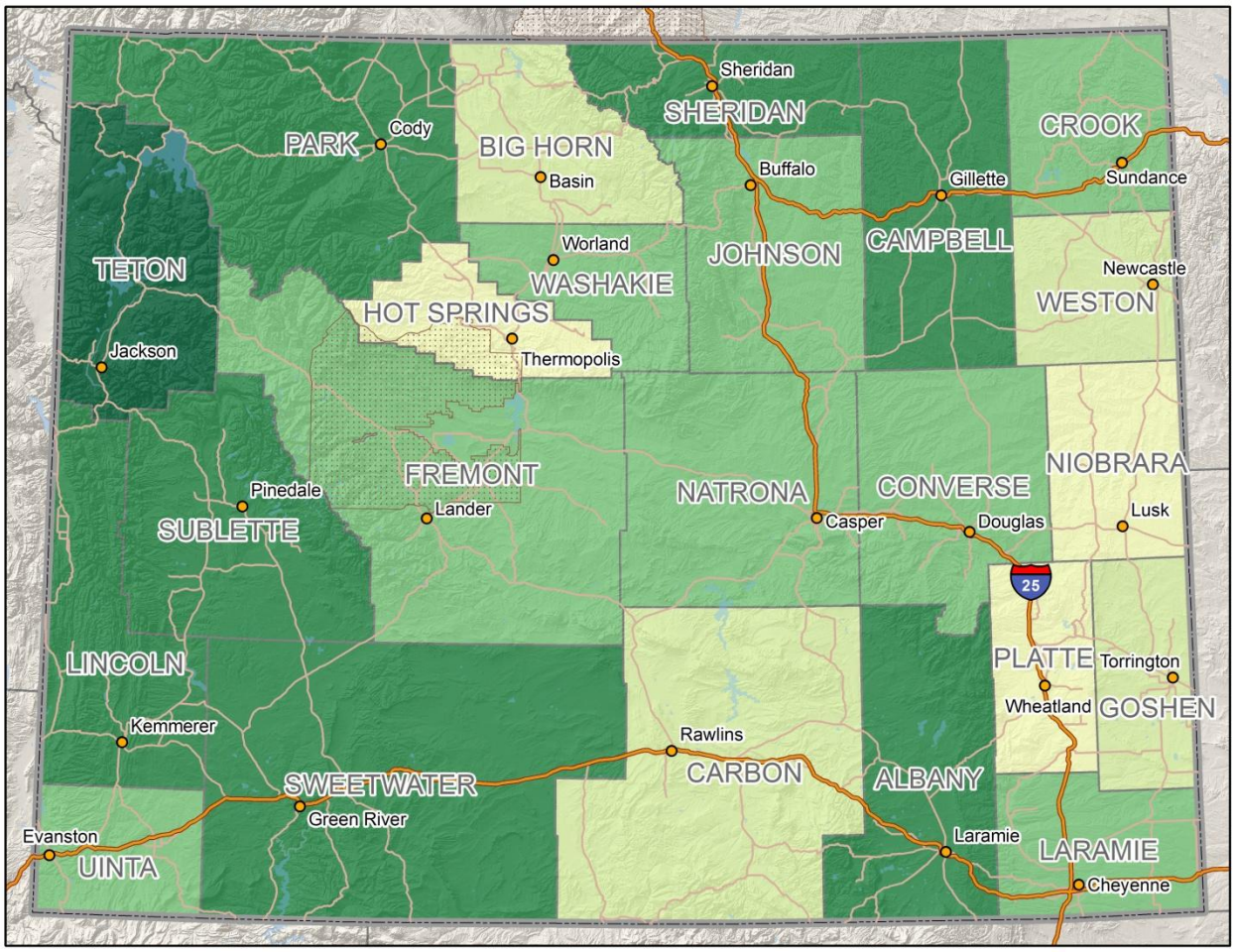
[42] Prior to 2008, the Partnership requested these data from each county individually. In 2008, the DOR implemented a uniform method for extracting and computing average residential sales prices and could provide these data to the Partnership.

Table I.36
Average Home Sales Prices, Number of Sales, and Percent Change
State of Wyoming
DOR Data, 2005–2011

County	2005	2006	2007	2008	2009	2010	2011	# Sales 2011	2010-11%	2011 Median
Albany	182,000	184,159	212,313	222,151	215,069	225,991	213,452	272	-5.5	198,750
Big Horn	80,607	87,384	107,966	109,295	89,239	124,608	126,574	48	1.6	113,000
Campbell	185,874	199,945	247,150	242,341	249,507	238,208	233,900	223	-1.8	214,900
Carbon	96,200	118,335	148,813	151,093	155,259	150,244	137,302	161	-8.6	133,000
Converse	141,949	148,804	173,375	187,131	178,401	189,267	182,466	84	-3.6	180,500
Crook	138,128	138,568	166,892	170,602	224,241	140,858	156,775	12	11.3	148,000
Fremont	140,975	163,775	185,918	197,173	194,633	196,283	182,541	239	-7.0	165,000
Goshen	102,053	116,812	123,393	131,037	119,207	136,174	134,089	125	-1.5	125,000
Hot Springs	97,453	122,544	125,576	133,421	148,296	146,474	123,438	32	-15.7	128,150
Johnson	180,209	194,500	214,710	220,549	215,744	204,277	182,250	2	-10.8	182,250
Laramie	165,743	179,338	191,863	202,304	193,759	208,842	197,700	886	-5.3	177,000
Lincoln	187,924	259,458	300,092	246,253	218,350	246,864	215,671	89	-12.6	184,900
Natrona	156,281	158,950	201,269	204,154	202,006	201,425	197,348	815	-2.0	176,000
Niobrara	69,218	81,420	83,988	98,935	96,643	101,450	113,708	12	12.1	100,250
Park	161,866	183,326	215,697	215,692	207,333	217,191	217,902	210	0.3	199,250
Platte	101,802	115,617	120,692	134,896	126,479	123,898	123,137	43	-0.6	116,000
Sheridan	186,095	220,225	240,779	240,270	233,281	242,635	227,833	229	-6.1	198,350
Sublette	249,029	269,795	334,073	296,638	247,842	257,988	246,674	63	-4.4	252,000
Sweetwater	179,000	195,981	230,063	242,470	232,959	213,689	217,245	274	1.7	206,000
Teton	551,265	806,287	1,441,115	1,829,237	1,453,628	1,974,629	1,223,911	187	-38.0	922,500
Uinta	137,911	145,243	168,204	197,390	194,928	181,269	181,429	126	0.1	177,000
Washakie	102,948	123,072	123,363	133,754	150,202	147,467	153,093	63	3.8	155,000
Weston	80,313	107,437	140,127	129,108	164,337	145,512	142,007	43	-2.4	125,500
Wyoming	**178,183**	**219,438**	**265,044**	**256,045**	**241,622**	**250,958**	**241,301**	**4,238**	**-14.7**	**185,000**

While Wyoming's housing costs were less than national norms, the range of average prices among counties was large. The geographic distribution of these single-family housing prices is presented in Map I.1, on the following page.

Map I.1
Average Single-Family Home Sales Prices
State of Wyoming
2012 DOR Data



LEGEND

2011 Average Single-Family Home Sales Prices

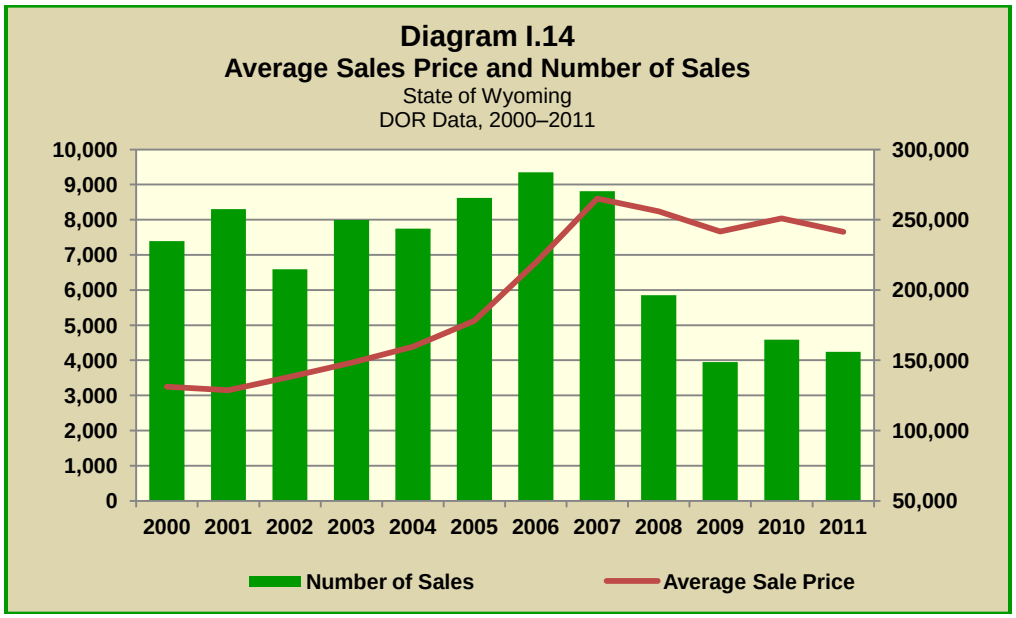
- $113,708 - 125,000
- $125,001 - 150,000
- $150,001 - 200,000
- $200,001 - 250,000
- $250,001 - 1,223,911

- County Boundaries
- Major Roads
- Interstate Highways
- Tribal Lands
- County Seats

0 50 Miles

Data Source: June 2012 Wyoming Department of Revenue Data, 2010 TIGER Data, ESRI datasets

Diagram I.14, below, shows average sales price and number of sales in Wyoming. As shown, sales and prices decreased after 2007 and remained low through 2011.



Real estate agents typically participate in a local Multiple Listing Service (MLS), a system that makes information about homes currently for sale available to other members of the MLS. In Wyoming, there are several REALTOR® Boards that participate in MLS systems across the state. Table I.37, on the following page, tabulates information about home sales provided by the Casper MLS, which aggregates data from nine local participating boards.

Within these boards, average home prices decreased from 2007 to 2010, with an average decrease of 3.1 percent per year for prices excluding Teton County. However, data showed that home prices softened in 2011, with an average of $170,205 in 2011.

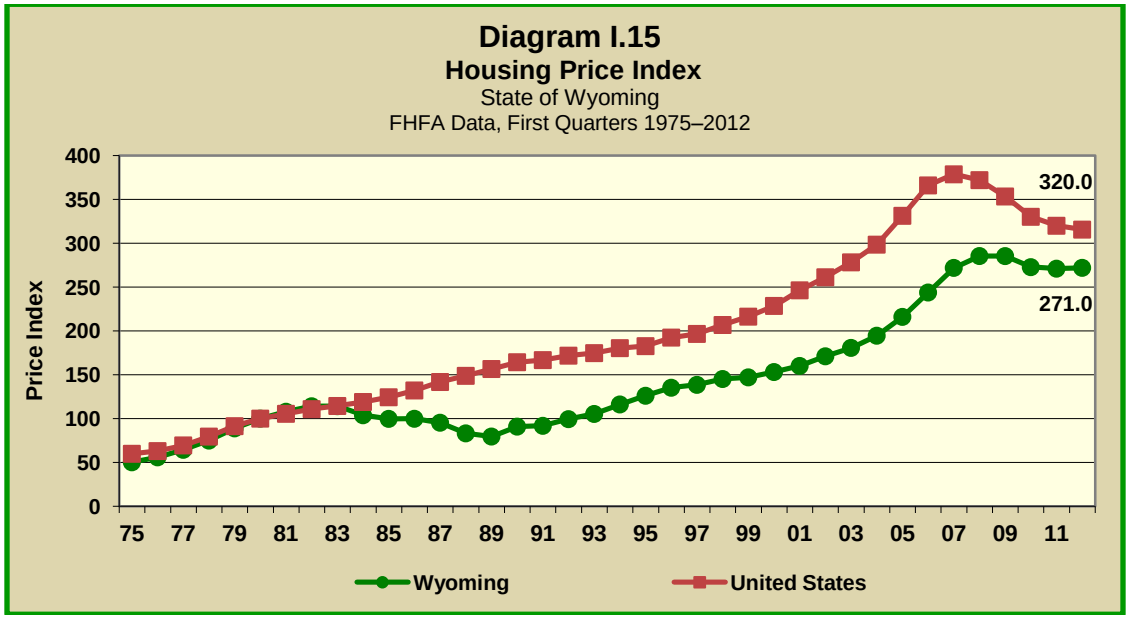
The number of home sales decreased steadily over the past few years, with 5,900 in 2007, 4,920 in 2008, and 5,079 in 2009 as shown in Table I.37, on the following page. Data for 2010 showed 3,532 sales during the year and 2,825 for 2011; however, data from a few MLS boards were unavailable, so the total of 2010 and 2011 sales was likely higher.

Table I.37
Average Home Sales Price and Number of Sales
State of Wyoming
MLS Data, 2007–2011

WAR Board	2007		2008		2009		2010		2011		Total	
	# Sales	Avg. Price	# Sales	Avg. Price	# Sales	Avg. Price	# Sales	Avg. Price	# Sales	Avg. Price	# Sales	Avg. Price
At Large	143	136,356	178	145,866	127	141,026	.	.	.	.	573	110,599
Buffalo	123	197,661	106	214,415	75	214,356	83	193,584	92	167,911	619	152,879
Campbell County	.	.	.	.	694	222,667	371	219,352	.	.	1,065	221,512
Carbon County	253	144,896	215	143,078	175	152,854	174	126,810	211	132,800	1,323	109,037
Casper	1,508	201,582	1,272	198,762	1,242	192,341	1,175	190,116	1,198	187,694	7,942	156,628
Cheyenne	1,584	187,619	1,385	185,431	1,346	182,635	451	179,919	.	.	6,647	132,538
Douglas	169	183,840	131	173,541	127	169,035	101	173,777	179	162,907	901	135,385
Fremont County	481	181,709	425	181,312	323	189,431	336	185,381	250	132,502	2,331	137,735
North Platte Valley	187	116,024	166	130,527	148	129,514	135	133,934	155	135,142	963	105,462
Sheridan County	134	417,918	128	385,737	128	212,240	.	.	.	.	407	325,656
Sweetwater County	723	214,128	514	217,849	402	212,651	467	181,367	535	184,704	3,320	161,382
Teton	255	1,923,096	131	2,298,053	94	1,546,913	66	1,691,488	.	.	794	1,320,507
Western Wyoming	326	165,722	263	173,197	195	170,107	173	165,488	205	148,563	1,536	124,891
Other	14	194,570	6	122,417	3	214,500	.	.	.	.	49	83,714
Total, Excluding Teton	**5,645**	**192,981**	**4,789**	**191,730**	**4,985**	**190,225**	**3,466**	**183,292**	**2,825**	**170,205**	**27,676**	**147,130**
Total	**5,900**	**267,757**	**4,920**	**247,813**	**5,079**	**215,334**	**3,532**	**211,475**	**2,825**	**170,205**	**28,470**	**179,854**

The Federal Housing Finance Agency (FHFA), the regulatory agency for Fannie Mae and Freddie Mac, tracks average housing price changes for single-family homes and publishes a Housing Price Index (HPI), which reflects price movements on a quarterly basis. This index is a weighted repeat sales index, meaning that it measures average price changes in repeat sales or refinancing on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties with mortgages that were purchased or securitized by Fannie Mae or Freddie Mac since January 1975.[43] There are over 32.4 million repeat transactions in this database. All indexes, whether state or national, were set equal to 100 as of the first quarter of 1980. Diagram I.15, below, presents data from the third quarter of each year from 1975 through 2012.

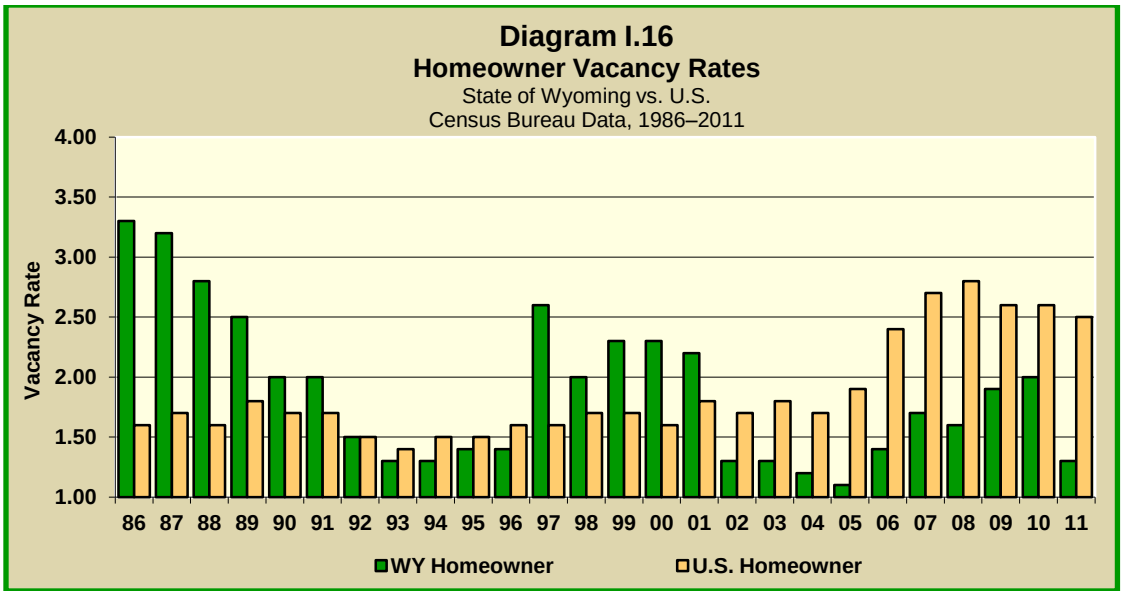
The Wyoming index fell during the early 1980s but showed a recovery, beginning around 1989. From 2000 to 2012, the index jumped nearly 77.6 percent, significantly more than the national index, which rose 38.1 percent. However, trends changed more recently. The Wyoming index for 2011 through 2012 rose slightly, from 271 to 272. The national index fell from 320 in 2011 to 315.6 in 2012.



4. Homeowner Vacancy Rates

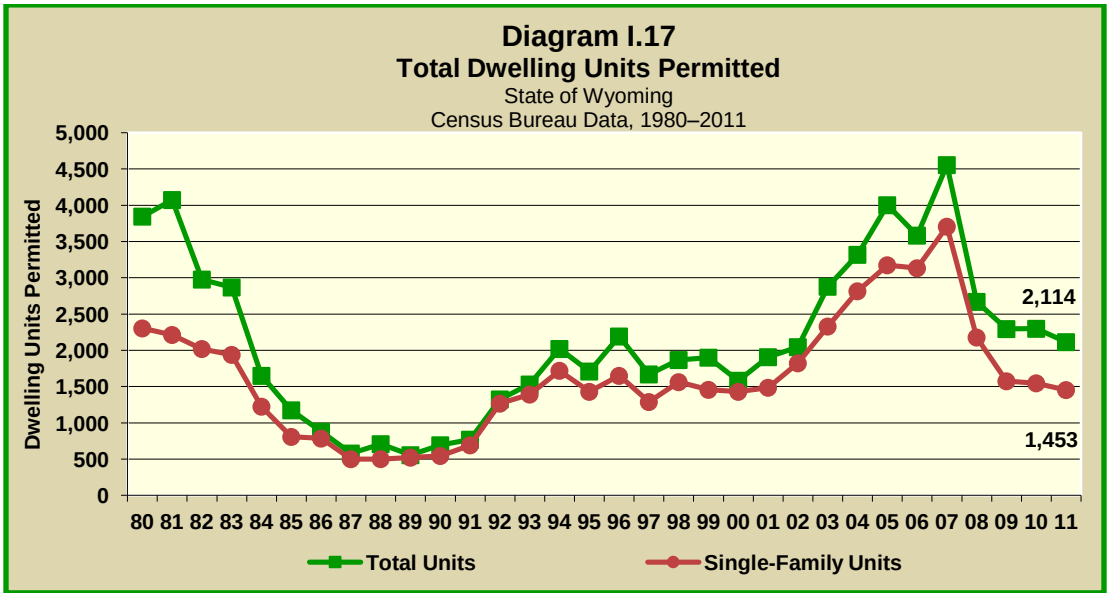
The Census Bureau conducts annual surveys to estimate homeowner vacancy rates. In 1994, Wyoming's vacancy rate was 1.3 percent, which was slightly less than the 1.5 percent national average. By 1999, Wyoming's vacancy rate had grown to 2.3 percent, while the national average was 1.7 percent. The state figure fell from 2 percent in 2010 to 1.3 percent in 2011, which compared to the U.S. rate of 2.5 percent, as shown on the following page in Diagram I.16.

[43] Federal Housing Finance Agency, Technical Description, http://www.fhfa.gov/webfiles/896/hpi_tech.pdf



5. Building Permits

Since 1980, Wyoming has seen both boom and bust in its site-built housing markets. As shown in Diagram I.17, below, 1981 was a very strong year for building, with 2,213 single-family homes and 4,074 total dwelling units permitted. After 1981, the collapse of the new construction market was severe, and only 555 units were permitted in 1989. Since then, an all-time high permitting peak occurred in 2007, with 4,555 total units permitted, followed by a significant fall in 2008. In 2008, total permitted units decreased sharply, by 41.4 percent, to 2,669 units. Total permitted units continued to decline in 2009 by another 14.1 percent, to 2,294 units. Between 2010 and 2011, the number of units permitted decreased by 184 units to 2,114. Single-family units also saw a decrease, falling from 1,546 to 1,453 units.



As shown in Table I.38, below, new construction of multi-family units with five or more units was high in the early 1980s but fell from over 1,100 units in 1981 to zero in 1989. This figure regained slightly in the 2000s, but the number of permits issued for multi-family units decreased by 487 units between 2007 and 2008, to 243 units. Multi-family units rebounded in 2010 to 721 permitted units, but dropped by nearly 100 units the following year. Construction of duplex and tri-plex structures also fluctuated. Overall, in 2011, only 68.7 percent of permitted units were for single-family housing, which was lower than the ten year average of 80.8 seen between 2000 and 2011. This might indicate a shift in the type of housing stock currently in demand by Wyoming residents.

Table I.38
Building Permits and Valuation
State of Wyoming
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2011 $
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	2,303	174	414	954	3,845	.	.	113.33
1981	2,213	322	435	1,104	4,074	.	.	102.74
1982	2,019	122	247	589	2,977	.	.	95.09
1983	1,938	120	442	368	2,868	.	.	99.60
1984	1,224	18	127	280	1,649	.	.	96.89
1985	807	26	79	262	1,174	.	.	101.55
1986	784	18	26	50	878	.	.	103.94
1987	500	10	24	44	578	.	.	122.75
1988	501	12	4	190	707	.	.	142.65
1989	521	14	20	0	555	38	.	157.44
1990	544	8	30	110	692	4	.	163.38
1991	691	4	16	58	769	48	.	152.37
1992	1,266	14	36	8	1,324	25	.	149.84
1993	1,391	42	57	40	1,530	.	51	164.46
1994	1,719	46	106	149	2,020	48	48	161.69
1995	1,429	68	105	107	1,709	67	85	150.66
1996	1,649	84	139	320	2,192	174	110	144.64
1997	1,288	62	77	242	1,669	317	57	178.80
1998	1,562	72	12	221	1,867	179	114	200.39
1999	1,456	20	76	348	1,900	312	43	221.33
2000	1,429	42	3	108	1,582	80	59	270.95
2001	1,485	38	22	362	1,907	56	21	214.33
2002	1,822	52	51	120	2,045	128	20	195.97
2003	2,329	106	201	242	2,878	311	45	184.11
2004	2,815	58	121	324	3,318	213	94	204.00
2005	3,174	46	192	590	4,002	270	6	213.15
2006	3,133	54	154	242	3,583	213	12	213.68
2007	3,706	58	61	730	4,555	206	37	220.35
2008	2,178	38	210	243	2,669	283	60	248.81
2009	1,574	12	127	581	2,294	238	79	229.58
2010	1,546	10	21	721	2,298	47	.	249.61
2011	1,453	18	21	622	2,114	165	39	259.59

WCDA tax credit and HOME project units had contributed significantly to housing unit formation over the years. For example, in 2011, tax credit projects added more than 165 units statewide. Additional details of tax credit and HOME project data are provided in **Volume II. Technical Appendix**.

Unfortunately, the current difficulties in the credit markets and lower level of mortgage lending is placing stress on the new construction markets. Additionally, national mortgage foreclosure activity cast a shadow over Wyoming's market. Consequently, with the unemployment still relatively high for Wyoming and new construction permits staying somewhat low, Wyoming continues to experience some affordable housing production problems. Still, it is now believed that these influences are lessening as the economy in Wyoming improves and a return of positive net immigration occurs.

6. FORECLOSURE ACTIVITY

To assess the amount of foreclosure activity in Wyoming, data were collected from the National Delinquency Survey, a quarterly research publication from the Mortgage Bankers Association (MBA), for the third quarter of 2008 through the second quarter of 2012. Diagram I.18, below, displays the percentage of loans originated by the type of originator. As shown, prime loans made up the majority of loans serviced during the period, slipping from 80.1 percent to 69.5 percent of all loans. The number of Federal Housing Administration (FHA) loans steadily increased, from 8.3 percent in the third quarter of 2008 to 19.7 percent in the second quarter of 2012. The share of subprime loans declined between 2008 and 2012 by 2.8 percentage points, or from 7.5 percent to 4.7 percent.

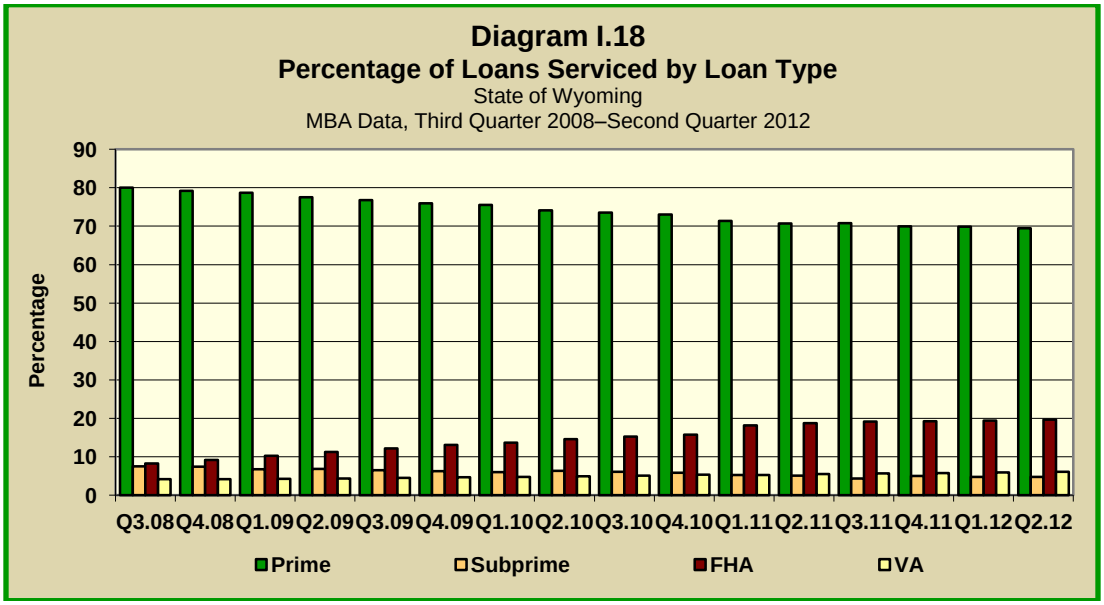
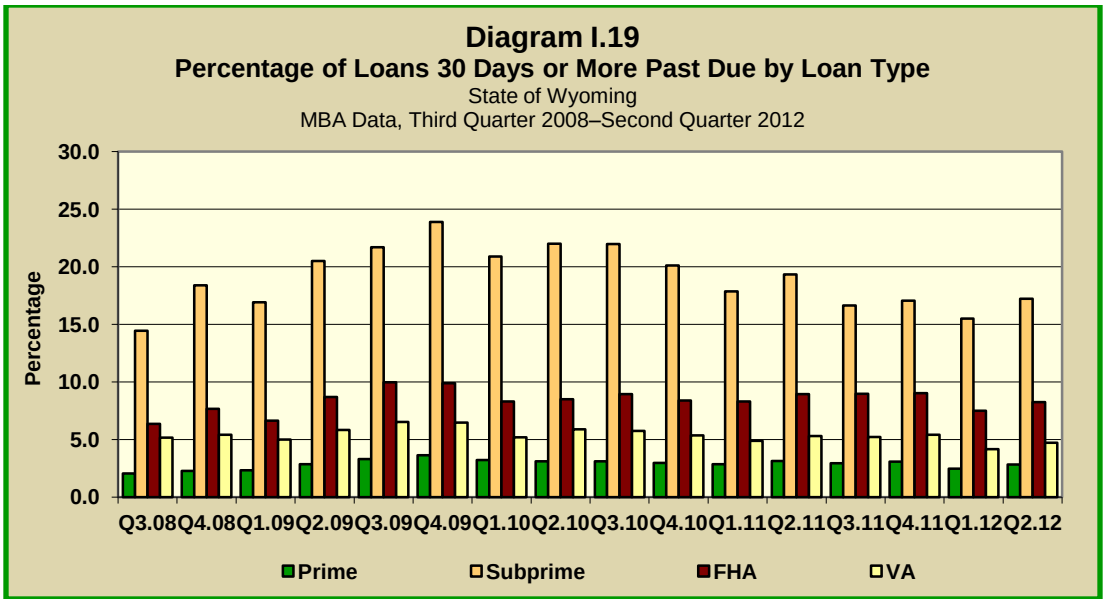
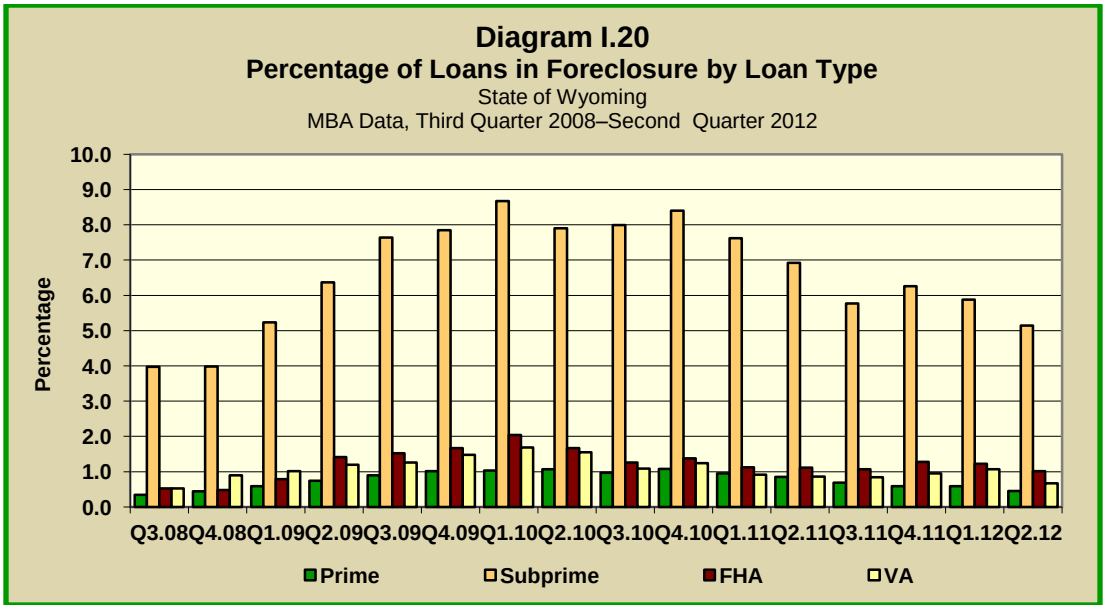


Diagram I.19, on the following page, displays the percentage of these loans 30 days or more past due by type of originator. These loans were not yet in foreclosure but were in danger of becoming foreclosed. As shown, all types of loans increased in the percentage of loans that were 30 days or more past due. The percent of prime loans past due rose from 2.1 to 2.8 percent from third quarter 2008 to second quarter 2012. Subprime loans followed the same trend and saw an increase in past-due loans of 14.4 percent in third quarter 2008 to 17.2 percent in the second quarter 2012.



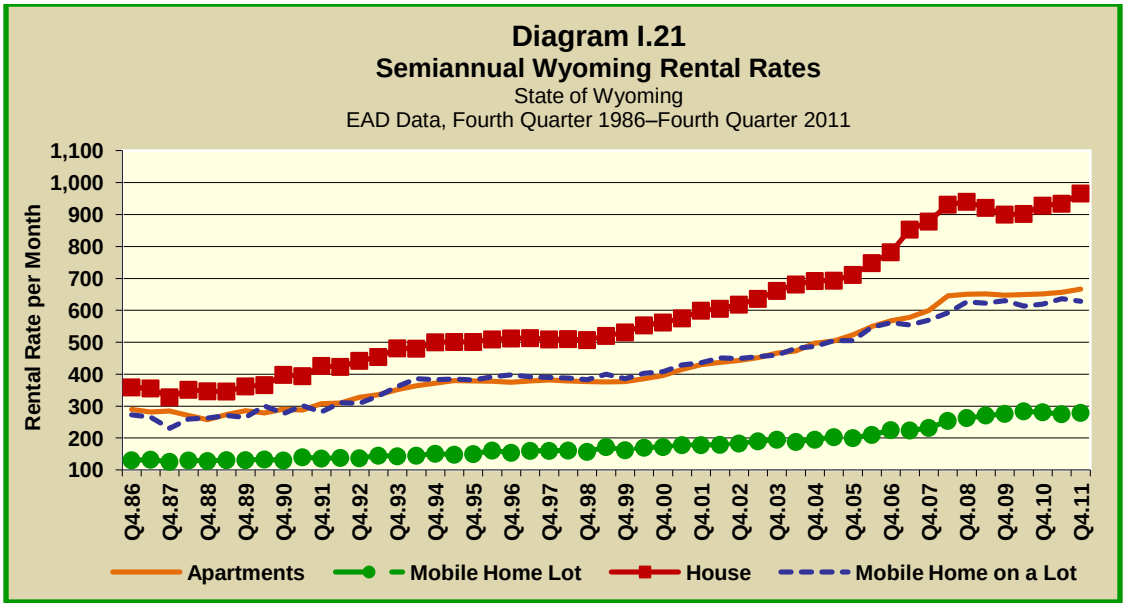
The percentage of loans that actually entered into foreclosure also increased over the 2008 to 2012 time period. Diagram I.20, below, shows the percentage of loans in foreclosure by loan type. Although only a small percent of prime loans entered foreclosure, that percentage steadily increased from 0.3 percent in the third quarter of 2008 to 0.5 percent in the second quarter of 2012. Subprime loans saw a large and steady increase, with the percent of such loans in foreclosure rising from 4 percent to 5.1 percent. On the other hand, between the second quarter of 2011 and second quarter of 2012, there was a slight decrease in the percentage of prime, subprime, FHA, and VA loans in foreclosure.



Together, these values indicate that 0.8 percent of all of Wyoming's loans being serviced were in foreclosure as of the second quarter of 2012. This equated to roughly 813 loans. This foreclosure rate was one of the lowest in the region, with Montana showing a 1.7 percent rate at that time, Colorado showing a 1.9 percent rate, Nebraska showing a 1.4 percent rate, and South Dakota showing a 1.5 percent rate. Wyoming also had the lowest foreclosure rate in the nation, which had an average rate of 4.3 percent of all serviced loans in foreclosure.

7. Rental Housing Prices

The Wyoming Department of Administration and Information, Economic Analysis Division (EAD), has conducted a semiannual study since 1986, estimating a Cost of Living Index for geographic areas throughout Wyoming. There is a housing component to this index; rental housing costs are reported separately for houses, apartments, mobile home lots, and mobile homes plus a lot.[44] Diagram I.21, below, shows these statewide rates through the fourth quarter of 2011, unadjusted for inflation.



Between the fourth quarter of 1986 and the fourth quarter of 1997, the monthly rent for a two-bedroom apartment rose from $289 to $382, or at an average annual cost increase of 2.8 percent. There was very little change in the statewide average price from that period until 2001, when average rents increased 8.5 percent between the fourth quarter of 2000 and the fourth quarter of 2001. Average rents increased by 8.5 percent between the fourth quarter of 2007 and the fourth quarter of 2008. However, between the fourth quarter of 2010 and the fourth quarter of 2011, average rents for apartments increased by 2.3 percent, to $666.

The rent for a mobile home lot rose from about $130 per month in fourth quarter of 1990 to $172 by the fourth quarter of 2000 to $281 per month by the fourth quarter of 2010. Rental costs for a mobile home on a lot swelled from $273 per month in 1986 to $390 during the fourth quarter of 1997. The rents for mobile homes on a lot showed an increase over the past year of 1.5 percent, suggesting a strengthening in the market demand for this housing product. Historic average rental costs for a two- or three-bedroom home rose from about $398 per month in the fourth quarter of 1990 to about $966 by the fourth quarter of 2011. Costs increased from $928 to $966, or by 4.1 percent, between the fourth quarter of 2010 and the fourth quarter of 2011. This change reflects recovery in the housing market.

[44] 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. County level data are reported in **Section II. County Profiles**.

Table I.39, below, presents the average monthly rental price data collected since 1986. Over 2011, the rental market strengthened and price increases occurred in all markets except for mobile home lots.[45]

Table I.39
Semiannual Average Monthly Rental Prices
State of Wyoming
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

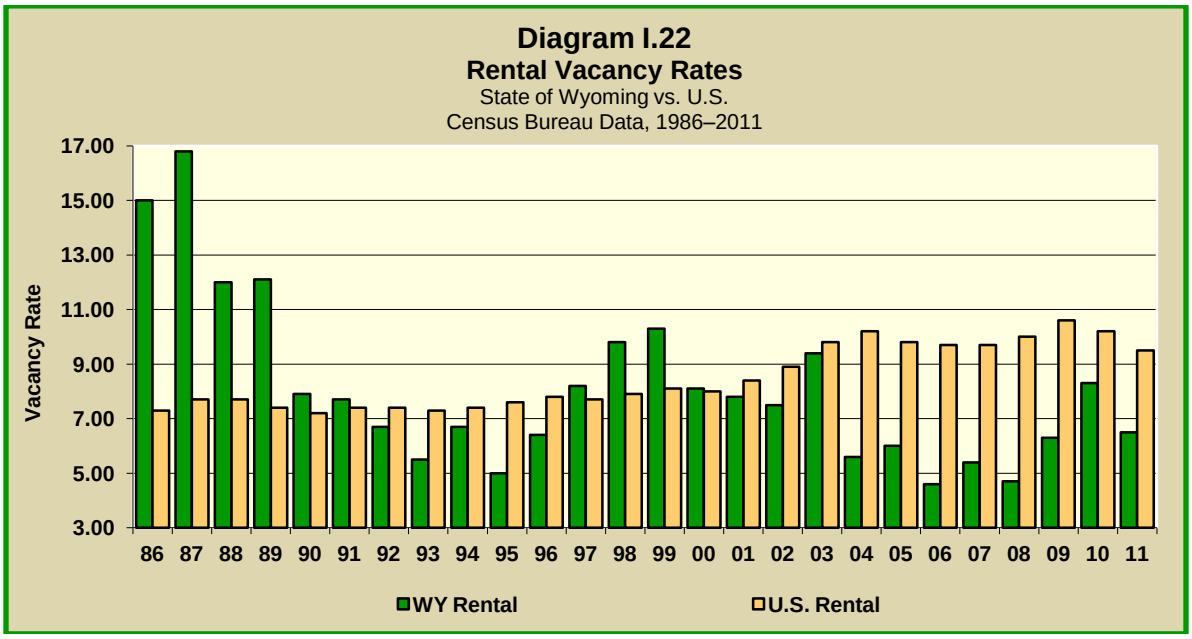
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	289	131	359	273
Q2.87	281	132	356	265
Q4.87	284	126	328	231
Q2.88	271	130	351	260
Q4.88	258	128	347	262
Q2.89	274	131	346	271
Q4.89	286	131	362	265
Q2.90	279	133	366	301
Q4.90	291	130	398	277
Q2.91	288	140	394	302
Q4.91	308	136	426	282
Q2.92	310	138	423	311
Q4.92	328	137	442	309
Q2.93	336	145	454	332
Q4.93	352	143	481	362
Q2.94	364	145	480	386
Q4.94	372	151	500	383
Q2.95	380	148	501	385
Q4.95	379	150	501	382
Q2.96	378	161	509	392
Q4.96	375	154	512	398
Q2.97	379	160	513	392
Q4.97	382	160	509	390
Q2.98	379	161	510	388
Q4.98	377	157	507	383
Q2.99	376	172	520	400
Q4.99	377	162	531	386
Q2.00	386	170	553	403
Q4.00	396	172	562	408
Q2.01	415	178	575	429
Q4.01	430	178	599	436
Q2.02	437	179	605	451
Q4.02	443	183	618	449
Q2.03	452	190	636	455
Q4.03	466	195	661	460
Q2.04	473	188	681	481
Q4.04	497	195	692	487
Q2.05	504	203	693	505
Q4.05	523	200	711	505
Q2.06	549	210	748	547
Q4.06	567	225	782	561
Q2.07	578	224	853	554
Q4.07	599	232	878	569
Q2.08	645	254	931	592
Q4.08	650	263	940	626
Q2.09	651	271	921	622
Q4.09	647	276	900	630
Q2.10	649	284	902	613
Q4.10	651	281	928	619
Q2.11	656	275	934	636
Q4.11	666	279	966	628

[45] Statistics on rural areas were added to statistics for the urban areas in 1998. Incorporating these two resulted in slightly lower average costs for rental dwellings. As a result, the perception of a slight decline in 1998 is explained by revision of the index rather than a drop in rental prices.

8. RENTAL VACANCY RATES

Similar to homeowner vacancy rates, the Census Bureau estimates rental vacancy rates in Wyoming each year for its Housing Vacancy Survey. These statistics show that the state's vacancy rates rose substantially in the late 1990s to 10.3 percent in 1999. The 1999 rate was 2.2 percent higher than the national average.

On the other hand, rental rates declined in 2004 and were much lower than the national average. Rental vacancy rates peaked in Wyoming during 2003 at 9.4 percent, then fell to 6.5 percent in 2011, while the national average decreased to 9.5 percent, as shown below in Diagram I.22. However, the national samples may not adequately represent Wyoming's more complicated local markets.



9. RENTAL VACANCY SURVEY

The Wyoming Rental Vacancy Survey (RVS) has been completed semiannually since 2000, most recently in June 2012. The most recent survey resulted in 1,515 completed surveys with property managers who oversaw a total of 31,126 rental units. A number of respondents continued to report that a portion of the rental stock was sold into homeownership. Of the 31,126 units, 1,164 were vacant, and the statewide rental vacancy rate fell over the last six months to 3.74 percent, as shown in Table I.40, on the following page.[46]

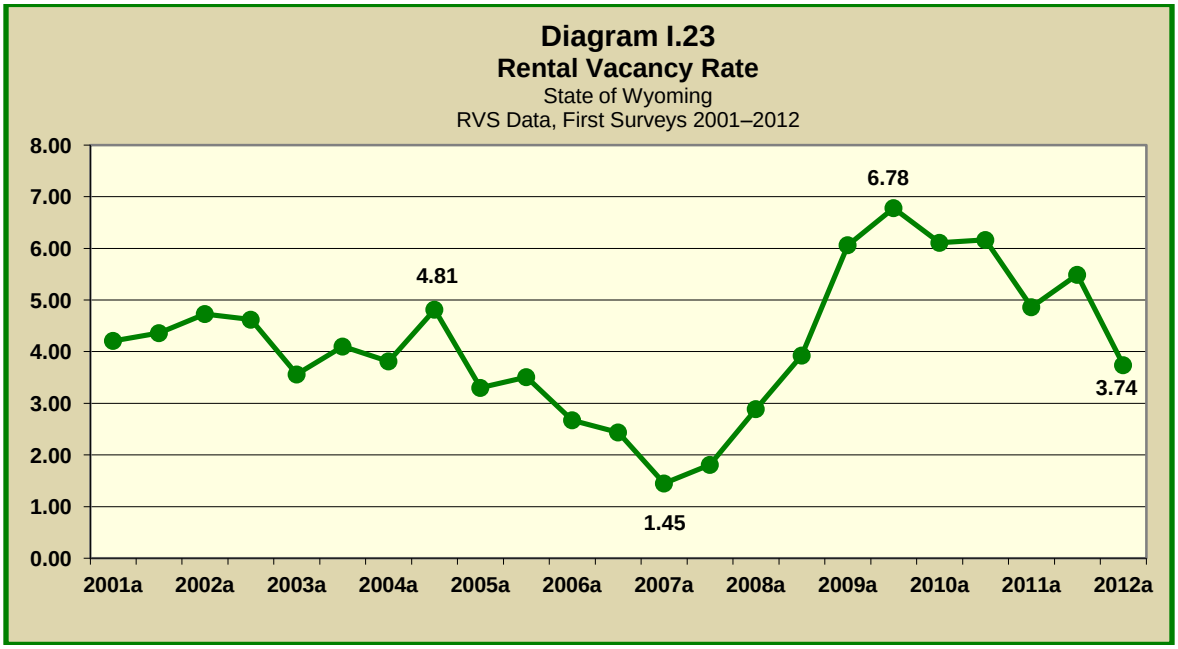
[46] Those signified as *a* in the "year" column of Table I.39 are conducted in June/July of each year. Those signified as *b* are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Table I.40
Total Units, Vacant Units, and Vacancy Rate
State of Wyoming
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	249	8,977	378	4.21
2001b	219	10,928	476	4.36
2002a	218	9,653	457	4.73
2002b	276	13,362	617	4.62
2003a	260	12,666	451	3.56
2003b	398	17,916	735	4.10
2004a	439	18,776	716	3.81
2004b	423	17,885	861	4.81
2005a	434	16,547	546	3.30
2005b	456	21,349	749	3.51
2006a	436	17,802	476	2.67
2006b	533	20,632	503	2.44
2007a	555	21,585	312	1.45
2007b	569	21,904	379	1.81
2008a	711	23,294	673	2.89
2008b	851	23,156	909	3.93
2009a	872	23,260	1,410	6.06
2009b	1,072	24,220	1,642	6.78
2010a	1,234	27,570	1,684	6.11
2010b	1,239	28,221	1,739	6.16
2011a	1,353	28,819	1,401	4.86
2011b	1,400	29,990	1,646	5.49
2012a	1,515	31,126	1,164	3.74

As a result of the low vacancy rates of 2006 and 2007, new rental units were added to the existing rental stock, and this contributed to elevated vacancy rates in 2009 and 2010. The June 2012 statewide vacancy rate of 3.74 percent was a moderate-to-low vacancy rate for Wyoming, as shown below in Diagram I.23.

Diagram I.23
Rental Vacancy Rate
State of Wyoming
RVS Data, First Surveys 2001–2012

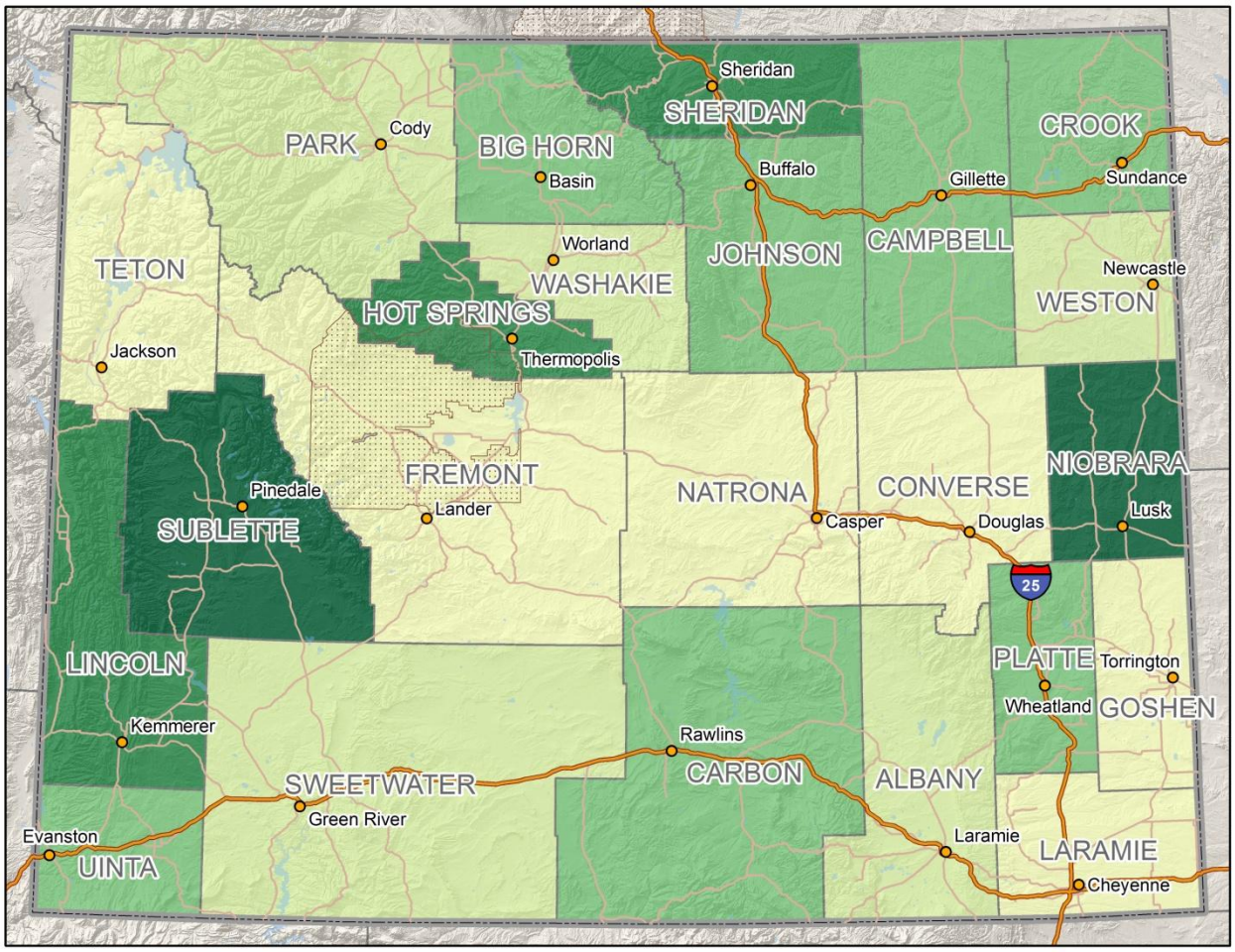


Still, the range in county vacancy rates was rather wide, with Sublette County at 12.1 percent and Teton County at 1 percent. On the other hand, for counties with more than 1,000 units in the survey, vacancy rates had a wide range. For example, Uinta County had a relatively higher vacancy rate of 6.3 percent, and both Freemont and Natrona County had a vacancy rate of 2.1 percent. These data are presented in Table I.41, below, and in Map I.2, on the following page.

Table I.41
Total Units and Vacancy Rates
State of Wyoming
RVS Data, First Surveys 2011 and 2012

County	2011 A				2012 A			
	Sample	Total Units	Vacant Units	Vacancy Rate	Sample	Total Units	Vacant Units	Vacancy Rate
Albany	107	1,917	94	4.9	147	2,274	87	3.8
Big Horn	30	249	11	4.4	40	329	20	6.1
Campbell	103	3,218	256	8.0	123	4,190	231	5.5
Carbon	43	611	44	7.2	42	793	40	5.0
Converse	40	669	14	2.1	49	699	17	2.4
Crook	21	99	6	6.1	29	116	6	5.2
Fremont	48	1,092	26	2.4	59	1,073	23	2.1
Goshen	34	524	10	1.9	35	552	10	1.8
Hot Springs	21	241	26	10.8	21	243	20	8.2
Johnson	24	243	18	7.4	27	258	19	7.4
Laramie	188	6,081	113	1.9	219	6,135	140	2.3
Lincoln	76	576	94	16.3	81	598	56	9.4
Natrona	125	4,787	176	3.7	116	5,048	106	2.1
Niobrara	6	103	12	11.7	5	46	5	10.9
Park	92	1,133	31	2.7	95	1,226	32	2.6
Platte	20	185	9	4.9	16	159	8	5.0
Sheridan	93	1,720	74	4.3	94	1,904	154	8.1
Sublette	22	206	11	5.3	27	264	32	12.1
Sweetwater	86	2,478	54	2.2	90	2,281	58	2.5
Teton	98	1,268	134	10.6	106	1,315	13	1.0
Uinta	45	998	165	16.5	47	1,131	71	6.3
Washakie	17	275	10	3.6	24	277	7	2.5
Weston	14	146	13	8.9	23	215	9	4.2
Wyoming	**1,353**	**28,819**	**1,401**	**4.9**	**1,515**	**31,126**	**1,164**	**3.7**

Map I.1
June 2012 Vacancy Rates
State of Wyoming
RVS Data, First Survey 2012



LEGEND

June 2012 Vacancy Rates

- 0.0 - 2.5%
- 2.6 - 5.0%
- 5.1 - 7.5%
- 7.6 - 10.0%
- 10.1 - 12.1%

- County Boundaries
- Major Roads
- Interstate Highways
- Tribal Lands
- County Seats

0 50 Miles

Data Source: June 2012 Western Economic Services Rental Vacancy Survey Data, 2010 TIGER Data, ESRI datasets

The survey included a question regarding the average number of days the property manager expected the unit to remain vacant, if currently available. Property managers noted that 6.9 percent of the units would likely be filled in more than 90 days, 50.3 percent indicated that it would take between seven to 30 days to be leased, and 23.7 percent indicated it would likely take fewer than seven days. These data suggest that most units fill quickly.

The telephone survey asked respondents whether their rental units were designed to serve particular groups of persons. Of the 1,515 respondents to the survey, 87 indicated that they had units designed to serve the elderly, 71 had units for persons with disabilities, 261 had units for families, and 183 had units for singles.

A similar question concerned the income groups the units were designed to serve. There were 30 respondents who said that they had units for persons with incomes less than 30 percent of MFI, 61 said that they had units for those with incomes from 31 to 50 percent of MFI, and 44 had units that served those with incomes from 51 to 80 percent of MFI. Thirty-eight respondents indicated that they served Section 8 recipients, and 239 respondents said their units were "market rate" and designed to serve "anyone."

Respondents were asked another question pertaining to the units having full or partial rental assistance. As shown in Table I.42, below, the responses showed that 4,408 units, or 14.2 percent of all types of surveyed units, had either full or partial assistance, with a majority of these being apartments.

Of the 1,515 persons interviewed, 302 indicated that a waiting list exists for their facilities, and the combination of all waiting lists totaled 3,139 households. Rental property managers in Laramie and Natrona counties had waiting list totals of 642 and 397, respectively; and Crook, Niobrara, and Weston counties had waiting lists under 25 persons.

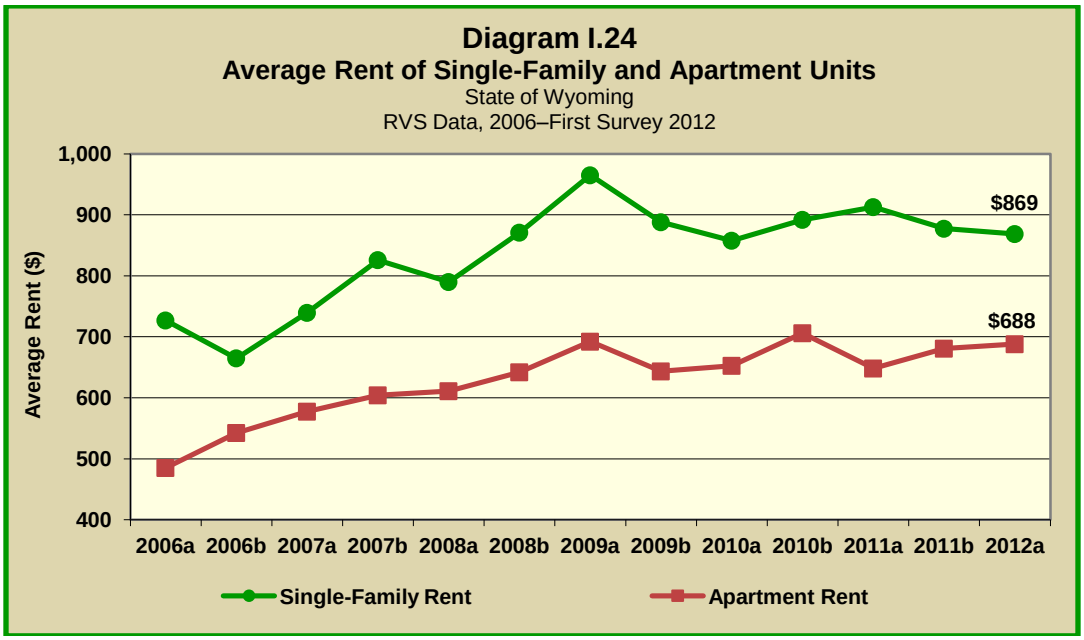
Table I.42
Assisted Units and Waiting Lists
State of Wyoming
RVS Data, First 2012 Survey

County	Units with Rental Assistance	Have Waitlist	Waitlist Size
Albany	213	23	100
Big Horn	78	13	58
Campbell	328	26	277
Carbon	294	14	89
Converse	294	19	161
Crook	14	7	22
Fremont	214	20	232
Goshen	130	11	91
Hot Springs	49	6	27
Johnson	1	4	26
Laramie	673	32	642
Lincoln	61	7	40
Natrona	634	23	397
Niobrara	0	1	10
Park	222	21	130
Platte	28	4	46
Sheridan	399	15	154
Sublette	0	2	0
Sweetwater	260	19	225
Teton	154	12	232
Uinta	176	13	132
Washakie	118	5	33
Weston	68	5	15
Total	**4,408**	**302**	**3,139**

When respondents were asked to rate the condition of their units, 81.8 percent said they were in good/excellent condition and 17.9 percent called their units fair/average. When asked about crime or nuisance issues, 91.3 percent indicated that they had no problems with crime.

When asked if utilities were included in the rent, 914 indicated affirmatively. Of these, 280 included electricity, 312 natural gas, 858 water and sewer service, 734 trash collection, 36 cable television, and 37 indicated other, which included internet or yard maintenance.

Diagram I.24, below, shows the average rent of single-family and apartment units. After a moderate increases, rents for single-family units decreased to a statewide average of $869 in 2012. Average rents for apartments steadily increased after 2006, to a high of $706 in the second half of 2010. In the first half of 2011, average rents for apartments fell slightly to $648, but rebounded in the first half of 2012 to $688.



10. Manufactured Housing

Manufactured housing, including modular and manufactured homes and those not on a permanent foundation, had a strong presence in the Wyoming housing marketplace since 1994, although the popularity of this housing product has waned somewhat in recent years. Table I.43, on the following page, shows Census Bureau statistics for new single-wide and double-wide manufactured home placements in Wyoming during this period.

Table I.43

Manufactured Housing: New Homes Placed in Service and Average Prices[47]

State of Wyoming
Census Bureau Data, 1994–2011

Year	Units Placed in Service In Wyoming (Rounded to 100s)			Average Home Price, Dollars					
				Average Wyoming			Average U.S.		
	Single	Double	Total	Single	Double	Total	Single	Double	Total
1994	500	500	1,000	29,000	53,300	40,900	23,500	42,000	32,800
1995	500	400	1,000	34,300	52,900	43,100	25,800	44,600	35,300
1996	400	600	1,000	34,500	53,500	46,100	27,000	46,200	37,200
1997	600	600	1,200	33,500	52,500	42,700	27,900	48,100	39,800
1998	600	700	1,300	35,300	56,600	56,600	28,800	49,800	41,600
1999	400	800	1,200	33,500	59,900	52,700	29,300	51,100	43,300
2000	300	900	1,200	(S)	58,800	52,200	30,200	53,600	46,400
2001	300	600	900	34,200	59,800	52,600	30,400	55,200	48,900
2002	(S)	500	700	(S)	68,000	65,000	30,900	56,100	51,300
2003	200	500	700	(S)	73,100	66,400	31,900	59,700	54,900
2004	200	300	500	43,900	65,900	58,600	32,900	63,400	58,200
2005	100	300	400	(S)	78,100	74,100	34,100	68,700	62,600
2006	200	500	700	38,500	78,400	70,200	35,900	71,400	64,200
2007	400	400	800	43,100	79,400	64,400	37,200	74,100	65,100
2008	200	400	600	43,400	72,300	56,800	38,100	76,100	64,900
2009	100	100	200	44,300	84,400	73,200	39,600	74,400	63,100
2010	100	100	200	44,000	89,200	71,700	39,300	74,500	62,800
2011	100	(S)	200	45,300	(S)	62,400	40,600	74,200	60,600

Since 1994, about 13,800 new manufactured homes were placed in service in Wyoming, with double-wide units capturing a substantial share of the manufactured housing market. For the single-family housing market, these homes represented more than one-third of all new housing. Between 2010 and 2011, the number of units placed remained unchanged. Placement costs exclude the cost of land, developing the lot, and other infrastructure costs.

The Wyoming DOR also collects data on the sale of mobile homes on a lot. Table I.44, on the following page, shows the average sales price by county for the years 2007 to 2011. The statewide average price of a mobile home on a lot fell from $171,870 in 2007 to $162,011 in 2011. This represents a decrease of 5.7 percent over the five year period.

However, prices in Wyoming varied throughout the state. In 2011, Johnson, Carbon, Crook and Sweetwater Counties had the highest average sales price of $217,000, $185,000, $180,000 and $178,130, respectively. Albany, Converse, and Goshen counties had the lowest average sales price in 2011 of $103,170, $109,083 and $100,000, respectively.

[47](S) Suppressed to avoid disclosing data for individual dealers; data are included in higher level estimates.

Table I.44
Average Sales Price of Mobile Homes on Lots
State of Wyoming
DOR Data, 2007–2011

County	2007	2008	2009	2010	2011	Average
Albany	115,500	.	.	172,633	103,170	139,957
Big Horn	.	126,750	.	79,750	125,000	99,643
Campbell	185,741	184,271	185,315	173,364	174,061	181,588
Carbon	9,000	144,000	.	121,667	185,000	90,125
Converse	163,609	153,581	120,218	157,333	109,083	148,164
Crook	80,000	181,444	187,500	165,449	180,000	171,958
Fremont	182,868	143,467	187,571	170,500	177,700	175,832
Goshen	75,000	.	79,500	57,798	100,000	77,800
Hot Springs	164,750	106,167	122,000	159,167	.	138,611
Johnson	.	.	.	.	217,000	217,000
Laramie	133,288	158,131	136,287	150,847	161,264	149,270
Lincoln	187,103	168,617	159,380	147,073	119,133	174,081
Natrona	153,863	145,500	166,989	117,500	140,167	150,200
Niobrara	.	.	.	.	.	.
Park	173,500	215,750	152,833	150,000	143,180	162,600
Platte	.	.	.	.	.	.
Sheridan	.	.	.	.	.	.
Sublette	100,000	.	.	.	.	100,000
Sweetwater	164,278	216,409	186,883	190,706	178,130	182,043
Teton	.	.	.	.	.	.
Uinta	.	.	.	.	.	.
Washakie	.	.	.	.	.	.
Weston	.	.	82,000	.	.	82,000
Wyoming	**171,870**	**175,318**	**162,283**	**164,182**	**162,011**	**168,800**

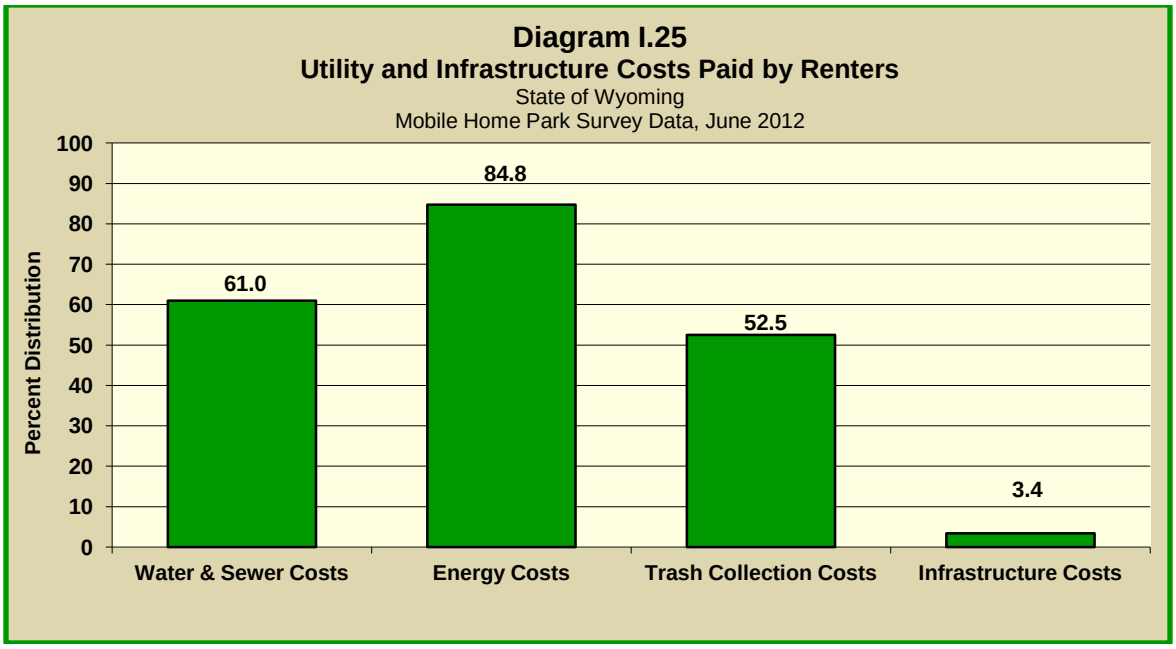
11. MOBILE HOME LOT VACANCY

During June 2012, the Partnership conducted the semiannual telephone survey of mobile home parks throughout Wyoming. A total of 131 completed surveys covered 10,555 lots. Of these lots, 593 were vacant, which equated to a 5.6 percent vacancy rate. The analysis included lots available for monthly rent and excluded RV campsites. Table I.45, at right, presents the results of the survey. Vacancy rates rose after June 2011, from a statewide average of 11.3 percent to 13.4 percent in December 2011, but fell to 5.6 percent in June of 2012.

The June 2012 survey indicated that the majority of mobile home lot renters are responsible for payment of at least a portion of their utilities. The respondents indicated that 84.8 percent of their renters paid energy utility cost, 61 percent paid water and sewer costs, 52.5 percent trash collection costs, and 3.4 percent infrastructure. Diagram I.25, on the following page, presents the survey results.

Table I.45
Available Mobile Home Lots
State of Wyoming
Mobile Home Park Survey Data, June 2012

County	Surveys	Lots	Avail.	Vacancy Rate	Average Days Vacant
Albany	11	858	28	3.3	86
Big Horn	.	.	.	.	.
Campbell	16	1,554	40	2.6	37
Carbon	7	156	17	10.9	62
Converse	5	273	1	0.4	31
Crook	5	55	9	16.4	198
Fremont	6	305	24	7.9	162
Goshen	3	97	5	5.2	186
Hot Springs	2	37	25	67.6	90
Johnson	2	55	2	3.6	49
Laramie	17	1,335	91	6.8	61
Lincoln	5	158	93	58.9	63
Natrona	6	1,199	22	1.8	19
Niobrara	.	.	.	.	.
Park	7	270	4	1.5	93
Platte	1	2	0	0.0	60
Sheridan	3	184	7	3.8	120
Sublette	3	121	0	0.0	53
Sweetwater	17	2,971	69	2.3	72
Teton	2	56	0	0.0	0
Uinta	10	813	156	19.2	180
Washakie	.	.	.	.	.
Weston	3	56	0	0.0	22
Total	**131**	**10,555**	**593**	**5.6**	**81**



The survey asked respondents to rank the need for new mobile home lots on a scale from 1 to 5, with 1 indicating no need and 5 indicating extreme need. As noted in Table I.46, at right, the average response, 2.7, indicates moderate need for new lots. However, respondents in Converse, Goshen, Sublette, and Teton counties indicated strong need for more mobile home lots. The survey results also indicated that a majority, 80.5 percent, had restrictions on the types of manufactured homes that they will accept. Most of these parks, 6,752 units or 64 percent of lots, had specific restrictions based upon the age of the home. Another 6.5 percent of the respondents indicated restrictions based upon the size of the home, and 9 percent indicated restrictions based on the condition of the home.

Table I.46
Need For Mobile Home Lots and Restrictions on Park Admission
State of Wyoming
Mobile Home Park Survey Data, June 2012

County	Need for MH Lots	Restrictions	Age	Size	Condition
Albany	2.7	301	229	40	60
Big Horn	.	.	.	.	.
Campbell	2.5	1,387	1,295	156	86
Carbon	3.0	154	135	18	0
Converse	4.4	220	220	0	182
Crook	2.6	49	8	23	0
Fremont	3.3	304	222	82	100
Goshen	3.7	97	97	0	0
Hot Springs	2.0	32	32	0	0
Johnson	5.0	55	53	0	0
Laramie	1.9	1,207	858	137	99
Lincoln	1.8	150	125	0	25
Natrona	3.0	1,199	1,188	0	0
Niobrara	.	.	.	.	.
Park	3.0	217	151	34	145
Platte	2.0	0	0	0	0
Sheridan	3.0	182	182	13	0
Sublette	3.7	121	121	0	0
Sweetwater	2.5	2,134	1,151	179	257
Teton	5.0	56	56	0	0
Uinta	2.4	594	594	0	0
Washakie	.	.	.	.	.
Weston	2.3	35	35	0	0
Total	**2.7**	**8,494**	**6,752**	**682**	**954**

As shown in Diagram I.26, on the following page, 46 respondents said barriers exist to bringing additional lots into the marketplace. This is represented in the diagram in green. Barriers cited included complex zoning/land use regulations, ordinances banning mobile homes, lack of land, and other reasons such as water and sewer development costs, permitting and zoning fees, and system development charges. The two most cited reasons were complex zoning/land use regulations, with 24 responses, and high permit costs, with 19 responses, as shown in the diagram in yellow.

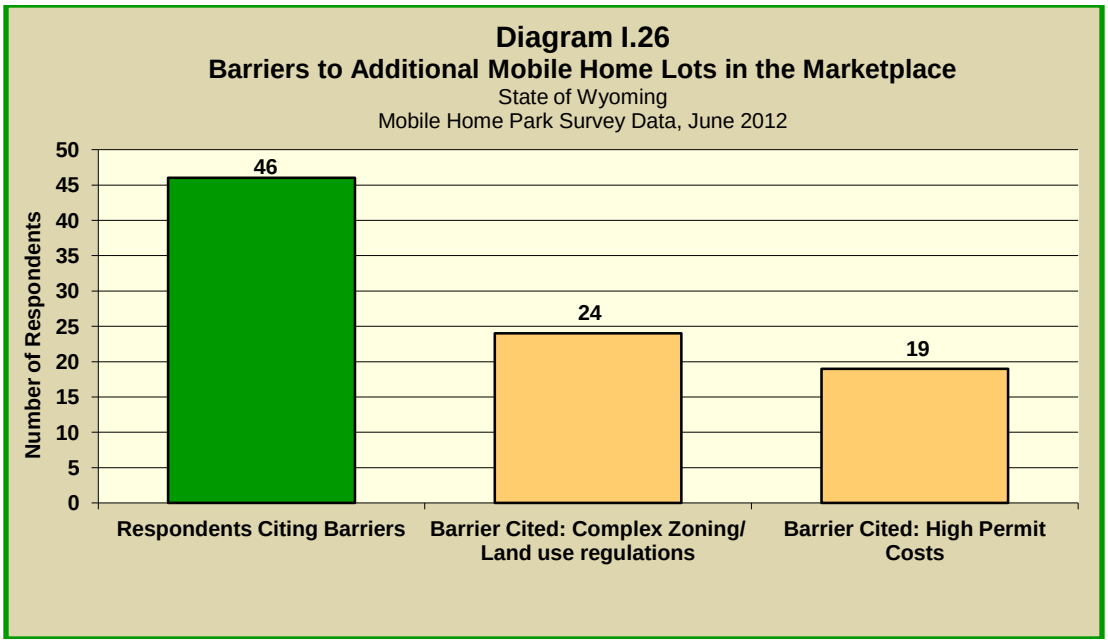
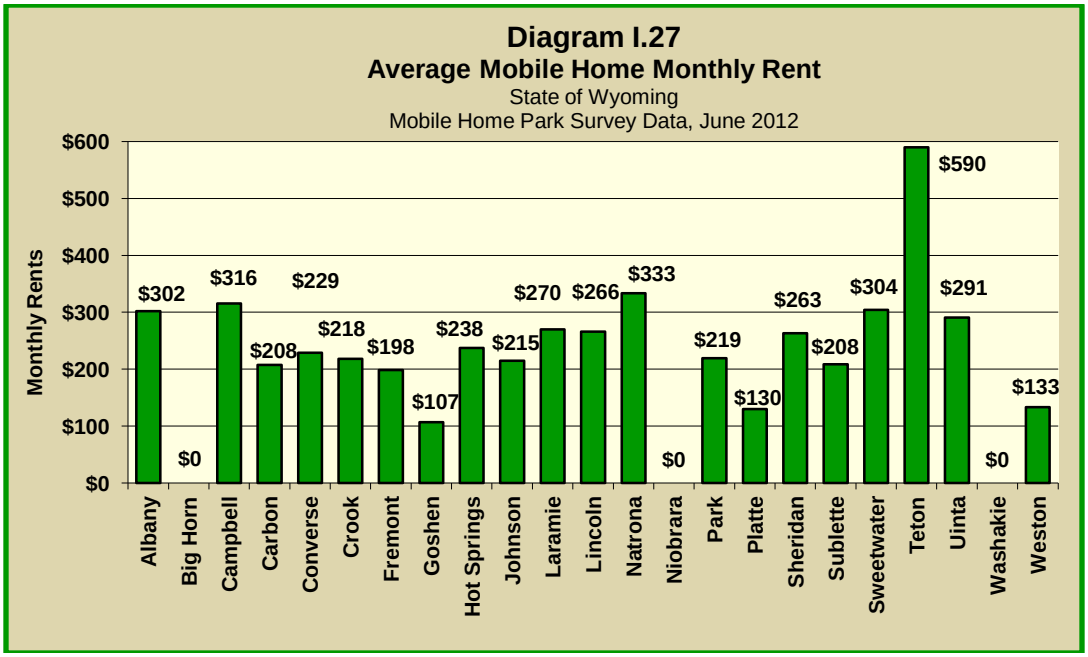


Diagram I.27, below, provides a breakdown of average rents/costs paid by tenants, as reported by park managers. The average rent in Wyoming was $268 per month, with a high of $590 in Teton County and a low of $107 in Goshen County.



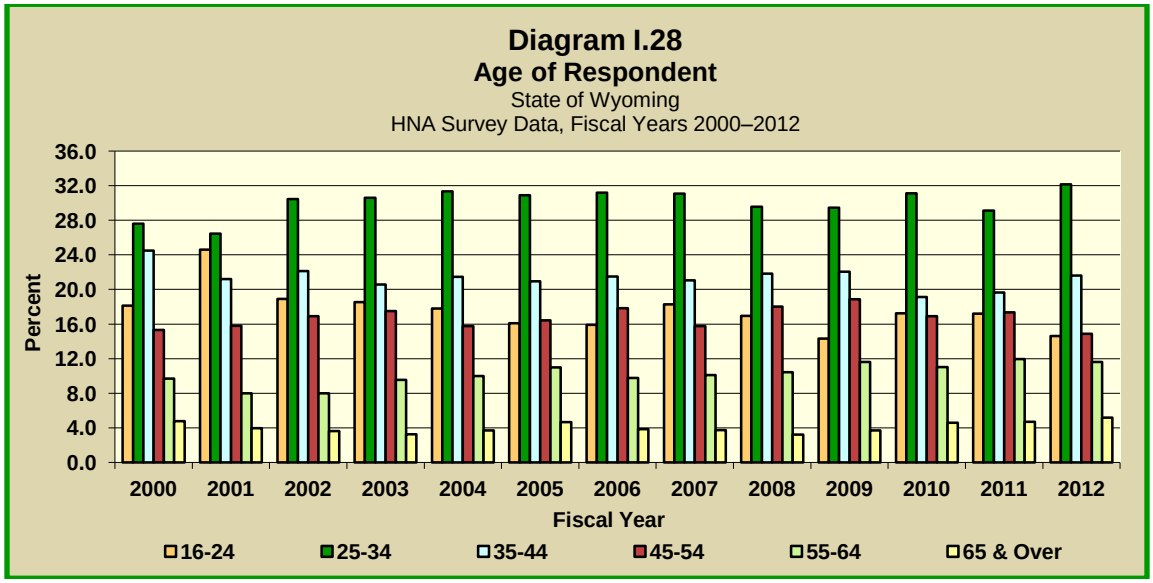
12. Housing Needs Assessment Survey

Beginning in 1998, the Partnership, in cooperation with the Wyoming Department of Transportation (WYDOT), launched a Housing Needs Assessment (HNA) Survey of new residents to the state. New residents were defined as those who had exchanged their previous state's driver's licenses for Wyoming licenses. A paper instrument was administered at local Department of Motor Vehicles offices until December of 2011, after which a sampled telephone interview was implemented in addition to the paper instruments. The following narrative summarizes selected statewide data since the survey began in 1998.

From 1998 to 2012, more than 52,000 surveys were completed. During fiscal year 2012, 1,604 surveys were completed. According to WYDOT records, 15,576 drivers exchanged their out of state licenses for new Wyoming licenses in the 2012 fiscal year. Hence, the voluntary survey captured about 10.3 percent of all persons exchanging driver's licenses in the last year.

According to the 2012 fiscal data, more than 32.9 percent of in-migrants represented two-person households. Households with five or more persons arrived less frequently and made up 14.7 percent of in-migrating households in 2012. The survey also asked new Wyoming residents about the number of bedrooms in their current dwelling unit, of which 27.9 percent of respondents said they had two bedrooms and 36.8 percent replied they had three bedrooms.

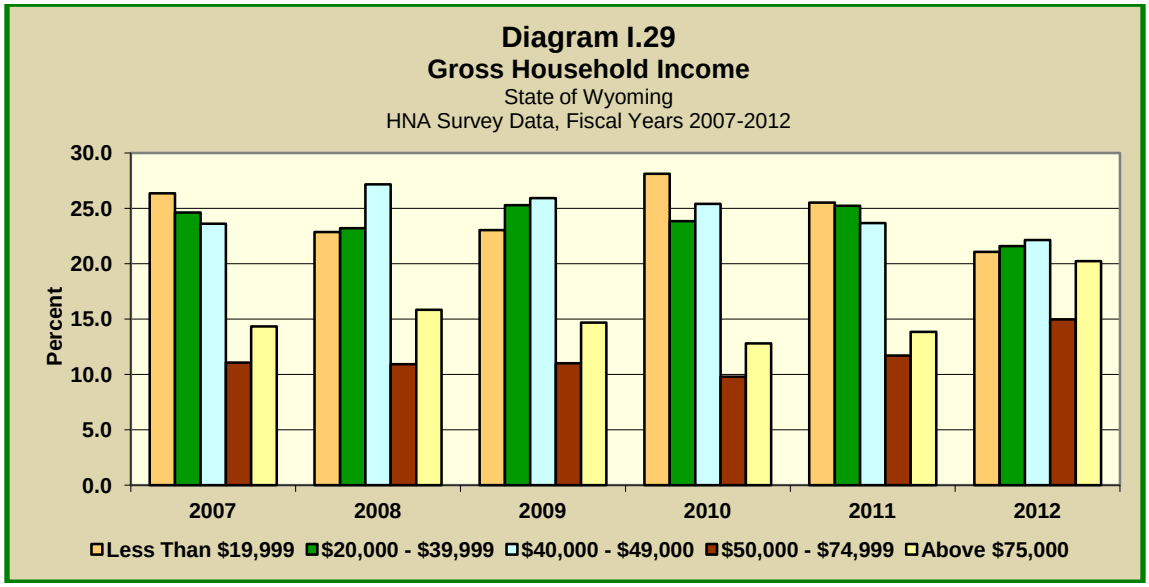
As shown in Diagram I.28, below, more than 51.9 percent of survey respondents were between the prime working ages of 25 and 44, with those in the 25 through 34 age cohort reaching over 31.1 percent in fiscal year 2012.



When asked about their reasons for moving to Wyoming, the 2012 survey showed 49.9 percent of respondents indicating work-related causes such as job transfers, better employment opportunities, new jobs, or starting or expanding businesses. Those who moved to be close to friends or relatives or for a better quality of life represented 34.3 percent.

The 2012 survey responses regarding the respondents' occupations indicated that the "other" category, which includes students, the disabled, homemakers, and the clergy population, decreased from 28.3 percent in 2011 to 25.9 percent in 2012. Transportation or public utilities increased to 4.9 percent, while the service sector decreased from 6.8 to 5.5 percent over the period. Retail trade also increased from 4.3 percent to 4.7 percent, between 2011 and 2012. These statistics are presented in table form in **Volume II. Technical Appendix.**

The incoming population with household incomes of more than $75,000 showed decreases in 2009 and 2010, but increased in 2012 to about 20.2 percent. Conversely, responses for those with incomes between $50,000 and $74,999 increased from 11.7 percent in 2011 to 15 percent in 2012, as shown in Diagram I.29, on the following page. The percentage share of those arriving in the state with incomes below $20,000 decreased from 25.5 percent in 2011 to 21.1 percent in 2012.



In 2012, 31.7 percent of the incoming population was able to immediately become a homeowner upon relocating to Wyoming, with 57.8 percent of the newcomers renting housing and another 10.5 percent making alternative living arrangements such as living with other family members or friends. These data are shown in Table I.47, below. Many persons who rented or made alternative living arrangements were seeking homeownership in the long term.

Table I.47
Percent Share Initial Tenure
State of Wyoming
HSA Survey Data, Fiscal Years 2007–2012

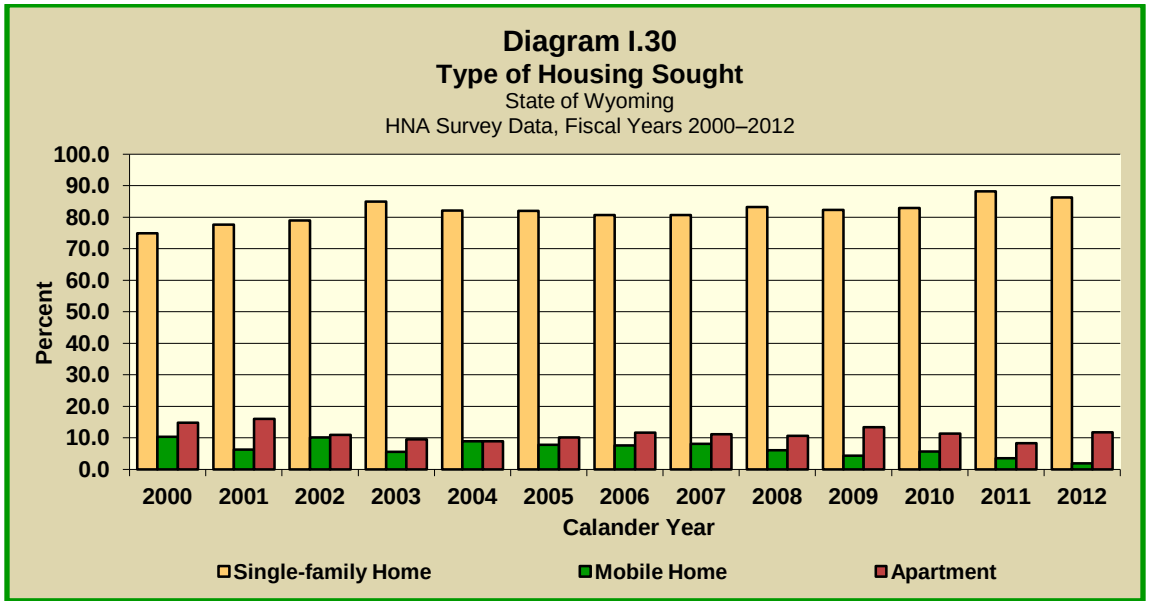
Tenure	2007	2008	2009	2010	2011	2012
Own	37.7%	37.4%	31.7%	30.6%	27.9%	31.7%
Rent	51.4%	51.6%	56.6%	58.2%	59.9%	57.8%
Other or Missing	10.9%	10.9%	11.6%	11.2%	12.1%	10.5%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Around 73.1 percent of the incoming homeowner households and more than 53.4 percent of the incoming renters chose to live in single-family residences, defined as detached single-family units or manufactured/mobile homes, as shown in Table I.48, below. As shown in the building permits reported earlier, new construction of single-family units fell by 28 units in 2010 and by another 93 units in 2011. Despite the slowdown in single-family construction, significant desire still exists for single-family housing products, whether owned or rented.

Table I.48
Initial Dwelling Type Selected
State of Wyoming
HSA Survey Data, Fiscal Years 2008–2012

Dwelling Type	Homeowners					Renters				
	2008	2009	2010	2011	2012	2008	2009	2010	2011	2012
Single-Family Unit	87.0%	90.2%	85.2%	85.5%	73.1%	59.8%	50.0%	55.6%	73.8%	53.4%
Manufactured/Mobile Home	5.4%	4.0%	5.1%	3.9%	1.3%	4.3%	2.1%	7.1%	3.3%	1.1%
Duplex	.2%	.4%	.4%	.0%	.0%	2.4%	1.0%	.8%	1.6%	.0%
Apartment	2.0%	3.6%	2.3%	2.6%	1.9%	29.3%	37.5%	26.2%	16.4%	20.5%
Other	5.4%	1.8%	7.0%	7.9%	23.8%	4.3%	9.4%	10.3%	4.9%	25.0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

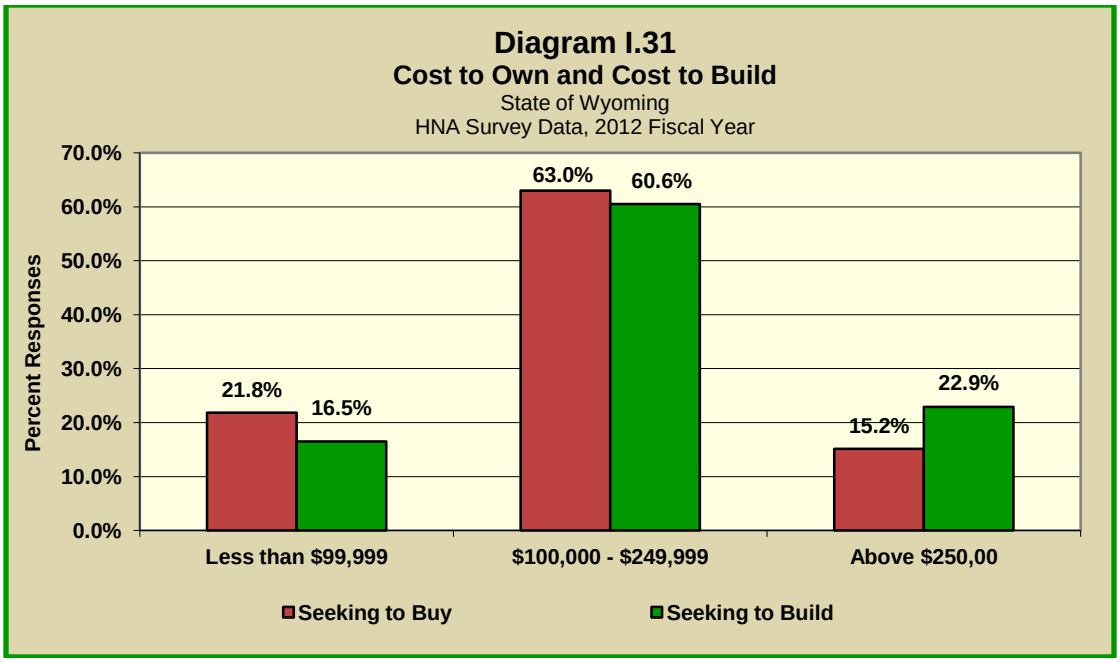
Another survey question asked respondents about the type of housing unit they were originally seeking, as opposed to the housing choice that they actually made. Diagram I.30, below, depicts the desire for housing by type.[48] Roughly 86.3 percent of those surveyed noted that they sought single-family homes. This figure is comparable to the average of 74.3 percent seen since 2000. The demand for mobile homes decreased from 12.3 percent in 2000 to 2 percent during 2012. Overall, the demand for single-family units continued to be predominant. This implies that single-family homeownership remains the preferred option of most new in-migration householders, even if they are currently unable to exercise that desire.



Of the respondents of the 2012 survey who were unsatisfied with their current housing and wanted to own a home, 59.3 percent wished to buy existing units and 40.7 percent wanted to build. As presented in Diagram I.31, on the following page, of those seeking to purchase an existing home, 22.2 percent wanted a home that cost less than $100,000. About 64.6 percent of all respondents seeking to buy an existing home were looking in the $100,000 to $249,999 range. This implies that a strong demand remains for affordable housing.

Of those who wished to build, about 16.5 percent expected to build for less than $100,000, another 60.6 percent expected to build for between $100,000 and $249,999, and 22.9 percent expected to build for more than $250,000. It appears that the price expectations of a substantial portion of those wishing to own a home were much lower than current market conditions indicate in Wyoming, particularly in areas of the state with rising population levels.

[48] Data for mobile homes and trailer lots were combined to form the "mobile home" category, and the data for duplex, four-plex, condominium, and townhomes, prior to 2001, were combined to form the "apartment" category.



Of those who were unsatisfied with their current housing and were seeking to rent, 25 percent hoped to spend less than $475 per month, 42.8 percent anticipated spending $475 to $849, and 32.2 percent were willing to spend at least $850 per month. According to the apartment rental cost data collected by the Wyoming Housing Cost of Living Index presented earlier in this report, the expectations of persons planning to spend between $475 and $849 aligned with current market conditions. Unfortunately, more than one third of these new residents hoping to rent wanted to spend less than the prevailing market rate. New residents may face limited choices because of the current market prices. The outcome of limited choice usually results in overcrowded conditions, the selection of less suitable housing, or both.

Those respondents who were contacted by telephone were also given a chance to comment on their perceptions of the housing market in Wyoming. The comments offered a wide range of opinions, but a few recurrent themes stood out. Many respondents felt that the overall condition of Wyoming's rental stock was of low quality and was priced too high based on the condition of the units. Many respondents commented on the difficulty of finding a place to rent or finding an affordable house to buy. High permitting and building taxes also affected those respondents who wished to build. Several of the respondents said they were satisfied with their housing and enjoyed living in Wyoming. The complete set of comments can be found in **Volume II. Technical Appendix.**

13. SUMMARY

Between 1990 and 2000, household formation in the state rose by 14.7 percent, but only 2,443 new housing units were created, which represented an increase of only 10.1 percent. This finding implies that the Wyoming housing market was much tighter in 2000 than it was 10 years earlier. From 2000 to 2010, the Census Bureau reported that the number of households in Wyoming rose by 17.2 percent at the same time that the housing stock increased by 17 percent.

The 2010 five-year ACS data show that 1.6 percent of households in Wyoming were overcrowded and another 0.4 percent were severely overcrowded, though both figures were lower than in the 2000 Census. A total of 2.9 percent of households were lacking complete plumbing facilities and

2.4 percent were lacking complete kitchen facilities. Households that were cost burdened or severely cost burdened represented 13.7 percent and 9.4 percent, respectively.

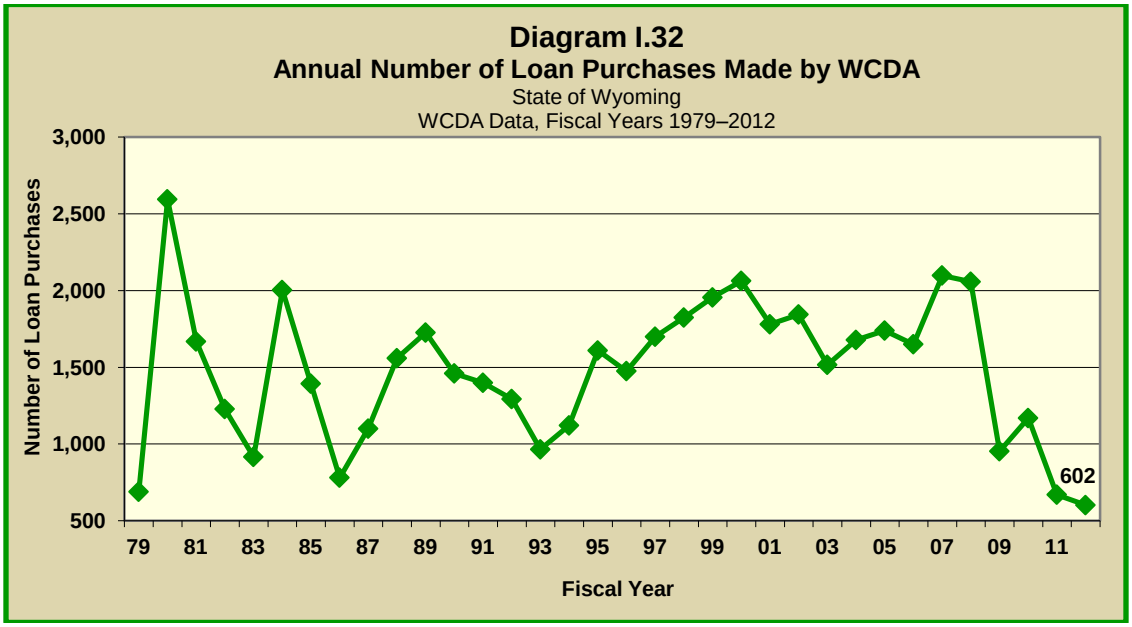
As reported by Wyoming's DOR data, statewide average housing prices for existing homes were $241,301 in 2011, and rental rates rose slightly due to increased demand. Homeowner vacancy rates rose from 2005 to 2010, but dropped to 1.3 percent in 2011. From 2004 through 2007, more single-family building permits were issued than at any other time after 1980. However, the period from 2008 to 2009 saw a decrease of 14.1 percent in building permits. Only 1,453 building permits were issued for single-family homes in 2011, while the average value for single-family units rose to $259,590. This value excludes the cost of the lot and all lot development costs, which often account for another $50,000. Even so, the discrepancies in existing home sale prices throughout Wyoming were striking. Tax assessors reported that Niobrara County's average price was at the low end at $113,708 in 2011, while Teton County's average sales price was $1,223,911. Data from the MBA showed that 0.8 percent of all Wyoming's loans were in foreclosure as of the second quarter of 2012, which was the lowest in the nation.

Rental housing prices, evaluated through the Wyoming Cost of Living Index, showed increases of 8.5 percent between 2000 and 2001 as well as between 2007 and 2008. Between the fourth quarter of 2010 and the fourth quarter of 2011, average rents increased by 2.3 percent. Census Bureau data showed a drop in rental vacancies, from 8.3 percent in 2010 to 6.5 percent in 2011. The RVS indicated a lower vacancy rate of 3.74 percent. Unfortunately, over a third of new residents seeking rental units are looking for rentals below current market rates. The number of manufactured housing units placed in Wyoming remained unchanged between 2010 and 2011, though these homes represented more than one-third of all single-family units. A survey of available mobile home lots also indicated a decrease in vacancy rates, from 13.4 percent in the December 2011 survey to 5.6 percent in the June 2012 survey.

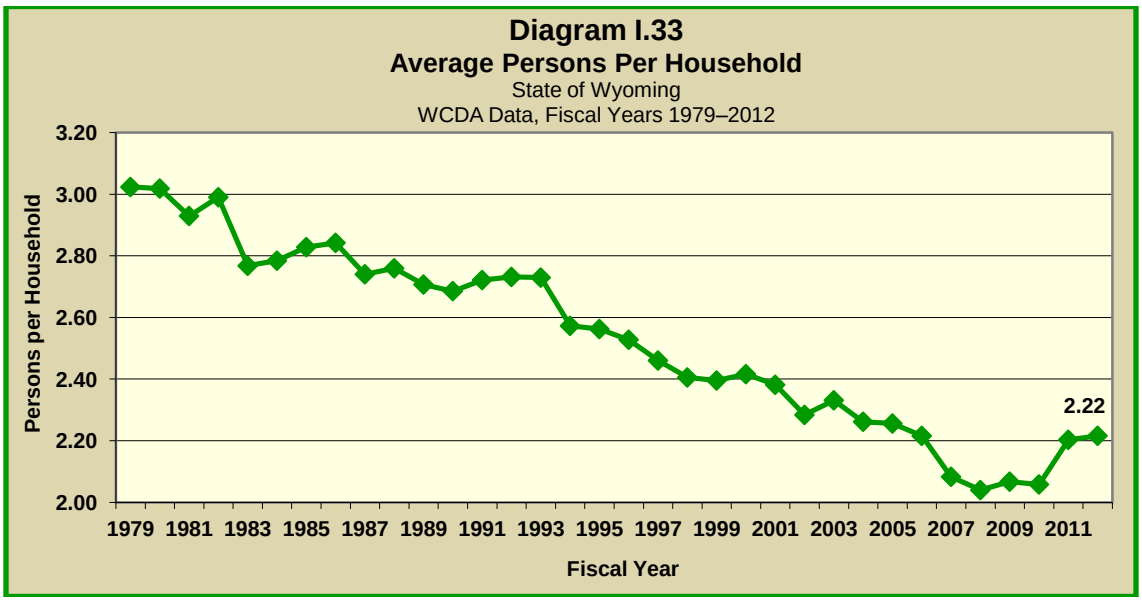
The Housing Needs Assessment survey confirmed that new residents want to buy homes but are having difficulties. For those persons looking for houses under $100,000, there is a lack of suitable and affordable choices in the current housing marketplace. Options are limited for these residents to perhaps overcrowded or older, less suitable housing.

D. WCDA Homebuyer Program Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, and through June of 2012, has acquired about 50,276 loans. Purchase characteristics varied significantly from year to year. The number of loans purchased rose notably throughout the mid- to late-1990s, as shown in Diagram I.32, below.[49] Loan purchase activity increased slightly during fiscal years 2004 and 2005, jumped up in 2007, but fell to a low of 602 in 2012. Tables containing related census data are in **Volume II. Technical Appendix**.

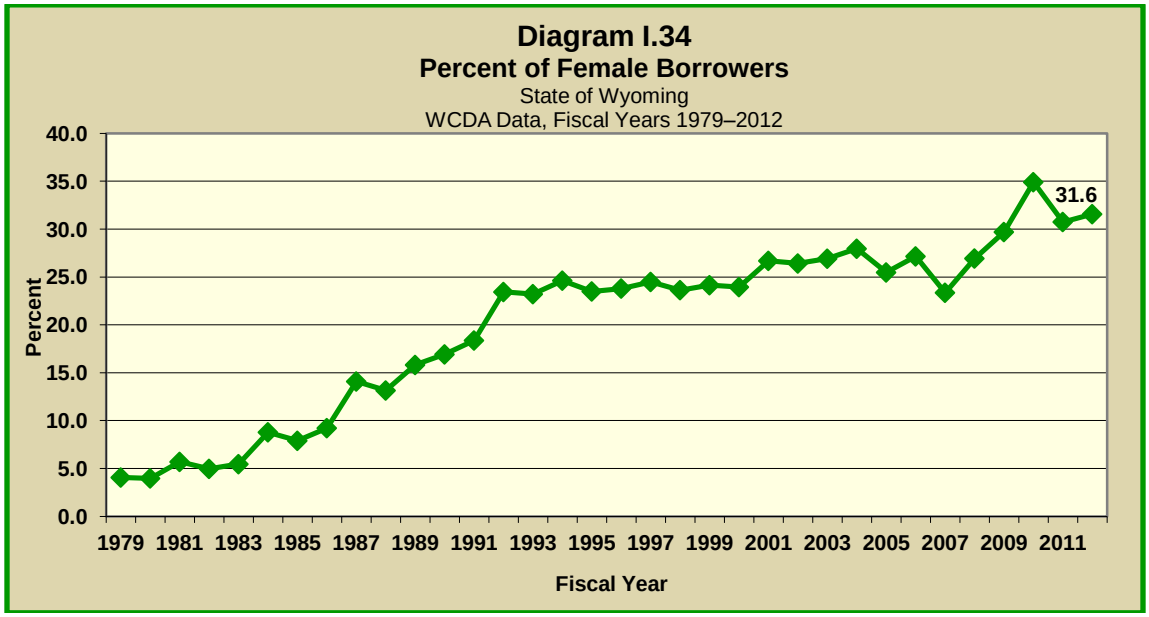


During the 31-year period in which loans were purchased, the average size of households fell from 3.02 persons per household to just above 2, with a slight upward movement to 2.22 persons in fiscal 2012. Diagram I.33, below, illustrates how this decrease has occurred over time.

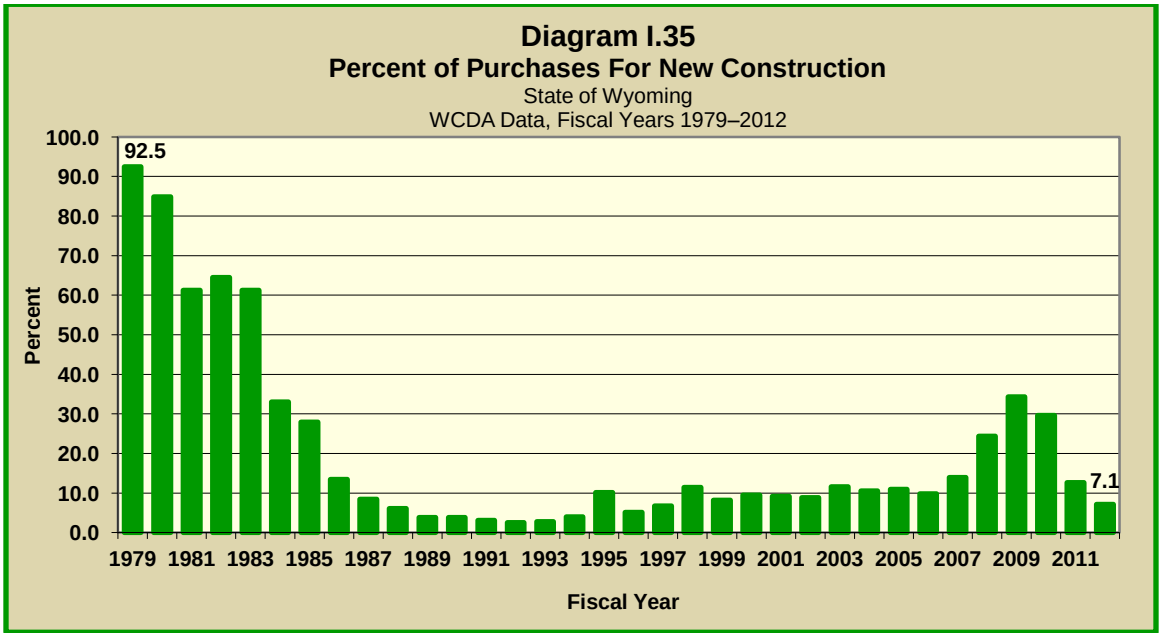


[49] Individual annual total loan purchases may be reported differently elsewhere by up to three loans due to WCDA loans being resold since 1992.

The number of loans purchased with female borrowers identified as the head of household steadily increased during the same timeframe. In 1979, only 4.06 percent of the loans purchased had female borrowers. By 1992, this figure increased to 23.3 percent. In 2010, loans purchased with female borrower heads of household rose to their highest level of 34.9 percent, but fell to 31.6 in fiscal 2012. Diagram I.34, below, presents these changes. Moreover, the percentage of loans purchased by married couples continued to decline, dropping steadily from 84 percent in 1979 to 38.9 percent in fiscal 2012. Further data on loans purchased by married couples is presented in **Volume II. Technical Appendix.**



Between 1979 and 1983, loans purchased by the WCDA were tied predominantly to new construction. After that time, as shown in Diagram I.35, below, fewer new construction loans were acquired until new loans reached a low of 2.5 percent in 1992. New construction loan purchases jumped to 35.3 percent in fiscal year 2009, the highest level since the mid-1980s, but fell back to 7.1 percent in 2012.



The average age of WCDA homes has increased after an initial six-year period of acquiring newer home loans. From 1979 to fiscal 1984, the average age of a WCDA loan purchase home was 13 years or less, or built between 1971 and 1979. Beginning in 1985, the gap widened and the average age was nearly 40 years old by the late 1990s. These dates began to revert to newer housing units and by fiscal 2012, of all units in the portfolio, the average age was 41 years old, or built in 1971.

Home sizes fluctuated over the WCDA's loan purchasing tenure. The average home size in 1979 was 1,121 square feet. This increased to 1,264 square feet by 1982, dropped to 1,150 in 1986 and rose again in 1991 to 1,268 square feet. By fiscal year 2012, homes again tended to be smaller, with an average of 1,250 square feet containing 2.67 bedrooms and 1.49 bathrooms.

When the WCDA began purchasing home loans in 1979, the average home purchase price was $58,565. By 1982, it had risen to $64,441. Prices began declining afterward, falling to $47,147 in 1990. Since then, however, this trend has reversed course and the average purchase price has grown significantly, reaching $147,738 in 2012. Average household income in nominal terms, without the effects of inflation, also was tracked in accordance to WCDA home loans. In 1983, the average household income was $32,814, dropping to $28,127 in 1992 before rising steadily to $45,081 in 2010. The debt-to-income ratio increased by 16.1 percentage points, from 24.3 percent during fiscal 2008 to 40.4 percent in fiscal 2012. The loan-to-value ratio, decreased by 2.1 percentage points, from 102.3 percent during fiscal 2011 to 100.2 percent in fiscal 2012. WCDA data are presented in detail in **Volume II. Technical Appendix.**

In summary, fiscal year 2012 saw a continued decrease in the number of loans, remaining at a low of 602. The average household size increased slightly, reaching 2.22 persons. The number of female borrowers appears to be increasing, while the percentage of borrowers who were married couples increased to 38.9 percent. Only 7.1 percent of the loans purchased during the past year were for new construction, although the overall home loan portfolio continues to be for older homes, with an average age of 41 years in 2012. The average home-purchase price and the average household income for borrowers for a WCDA-purchased loan continued to climb.

E. Overview of Findings

Population growth was strong in Wyoming in recent decades. From 2000 to 2010, the population grew by 14.1 percent, and between 2010 and 2011, it grew another 0.8 percent. Persons aged 26 to 45 represented the largest segment of persons moving to Wyoming, and they were likely seeking or had secured employment. Many individuals came from California, with Michigan in-migrants beginning to show significant numbers as well. However, this new growth was not uniform throughout Wyoming; the influx of new residents to a handful of communities put significant pressure on their housing markets, such as in Campbell County, at the same time that demand was weaker in other areas with much slower population growth. Nevertheless, the 2012 WYDOT data, particularly the count of net migrants, point to a potential return to stronger population growth.

Annual Small Area Income and Poverty Estimates (SAIPE) data showed an increase in the poverty rate from 2000 to 2010, with the 2010 rate as high as the 1998 figure. In addition, the share of all persons without health insurance increased notably by 2010 and was at an all-time high of 17.3 percent.

The unemployment rate was lower in 2011 than it was in 2010 or 2009, although was still more than twice the rates of the early 2000's. Wyoming unemployment was consistently lower than the national figures in recent years. In 2010 government and retail sectors were the largest employers,

but overall the number of jobs decreased by 0.7 percent between 2009 and 2010 compared to 0.3 percent nationally.

Average earnings per job increased between 2009 and 2010, but since 1983 have been lower than national figures. The highest paying sectors, such as utilities, manufacturing, wholesale trade, and mining, employed far fewer persons than did lower paying industries such as retail and accommodation and food services. BEA data showed a statewide average per capita income of $47,301 in 2011, which was higher than the national average for that year; this figure has been higher in Wyoming since 2002.

Energy production in Wyoming represents a large portion of the economy; the mining industry employed 7.8 percent of all Wyoming workers in 2010 and accounted for 15.9 percent of all earnings in the state due to high salaries for miners. Coal and natural gas are the primary resources extracted in Wyoming, and withdrawal and production of both grew significantly in both amount and share of production nationwide from the 1970's through the late 2000's. Natural gas withdrawals began to decrease after 2008, however, though the price of natural gas is expected to increase more sharply than the price of coal from 2008 to 2035.

Between 1990 and 2000, household formation in the state rose by 14.7 percent, but only 2,443 new housing units were created, which represented an increase of only 10.1 percent. This finding implies that the Wyoming housing market was much tighter in 2000 than it was 10 years earlier. From 2000 to 2010, the Census Bureau reported that the number of households in Wyoming rose by 17.2 percent at the same time that the housing stock increased by 17 percent.

The 2010 five-year ACS data show that 1.6 percent of households in Wyoming were overcrowded and another 0.4 percent were severely overcrowded, though both figures were lower than in the 2000 Census. A total of 2.9 percent of households were lacking complete plumbing facilities and 2.4 percent were lacking complete kitchen facilities. Households that were cost burdened or severely cost burdened represented 13.7 percent and 9.4 percent, respectively.

As reported by Wyoming's DOR data, statewide average housing prices for existing homes were $241,301 in 2011, and rental rates rose slightly due to increased demand. Homeowner vacancy rates rose from 2005 to 2010, but dropped to 1.3 percent in 2011. From 2004 through 2007, more single-family building permits were issued than at any other time after 1980. However, the period from 2008 to 2009 saw a decrease of 14.1 percent in building permits. Only 1,453 building permits were issued for single-family homes in 2011, while the average value for single-family units rose to $259,590. This value excludes the cost of the lot and all lot development costs, which often account for another $50,000. Even so, the discrepancies in existing home sale prices throughout Wyoming were striking. Tax assessors reported that Niobrara County's average price was at the low end at $113,708 in 2011, while Teton County's average sales price was $1,223,911. Data from the MBA showed that 0.8 percent of all Wyoming's loans were in foreclosure as of the second quarter of 2012, which was the lowest in the nation.

Rental housing prices, evaluated through the Wyoming Cost of Living Index, showed increases of 8.5 percent between 2000 and 2001 as well as between 2007 and 2008. Between the fourth quarter of 2010 and the fourth quarter of 2011, average rents increased by 2.3 percent. Census Bureau data showed a drop in rental vacancies, from 8.3 percent in 2010 to 6.5 percent in 2011. The RVS indicated a lower vacancy rate of 3.74 percent. Unfortunately, over a third of new residents seeking rental units are looking for rentals below current market rates. The number of manufactured housing units placed in Wyoming remained unchanged between 2010 and 2011, though these homes represented more than one-third of all single-family units. A survey of available

mobile home lots also indicated a decrease in vacancy rates, from 13.4 percent in the December 2011 survey to 5.6 percent in the June 2012 survey.

The Housing Needs Assessment survey confirmed that new residents want to buy homes but are having difficulties. For those persons looking for houses under $100,000, there is a lack of suitable and affordable choices in the current housing marketplace. Options are limited for these residents to perhaps overcrowded or older, less suitable housing.

Among WCDA programs, fiscal year 2012 saw a continued decrease in the number of loans, remaining at a low of 602. The average household size increased slightly, reaching 2.22 persons. The number of female borrowers appears to be increasing, while the percentage of borrowers who were married couples increased to 38.9 percent. Only 7.1 percent of the loans purchased during the past year were for new construction, although the overall home loan portfolio continues to be for older homes, with an average age of 41 years in 2012. The average home-purchase price and the average household income for borrowers for a WCDA-purchased loan continued to climb.

II. COUNTY PROFILES

This section provides population estimates and selected economic and housing statistics for each of Wyoming's 23 counties. These data provide a view of the economic well-being of each county, primarily through comparison of 2000 and 2010 census data and commentary about changes in other data seen in the past decade. Each county profile covers demographic change, migration and driver's license exchanges, labor force statistics, rental and home prices, annual building permits and per unit valuation, the Wyoming Department of Transportation (WYDOT) Housing Needs Assessment (HNA) Survey results, and other information. Additional tables containing detailed statistics for the above concepts are presented in **Volume II. Technical Appendix.**

Labor force, employment, and unemployment figures were collected from the Bureau of Labor Statistics (BLS). Rental prices were obtained from the Wyoming Cost of Living Index, prepared by the Wyoming Department of Administration and Information, Economic Analysis Division (EAD).

The WYDOT provided driver's license exchange information. The WYDOT tracks the exchange of driver's licenses from other areas, as well as those surrendering their driver's license in other states. For those moving to Wyoming, new residents are requested to exchange their driver's license within one year. It is important to note that these data represent the net change in driver's licenses, not total migrating persons or households. It is, however, an indication of migration trends for Wyoming.

The Census Bureau reports the "per unit" value of building permits. This relates to the cost of construction per unit in real 2011 dollars. These values exclude the cost of land and are therefore a reasonable indicator of the combined effects of increases in the cost of materials, building codes, and consumer tastes.[50]

[50] Cost is the value of construction as shown on the building permit.

Demographics

The Census Bureau's intercensal estimates indicate that Albany County's population increased from 36,299 in 2010 to 36,889 in 2011, or by 1.6 percent. This compares to a statewide population growth of 0.8 percent over the period.[51] The number of people from 15 to 24 years of age increased by 7.3 percent, and the number of people from 55 to 64 years of age increased by 2.6 percent. The white population increased by 0.8 percent, while the black population increased by 25.5 percent. The Hispanic population increased from 3,202 to 3,284 people between 2010 and 2011 or by 2.6 percent. These data are presented in Table II.1.1, below.

Table II.1.1
Profile of Population Characteristics
Wyoming vs. Albany County
2010 Census and 2011 Intercensal Estimates

Subject	Albany County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**36,299**	**36,889**	**1.6%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	5,083	5,008	-1.5%	113,371	113,462	0.1%
15 to 24 years	11,434	12,268	7.3%	78,460	78,704	0.3%
25 to 44 years	9,300	9,104	-2.1%	144,615	145,669	0.7%
45 to 54 years	3,718	3,492	-6.1%	83,577	80,936	-3.2%
55 to 64 years	3,598	3,692	2.6%	73,513	77,120	4.9%
65 and Over	3,166	3,325	5.0%	70,090	72,267	3.1%
Race						
White	33,708	33,987	0.8%	529,110	531,484	0.4%
Black	443	556	25.5%	5,135	6,024	17.3%
American Indian and Alaskan Native	296	373	26.0%	14,457	14,774	2.2%
Asian	1,045	1,102	5.5%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	30	35	16.7%	521	551	5.8%
Two or more races	777	836	7.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	3,202	3,284	2.6%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Albany County's population increased from 32,014 persons in 2000 to 36,299 in 2010, or by 13.4 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 11.9 percent, while the black population increased by 19.2 percent. The Hispanic population increased from 2,397 to 3,202 persons between 2000 and 2010, or by 33.6 percent. These data are presented in Table II.1.2, on the following page.

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

Table II.1.2
Population by Race and Ethnicity
Albany County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	29,235	91.3%	32,720	90.1%	11.9%
Black	354	1.1%	422	1.2%	19.2%
American Indian	305	1.0%	259	0.7%	-15.1%
Asian	545	1.7%	1,021	2.8%	87.3%
Native Hawaiian/Pacific Islander	18	0.1%	21	0.1%	16.7%
Other	847	2.6%	885	2.4%	4.5%
Two or More Races	710	2.2%	971	2.7%	36.8%
Total	**32,014**	**100.0%**	**36,299**	**100.0%**	**13.4%**
Hispanic (Ethnicity)	2,397	7.5%	3,202	8.8%	33.6%

Table II.1.3, below, presents the population of Albany County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 13.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,432 persons, or by 66.1 percent. In 2010, the largest age group in Albany County was the group aged 20 to 24, which accounted for 21.2 percent of the entire population. The 2010 census count showed a total of 18,897 males, who accounted for 52.1 percent of the population, and the remaining 47.9 percent, or 17,402 persons, were female.

Table II.1.3
Population by Age and Gender
Albany County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	862	768	1,630	1,057	983	2,040	25.2%
5 to 19	3,607	3,216	6,823	3,448	3,317	6,765	-.9%
20 to 24	3,466	2,997	6,463	4,183	3,529	7,712	19.3%
25 to 34	2,513	2,080	4,593	3,334	2,637	5,971	30.0%
35 to 54	3,778	3,915	7,693	3,584	3,463	7,047	-8.4%
55 to 64	1,151	1,015	2,166	1,807	1,791	3,598	66.1%
65 and Over	1,152	1,494	2,646	1,484	1,682	3,166	19.7%
Total	**16,529**	**15,485**	**32,014**	**18,897**	**17,402**	**36,299**	**13.4%**

At the time of the 2010 Census, there were 2,248 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 decreased by 6.8 percent, as shown in Table II.1.4, on the following page.

Table II.1.4
Group Quarters Population
Albany County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[52]	32	.	-100.0%
Juvenile Facilities	.	80	.
Nursing Homes	101	70	-30.7%
Other Institutions	.	.	.
Total	**133**	**150**	**12.8%**
Noninstitutionalized			
College Dormitories	2,157	1,986	-7.9%
Military Quarters	.	.	.
Other Noninstitutions	121	112	-7.4%
Total	**2,278**	**2,098**	**-7.9%**
Group Quarters Population	**2,411**	**2,248**	**-6.8%**

Table II.1.5, 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 7,430 family households, 5,796 of which housed married couple families and 1,634 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 589 families, or a female householder with no husband present, of which there were 1,045 families. There were also an estimated 8,261 "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 6.1 percent, and the number of married couple families increased by 4 percent. The number of male households with no wife present increased by 35.7 percent, the number of female households with no husband present increased by 5.1 percent, and non-family households increased by 31.8 percent.

Table II.1.5
Household Type by Tenure
Albany County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	7,001	7,430	6.1%
Married couple family	5,573	5,796	4.0%
Owner-occupied housing units	4,204	4,436	5.5%
Renter-occupied housing units	1,369	1,360	-0.7%
Other family	1,428	1,634	14.4%
Male householder, no wife present	434	589	35.7%
Owner-occupied housing units	209	294	40.7%
Renter-occupied housing units	225	295	31.1%
Female householder, no husband present	994	1,045	5.1%
Owner-occupied housing units	425	474	11.5%
Renter-occupied housing units	569	571	0.4%
Non-family households	6,268	8,261	31.8%
Owner-occupied housing units	1,991	2,630	32.1%
Renter-occupied housing units	4,277	5,631	31.7%
Total	**13,269**	**15,691**	**18.3%**

[52] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.1.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 3,768 two-person family households, 1,623 three-person family households, and 1,279 four-person family households. One-person non-family households made up 66.3 percent of all non-family households, or an estimated 5,479 households. Between 2000 and 2010, the number of four-person households increased by 5.8 percent, or from 1,436 to 1,520 households.

Table II.1.6[53]
Household Type by Household Size
Albany County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	4,170	4,170	.	5,479	5,479	31.4%
Two Person	3,526	1,502	5,028	3,768	1,867	5,635	12.1%
Three Person	1,568	386	1,954	1,623	618	2,241	14.7%
Four Person	1,276	160	1,436	1,279	241	1,520	5.8%
Five Person	435	32	467	495	44	539	15.4%
Six Person	131	11	142	181	6	187	31.7%
Seven Person	65	7	72	84	6	90	25.0%
Total	**7,001**	**6,268**	**13,269**	**7,430**	**8,261**	**15,691**	**18.3%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 5,635 two-person households, 3,149 were owner-occupied and 2,486 were renter-occupied. Of the 1,520 four-person households, 904 were owner-occupied and 616 were renter-occupied. Further household size data by tenure are presented in Table II.1.7, below.

Table II.1.7
Tenure by Household Size
Albany County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	1,625	2,545	4,170	2,071	3,408	5,479	31.4%
Two Person	2,720	2,308	5,028	3,149	2,486	5,635	12.1%
Three Person	1,073	881	1,954	1,179	1,062	2,241	14.7%
Four Person	944	492	1,436	904	616	1,520	5.8%
Five Person	316	151	467	352	187	539	15.4%
Six Person	106	36	142	115	72	187	31.7%
Seven Person or More	45	27	72	64	26	90	25.0%
Total	**6,829**	**6,440**	**13,269**	**7,834**	**7,857**	**15,691**	**18.3%**

[53] 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.1.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 14.7 percent, or from 6,829 to 7,834 households. The number of renter units increased from 6,440 to 7,857 households, or by 22 percent. In 2010, Albany County had a total of 17,939 housing units, of which 15,691, or 87.5 percent, were occupied. A total of 2,248 units, or 12.5 percent of all units, were vacant, which was an increase of 15.5 percent from the 2000 Census.

Table II.1.8
Housing Units by Tenure
Albany County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	13,269	15,691	18.3%
Owner-Occupied	6,829	7,834	14.7%
Renter-Occupied	6,440	7,857	22.0%
Vacant Housing Units	1,946	2,248	15.5%
Total Housing Units	**15,215**	**17,939**	**17.9%**
Homeownership Rate	51.5%	49.9%	.

Table II.1.9, below, shows that, of the 2,248 vacant housing units in Albany County at the time of the 2010 Census, 386 units, or 17.2 percent, were for rent and 132, or 5.9 percent, were for sale. An estimated 1,175 units were for seasonal, recreational, or occasional use, and 478, or 21.3 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 78 to 73 units, or by 6.4 percent, and units listed as "other vacant" increased from 274 to 478 units, or by 74.5 percent.

Table II.1.9
Disposition of Vacant Housing Units
Albany County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	356	386	8.4%
For sale only	140	132	-5.7%
Rented or sold but not occupied	78	73	-6.4%
For seasonal, recreational, or occasional use	1,097	1,175	7.1%
For migrant workers	1	4	300.0%
Other vacant	274	478	74.5%
Total	**1,946**	**2,248**	**15.5%**

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 censuses. 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.1.10, below, presents different income statistics for Albany County. According to the 2010 ACS data averages, Median Family Income (MFI) for Albany County was $70,054 compared to the statewide average of $65,964. Per capita income for Albany County, which is calculated by dividing total income by population, was $25,622, which compared to $27,860 for the State of Wyoming.

Table II.1.10
Median and Per Capita Income
Albany County and the State of Wyoming
2010 Five-Year ACS Census Data

Income Type	Albany County	Wyoming
Median Family Income	70,054	65,964
Median Household Income	42,890	53,802
Per Capita Income	25,622	27,860

Table II.1.11, below, shows households by income for Albany County and the State of Wyoming in 2010. In Albany County, there were a total of 2,823 households, or 19.3 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 1,906 households that had incomes between $35,000 and $49,999 in the county, which accounted for 13.1 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 16 percent of total households and numbered 2,330 in Albany County.

Table II.1.11
Households by Income
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Income	Albany County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	2,823	19.3%	21,963	10.1%
$15,000–$19,999	853	5.8%	10,477	4.8%
$20,000–$24,999	917	6.3%	11,850	5.4%
$25,000–$34,999	1,733	11.9%	23,902	11.0%
$35,000–$49,999	1,906	13.1%	32,677	15.0%
$50,000–$74,999	2,252	15.4%	44,279	20.3%
$75,000–$99,999	1,777	12.2%	30,595	14.1%
$100,000 and Above	2,330	16.0%	41,945	19.3%
Total	**14,591**	**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.1.12, on the following page. In total, the poverty rate in Albany County was 21.5 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Albany County had a poverty rate of 19.4 percent, and the female population had a poverty rate of 23.8 percent. There were 143 males and 195 females in poverty aged 5 and under. Overall, 4.9

percent of persons in poverty in Albany 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 189 persons, which represented 2.7 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.1.12
Poverty by Age
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Albany County				
5 and Under	143	195	338	4.9%
6 to 17	153	114	267	3.8%
18 to 64	2,963	3,203	6,166	88.6%
65 and Older	55	134	189	2.7%
Total	**3,314**	**3,646**	**6,960**	**100.0%**
Poverty Rate	19.4%	23.8%	21.5%	.
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.1.13, 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, Albany County saw an average of 6,401 owner-occupied single-family units compared to 1,958 single-family rental units. In Albany County, single-family units represented 57.3 percent of all households compared to 70.8 percent statewide. Albany County had a total of 2,152 apartment rental units, and total apartment units accounted for 15.2 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,547 mobile homes in Albany County, which made up 10.6 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.1.13
Households by Unit Type
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Albany County				
Single-Family Unit	6,401	1,958	8,359	57.3%
Duplex	164	960	1,124	7.7%
Tri- or Four-Plex	74	1,271	1,345	9.2%
Apartment	64	2,152	2,216	15.2%
Mobile Home	1,102	445	1,547	10.6%
Boat, RV, Van, Etc.	.	.	.	.
Total	**7,805**	**6,786**	**14,591**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.1.14, below, shows the number of households by year of construction. As shown, 14.6 percent, or 2,128 units, were built in 1939 or earlier in the county, and another 3.7 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 826, which accounted for 5.7 percent of all households, and an additional 798 households, or 5.5 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.1.14
Households by Year Built
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Albany County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,128	14.6%	25,116	11.5%
1940 to 1949	537	3.7%	11,481	5.3%
1950 to 1959	1,713	11.7%	21,920	10.1%
1960 to 1969	1,669	11.4%	19,433	8.9%
1970 to 1979	3,232	22.2%	53,519	24.6%
1980 to 1989	2,032	13.9%	34,949	16.1%
1990 to 1999	1,656	11.3%	26,791	12.3%
2000 to 2004	826	5.7%	14,090	6.5%
2005 or Later	798	5.5%	10,389	4.8%
Total	**14,591**	**100.0%**	**217,688**	**100.0%**

Table II.1.15, on the following page, displays housing units for Albany County and the State of Wyoming. The number of rooms in Albany County varied between households. Households with one room accounted for only 2.9 percent of total housing units, while households with five and six rooms accounted for 18.8 and 9.9 percent, respectively, in the county. The median number of rooms in Albany County was five rooms, which compared to six statewide.

Table II.1.15
Housing Units by Number of Rooms
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Albany County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	511	2.9%	3,804	1.5%
Two	756	4.3%	6,391	2.5%
Three	2,029	11.5%	18,634	7.3%
Four	4,294	24.4%	45,335	17.8%
Five	3,315	18.8%	52,421	20.5%
Six	1,751	9.9%	39,475	15.5%
Seven	1,522	8.6%	31,509	12.4%
Eight	1,543	8.8%	25,135	9.9%
Nine or More	1,887	10.7%	32,392	12.7%
Total	**17,608**	**100.0%**	**255,096**	**100.0%**
Median Rooms	5	.	6	.

Table II.1.16, below, shows households in the county by number of bedrooms and tenure. There were 273 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.5 percent of total households in Albany County, which compared to 25.5 percent statewide. In Albany County, the 4,868 households with three bedrooms accounted for 33.4 percent of all households, and there were only 815 five-bedroom or more households, which accounted for 5.6 percent of all households.

Table II.1.16
Households by Number of Bedrooms
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Albany County				
None	9	273	282	1.9%
One	260	1,639	1,899	13.0%
Two	1,527	2,782	4,309	29.5%
Three	3,426	1,442	4,868	33.4%
Four	1,965	453	2,418	16.6%
Five or More	618	197	815	5.6%
Total	**7,805**	**6,786**	**14,591**	**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.1.17, at right, structures built in 1939 or earlier had a median value of $157,500, while structures built between 1950 and 1959 had a median value of $177,300 and those built between 1990 and 1999 had a median value of $261,000. 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 $285,700 and $219,900, respectively. The median value in Albany County was $189,500, which compared to $174,000 in the State of Wyoming.

Table II.1.17
Median Value by Year Structure Built
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Albany County	State of Wyoming
1939 or Earlier	157,500	141,200
1940 to 1949	152,600	129,500
1950 to 1959	177,300	151,800
1960 to 1969	192,200	166,500
1970 to 1979	198,600	169,900
1980 to 1989	186,900	187,000
1990 to 1999	261,000	224,000
2000 to 2004	285,700	243,500
2005 or Later	219,900	244,600
Median Value	**189,500**	**174,000**

Household mortgage status is reported in Table II.1.18, below. In Albany County, households with a mortgage accounted for 62.1 percent of all households, or 4,844 housing units, and the remaining 37.9 percent, or 2,961 units, had no mortgage. Of those units with a mortgage, 1,099 had either a second mortgage or home equity loan, 25 had both a second mortgage and home equity loan, and 3,720, or 76.8 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.1.18
Mortgage Status
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Albany County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,844	62.1%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	1,099	22.7%	17,932	19.1%
Second mortgage only	578	52.6%	8,629	48.1%
Home equity loan only	521	47.4%	9,303	51.9%
Both second mortgage and home equity loan	25	0.5%	741	0.8%
No second mortgage and no home equity loan	3,720	76.8%	75,088	80.1%
Housing units without a mortgage	2,961	37.9%	59,045	38.6%
Total	**7,805**	**100.0%**	**152,806**	**100.00%**

The median rent in Albany County was $585 compared to $552 statewide, as shown in Table II.1.19, below. These figures show that rents were very comparable.

Table II.1.19
Median Rent
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Albany County	$585
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 50 persons during the first half of 2012. The driver's license total exchanges since 2000 for Albany County are presented in Table II.1.20, below, and showed a net increase of 1,511 persons over the time period.

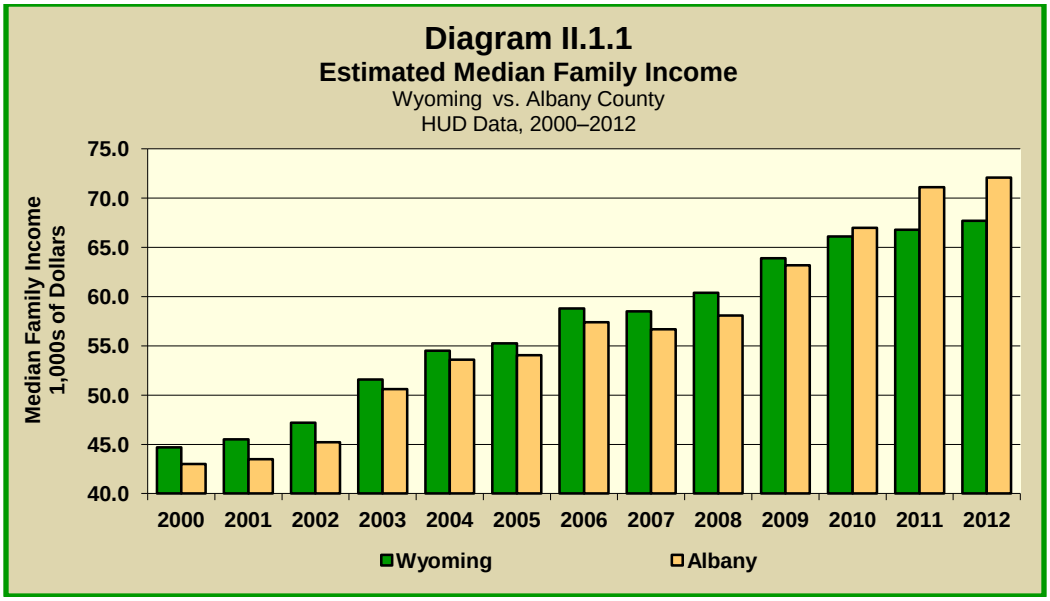
Table II.1.20
Driver's Licenses Exchanged and Surrendered
Albany County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	1,205	1,461	-256
2001	1,239	1,254	-15
2002	1,282	1,122	160
2003	1,111	896	215
2004	1,146	1,183	-37
2005	1,101	1,117	-16
2006	1,123	1,054	69
2007	1,092	1,031	61
2008	1,267	1,006	261
2009	1,278	852	426
2010	1,206	756	450
2011	1,132	989	143
2012- First Half	522	472	50
Total	**14,704**	**13,193**	**1,511**

Economics

The HUD estimated MFI for Albany County was $72,100 in 2012.[54] This compared to Wyoming's MFI of $67,700. Diagram II.1.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.1.1
Estimated Median Family Income
Wyoming vs. Albany County
HUD Data, 2000–2012

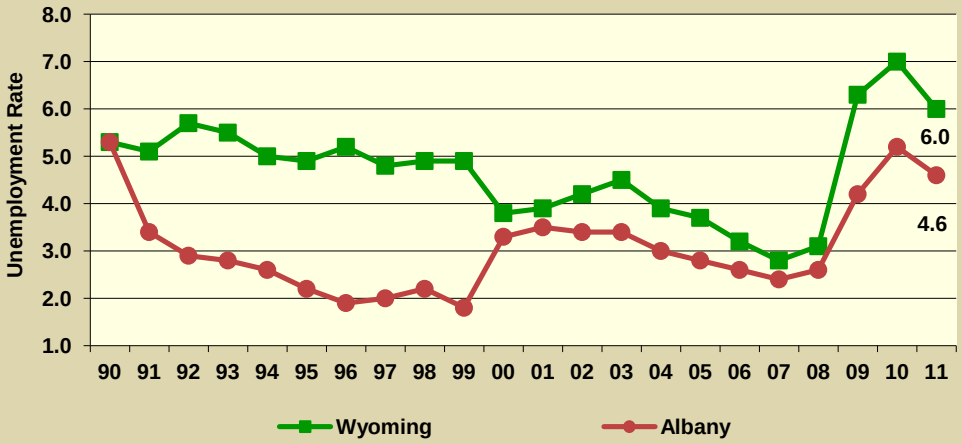


Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Albany County's labor force, defined as the number of persons working or actively seeking work, decreased by 317 persons, from 19,932 in 2010 to 20,249 in 2011. Employment increased by 425 persons; unemployment decreased by 108 persons; and the unemployment rate, or the number of

[54] 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.

unemployed persons as a percentage of the labor force, decreased from 5.2 percent in 2010 to 4.6 percent in 2011, as shown below in Diagram II.1.2.

Diagram II.1.2
Unemployment Rate
Albany County vs. Wyoming
BLS Data, 1990–2011



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.1.21, below, with 2011 information considered preliminary (p), with 2011 information considered preliminary (p), annual total monthly employment increased by 1.13 percent between 2010 and 2011, from a total of 15,168 to 15,340 workers.

Table II.1.21
Total Monthly Employment
Albany County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	13,885	14,336	14,560	16,483	14,867	14,895	14,993	14,992	15,475	14,999	14,917
Feb	14,110	14,510	14,808	16,543	15,173	15,112	15,270	15,484	15,574	15,028	15,043
Mar	14,294	14,505	14,794	16,605	15,274	15,106	15,403	15,611	15,615	15,058	15,097
Apr	14,334	14,668	14,893	16,927	15,428	15,340	15,464	15,707	15,507	15,074	15,274
May	14,290	14,612	14,831	16,798	15,492	15,417	15,625	15,750	15,582	15,096	15,309
Jun	14,505	14,694	15,038	17,004	15,206	15,505	15,678	15,847	16,114	15,595	15,774
Jul	14,026	13,994	14,526	16,538	14,863	14,685	14,910	15,128	15,362	14,852	15,028
Aug	14,197	14,039	14,439	16,546	15,025	14,620	14,911	15,112	15,322	14,792	15,220
Sep	14,426	14,443	15,131	16,907	15,601	15,324	15,561	15,954	16,193	15,400	15,716
Oct	14,653	14,915	15,391	17,184	15,575	15,336	15,656	16,033	16,143	15,484	15,706
Nov	14,560	14,910	15,403	16,919	15,639	15,341	15,518	15,878	16,016	15,338	15,612
Dec	14,579	14,906	15,370	16,980	15,485	15,397	15,528	15,742	15,295	15,294	15,381
Annual	**14,322**	**14,544**	**14,932**	**16,786**	**15,302**	**15,173**	**15,376**	**15,603**	**15,683**	**15,168**	**15,340**
% Change	.	1.55	2.67	12.42	-8.84	-0.84	1.34	1.48	0.51	-3.28	1.13

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.1.22, on

the following page, annual average weekly wages increased by 3.03 percent in Albany County between 2010 and 2011, from a total of $694 to $715.

Table II.1.22
Average Weekly Wages
Albany County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	475	484	489	474	.
2002	485	491	537	521	508	7.17
2003	494	524	526	545	522	2.76
2004	480	518	519	500	504	-3.45
2005	531	562	573	572	559	10.91
2006	551	584	593	614	586	4.83
2007	581	628	630	647	622	6.14
2008	621	648	666	672	652	4.82
2009	639	674	682	699	674	3.37
2010	658	712	702	705	694	2.97
2011(p)	676	713	720	751	715	3.03

Total business establishments reported by the QCEW are displayed below in Table II.1.23. Annual establishments increased between 2010 and 2011 by 0.41 percent, or from 1,224 to 1,229 establishments.

Table II.1.23
Number of Establishments
Albany County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,054	1,083	1,086	1,085	1,077	.
2002	1,089	1,094	1,115	1,117	1,104	2.51
2003	1,116	1,133	1,137	1,132	1,130	2.36
2004	1,121	1,138	1,144	1,151	1,139	0.80
2005	1,151	1,181	1,188	1,178	1,175	3.16
2006	1,173	1,194	1,196	1,183	1,187	1.02
2007	1,177	1,189	1,189	1,193	1,187	0.00
2008	1,204	1,213	1,231	1,232	1,220	2.78
2009	1,237	1,222	1,240	1,231	1,233	1.07
2010	1,230	1,228	1,226	1,213	1,224	-0.73
2011(p)	1,225	1,235	1,228	1,227	1,229	0.41

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, Albany County recorded 21,200 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 $1,297,607,000, and real per capita income was $35,605 in 2010. This compares to a statewide average real per capita income of $45,921. The average earnings per job in the county was $40,273 in 2010, while Wyoming average earnings per job was $47,433. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Albany County increased by 10.3 percent from fourth quarter 2010 to fourth quarter 2011, from $620 to $684. During that same period, detached single-family home rents increased by 5.5 percent, rents for mobile homes on lots increased by 17.8 percent, and rents for mobile home lots decreased by 1.1 percent.

Albany County rental prices experienced average annualized increases of 3.3 percent for apartments, 4.1 percent for houses, 3.9 percent for mobile homes plus a lot, and 3.3 percent for mobile home lots since fourth quarter 1986 through the fourth quarter 2011. 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 over that same period. Table II.1.24, at right, presents the Albany County data for each rental type. [55]

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 Albany County increased from 140 authorizations in 2010 to 145 in 2011. Total residential units authorized increased from 172 units in 2010 to 463 in 2011.

The real value of single-family building permits decreased from $165,300 in 2010 to $138,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $180,800 in 2008 to a low of $141,300 in 2001. Additional details of permit activity and per unit valuations are given in Table II.1.25, below.

Table II.1.24
Semiannual Average Monthly Rental Prices
Albany County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	306	128	360	263
Q2.87	305	130	380	264
Q4.87	333	131	379	281
Q2.88	306	134	394	253
Q4.88	305	129	378	259
Q2.89	323	138	385	292
Q4.89	336	132	401	269
Q2.90	323	140	406	313
Q4.90	336	138	439	272
Q2.91	333	138	425	306
Q4.91	381	139	485	308
Q2.92	359	139	471	342
Q4.92	400	139	416	363
Q2.93	385	143	448	417
Q4.93	415	152	510	409
Q2.94	404	154	489	446
Q4.94	427	160	544	435
Q2.95	417	161	520	435
Q4.95	430	161	531	431
Q2.96	433	166	584	422
Q4.96	455	164	566	443
Q2.97	443	166	606	467
Q4.97	445	169	594	459
Q2.98	429	177	559	417
Q4.98	439	180	589	472
Q2.99	447	207	611	531
Q4.99	449	195	608	466
Q2.00	454	197	603	491
Q4.00	460	198	609	462
Q2.01	459	204	604	507
Q4.01	488	205	718	486
Q2.02	489	221	642	481
Q4.02	498	221	694	518
Q2.03	504	226	728	545
Q4.03	533	229	809	578
Q2.04	529	229	839	576
Q4.04	594	229	849	541
Q2.05	576	241	860	517
Q4.05	603	245	805	549
Q2.06	605	252	896	523
Q4.06	602	252	834	550
Q2.07	587	252	859	503
Q4.07	568	258	837	523
Q2.08	603	261	874	528
Q4.08	597	261	870	599
Q2.09	602	276	902	580
Q4.09	627	284	873	608
Q2.10	636	284	924	628
Q4.10	620	283	926	578
Q2.11	658	285	962	647
Q4.11	684	286	977	681

[55] 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.

Table II.1.25
Building Permits and Valuation
Albany County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	128	4	4	6	142	.	.	78.5
1981	121	8	19	80	228	.	.	74.2
1982	93	8	28	134	263	.	.	65.4
1983	138	2	103	47	290	.	.	65.0
1984	55	.	47	78	180	.	.	75.7
1985	29	2	.	76	107	.	.	106.6
1986	13	.	.	.	13	.	.	73.3
1987	14	.	.	8	22	.	.	86.1
1988	11	2	.	.	13	.	.	170.5
1989	15	.	.	.	15	.	.	150.8
1990	12	.	4	8	24	.	.	136.1
1991	31	.	.	16	47	.	.	121.8
1992	56	.	16	.	72	.	.	139.0
1993	69	.	4	.	73	.	.	142.2
1994	106	.	39	69	214	.	10	144.9
1995	102	4	20	48	174	.	20	151.4
1996	109	2	12	12	135	.	.	142.0
1997	98	4	52	.	154	.	10	167.2
1998	97	4	4	34	139	.	.	130.1
1999	101	.	12	92	205	48	9	157.5
2000	105	2	.	.	107	.	.	147.8
2001	135	.	4	144	283	.	.	141.3
2002	153	2	8	.	163	.	.	152.2
2003	193	2	28	48	271	.	.	146.6
2004	210	2	16	182	410	35	12	162.7
2005	192	.	110	292	594	27	.	153.9
2006	156	6	92	75	329	.	.	162.3
2007	192	.	24	48	264	.	.	167.4
2008	142	.	18	12	172	47	21	180.8
2009	103	.	4	25	132	.	.	166.6
2010	140	.	.	32	172	.	.	165.3
2011	145	.	.	318	463	.	.	138.7

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 Albany County was $213,452. This represented a decrease of 5.5 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, an increase of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.1.26, on the following page.

Table II.1.26
Average Sales Prices
Albany County vs. Wyoming
DOR Data, 1999–2011

Year	Albany County Average Price ($)	Albany County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	109,849	5.91	101,517	4.76
2000	118,196	7.60	111,437	9.77
2001	126,183	6.76	116,469	4.52
2002	125,820	-0.29	121,140	4.01
2003	150,751	19.81	132,708	9.55
2004	175,320	16.30	142,501	7.38
2005	182,000	3.81	159,776	12.12
2006	184,159	1.19	187,869	17.58
2007	212,313	15.29	265,044	41.1
2008	222,151	4.6	256,045	-3.4
2009	215,069	-3.2	241,622	-5.6
2010	225,991	5.08	250,958	3.9
2011	213,452	-5.5	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.[56] During June 2012, a total of 147 surveys were completed by property managers in Albany County. Of the 2,274 rental units surveyed, 87 were vacant, indicating a vacancy rate of 3.83 percent. This compares to a 4.90 percent vacancy rate one year ago, as shown in Table II.1.27, below, and a 2012 statewide vacancy rate of 3.74 percent.

Table II.1.27
Total Units, Vacant Units, and Vacancy Rate
Albany County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	8	528	33	6.25
2001b	11	779	9	1.16
2002a	13	664	38	5.72
2002b	18	1,210	24	1.98
2003a	17	1,077	48	4.46
2003b	23	1,243	30	2.41
2004a	25	1,064	40	3.76
2004b	26	1,326	24	1.81
2005a	39	1,374	39	2.84
2005b	37	2,095	131	6.25
2006a	43	2,076	142	6.84
2006b	43	2,056	98	4.77
2007a	50	2,003	52	2.60
2007b	61	2,442	75	3.07
2008a	78	2,958	126	4.26
2008b	101	2,376	103	4.34
2009a	100	3,006	314	10.45
2009b	105	2,408	63	2.62
2010a	119	2,049	106	5.17
2010b	114	2,160	59	2.73
2011a	107	1,917	94	4.90
2011b	110	2,228	48	2.15
2012a	147	2,274	87	3.83

Diagram II.1.3, on the following page, shows the historical vacancy rate from Albany County and Wyoming . As can be seen, the vacancy rate in Albany County has been similar to the statewide vacancy rate, trending roughly the same, but with higher volatility over, the eleven year period.

[56] Those signified as *a* in the "year" column of Table II.1.10 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.

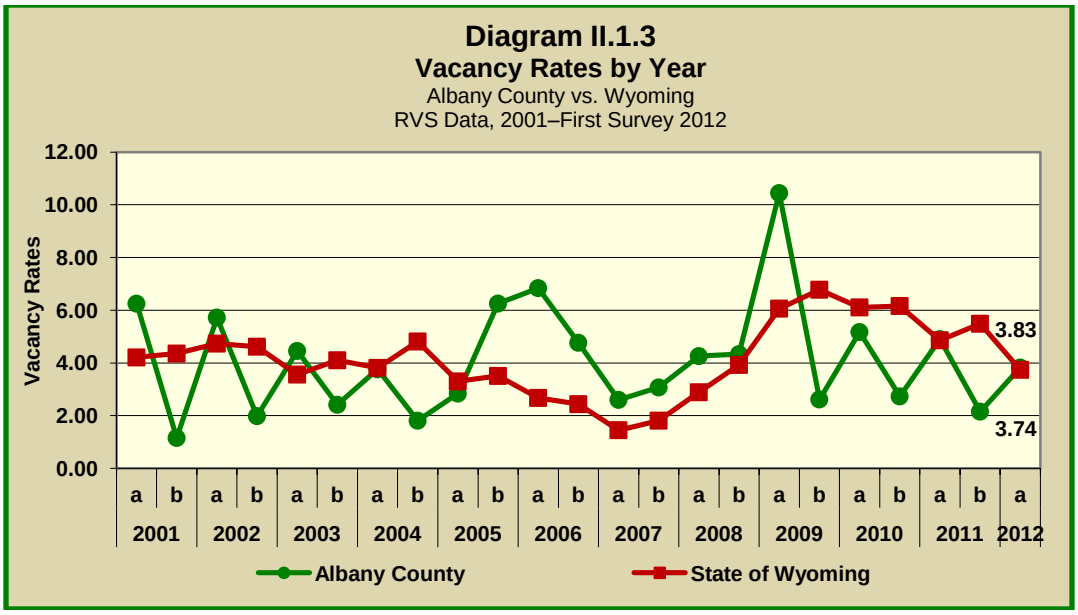
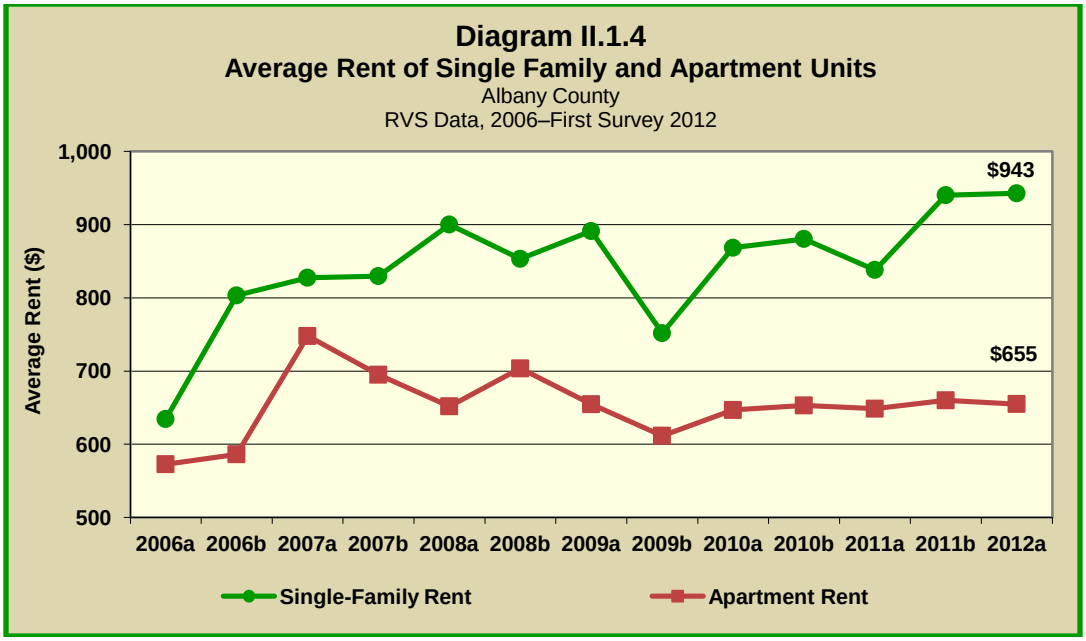


Diagram II.1.4, below, shows the average rent of single-family and apartment units in Albany County. In the first half of 2012, rents for single-family units rose to $943 and average rent for apartments decreased to $655.



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 57 respondents in Albany County. Of the incoming persons who were unsatisfied with their current housing, 73.7 percent said they sought to own a home and 26.3 percent sought to rent. Of those seeking to own a home, 76.9 percent wished to buy existing units, of which 88.9 percent anticipated spending $100,000 to $249,999 and 11.1 percent anticipated spending above $250,000. Of those seeking to build, 66.7 percent wished to build for between $100,000 and $249,999 and 33.3 percent wished to build for above $250,000.

Of those currently renting or seeking to rent, 40 percent hoped to spend between $474 and $849 per month and the remaining 60 percent wished to rent for above $850. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,231 loans purchased in Albany County between 1979 and 2012, with 18 occurring in fiscal 2012. The average home size over the period was 1,117 square feet and 1,294 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1968. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $51,729. The average purchase price in fiscal 2012 was $156,731. In fiscal 2012, 5.6 percent of loans purchased were for new construction, and 22.2 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 75, or 0.5 percent of households in Albany County, were overcrowded and another 49, or 0.3 percent of units, were severely overcrowded, as shown in Table II.1.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.1.28
Overcrowding and Severe Overcrowding
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Albany County				
Owner				
Households	7,746	59	.	7,805
Percentage	99.2%	0.8%	0.0%	100.0%
Renter				
Households	6,721	16	49	6,786
Percentage	99.0%	0.2%	0.7%	100.0%
Total				
Households	14,467	75	49	14,591
Percentage	99.2%	0.5%	0.3%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 283 units, or 1.6 percent of all housing units in Albany 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.1.29, below.

Table II.1.29
Housing Units with Incomplete Kitchen Facilities
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Albany County	State of Wyoming
Complete Kitchen Facilities	17,325	247,608
Lacking Complete Kitchen Facilities	283	7,488
Total Housing Units	**17,608**	**255,096**
Percent Lacking	1.6%	2.9%

At the time of the 2010 ACS, a total of 164 units, or 0.9 percent of all housing units in Albany 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.1.30, on the following page.

Table II.1.30
Housing Units with Incomplete Plumbing Facilities
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Albany County	State of Wyoming
Complete Plumbing Facilities	17,444	249,046
Lacking Complete Plumbing Facilities	164	6,050
Total Households	**17,608**	**255,096**
Percent Lacking	0.9%	2.4%

The third type of housing problem reported in the 2010 ACS 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 Albany County, 15.6 percent of households had a cost burden and 20.4 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 19.3 percent of homeowners with a mortgage in Albany County experienced a cost burden and 12.5 percent experienced a severe cost burden, while 17.1 percent of renters had a cost burden and 32.9 percent had a severe cost burden, as shown in Table II.1.31, below.

Table II.1.31
Cost Burden and Severe Cost Burden by Tenure
Albany County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Albany County					
Owner with a Mortgage					
Households	3,303	936	605	.	4,844
Percent	68.2%	19.3%	12.5%	0.0%	100.0%
Owner without a Mortgage					
Households	2,640	181	132	8	2,961
Percent	89.2%	6.1%	4.5%	0.3%	100.0%
Renter					
Households	2,842	1,158	2,235	551	6,786
Percent	41.9%	17.1%	32.9%	8.1%	100.0%
Total					
Households	8,785	2,275	2,972	559	14,591
Percent	60.2%	15.6%	20.4%	3.8%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Big Horn County's population increased from 11,668 in 2010 to 11,759 in 2011, or by 0.8 percent. This compares to a statewide population growth of 0.8 percent over the period.[57] The number of people from 15 to 24 years of age increased by 3.6 percent, and the number of people from 55 to 64 years of age increased by 4.1 percent. The white population increased by 0.3 percent, while the black population increased by 33.3 percent. The Hispanic population increased from 984 to 1,042 people between 2010 and 2011 or by 5.9 percent. These data are presented in Table II.2.1, below.

Table II.2.1
Profile of Population Characteristics
Wyoming vs. Big Horn County
2010 Census and 2011 Intercensal Estimates

Subject	Big Horn County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**11,668**	**11,759**	**0.8%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	2,462	2,438	-1.0%	113,371	113,462	0.1%
15 to 24 years	1,368	1,417	3.6%	78,460	78,704	0.3%
25 to 44 years	2,418	2,433	0.6%	144,615	145,669	0.7%
45 to 54 years	1,630	1,585	-2.8%	83,577	80,936	-3.2%
55 to 64 years	1,682	1,751	4.1%	73,513	77,120	4.9%
65 and Over	2,108	2,135	1.3%	70,090	72,267	3.1%
Race						
White	11,330	11,363	0.3%	529,110	531,484	0.4%
Black	39	52	33.3%	5,135	6,024	17.3%
American Indian and Alaskan Native	135	155	14.8%	14,457	14,774	2.2%
Asian	39	42	7.7%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	2	2	0.0%	521	551	5.8%
Two or more races	123	145	17.9%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	984	1,042	5.9%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Big Horn County's population increased from 11,461 persons in 2000 to 11,668 in 2010, or by 1.8 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 2.2 percent, while the black population increased by 100 percent. The Hispanic population increased from 707 to 984 persons between 2000 and 2010, or by 39.2 percent. These data are presented in Table II.2.2, on the following page.

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

Table II.2.2
Population by Race and Ethnicity
Big Horn County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	10,777	94.0%	11,009	94.4%	2.2%
Black	13	0.1%	26	0.2%	100.0%
American Indian	86	0.8%	100	0.9%	16.3%
Asian	24	0.2%	39	0.3%	62.5%
Native Hawaiian/Pacific Islander	8	0.1%	2	0.0%	-75.0%
Other	386	3.4%	350	3.0%	-9.3%
Two or More Races	167	1.5%	142	1.2%	-15.0%
Total	**11,461**	**100.0%**	**11,668**	**100.0%**	**1.8%**
Hispanic (Ethnicity)	707	6.2%	984	8.4%	39.2%

Table II.2.3, below, presents the population of Big Horn County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 1.8 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 456 persons, or by 37.2 percent. In 2010, the largest age group in Big Horn County was the group aged 35 to 54, which accounted for 24.6 percent of the entire population. The 2010 census count showed a total of 5,882 males, who accounted for 50.4 percent of the population, and the remaining 49.6 percent, or 5,786 persons, were female.

Table II.2.3
Population by Age and Gender
Big Horn County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	387	394	781	396	391	787	0.8%
5 to 19	1,505	1,338	2,843	1,267	1,231	2,498	-12.1%
20 to 24	273	222	495	304	241	545	10.1%
25 to 34	541	561	1,102	585	588	1,173	6.4%
35 to 54	1,552	1,537	3,089	1,464	1,411	2,875	-6.9%
55 to 64	617	609	1,226	837	845	1,682	37.2%
65 and Over	860	1,065	1,925	1,029	1,079	2,108	9.5%
Total	**5,735**	**5,726**	**11,461**	**5,882**	**5,786**	**11,668**	**1.8%**

At the time of the 2010 Census, there were 183 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 decreased by 25.9 percent, as shown in Table II.2.4, on the following page.

Table II.2.4
Group Quarters Population
Big Horn County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[58]	.	45	.
Juvenile Facilities	.	7	.
Nursing Homes	218	129	-40.8%
Other Institutions	.	.	.
Total	**218**	**181**	**-17.0%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	29	2	-93.1%
Total	**29**	**2**	**-93.1%**
Group Quarters Population	**247**	**183**	**-25.9%**

Table II.2.5, 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 3,179 family households, 2,654 of which housed married couple families and 525 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 178 families, or a female householder with no husband present, of which there were 347 families. There were also an estimated 1,382 "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 3 percent and the number of married couple families increased by 0.9 percent. The number of male households with no wife present increased by 7.9 percent, the number of female households with no husband present increased by 18.8 percent, and non-family households increased by 12.8 percent.

Table II.2.5
Household Type by Tenure
Big Horn County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	3,087	3,179	3.0%
Married couple family	2,630	2,654	0.9%
Owner-occupied housing units	2,184	2,240	2.6%
Renter-occupied housing units	446	414	-7.2%
Other family	457	525	14.9%
Male householder, no wife present	165	178	7.9%
Owner-occupied housing units	111	121	9.0%
Renter-occupied housing units	54	57	5.6%
Female householder, no husband present	292	347	18.8%
Owner-occupied housing units	165	200	21.2%
Renter-occupied housing units	127	147	15.7%
Non-family households	1,225	1,382	12.8%
Owner-occupied housing units	759	853	12.4%
Renter-occupied housing units	466	529	13.5%
Total	**4,312**	**4,561**	**5.8%**

[58] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.2.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,587 two-person family households, 589 three-person family households, and 473 four-person family households. One-person non-family households made up 86.4 percent of all non-family households, or an estimated 1,194 households. Between 2000 and 2010, the number of four-person households decreased by 14.6 percent, or from 556 to 475 households.

Table II.2.6[59]
Household Type by Household Size
Big Horn County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,080	1,080	.	1,194	1,194	10.6%
Two Person	1,473	121	1,594	1,587	170	1,757	10.2%
Three Person	538	16	554	589	14	603	8.8%
Four Person	551	5	556	473	2	475	-14.6%
Five Person	285	1	286	307	1	308	7.7%
Six Person	139	2	141	123	1	124	-12.1%
Seven Person	101	0	101	100	.	100	-1.0%
Total	**3,087**	**1,225**	**4,312**	**3,179**	**1,382**	**4,561**	**5.8%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,757 two-person households, 1,476 were owner-occupied and 281 were renter-occupied. Of the 475 four-person households, 363 were owner-occupied and 112 were renter-occupied. Further household size data by tenure are presented in Table II.2.7, below.

Table II.2.7
Tenure by Household Size
Big Horn County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	674	406	1,080	739	455	1,194	10.6%
Two Person	1,321	273	1,594	1,476	281	1,757	10.2%
Three Person	414	140	554	443	160	603	8.8%
Four Person	418	138	556	363	112	475	-14.6%
Five Person	217	69	286	212	96	308	7.7%
Six Person	98	43	141	97	27	124	-12.1%
Seven Person or More	77	24	101	84	16	100	-1.0%
Total	**3,219**	**1,093**	**4,312**	**3,414**	**1,147**	**4,561**	**5.8%**

[59] 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.2.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 6.1 percent, or from 3,219 to 3,414 households. The number of renter units increased from 1,093 to 1,147 households, or by 4.9 percent. In 2010, Big Horn County had a total of 5,379 housing units, of which 4,561, or 84.8 percent, were occupied. A total of 818 units, or 15.2 percent of all units, were vacant, which was an increase of 3.2 percent from the 2000 Census.

Table II.2.8
Housing Units by Tenure
Big Horn County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	4,312	4,561	5.8%
Owner-Occupied	3,219	3,414	6.1%
Renter-Occupied	1,093	1,147	4.9%
Vacant Housing Units	793	818	3.2%
Total Housing Units	**5,105**	**5,379**	**5.4%**
Homeownership Rate	74.7%	74.9%	.

Table II.2.9, below, shows that, of the 818 vacant housing units in Big Horn County at the time of the 2010 Census, 103 units, or 12.6 percent, were for rent and 72 units, or 8.8 percent, were for sale. An estimated 316 units were for seasonal, recreational, or occasional use, and 287, or 35.1 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 45 to 26 units, or by 42.2 percent, and units listed as "other vacant" increased from 174 to 287 units, or by 64.9 percent.

Table II.2.9
Disposition of Vacant Housing Units
Big Horn County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	156	103	-34.0%
For sale only	118	72	-39.0%
Rented or sold but not occupied	45	26	-42.2%
For seasonal, recreational, or occasional use	265	316	19.2%
For migrant workers	35	14	-60.0%
Other vacant	174	287	64.9%
Total	**793**	**818**	**3.2%**

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.2.10, below, presents different income statistics for Big Horn County. According to the 2010 ACS data averages, Median Family Income (MFI) for Big Horn County was $57,705 compared to the statewide average of $65,964. Per capita income for Big Horn County, which is calculated by dividing total income by population, was $24,486, which compared to $27,860 for the State of Wyoming.

Table II.2.10
Median and Per Capita Income
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Big Horn County	Wyoming
Median Family Income	57,705	65,964
Median Household Income	48,270	53,802
Per Capita Income	24,486	27,860

Table II.2.11, below, shows households by income for Big Horn County and the State of Wyoming in 2010. In Big Horn County, there were a total of 482 households, or 10.6 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 701 households that had incomes between $35,000 and $49,999 in the county, which accounted for 15.4 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 14.3 percent of total households and numbered 649 in Big Horn County.

Table II.2.11
Households by Income
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Income	Big Horn County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	482	10.6%	21,963	10.1%
$15,000–$19,999	239	5.3%	10,477	4.8%
$20,000–$24,999	228	5.0%	11,850	5.4%
$25,000–$34,999	710	15.6%	23,902	11.0%
$35,000–$49,999	701	15.4%	32,677	15.0%
$50,000–$74,999	884	19.4%	44,279	20.3%
$75,000–$99,999	654	14.4%	30,595	14.1%
$100,000 and Above	649	14.3%	41,945	19.3%
Total	**4,547**	**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.2.12, on the following page. In total, the poverty rate in Big Horn County was 8.9 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Big Horn County had a poverty rate of 7.5 percent, and the female population had a poverty rate of

10.3 percent. There were 51 males and 17 females in poverty aged 5 and under. Overall, 6.8 percent of persons in poverty in Big Horn 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 142 persons, which represented 14.1 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.2.12
Poverty by Age
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Big Horn County				
5 and Under	51	17	68	6.8%
6 to 17	108	150	258	25.6%
18 to 64	226	313	539	53.5%
65 and Older	45	97	142	14.1%
Total	**430**	**577**	**1,007**	**100.0%**
Poverty Rate	7.5%	10.3%	8.9%	.
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.2.13, 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, Big Horn County saw an average of 3,049 owner-occupied single-family units compared to 664 single-family rental units. In Big Horn County, single-family units represented 81.7 percent of all households compared to 70.8 percent statewide. Big Horn County had a total of 103 apartment rental units, and total apartment units accounted for 2.5 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 582 mobile homes in Big Horn County, which made up 12.8 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.2.13
Households by Unit Type
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Big Horn County				
Single-Family Unit	3,049	664	3,713	81.7%
Duplex	.	69	69	1.5%
Tri- or Four-Plex	6	64	70	1.5%
Apartment	10	103	113	2.5%
Mobile Home	453	129	582	12.8%
Boat, RV, Van, Etc.	.	.	.	.
Total	**3,518**	**1,029**	**4,547**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.2.14, below, shows the number of households by year of construction. As shown, 21.6 percent, or 982 units, were built in 1939 or earlier in the county and another 10.4 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 178, which accounted for 3.9 percent of all households, and an additional 86 households, or 1.9 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.2.14
Households by Year Built
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Big Horn County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	982	21.6%	25,116	11.5%
1940 to 1949	473	10.4%	11,481	5.3%
1950 to 1959	517	11.4%	21,920	10.1%
1960 to 1969	346	7.6%	19,433	8.9%
1970 to 1979	923	20.3%	53,519	24.6%
1980 to 1989	509	11.2%	34,949	16.1%
1990 to 1999	533	11.7%	26,791	12.3%
2000 to 2004	178	3.9%	14,090	6.5%
2005 or Later	86	1.9%	10,389	4.8%
Total	**4,547**	**100.0%**	**217,688**	**100.0%**

Table II.2.15, on the following page, displays housing units for Big Horn County and the State of Wyoming. The number of rooms in Big Horn 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 21.1 and 19.4 percent, respectively, in the county. The median number of rooms in Big Horn County was six rooms, the same as the statewide median number of rooms.

Table II.2.15
Housing Units by Number of Rooms
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Big Horn County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	23	0.4%	3,804	1.5%
Two	7	0.1%	6,391	2.5%
Three	204	3.8%	18,634	7.3%
Four	924	17.3%	45,335	17.8%
Five	1,124	21.1%	52,421	20.5%
Six	1,031	19.4%	39,475	15.5%
Seven	840	15.8%	31,509	12.4%
Eight	518	9.7%	25,135	9.9%
Nine or More	655	12.3%	32,392	12.7%
Total	**5,326**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.2.16, below, shows households in the county by number of bedrooms and tenure. There were eight rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.4 percent of total households in Big Horn County, which compared to 25.5 percent statewide. In Big Horn County, the 1,976 households with three bedrooms accounted for 43.5 percent of all households, and there were only 318 five-bedroom or more households, which accounted for 7 percent of all households.

Table II.2.16
Households by Number of Bedrooms
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Big Horn County				
None	.	8	8	0.2%
One	74	128	202	4.4%
Two	794	452	1,246	27.4%
Three	1,628	348	1,976	43.5%
Four	738	59	797	17.5%
Five or More	284	34	318	7.0%
Total	**3,518**	**1,029**	**4,547**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.2.17, at right, structures built in 1939 or earlier had a median value of $87,500, while structures built between 1950 and 1959 had a median value of $88,000 and those built between 1990 and 1999 had a median value of $172,800. 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 $200,000 and $193,300, respectively. The median value in Big Horn County was $116,100, which compared to $174,000 in the State of Wyoming.

Table II.2.17
Median Value by Year Structure Built
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Big Horn County	State of Wyoming
1939 or Earlier	87,500	141,200
1940 to 1949	102,100	129,500
1950 to 1959	88,000	151,800
1960 to 1969	102,200	166,500
1970 to 1979	119,400	169,900
1980 to 1989	130,400	187,000
1990 to 1999	172,800	224,000
2000 to 2004	200,000	243,500
2005 or Later	193,300	244,600
Median Value	**116,100**	**174,000**

Household mortgage status is reported in Table II.2.18, below. In Big Horn County, households with a mortgage accounted for 51.3 percent of all households, or 1,805 housing units, and the remaining 48.7 percent, or 1,713 units, had no mortgage. Of those units with a mortgage, 267 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 1,538, or 85.2 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.2.18
Mortgage Status
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Big Horn County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,805	51.3%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	267	14.8%	17,932	19.1%
Second mortgage only	151	56.6%	8,629	48.1%
Home equity loan only	116	43.4%	9,303	51.9%
Both second mortgage and home equity loan	.	.	741	0.8%
No second mortgage and no home equity loan	1,538	85.2%	75,088	80.1%
Housing units without a mortgage	1,713	48.7%	59,045	38.6%
Total	**3,518**	**100.0%**	**152,806**	**100.00%**

The median rent in Big Horn County was $381 compared to $552 statewide, as shown in Table II.2.19, below. These figures show that rents in Big Horn County were significantly lower than rents in the State of Wyoming.

Table II.2.19
Median Rent
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Big Horn County	$381
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 61 persons during the first half of 2012. The driver's license total exchanges since 2000 for Big Horn County are presented in Table II.2.20, below, and indicate a net increase of 827 persons over the time period.

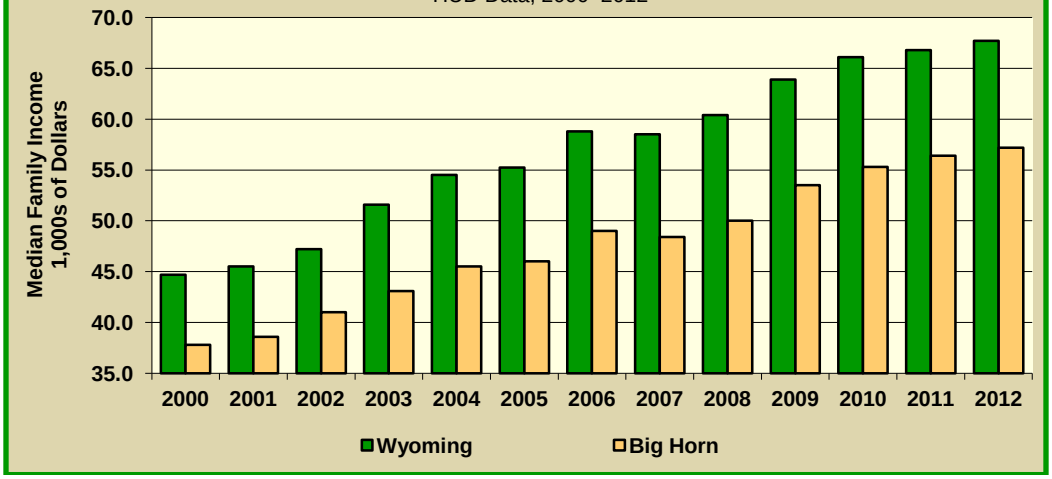
Table II.2.20
Driver's Licenses Exchanged and Surrendered
Big Horn County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	289	221	68
2001	258	211	47
2002	269	194	75
2003	239	168	71
2004	250	252	-2
2005	260	212	48
2006	256	185	71
2007	303	232	71
2008	305	222	83
2009	244	174	70
2010	257	132	125
2011	239	200	39
2012 – First Half	144	83	61
Total	**3,313**	**2,486**	**827**

Economics

The HUD estimated MFI for Big Horn County was $57,200 in 2011.[60] This compares to Wyoming's MFI of $67,700. Diagram II.2.1, below, illustrates the estimated MFI for 2000 through 2012.

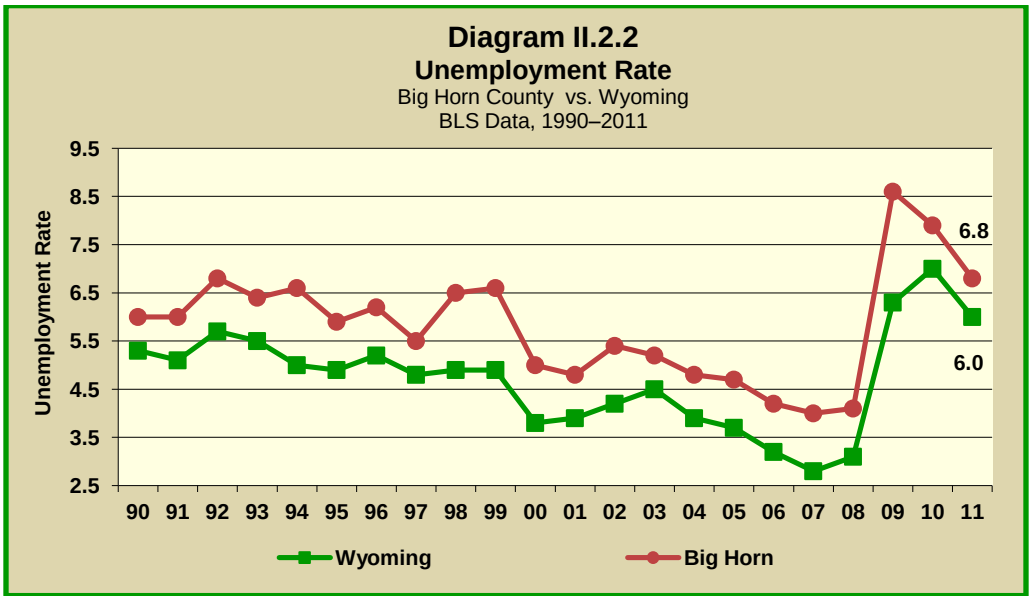
Diagram II.2.1
Estimated Median Family Income
Wyoming vs. Big Horn County
HUD Data, 2000–2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Big Horn County's labor force, defined as the number of persons working or actively seeking work, increased by 105 persons, from 5,142 in 2010 to 5,247 in 2011. Employment increased by 154 persons; unemployment decreased by 49 persons; and the unemployment rate, or the number of

[60] 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.

unemployed persons as a percentage of the labor force, decreased from 7.9 percent in 2010 to 6.8 percent in 2011, as shown below in Diagram II.2.2.



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.2.21, below, with 2011 information considered preliminary (p), with 2011 information considered preliminary (p), annual total monthly employment increased by 2.89 percent between 2010 and 2011, from a total of 4,155 to 4,275 workers.

Table II.2.21
Total Monthly Employment
Big Horn County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	3,984	4,106	3,975	4,248	4,217	4,359	3,887	4,063	3,993	3,843	3,953
Feb	3,999	3,990	3,967	4,215	4,086	4,399	3,925	4,034	3,852	3,826	3,921
Mar	4,078	4,044	4,041	4,241	4,200	4,428	3,977	4,051	3,895	3,983	3,973
Apr	4,128	4,142	4,154	4,324	4,362	4,518	4,154	4,189	3,939	4,084	4,127
May	4,263	4,213	4,267	4,415	4,567	4,699	4,367	4,364	4,068	4,282	4,462
Jun	4,386	4,211	4,448	4,627	4,750	4,956	4,591	4,629	4,181	4,390	4,521
Jul	4,131	4,055	4,126	4,373	4,550	4,776	4,419	4,355	4,038	4,255	4,376
Aug	4,137	4,056	4,182	4,457	4,569	4,802	4,401	4,431	4,233	4,249	4,425
Sep	4,205	4,216	4,227	4,371	4,596	4,901	4,259	4,396	4,319	4,341	4,514
Oct	4,364	4,282	4,382	4,372	4,605	4,748	4,396	4,429	4,264	4,334	4,517
Nov	4,133	4,156	4,288	4,360	4,498	4,648	4,360	4,328	4,203	4,169	4,342
Dec	4,111	4,085	4,235	4,347	4,469	4,603	4,209	4,220	4,008	4,108	4,165
Annual	**4,160**	**4,130**	**4,191**	**4,363**	**4,456**	**4,653**	**4,245**	**4,291**	**4,083**	**4,155**	**4,275**
% Change	.	-0.72	1.48	4.10	2.13	4.42	-8.77	1.08	-4.85	1.76	2.89

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.2.22,

below, annual average weekly wages increased by 2.69 percent between 2010 and 2011, from a total of $668 to $686.

Table II.2.22
Average Weekly Wages
Big Horn County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	480	519	510	548	515	.
2002	491	528	518	544	520	0.97
2003	517	550	538	569	544	4.62
2004	538	550	538	587	553	1.65
2005	558	585	587	605	584	5.61
2006	611	623	629	682	636	8.90
2007	591	585	580	638	599	-5.82
2008	617	636	623	674	638	6.51
2009	616	629	608	681	634	-0.63
2010	618	670	650	732	668	5.36
2011(p)	647	680	675	739	686	2.69

Total business establishments reported by the QCEW are displayed in Table II.2.23, below. Annual establishments increased by 1.67 percent between 2010 and 2011, from a total of 419 to 426 establishments.

Table II.2.23
Number of Establishments
Big Horn County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	378	386	385	381	383	.
2002	380	388	383	376	382	-0.26
2003	374	384	382	381	380	-0.52
2004	381	384	387	391	386	1.58
2005	393	397	399	397	397	2.85
2006	404	401	401	389	399	0.50
2007	402	413	416	420	413	3.51
2008	420	422	419	418	420	1.69
2009	415	418	414	416	416	-0.95
2010	416	421	421	419	419	0.72
2011(p)	425	420	431	429	426	1.67

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 county data are available, Big Horn County recorded 6,756 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 $371,186,000, and real per capita income was $31,736 in 2010. The average earnings per job in the county was $36,833 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Big Horn County decreased from $401 in fourth quarter 2010 to $392 in fourth quarter 2011, or by 2.2 percent. Detached single-family home rents increased by 9.5 percent, rents for mobile homes on a lot decreased by 13.3 percent, and rents for mobile home lots decreased by 20.3 percent.

Big Horn County rental prices experienced average annualized increases of 2.1 percent for apartments, 2.2 percent for houses, 4.1 percent for mobile homes plus a lot, and 3.4 percent for mobile home lots since second quarter 1998 through fourth quarter 2011. 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 over the same period. Table II.2.24, at right, presents the Big Horn County data for each rental type.[61]

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 Big Horn County decreased from 14 authorizations in 2010 to 12 in 2011.

The real value of single-family building permits decreased from $169,700 in 2010 to $143,200 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $201,890 in 2008 to a low of $103,050 in 2005. These figures compare to the state average high of $264,700 in 2000 and a low of $179,780 in 2003. Additional details are given in Table II.2.25, on the following page.

Table II.2.24
Semiannual Average Monthly Rental Prices
Big Horn 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	272	84	353	.
Q4.98	301	117	338	263
Q2.99	310	78	288	256
Q4.99	291	77	363	307
Q2.00	318	92	325	254
Q4.00	296	98	342	296
Q2.01	320	97	360	297
Q4.01	344	89	375	290
Q2.02	307	98	331	282
Q4.02	305	99	313	303
Q2.03	310	107	329	326
Q4.03	319	114	329	304
Q2.04	303	116	343	310
Q4.04	321	118	347	319
Q2.05	330	129	365	334
Q4.05	382	132	366	309
Q2.06	382	132	350	330
Q4.06	395	129	396	314
Q2.07	442	136	410	324
Q4.07	474	126	435	327
Q2.08	476	139	418	334
Q4.08	514	146	421	340
Q2.09	469	162	395	385
Q4.09	427	162	446	357
Q2.10	401	162	412	366
Q4.10	401	227	409	392
Q2.11	395	190	463	425
Q4.11	392	181	448	444

[61] 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.

Table II.2.25
Building Permits and Valuation
Big Horn County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	18	.	.	6	24	.	.	95.1
1981	14	2	16	.	32	.	.	79.1
1982	7	.	8	6	21	.	.	98.1
1983	8	.	.	.	8	.	.	89.1
1984	17	.	.	.	17	.	.	59.5
1985	5	.	.	.	5	.	.	80.9
1986	4	.	.	.	4	.	.	74.2
1987	2	.	.	.	2	.	.	97.5
1988	3	.	.	.	3	.	.	93.0
1989	4	.	.	.	4	.	.	105.1
1990	3	.	.	.	3	.	.	66.7
1991	6	.	.	.	6	.	.	115.4
1992	2	.	.	.	2	.	.	88.8
1993	7	.	.	.	7	.	.	121.1
1994	5	.	.	.	5	.	.	87.9
1995	8	.	.	.	8	.	.	101.3
1996	13	2	.	.	15	.	.	118.1
1997	7	2	.	.	9	.	.	115.6
1998	8	.	.	.	8	.	.	112.2
1999	11	.	.	.	11	.	.	121.5
2000	12	.	.	.	12	.	.	106.4
2001	7	.	.	.	7	.	.	127.4
2002	11	.	.	.	11	.	.	106.8
2003	6	.	.	.	6	.	.	149.5
2004	17	.	.	.	17	.	.	143.7
2005	8	.	.	.	8	.	.	105.6
2006	20	.	.	.	20	.	.	129.8
2007	23	.	.	.	23	.	.	166.6
2008	21	.	.	16	37	.	.	206.9
2009	16	.	.	.	16	.	.	166.1
2010	14	.	.	.	14	.	.	169.7
2011	12	.	.	.	12	.	.	143.2

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 Big Horn County was $126,574. This represented an increase of 1.6 percent from the previous year. In contrast, Wyoming's weighted average sales price was $241,301, which was a decrease of 3.8 percent from the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.2.26, on the following page.

Table II.2.26
Average Sales Prices
Big Horn County vs. Wyoming
DOR Data, 1999–2011

Year	Big Horn County Average Price ($)	Big Horn County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	61,022	-0.11	101,517	4.76
2000	68,816	12.77	111,437	9.77
2001	76,263	10.82	116,469	4.52
2002	72,670	-4.71	121,140	4.01
2003	73,526	1.18	132,708	9.55
2004	76,279	3.74	142,501	7.38
2005	80,607	5.67	159,776	12.12
2006	87,384	8.41	187,869	17.58
2007	107,966	23.55	265,044	41.08
2008	109,295	1.2	256,045	-3.4
2009	89,239	-18.3	241,622	-5.6
2010	124,608	39.63	250,958	3.9
2011	126,574	1.6	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.[62] During June 2012, a total of 40 surveys were completed in Big Horn County, as shown in Table II.2.27, below. Of the 329 rental units surveyed, 20 were vacant, indicating a vacancy rate of 6.08 percent. This compares to a 4.42 percent vacancy rate one year ago and a 2012 statewide rate of 3.74 percent.

Table II.2.27
Total Units, Vacant Units, and Vacancy Rate
Big Horn County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	164	20	12.20
2001b	11	99	12	12.12
2002a	14	160	7	4.38
2002b	14	169	8	4.73
2003a	7	72	5	6.94
2003b	10	120	6	5.00
2004a	18	220	19	8.64
2004b	16	137	15	10.95
2005a	23	194	12	6.19
2005b	22	202	17	8.42
2006a	23	190	13	6.84
2006b	26	241	8	3.32
2007a	20	241	5	2.07
2007b	17	198	3	1.50
2008a	18	234	7	2.99
2008b	24	257	12	4.67
2009a	26	203	10	4.93
2009b	26	226	32	14.16
2010a	28	190	19	10.00
2010b	29	190	26	13.68
2011a	30	249	11	4.42
2011b	35	245	14	5.71
2012a	40	329	20	6.08

Diagram II.2.3, on the following page, shows the historical vacancy rate for Big Horn County and Wyoming. As can be seen, the vacancy rate in Big Horn County has been higher than the statewide vacancy rate, but trending roughly the same, over the eleven year period.

[62] Those signified as *a* in the "year" column of Table II.2.10 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.

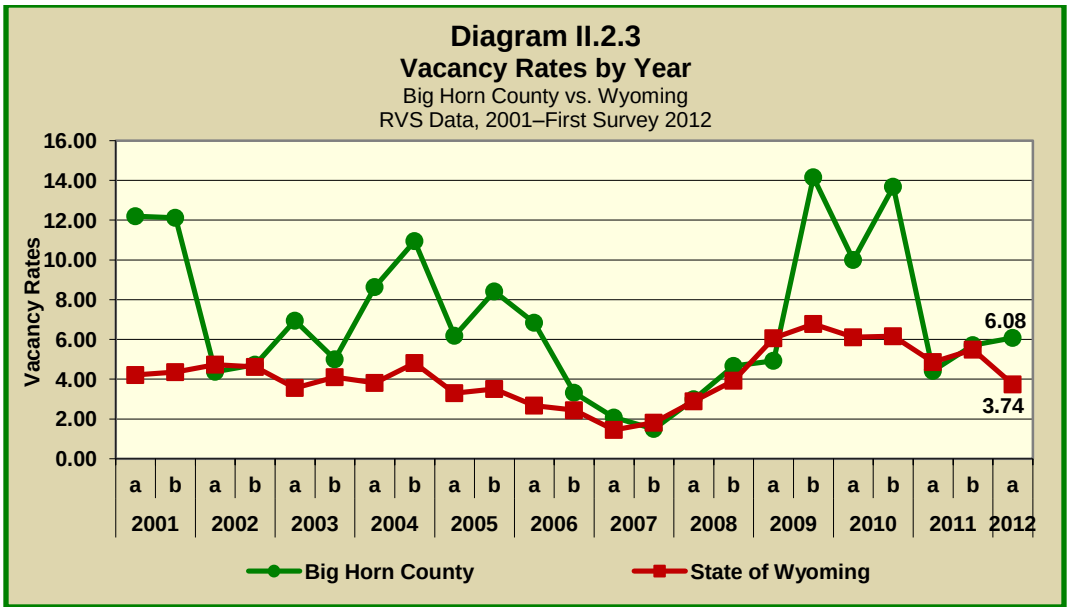
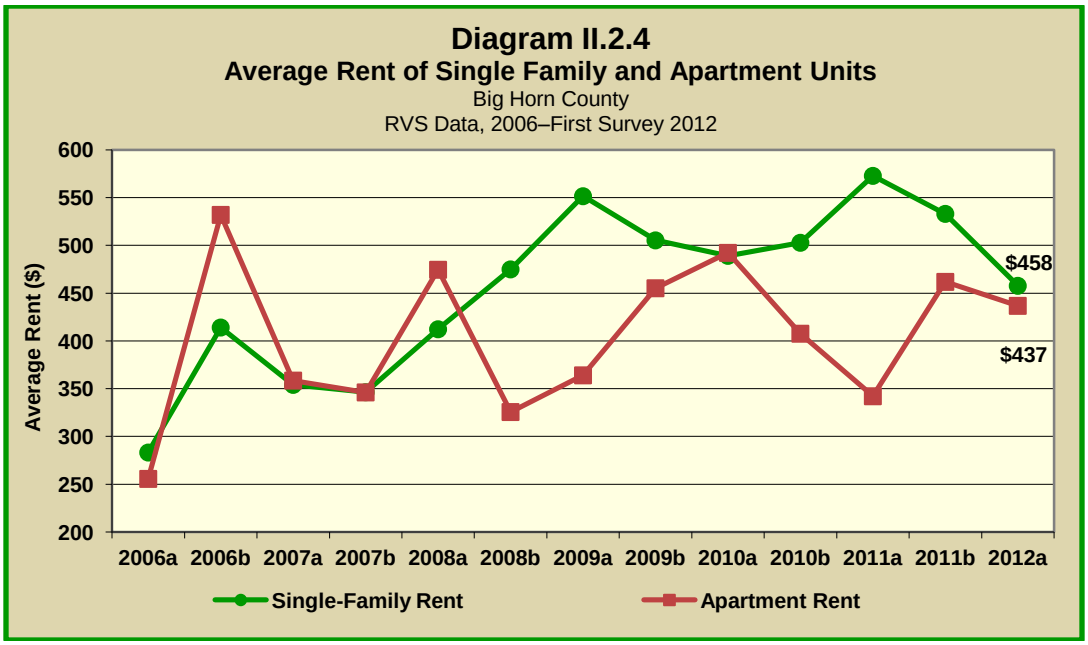


Diagram II.2.4, below, shows the average rent of single-family and apartment units in Big Horn County. In the first half of 2012, rents for single-family units fell to $458 and average rents for apartments decreased slightly, to $437.



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 97 respondents in Big Horn County. Of the incoming persons who were unsatisfied with their current housing, 70 percent said they sought to own a home and 30 percent wished to rent. Of those seeking to own a home, 53.8 percent wished to buy existing units, of which 85.7 percent sought homes for below $100,000; and 14.3 percent sought homes between $100,000 and $250,000. The remainder of those seeking to own a home, 46.2 percent, wished to build, of which 25 percent expected to build for less than $99,999, 50 percent for between $100,000 and $249,999 and 25 percent anticipated spending above $250,000.

Of those persons currently renting or seeking to rent, 33.3 percent anticipated spending under $474, 33.3 percent anticipated spending between $475 to $849, and 33.3 percent hoped to spend above $850 per month. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 817 loans purchased in Big Horn County between 1979 and 2012, with 12 occurring in fiscal 2012. The average home size over the period was 1,357 square feet and 1,323 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1970. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $46,896. The average purchase price in fiscal 2012 was $108,979. In fiscal 2012, 25 percent of loans purchased were for new construction, and 8.3 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 72, or 1.6 percent of households in Big Horn County, were overcrowded and another 13, or 0.3 percent of units, were severely overcrowded, as shown on the following page in Table II.2.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.2.28
Overcrowding and Severe Overcrowding
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Big Horn County				
Owner				
Households	3,452	66	.	3,518
Percentage	98.1%	1.9%	.	100.0%
Renter				
Households	1,010	6	13	1,029
Percentage	98.2%	.6%	1.3%	100.0%
Total				
Households	4,462	72	13	4,547
Percentage	98.1%	1.6%	0.3%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 301 units, or 5.7 percent of all housing units in Big Horn 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.2.29, below.

Table II.2.29
Housing Units with Incomplete Kitchen Facilities
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Big Horn County	State of Wyoming
Complete Kitchen Facilities	5,025	247,608
Lacking Complete Kitchen Facilities	301	7,488
Total Housing Units	**5,326**	**255,096**
Percent Lacking	5.7%	2.9%

At the time of the 2010 ACS, a total of 240 units, or 4.5 percent of all housing units in Big Horn 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.2.30, on the following page.

Table II.2.30
Housing Units with Incomplete Plumbing Facilities
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Big Horn County	State of Wyoming
Complete Plumbing Facilities	5,086	249,046
Lacking Complete Plumbing Facilities	240	6,050
Total Households	**5,326**	**255,096**
Percent Lacking	4.5%	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 Big Horn County, 13 percent of households had a cost burden and 4.5 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 17.1 percent of homeowners with a mortgage in Big Horn County experienced a cost burden and 6.1 percent experienced a severe cost burden, while 14.5 percent of renters had a cost burden and 8.2 percent had a severe cost burden, as shown in Table II.2.31, below.

Table II.2.31
Cost Burden and Severe Cost Burden by Tenure
Big Horn County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Big Horn County					
Owner with a Mortgage					
Households	1,386	309	110	.	1,805
Percent	76.8%	17.1%	6.1%	.	100.0%
Owner without a Mortgage					
Households	1,567	135	9	2	1,713
Percent	91.5%	7.9%	.5%	.1%	100.0%
Renter					
Households	540	149	84	256	1,029
Percent	52.5%	14.5%	8.2%	24.9%	100.0%
Total					
Households	3,493	593	203	258	4,547
Percent	76.8%	13.0%	4.5%	5.7%	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%	.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%

Demographics

The Census Bureau's intercensal estimates indicate that Campbell County's population increased from 46,133 in 2010 to 46,618 in 2011, or by 1.1 percent. This compares to a statewide population growth of 0.8 percent over the period.[63] The number of people from 15 to 24 years of age decreased by 1.9 percent, and the number of people from 55 to 64 years of age increased by 9 percent. The white population increased by 0.7 percent, while the black population increased by 43.1 percent. The Hispanic population decreased from 3,611 to 3,579 people between 2010 and 2011 or by 0.9 percent. These data are presented in Table II.3.1, below.

Table II.3.1
Profile of Population Characteristics
Wyoming vs. Campbell County
2010 Census and 2011 Intercensal Estimates

Subject	Campbell County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**46,133**	**46,618**	**1.1%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	11,027	11,127	0.9%	113,371	113,462	0.1%
15 to 24 years	6,473	6,349	-1.9%	78,460	78,704	0.3%
25 to 44 years	13,644	13,786	1.0%	144,615	145,669	0.7%
45 to 54 years	7,464	7,255	-2.8%	83,577	80,936	-3.2%
55 to 64 years	4,909	5,349	9.0%	73,513	77,120	4.9%
65 and Over	2,616	2,752	5.2%	70,090	72,267	3.1%
Race						
White	44,276	44,581	0.7%	529,110	531,484	0.4%
Black	174	249	43.1%	5,135	6,024	17.3%
American Indian and Alaskan Native	624	669	7.2%	14,457	14,774	2.2%
Asian	260	261	0.4%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	27	29	7.4%	521	551	5.8%
Two or more races	772	829	7.4%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	3,611	3,579	-0.9%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Campbell County's population increased from 33,698 persons in 2000 to 46,133 in 2010, or by 36.9 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 32.8 percent, while the black population increased by 211.8 percent. The Hispanic population increased from 1,191 to 3,611 persons between 2000 and 2010, or by 203.2 percent. These data are presented in Table II.3.2, on the following page.

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

Table II.3.2
Population by Race and Ethnicity
Campbell County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	32,369	96.1%	42,974	93.2%	32.8%
Black	51	0.2%	159	0.3%	211.8%
American Indian	313	0.9%	531	1.2%	69.6%
Asian	108	0.3%	256	0.6%	137.0%
Native Hawaiian/Pacific Islander	29	0.1%	22	0.0%	-24.1%
Other	378	1.1%	1,223	2.7%	223.5%
Two or More Races	450	1.3%	968	2.1%	115.1%
Total	**33,698**	**100.0%**	**46,133**	**100.0%**	**36.9%**
Hispanic (Ethnicity)	1,191	3.5%	3,611	7.8%	203.2%

Table II.3.3, below, presents the population of Campbell County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 36.9 percent, with the largest total increase occurring in the group aged 25 to 34, which rose by 3,332 persons, or by 76.7 percent. In 2010, the largest age group in Campbell County was the group aged 35 to 54, which accounted for 29.1 percent of the entire population. The 2010 census count showed a total of 24,258 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 21,875 persons, were female.

Table II.3.3
Population by Age and Gender
Campbell County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	1,323	1,161	2,484	2,040	2,023	4,063	63.6%
5 to 19	4,650	4,352	9,002	5,336	4,828	10,164	12.9%
20 to 24	1,125	1,031	2,156	1,746	1,527	3,273	51.8%
25 to 34	2,270	2,077	4,347	4,172	3,507	7,679	76.7%
35 to 54	6,052	5,759	11,811	7,087	6,342	13,429	13.7%
55 to 64	1,123	1,004	2,127	2,679	2,230	4,909	130.8%
65 and Over	765	1,006	1,771	1,198	1,418	2,616	47.7%
Total	**17,308**	**16,390**	**33,698**	**24,258**	**21,875**	**46,133**	**36.9%**

At the time of the 2010 Census, there were 422 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 31.5 percent, as shown in II.3.4, on the following page.

Table II.3.4
Group Quarters Population
Campbell County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[64]	112	107	-4.5%
Juvenile Facilities	.	25	.
Nursing Homes	6	123	1,950.0%
Other Institutions	.	5	.
Total	**118**	**260**	**120.3%**
Noninstitutionalized			
College Dormitories	.	78	.
Military Quarters	.	.	.
Other Noninstitutions	203	84	-58.6%
Total	**203**	**162**	**-20.2%**
Group Quarters Population	**321**	**422**	**31.5%**

Table II.3.5, 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 11,933 family households, 9,276 of which housed married couple families and 2,657 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 1,174 families, or a female householder with no husband present, of which there were 1,483 families. There were also an estimated 5,239 "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 32.5 percent, and the number of married couple families increased by 27 percent. The number of male households with no wife present increased by 85.8 percent, the number of female households with no husband present increased by 38.6 percent, and non-family households increased by 63.6percent.

Table II.3.5
Household Type by Tenure
Campbell County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	9,004	11,933	32.5%
Married couple family	7,302	9,276	27.0%
Owner-occupied housing units	6,273	7,957	26.8%
Renter-occupied housing units	1,029	1,319	28.2%
Other family	1,702	2,657	56.1%
Male householder, no wife present	632	1,174	85.8%
Owner-occupied housing units	410	777	89.5%
Renter-occupied housing units	222	397	78.8%
Female householder, no husband present	1,070	1,483	38.6%
Owner-occupied housing units	621	824	32.7%
Renter-occupied housing units	449	659	46.8%
Non-family households	3,203	5,239	63.6%
Owner-occupied housing units	1,685	3,037	80.2%
Renter-occupied housing units	1,518	2,202	45.1%
Total	**12,207**	**17,172**	**40.7%**

[64] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.3.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 4,717 two-person family households, 2,791 three-person family households, and 2,478 four-person family households. One-person non-family households made up 73.5 percent of all non-family households, or an estimated 3,850 households. Between 2000 and 2010, the number of four-person households increased by 18.4 percent, or from 2,152 to 2,547 households.

Table II.3.6[65]
Household Type by Household Size
Campbell County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	2,460	2,460	.	3,850	3,850	56.5%
Two Person	3,327	594	3,921	4,717	1,060	5,777	47.3%
Three Person	2,156	103	2,259	2,791	214	3,005	33.0%
Four Person	2,121	31	2,152	2,478	69	2,547	18.4%
Five Person	994	11	1,005	1,229	33	1,262	25.6%
Six Person	285	2	287	487	11	498	73.5%
Seven Person	121	2	123	231	2	233	89.4%
Total	**9,004**	**3,203**	**12,207**	**11,933**	**5,239**	**17,172**	**40.7%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 5,777 two-person households, 4,647 were owner-occupied and 1,130 were renter-occupied. Of the 2,547 four-person households, 1,971 were owner-occupied and 576 were renter-occupied. Further household size data by tenure are presented in Table II.3.7, below.

Table II.3.7
Tenure by Household Size
Campbell County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	1,305	1,155	2,460	2,208	1,642	3,850	56.5%
Two Person	3,030	891	3,921	4,647	1,130	5,777	47.3%
Three Person	1,732	527	2,259	2,253	752	3,005	33.0%
Four Person	1,778	374	2,152	1,971	576	2,547	18.4%
Five Person	813	192	1,005	975	287	1,262	25.6%
Six Person	232	55	287	366	132	498	73.5%
Seven Person or More	99	24	123	175	58	233	89.4%
Total	**8,989**	**3,218**	**12,207**	**12,595**	**4,577**	**17,172**	**40.7%**

[65] 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.3.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 40.2 percent, or from 8,989 to 12,595 households. The number of renter units increased from 3,218 to 4,577 households, or by 42.2 percent. In 2010, Campbell County had a total of 18,955 housing units, of which 17,172, or 90.6 percent, were occupied. A total of 1,783 units, or 9.4 percent of all units, were vacant, which was an increase of 64.9 percent from the 2000 Census.

Table II.3.8
Housing Units by Tenure
Campbell County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	12,207	17,172	40.7%
Owner-Occupied	8,989	12,595	40.1%
Renter-Occupied	3,218	4,577	42.2%
Vacant Housing Units	1,081	1,783	64.9%
Total Housing Units	**13,288**	**18,955**	**42.6%**
Homeownership Rate	73.6%	73.3%	.

Table II.3.9, below, shows that, of the 1,783 vacant housing units in Campbell County at the time of the 2010 Census, 689 units, or 38.6 percent, were for rent and 264, or 14.8 percent, were for sale. An estimated 354 units were for seasonal, recreational, or occasional use, and 343, or 19.2 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 increased from 68 to 93 units, or by 36.8 percent, and units listed as "other vacant" decreased from 345 to 343 units, or by 0.6 percent.

Table II.3.9
Disposition of Vacant Housing Units
Campbell County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	319	689	116.0%
For sale only	109	264	142.2%
Rented or sold but not occupied	68	93	36.8%
For seasonal, recreational, or occasional use	215	354	64.7%
For migrant workers	25	40	60.0%
Other vacant	345	343	-0.6%
Total	**1,081**	**1,783**	**64.9%**

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.3.10, below, presents different income statistics for Campbell County. According to the 2010 ACS data averages, Median Family Income (MFI) for Campbell County was $83,965 compared to the statewide average of $65,964. Per capita income for Campbell County, which is calculated by dividing total income by population, was $31,968, which compared to $27,860 for the State of Wyoming.

Table II.3.10
Median and Per Capita Income
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Campbell County	Wyoming
Median Family Income	83,965	65,964
Median Household Income	76,576	53,802
Per Capita Income	31,968	27,860

Table II.3.11, below, shows households by income for Campbell County and the State of Wyoming in 2010. In Campbell County, there were a total of 811 households, or 5.1 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 1,743 households that had incomes between $35,000 and $49,999 in the county, which accounted for 10.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 32.2 percent of total households and numbered 5,166 in Campbell County.

Table II.3.11
Households by Income
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Income	Campbell County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	811	5.1%	21,963	10.1%
$15,000–$19,999	332	2.1%	10,477	4.8%
$20,000–$24,999	577	3.6%	11,850	5.4%
$25,000–$34,999	940	5.9%	23,902	11.0%
$35,000–$49,999	1,743	10.9%	32,677	15.0%
$50,000–$74,999	3,404	21.2%	44,279	20.3%
$75,000–$99,999	3,066	19.1%	30,595	14.1%
$100,000 and Above	5,166	32.2%	41,945	19.3%
Total	**16,039**	**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.3.12, on the following page. In total, the poverty rate in Campbell County was 6.9 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Campbell County had a poverty rate of 5.4 percent, and the female population had a poverty rate

of 8.5 percent. There were 333 males and 144 females in poverty aged 5 and under. Overall, 16.2 percent of persons in poverty in Campbell 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 of individuals aged 65 years and older, numbered 92 persons, which represented 3.1 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.3.12
Poverty by Age
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Campbell County				
5 and Under	333	144	477	16.2%
6 to 17	340	433	773	26.2%
18 to 64	505	1,105	1,610	54.5%
65 and Older	39	53	92	3.1%
Total	**1,217**	**1,735**	**2,952**	**100.0%**
Poverty Rate	5.4%	8.5%	6.9%	.
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.3.13, 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, Campbell County saw an average of 8,273 owner-occupied single-family units compared to 697 single-family rental units. In Campbell County, single-family units represented 55.9 percent of all households compared to 70.8 percent statewide. Campbell County had a total of 1,650 apartment rental units, and total apartment units accounted for 10.8 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 4,226 mobile homes in Campbell County, which made up 26.3 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.3.13
Households by Unit Type
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
Single-Family Unit	8,273	697	8,970	55.9%
Duplex	105	263	368	2.3%
Tri- or Four-Plex	8	629	637	4.0%
Apartment	88	1,650	1,738	10.8%
Mobile Home	3,567	659	4,226	26.3%
Boat, RV, Van, Etc.	100	.	100	0.6%
Total	**12,141**	**3,898**	**16,039**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.3.14, below, shows the number of households by year of construction. As shown, 2.6 percent, or 420 units, were built in 1939 or earlier in the county and another 1.4 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,828, which accounted for 11.4 percent of all households, and an additional 1,634 households, or 10.2 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.3.14
Households by Year Built
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Campbell County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	420	2.6%	25,116	11.5%
1940 to 1949	230	1.4%	11,481	5.3%
1950 to 1959	320	2.0%	21,920	10.1%
1960 to 1969	869	5.4%	19,433	8.9%
1970 to 1979	4,514	28.1%	53,519	24.6%
1980 to 1989	3,827	23.9%	34,949	16.1%
1990 to 1999	2,397	14.9%	26,791	12.3%
2000 to 2004	1,828	11.4%	14,090	6.5%
2005 or Later	1,634	10.2%	10,389	4.8%
Total	**16,039**	**100.0%**	**217,688**	**100.0%**

Table II.3.15, on the following page, displays housing units for Campbell County and the State of Wyoming. The number of rooms in Campbell County varied between households. Households with one room accounted for only 0.5 percent of total housing units, while households with five and six rooms accounted for 21.8 and 17.8 percent, respectively, in the county. The median number of rooms in Campbell County was six rooms, the same as the statewide median number of rooms.

Table II.3.15
Housing Units by Number of Rooms
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Campbell County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	94	.5%	3,804	1.5%
Two	204	1.2%	6,391	2.5%
Three	1,250	7.1%	18,634	7.3%
Four	2,771	15.8%	45,335	17.8%
Five	3,815	21.8%	52,421	20.5%
Six	3,112	17.8%	39,475	15.5%
Seven	2,277	13.0%	31,509	12.4%
Eight	1,614	9.2%	25,135	9.9%
Nine or More	2,378	13.6%	32,392	12.7%
Total	**17,515**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.3.16, below, shows households in the county by number of bedrooms and tenure. There were 38 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 19.6 percent of total households in Campbell County, which compared to 25.5 percent statewide. In Campbell County, the 7,297 households with three bedrooms accounted for 45.5 percent of all households, and there were only 1,478 five-bedroom or more households, which accounted for 9.2 percent of all households.

Table II.3.16
Households by Number of Bedrooms
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
None	15	38	53	0.3%
One	303	544	847	5.3%
Two	1,349	1,801	3,150	19.6%
Three	6,131	1,166	7,297	45.5%
Four	2,921	293	3,214	20.0%
Five or More	1,422	56	1,478	9.2%
Total	**12,141**	**3,898**	**16,039**	**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.3.17, at right, structures built in 1939 or earlier had a median value of $183,600, while structures built between 1950 and 1959 had a median value of $179,300 and those built between 1990 and 1999 had a median value of $201,300. 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 $198,700 and $222,600, respectively. The median value in Campbell County was $197,700, which compared to $174,000 in the State of Wyoming.

Table II.3.17
Median Value by Year Structure Built
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Campbell County	State of Wyoming
1939 or Earlier	183,600	141,200
1940 to 1949	212,100	129,500
1950 to 1959	179,300	151,800
1960 to 1969	161,900	166,500
1970 to 1979	192,400	169,900
1980 to 1989	198,600	187,000
1990 to 1999	201,300	224,000
2000 to 2004	198,700	243,500
2005 or Later	222,600	244,600
Median Value	**197,700**	**174,000**

Household mortgage status is reported in Table II.3.18, below. In Campbell County, households with a mortgage accounted for 70.7 percent of all households, or 8,589 housing units, and the remaining 29.3 percent, or 3,552 units, had no mortgage. Of those units with a mortgage, 1,567 had either a second mortgage or home equity loan, 71 had both a second mortgage and home equity loan, and 6,951, or 80.9 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.3.18
Mortgage Status
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Campbell County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	8,589	70.7%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	1,567	18.2%	17,932	19.1%
Second mortgage only	771	49.2%	8,629	48.1%
Home equity loan only	796	50.8%	9,303	51.9%
Both second mortgage and home equity loan	71	0.8%	741	0.8%
No second mortgage and no home equity loan	6,951	80.9%	75,088	80.1%
Housing units without a mortgage	3,552	29.3%	59,045	38.6%
Total	**12,141**	**100.0%**	**152,806**	**100.00%**

The median rent in Campbell County was $720 compared to $552 statewide, as shown in Table II.3.19, below. These figures show that rents in Campbell County were significantly higher than rents in the State of Wyoming.

Table II.3.19
Median Rent
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Campbell County	$720
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 244 persons during the first half of 2012. The driver's license total exchanges since 2000 for Campbell County are presented in Table II.3.20, below, and indicate a net increase of 7,101 persons over the time period.

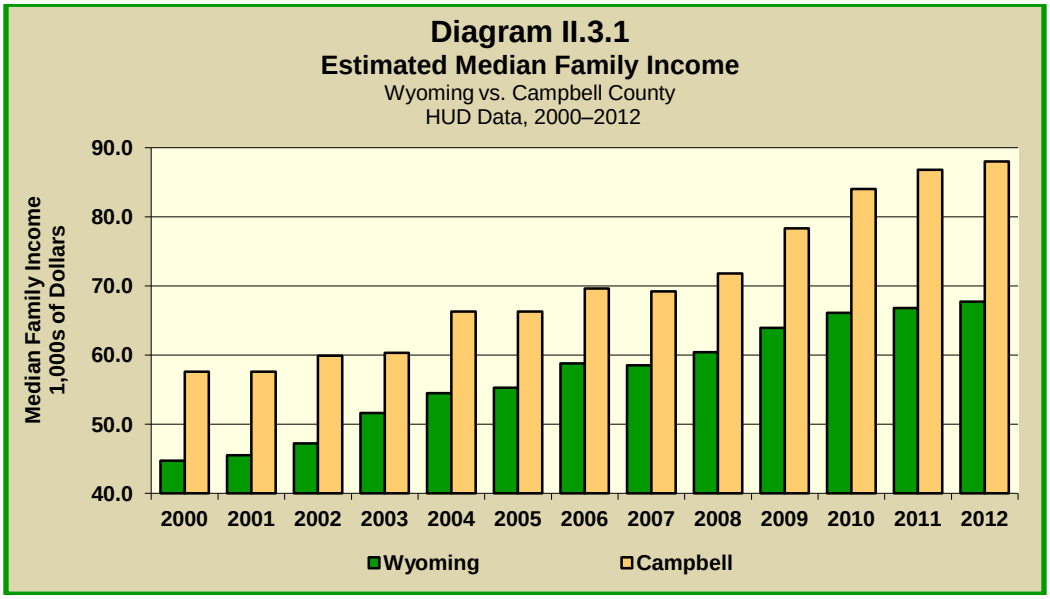
Table II.3.20
Driver's Licenses Exchanged and Surrendered
Campbell County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	1,189	856	333
2001	1,425	860	565
2002	1,204	756	448
2003	914	678	236
2004	1,025	895	130
2005	1,191	850	341
2006	1,573	778	795
2007	1,687	950	737
2008	1,983	985	998
2009	1,946	822	1,124
2010	1,704	890	814
2011	1,419	1,083	336
2012 – First Half	803	559	244
Total	**18,063**	**10,962**	**7,101**

Economics

The HUD estimated MFI for Campbell County was $88,000 in 2012.[66] This compares to Wyoming's MFI of $67,700. Diagram II.3.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.3.1
Estimated Median Family Income
Wyoming vs. Campbell County
HUD Data, 2000–2012

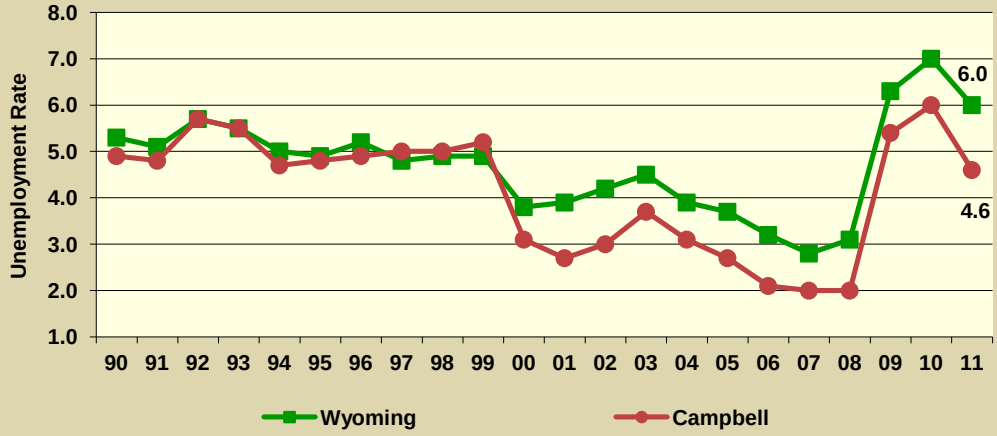


Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Campbell County's labor force, defined as the number of persons working or actively seeking work, decreased by 878 persons, from 28,604 in 2010 to 27,726 in 2011. Employment decreased by 438 persons; unemployment decreased by 440 persons; and the unemployment rate, or the number of

[66] 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.

unemployed persons as a percentage of the labor force, decreased from 6 percent in 2010 to 4.6 percent in 2011, as shown below in Diagram II.3.2.

Diagram II.3.2
Unemployment Rate
Campbell County vs. Wyoming
BLS Data, 1990–2011



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.3.21, below, with 2011 information considered preliminary (p), with 2011 information considered preliminary (p), annual total monthly employment decreased by 1.42 percent between 2010 and 2011, from a total of 27,863 to 27,468 workers.

Table II.3.21
Total Monthly Employment
Campbell County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	18,625	20,629	20,177	20,610	21,645	24,295	26,566	27,862	29,381	27,361	27,285
Feb	18,557	20,617	19,863	20,625	21,912	24,390	26,538	27,949	29,019	27,338	27,052
Mar	18,972	20,750	19,806	20,790	22,165	24,665	26,741	28,282	28,908	27,355	26,990
Apr	19,209	20,627	20,002	21,162	22,646	25,148	26,729	28,446	28,760	27,465	27,152
May	19,721	21,073	20,384	21,490	22,779	25,582	27,273	28,916	29,580	27,577	27,501
Jun	20,533	21,677	21,092	22,031	23,707	26,508	27,836	29,543	29,892	28,222	27,902
Jul	20,621	21,380	20,722	21,623	23,448	25,534	27,053	28,934	28,419	27,032	26,761
Aug	21,051	21,449	21,144	21,722	23,717	25,802	27,193	29,230	28,394	28,051	27,062
Sep	20,836	21,043	21,095	21,468	23,746	26,101	27,577	29,818	28,822	28,562	27,680
Oct	20,724	20,886	21,104	21,612	23,968	26,172	27,691	30,226	28,641	29,239	27,992
Nov	20,405	20,671	20,948	21,521	23,919	26,338	27,958	30,241	28,437	28,316	28,055
Dec	20,386	20,456	20,716	21,723	23,999	26,797	27,981	29,944	28,013	27,842	28,179
Annual	**19,970**	**20,938**	**20,588**	**21,365**	**23,138**	**25,611**	**27,261**	**29,116**	**28,856**	**27,863**	**27,468**
% Change	.	4.85	-1.67	3.77	8.30	10.69	6.44	6.80	-0.89	-3.44	-1.42

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.3.22, on the following page, annual average weekly wages decreased by 0.95 percent between 2010 and 2011, from a total of $1,055 to $1,065.

Table II.3.22
Average Weekly Wages
Campbell County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	651	677	716	727	694	.
2002	714	691	717	757	720	3.75
2003	714	711	733	787	737	2.36
2004	758	744	798	841	786	6.65
2005	789	768	831	898	823	4.71
2006	867	904	906	996	919	11.66
2007	940	935	930	1,044	963	4.79
2008	1,004	998	988	1,081	1,018	5.71
2009	997	982	992	1,047	1,004	-1.38
2010	1,046	996	1,037	1,140	1,055	5.08
2011(p)	1,074	1,033	1,064	1,091	1,065	0.95

Total business establishments reported by the QCEW are displayed below in Table II.3.23. Annual establishments decreased by 1.60 percent between 2010 and 2011, from a total of 1,814 to 1,780 establishments.

Table II.3.23
Number of Establishments
Campbell County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,294	1,334	1,369	1,360	1,339	.
2002	1,378	1,396	1,402	1,399	1,394	4.11
2003	1,402	1,411	1,444	1,450	1,427	2.37
2004	1,467	1,480	1,474	1,472	1,473	3.22
2005	1,486	1,507	1,513	1,508	1,504	2.10
2006	1,563	1,607	1,627	1,626	1,606	6.78
2007	1,663	1,685	1,695	1,727	1,693	5.42
2008	1,738	1,750	1,773	1,780	1,760	3.96
2009	1,784	1,805	1,803	1,799	1,798	2.16
2010	1,810	1,814	1,812	1,818	1,814	0.89
2011(p)	1,791	1,786	1,782	1,780	1,785	-1.60

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, Campbell County recorded 32,824 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 $2,160,233,000, and real per capita income was $46,730 in 2010. The average earnings per job in the county was $66,061 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Campbell County increased from $717 to $722 from fourth quarter 2010 to fourth quarter 2011, or by 0.7 percent. During the same period, detached single-family home rents decreased by 2.3 percent, rents for mobile homes on a lot decreased by 1.5 percent, and rents for mobile home lots increased by 4.2 percent.

Campbell County rental prices experienced average annualized increases of 3.7 percent for apartments, 4.3 percent for houses, 4.3 percent for mobile homes plus a lot, and 3.3 percent per year for mobile home lots since fourth quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.3.24, at right, presents the Campbell County data for each rental type. [67]

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 Campbell County decreased from 269 authorizations in 2010 to 201 in 2011. Total residential units decreased from 317 to 201 units between 2010 and 2011.

The real value of single-family building permits increased from $339,600 in 2010 to $375,300 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $375,300 in 2011 to a low of $162,100 in 2001. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003.

Table II.3.24
Semiannual Average Monthly Rental Prices
Campbell County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	290	175	415	295
Q2.87	258	175	422	286
Q4.87	277	175	423	313
Q2.88	258	166	431	296
Q4.88	260	170	389	292
Q2.89	255	163	407	278
Q4.89	253	177	418	312
Q2.90	257	165	408	296
Q4.90	273	165	429	319
Q2.91	279	165	427	339
Q4.91	303	153	465	299
Q2.92	316	168	460	438
Q4.92	306	161	438	333
Q2.93	313	168	476	297
Q4.93	291	165	483	406
Q2.94	316	173	455	305
Q4.94	332	183	502	391
Q2.95	338	165	497	378
Q4.95	339	173	516	355
Q2.96	329	163	556	436
Q4.96	339	160	537	414
Q2.97	340	159	484	440
Q4.97	354	172	506	399
Q2.98	342	173	537	395
Q4.98	352	176	527	421
Q2.99	359	158	524	378
Q4.99	351	158	537	450
Q2.00	434	184	650	500
Q4.00	432	197	632	483
Q2.01	478	210	612	558
Q4.01	537	228	653	575
Q2.02	566	220	638	574
Q4.02	520	226	732	581
Q2.03	561	223	646	576
Q4.03	563	228	707	590
Q2.04	557	231	789	581
Q4.04	554	232	793	629
Q2.05	584	240	730	616
Q4.05	611	257	827	710
Q2.06	649	266	867	786
Q4.06	697	283	975	758
Q2.07	691	292	1,127	830
Q4.07	708	308	1,185	609
Q2.08	717	318	1,314	988
Q4.08	759	343	1,345	1,032
Q2.09	762	347	1,326	908
Q4.09	774	362	1,211	936
Q2.10	719	363	1,182	844
Q4.10	717	377	1,222	860
Q2.11	729	377	1,118	905
Q4.11	722	393	1,194	847

[67] 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.

Additional details of permit activity and per unit valuations are given in Table II.3.25, on the following page.

Table II.3.25
Building Permits and Valuation
Campbell County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	123	60	92	95	370	.	.	118.8
1981	198	164	50	182	594	.	.	104.3
1982	24	18	16	.	58	.	.	168.9
1983	115	8	.	60	183	.	.	137.1
1984	100	2	.	.	102	.	.	102.4
1985	101	.	4	48	153	.	.	116.8
1986	32	.	.	.	32	.	.	135.0
1987	15	.	.	.	15	.	.	178.4
1988	11	.	.	.	11	.	.	153.9
1989	9	.	.	.	9	.	.	219.7
1990	15	.	.	.	15	.	.	179.9
1991	20	.	.	.	20	.	.	183.1
1992	82	.	.	.	82	.	.	139.7
1993	41	.	.	.	41	.	.	200.2
1994	48	.	.	.	48	.	.	193.6
1995	53	.	.	.	53	.	.	167.8
1996	68	.	.	.	68	.	.	166.8
1997	38	.	.	.	38	.	.	187.6
1998	50	.	.	.	50	.	11	165.5
1999	40	.	.	.	40	20	6	177.1
2000	61	.	.	.	61	.	.	162.7
2001	105	.	.	.	105	.	.	162.1
2002	144	.	.	.	144	.	.	171.1
2003	159	.	.	.	159	134	20	171.7
2004	129	.	.	.	129	53	15	182.8
2005	200	.	.	73	273	.	.	235.9
2006	161	.	.	61	222	51	.	216.8
2007	398	.	.	604	1,002	93	4	237.7
2008	277	.	.	72	349	100	11	207.9
2009	249	.	100	.	349	.	.	281.3
2010	269	.	.	48	317	.	.	339.6
2011	201	.	.	.	201	47	8	375.3

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 Campbell County was $233,900. This represented a decrease of 1.8 percent from the previous year. In contrast, Wyoming's weighted average was $241,301 which was 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.3.26, on the following page.

Table II.3.26
Average Sales Prices
Campbell County vs. Wyoming
DOR Data, 1999–2011

Year	Campbell County Average Price ($)	Campbell County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	104,221	-1.08	101,517	4.76
2000	151,615	45.47	111,437	9.77
2001	130,981	-13.61	116,469	4.52
2002	133,582	1.99	121,140	4.01
2003	170,218	27.43	132,708	9.55
2004	173,420	1.88	142,501	7.38
2005	185,874	7.18	159,776	12.12
2006	199,945	7.57	187,869	17.58
2007	247,150	23.61	265,044	41.08
2008	242,341	-1.9	256,045	-3.4
2009	249,507	3.0	241,622	-5.6
2010	238,208	-4.53	250,958	3.9
2011	233,900	-1.8	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 11 years, with the most recent survey conducted in June 2012.[68] During June 2012, a total of 123 surveys were completed by property managers in Campbell County. Of the 4,190 rental units surveyed, 231 were vacant, indicating a vacancy rate of 5.51 percent, as shown in Table II.3.27, below. This compares to an 7.96 percent vacancy rate one year ago and a 2012 statewide vacancy rate of 5.51 percent.

Diagram II.3.3, on the following page, shows the historical vacancy rate for Campbell County and Wyoming. As can be seen, the vacancy rate in Campbell County was lower than the statewide rate for the first half of the decade, but jumped up above the statewide rate in 2007, and has been higher since.

Table II.3.27
Total Units, Vacant Units, and Vacancy Rate
Campbell County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	816	6	0.74
2001b	10	749	5	0.67
2002a	13	848	10	1.18
2002b	18	1,395	51	3.66
2003a	15	921	16	1.74
2003b	17	1,257	16	1.27
2004a	20	1,456	36	2.47
2004b	25	1,373	38	2.77
2005a	24	1,318	15	1.14
2005b	25	1,288	8	0.62
2006a	29	1,450	3	0.21
2006b	29	1,437	6	0.42
2007a	33	1,769	15	0.85
2007b	34	1,394	4	0.29
2008a	42	1,713	123	7.18
2008b	52	1,966	133	6.77
2009a	58	2,788	160	5.74
2009b	69	2,318	244	10.53
2010a	87	3,358	289	8.61
2010b	87	3,370	271	8.04
2011a	103	3,218	256	7.96
2011b	111	3,633	262	7.21
2012a	123	4,190	231	5.51

[68] Those signified as *a* in the "year" column of Table II.3.10 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.

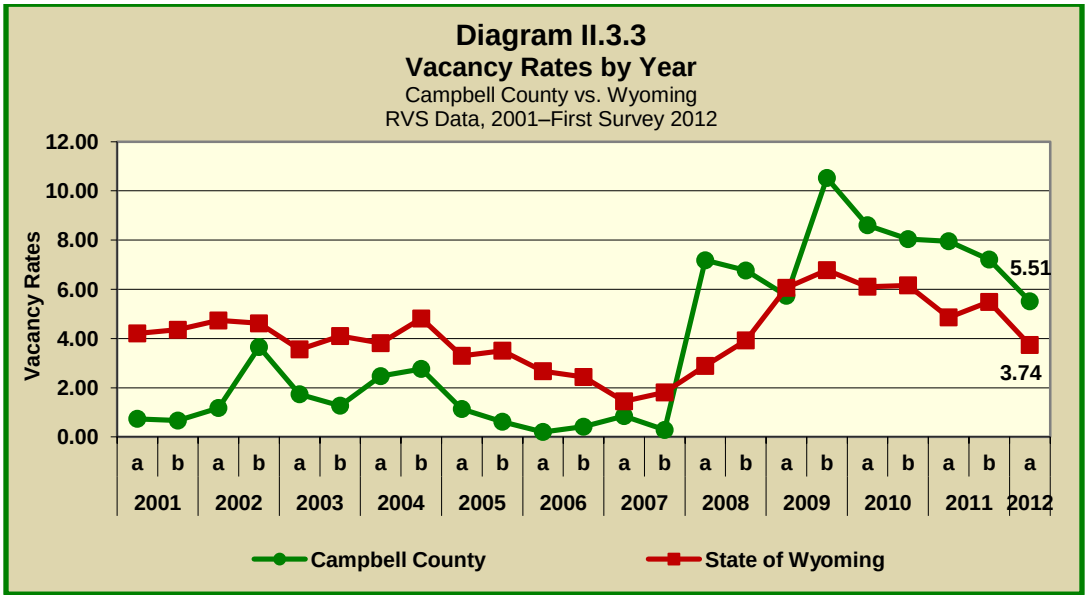
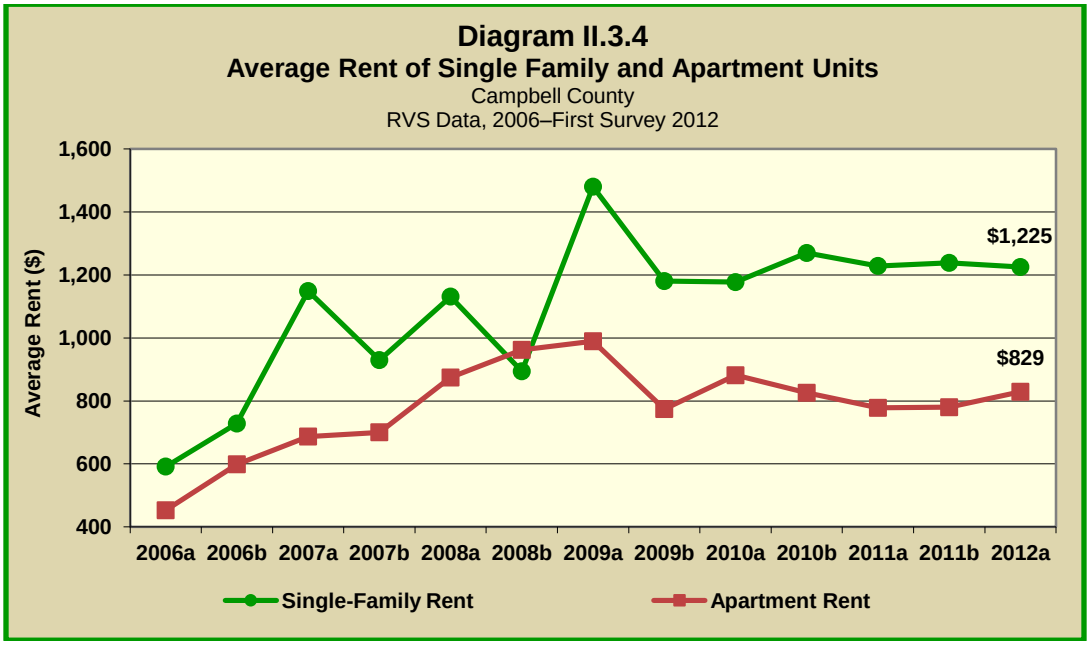


Diagram II.3.4 below, shows the average rent of single-family and apartment units in Campbell County. In the second half of 2012, rents for single-family units fell to $1,225 and average rents for apartments rose, to $829.



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 193 respondents in Campbell County. Of the incoming persons who were unsatisfied with their current housing, 76.9 percent said they sought to own a home and 23.1 percent wished to rent. Of those seeking to own a home, 66.7 percent wished to buy existing units, of which 10.5 percent sought homes for below $100,000; 73.7 percent sought homes between $100,000 and $250,000, and 15.8 percent anticipated spending above $250,000. The remainder of those seeking to own a home, 40 percent, wished to build, of which 40 percent expected to build for less than $99,999, 50 percent for between $100,000 and $249,999 and 10 percent for above $250,000.

Of those persons currently renting or seeking to rent, 18.2 percent anticipated spending under $474, 54.5 percent anticipated spending between $475 to $849, and 27.3 percent hoped to spend above $850 per month. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 5,733 loans purchased in Campbell County between 1979 and 2012, with 95 occurring in fiscal 2012. The average home size over the period was 1,305 square feet and 1,520 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1997. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $51,018. The average purchase price in fiscal 2012 was $145,191. In fiscal 2012, 11.6 percent of loans purchased were for new construction, and 26.3 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 442, or 2.8 percent of households in Campbell County, were overcrowded and another 87, or 0.5 percent of units, were severely overcrowded, as shown in Table II.3.28 on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.3.28
Overcrowding and Severe Overcrowding
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Campbell County				
Owner				
Households	11,887	226	28	12,141
Percentage	97.9%	1.9%	0.2%	100.0%
Renter				
Households	3,623	216	59	3,898
Percentage	92.9%	5.5%	1.5%	100.0%
Total				
Households	15,510	442	87	16,039
Percentage	96.7%	2.8%	0.5%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 271 units, or 1.5 percent of all housing units in Campbell 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.3.29, below.

Table II.3.29
Housing Units with Incomplete Kitchen Facilities
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Campbell County	State of Wyoming
Complete Kitchen Facilities	17,244	247,608
Lacking Complete Kitchen Facilities	271	7,488
Total Housing Units	**17,515**	**255,096**
Percent Lacking	1.5%	2.9%

At the time of the 2010 ACS, a total of 269 units, or 1.5 percent of all housing units in Campbell 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.3.30, on the following page.

Table II.3.30
Housing Units with Incomplete Plumbing Facilities
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Campbell County	State of Wyoming
Complete Plumbing Facilities	17,246	249,046
Lacking Complete Plumbing Facilities	269	6,050
Total Households	**17,515**	**255,096**
Percent Lacking	1.5%	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 Campbell County, 11.6 percent of households had a cost burden and 4.7 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 14.9 percent of homeowners with a mortgage in Campbell County experienced a cost burden and 4.1 percent experienced a severe cost burden, while 12.8 percent of renters had a cost burden and 8.1 percent had a severe cost burden, as shown in Table II.3.31, below.

Table II.3.31
Cost Burden and Severe Cost Burden by Tenure
Campbell County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Campbell County					
Owner with a Mortgage					
Households	6,961	1,278	350	0	8,589
Percent	81.0%	14.9%	4.1%	0.0%	100.0%
Owner without a Mortgage					
Households	3,376	81	95	0	3,552
Percent	95.0%	2.3%	2.7%	0.0%	100.0%
Renter					
Households	2,809	500	316	273	3,898
Percent	72.1%	12.8%	8.1%	7.0%	100.0%
Total					
Households	13,146	1,859	761	273	16,039
Percent	82.0%	11.6%	4.7%	1.7%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Carbon County's population decreased from 15,885 in 2010 to 15,786 in 2011, or by 0.6 percent. This compares to a statewide population growth of 0.8 percent over the period.[69] The number of people from 15 to 24 years of age increased by 1.4 percent, and the number of people from 55 to 64 years of age increased by 1.7 percent. The white population decreased by 1.5 percent, while the black population increased by 34.7 percent. The Hispanic population increased from 2,668 to 2,641 people between 2010 and 2011 or by 1 percent. These data are presented in Table II.4.1, below.

Table II.4.1
Profile of Population Characteristics
Wyoming vs. Carbon County
2010 Census and 2011 Intercensal Estimates

Subject	Carbon County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**15,885**	**15,786**	**-0.6%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	3,173	3,130	-1.4%	113,371	113,462	0.1%
15 to 24 years	1,798	1,824	1.4%	78,460	78,704	0.3%
25 to 44 years	4,156	4,156	0.0%	144,615	145,669	0.7%
45 to 54 years	2,488	2,356	-5.3%	83,577	80,936	-3.2%
55 to 64 years	2,226	2,263	1.7%	73,513	77,120	4.9%
65 and Over	2,044	2,057	0.6%	70,090	72,267	3.1%
Race						
White	15,203	14,976	-1.5%	529,110	531,484	0.4%
Black	118	159	34.7%	5,135	6,024	17.3%
American Indian and Alaskan Native	214	253	18.2%	14,457	14,774	2.2%
Asian	128	138	7.8%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	14	16	14.3%	521	551	5.8%
Two or more races	208	244	17.3%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	2,668	2,641	-1.0%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Carbon County's population increased from 15,639 persons in 2000 to 15,885 in 2010, or by 1.6 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 0.1 percent, while the black population increased by 10.5 percent. The Hispanic population increased from 2,163 to 2,668 persons between 2000 and 2010, or by 23.3 percent. These data are presented in Table II.4.2, on the following page.

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

Table II.4.2
Population by Race and Ethnicity
Carbon County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	14,092	90.1%	14,103	88.8%	0.1%
Black	105	0.7%	116	0.7%	10.5%
American Indian	199	1.3%	160	1.0%	-19.6%
Asian	105	0.7%	109	0.7%	3.8%
Native Hawaiian/Pacific Islander	9	0.1%	14	0.1%	55.6%
Other	808	5.2%	1,026	6.5%	27.0%
Two or More Races	321	2.1%	357	2.2%	11.2%
Total	**15,639**	**100.0%**	**15,885**	**100.0%**	**1.6%**
Hispanic (Ethnicity)	2,163	13.8%	2,668	16.8%	23.3%

Table II.4.3, below, presents the population of Carbon County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 1.6 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 631 persons, or by 39.6 percent. In 2010, the largest age group in Carbon County was the group aged 35 to 54, which accounted for 27.8 percent of the entire population. The 2010 census count showed a total of 8,553 males, who accounted for 53.8 percent of the population, and the remaining 46.2 percent, or 7,332 persons, were female.

Table II.4.3
Population by Age and Gender
Carbon County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	481	415	896	602	531	1,133	26.5%
5 to 19	1,710	1,587	3,297	1,547	1,378	2,925	-11.3%
20 to 24	540	379	919	529	384	913	-.7%
25 to 34	1,033	756	1,789	1,258	974	2,232	24.8%
35 to 54	2,860	2,363	5,223	2,430	1,982	4,412	-15.5%
55 to 64	845	750	1,595	1,168	1,058	2,226	39.6%
65 and Over	907	1,013	1,920	1,019	1,025	2,044	6.5%
Total	**8,376**	**7,263**	**15,639**	**8,553**	**7,332**	**15,885**	**1.6%**

At the time of the 2010 Census, there were 780 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 decreased by 19.8 percent, as shown in Table II.4.4, on the following page.

Table II.4.4
Group Quarters Population
Carbon County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[70]	870	699	-19.7%
Juvenile Facilities	.	.	.
Nursing Homes	92	76	-17.4%
Other Institutions	.	.	.
Total	**962**	**775**	**-19.4%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	11	5	-54.5%
Total	**11**	**5**	**-54.5%**
Group Quarters Population	**973**	**780**	**-19.8%**

Table II.4.5, 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 4,109 family households, 3,292 of which housed married couple families and 817 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 321 families, or a female householder with no husband present, of which there were 496 families. There were also an estimated 2,279 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households decreased by 0.6 percent, and the number of married couple families decreased by 2.5 percent. The number of male households with no wife present increased by 27.9 percent, the number of female households with no husband present decreased by 2 percent, and non-family households increased by 14.2 percent.

Table II.4.5
Household Type by Tenure
Carbon County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	4,134	4,109	-0.6%
Married couple family	3,377	3,292	-2.5%
Owner-occupied housing units	2,798	2,694	-3.7%
Renter-occupied housing units	579	598	3.3%
Other family	757	817	7.9%
Male householder, no wife present	251	321	27.9%
Owner-occupied housing units	162	197	21.6%
Renter-occupied housing units	89	124	39.3%
Female householder, no husband present	506	496	-2.0%
Owner-occupied housing units	264	259	-1.9%
Renter-occupied housing units	242	237	-2.1%
Non-family households	1,995	2,279	14.2%
Owner-occupied housing units	1,130	1,402	24.1%
Renter-occupied housing units	865	877	1.4%
Total	**6,129**	**6,388**	**4.2%**

[70] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.4.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 2,025 two-person family households, 863 three-person family households, and 682 four-person family households. One-person non-family households made up 82.8 percent of all non-family households, or an estimated 1,888 households. Between 2000 and 2010, the number of four-person households decreased by 9.5 percent, or from 769 to 696 households.

Table II.4.6[71]
Household Type by Household Size
Carbon County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,685	1,685	.	1,888	1,888	12.0%
Two Person	2,030	257	2,287	2,025	333	2,358	3.1%
Three Person	895	30	925	863	41	904	-2.3%
Four Person	753	16	769	682	14	696	-9.5%
Five Person	304	4	308	355	1	356	15.6%
Six Person	97	3	100	118	1	119	19.0%
Seven Person	55	0	55	66	1	67	21.8%
Total	**4,134**	**1,995**	**6,129**	**4,109**	**2,279**	**6,388**	**4.2%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 2,358 two-person households, 1,902 were owner-occupied and 456 were renter-occupied. Of the 696 four-person households, 481 were owner-occupied and 215 were renter-occupied. Further household size data by tenure are presented in Table II.4.7, below.

Table II.4.7
Tenure by Household Size
Carbon County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	968	717	1,685	1,179	709	1,888	12.0%
Two Person	1,830	457	2,287	1,902	456	2,358	3.1%
Three Person	651	274	925	629	275	904	-2.3%
Four Person	578	191	769	481	215	696	-9.5%
Five Person	220	88	308	228	128	356	15.6%
Six Person	70	30	100	88	31	119	19.0%
Seven Person or More	37	18	55	45	22	67	21.8%
Total	**4,354**	**1,775**	**6,129**	**4,552**	**1,836**	**6,388**	**4.2%**

[71] 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.4.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 4.5 percent, or from 4,354 to 4,552 households. The number of renter units increased from 1,775 to 1,836 households, or by 3.4 percent. In 2010, Carbon County had a total of 8,576 housing units, of which 6,388, or 74.5 percent, were occupied. A total of 2,188 units, or 25.5 percent of all units, were vacant, which was an increase of 0.5 percent from the 2000 Census.

Table II.4.8
Housing Units by Tenure
Carbon County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	6,129	6,388	4.2%
Owner-Occupied	4,354	4,552	4.5%
Renter-Occupied	1,775	1,836	3.4%
Vacant Housing Units	2,178	2,188	0.5%
Total Housing Units	**8,307**	**8,576**	**3.2%**
Homeownership Rate	71.0%	71.3%	.

Table II.4.9, below, shows that, of the 2,188 vacant housing units in Carbon County at the time of the 2010 Census, 365, or 16.7 percent, were for rent and 162, or 7.4 percent, were for sale. An estimated 1,070 units were for seasonal, recreational, or occasional use, and 469, or 21.4 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 increased from 71 to 77 units, or by 8.5 percent, and units listed as "other vacant" increased from 467 to 469 units, or by 0.4 percent.

Table II.4.9
Disposition of Vacant Housing Units
Carbon County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	360	365	1.4%
For sale only	217	162	-25.3%
Rented or sold but not occupied	71	77	8.5%
For seasonal, recreational, or occasional use	1,050	1,070	1.9%
For migrant workers	13	45	246.2%
Other vacant	467	469	0.4%
Total	**2,178**	**2,188**	**0.5%**

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.4.10, below, presents different income statistics for Carbon County. According to the 2010 ACS data averages, Median Family Income (MFI) for Carbon County was $65,171 compared to the statewide average of $65,964. Per capita income for Carbon County, which is calculated by dividing total income by population, was $26,122, which compared to $27,860 for the State of Wyoming.

Table II.4.10
Median and Per Capita Income
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Carbon County	Wyoming
Median Family Income	65,171	65,964
Median Household Income	56,565	53,802
Per Capita Income	26,122	27,860

Table II.4.11, below, shows households by income for Carbon County and the State of Wyoming in 2010. In Carbon County, there were a total of 490 households, or 7.9 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 1,051 households that had incomes between $35,000 and $49,999 in the county, which accounted for 16.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 16.5 percent of total households and numbered 1,021 in Carbon County.

Table II.4.11
Households by Income
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Income	Carbon County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	490	7.9%	21,963	10.1%
$15,000–$19,999	249	4.0%	10,477	4.8%
$20,000–$24,999	302	4.9%	11,850	5.4%
$25,000–$34,999	587	9.5%	23,902	11.0%
$35,000–$49,999	1,051	16.9%	32,677	15.0%
$50,000–$74,999	1,413	22.8%	44,279	20.3%
$75,000–$99,999	1,092	17.6%	30,595	14.1%
$100,000 and Above	1,021	16.5%	41,945	19.3%
Total	**6,205**	**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.4.12, on the following page. In total, the poverty rate in Carbon County was 8.2 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Carbon County had a poverty rate of 5.7 percent, and the female population had a poverty rate of 10.6 percent. There were 56 males and 120 females in poverty aged 5 and under. Overall, 15.3

percent of persons in poverty in Carbon 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 172 persons, which represented 14.9 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.4.12
Poverty by Age
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Carbon County				
5 and Under	56	120	176	15.3%
6 to 17	67	89	156	13.5%
18 to 64	228	422	650	56.3%
65 and Older	53	119	172	14.9%
Total	**404**	**750**	**1,154**	**100.0%**
Poverty Rate	5.7%	10.6%	8.2%	.
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.4.13, 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, Carbon County saw an average of 3,871 owner-occupied single-family units compared to 927 single-family rental units. In Carbon County, single-family units represented 77.3 percent of all households compared to 70.8 percent statewide. Carbon County had a total of 435 apartment rental units, and total apartment units accounted for 7 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 647 mobile homes in Carbon County, which made up 10.4 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.4.13
Households by Unit Type
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
Single-Family Unit	3,871	927	4,798	77.3%
Duplex	.	76	76	1.2%
Tri- or Four-Plex	6	227	233	3.8%
Apartment	.	435	435	7.0%
Mobile Home	531	116	647	10.4%
Boat, RV, Van, Etc.	16	.	16	0.3%
Total	**4,424**	**1,781**	**6,205**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.4.14, below, shows the number of households by year of construction. As shown, 18.2 percent, or 1,131 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 328, which accounted for 5.3 percent of all households, and an additional 219 households, or 3.5 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.4.14
Households by Year Built
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Carbon County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,131	18.2%	25,116	11.5%
1940 to 1949	329	5.3%	11,481	5.3%
1950 to 1959	780	12.6%	21,920	10.1%
1960 to 1969	411	6.6%	19,433	8.9%
1970 to 1979	1,669	26.9%	53,519	24.6%
1980 to 1989	910	14.7%	34,949	16.1%
1990 to 1999	428	6.9%	26,791	12.3%
2000 to 2004	328	5.3%	14,090	6.5%
2005 or Later	219	3.5%	10,389	4.8%
Total	**6,205**	**100.0%**	**217,688**	**100.0%**

Table II.4.15, on the following page, displays housing units for Carbon County and the State of Wyoming. The number of rooms in Carbon County varied between households. Households with one room accounted for only 2.6 percent of total housing units, while households with five and six rooms accounted for 24.1 and 16.3 percent, respectively, in the county. The median number of rooms in Carbon County was five rooms, which compared to six statewide.

Table II.4.15
Housing Units by Number of Rooms
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Carbon County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	226	2.6%	3,804	1.5%
Two	86	1.0%	6,391	2.5%
Three	532	6.2%	18,634	7.3%
Four	1,613	18.9%	45,335	17.8%
Five	2,058	24.1%	52,421	20.5%
Six	1,394	16.3%	39,475	15.5%
Seven	1,060	12.4%	31,509	12.4%
Eight	698	8.2%	25,135	9.9%
Nine or More	865	10.1%	32,392	12.7%
Total	**8,532**	**100.0%**	**255,096**	**100.0%**
Median Rooms	5	.	6	.

Table II.4.16, below, shows households in the county by number of bedrooms and tenure. There were 45 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.4 percent of total households in Carbon County, which compared to 25.5 percent statewide. In Carbon County, the 2,570 households with three bedrooms accounted for 41.4 percent of all households, and there were only 502 five-bedroom or more households, which accounted for 8.1 percent of all households.

Table II.4.16
Households by Number of Bedrooms
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
None	24	45	69	1.1%
One	107	188	295	4.8%
Two	943	756	1,699	27.4%
Three	2,037	533	2,570	41.4%
Four	909	161	1,070	17.2%
Five or More	404	98	502	8.1%
Total	**4,424**	**1,781**	**6,205**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.4.17, at right, structures built in 1939 or earlier had a median value of $104,400, while structures built between 1950 and 1959 had a median value of $149,700 and those built between 1990 and 1999 had a median value of $185,300. 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 $248,800 and $65,800, respectively. The median value in Carbon County was $129,100, which compared to $174,000 in the State of Wyoming.

Table II.4.17
Median Value by Year Structure Built
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Carbon County	State of Wyoming
1939 or Earlier	104,400	141,200
1940 to 1949	127,700	129,500
1950 to 1959	149,700	151,800
1960 to 1969	127,800	166,500
1970 to 1979	122,700	169,900
1980 to 1989	130,700	187,000
1990 to 1999	185,300	224,000
2000 to 2004	248,800	243,500
2005 or Later	65,800	244,600
Median Value	**129,100**	**174,000**

Household mortgage status is reported in Table II.4.18, below. In Carbon County, households with a mortgage accounted for 58.5 percent of all households, or 2,587 housing units, and the remaining 41.5 percent, or 1,837 units, had no mortgage. Of those units with a mortgage, 417 had either a second mortgage or home equity loan, 68 had both a second mortgage and home equity loan, and 2,102, or 81.3 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.4.18
Mortgage Status
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Carbon County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,587	58.5%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	417	16.1%	17,932	19.1%
Second mortgage only	149	35.7%	8,629	48.1%
Home equity loan only	268	64.3%	9,303	51.9%
Both second mortgage and home equity loan	68	2.6%	741	0.8%
No second mortgage and no home equity loan	2,102	81.3%	75,088	80.1%
Housing units without a mortgage	1,837	41.5%	59,045	38.6%
Total	**4,424**	**100.0%**	**152,806**	**100.00%**

The median rent in Carbon County was $534 compared to $552 statewide, as shown in Table II.4.19, below. These figures show that rents were very comparable.

Table II.4.19
Median Rent
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Carbon County	$534
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net change of 44 persons during the first half of 2012. The driver's license total exchanges since 2000 for Carbon County are presented below in Table II.4.20 and indicate a net increase of 1,775 persons over the time period.

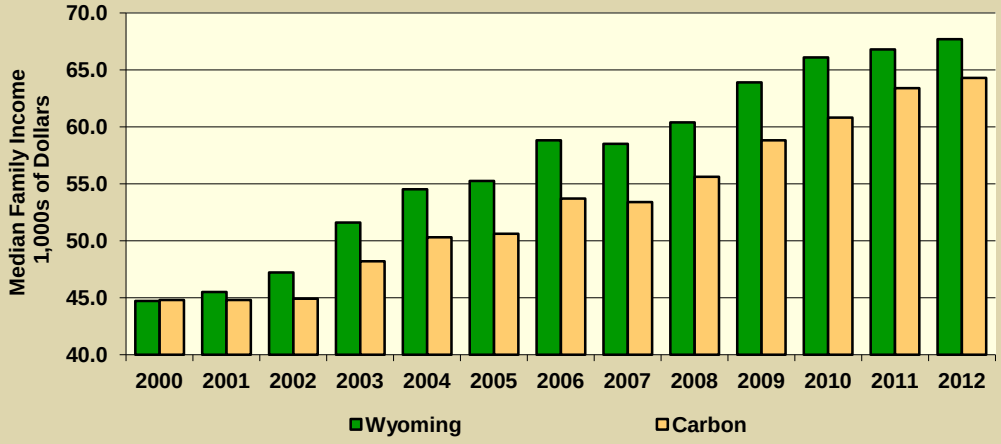
Table II.4.20
Driver's Licenses Exchanged and Surrendered
Carbon County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	481	438	43
2001	524	412	112
2002	527	318	209
2003	349	309	40
2004	413	361	52
2005	478	362	116
2006	457	332	125
2007	612	357	255
2008	646	343	303
2009	561	383	178
2010	539	315	224
2011	433	359	74
2012 – First Half	236	192	44
Total	**6,256**	**4,481**	**1,775**

Economics

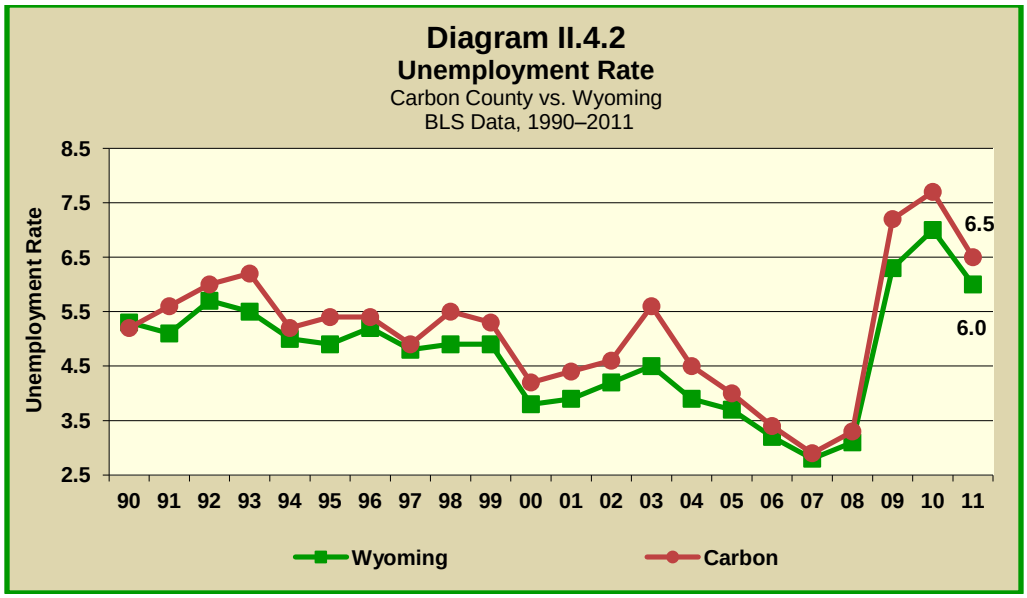
The HUD estimated MFI for Carbon County was $64,300 in 2011.[72] This compares to Wyoming's MFI of $67,700. Diagram II.4.1, below, illustrates the estimated MFI for 2000 through 2011.

Diagram II.4.1
Estimated Median Family Income
Wyoming vs. Carbon County
HUD Data, 2000–2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Carbon County's labor force, defined as the number of persons working or actively seeking work, decreased by 128 persons, from 7,955 in 2010 to 7,827 in 2011. Employment decreased by 22 persons; unemployment decreased by 106 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 7.7 percent in 2010 to 6.5 in 2011, as shown on the following page in Diagram II.4.2.

[72] 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.4.21, below, with 2011 information considered preliminary (p), with 2011 information considered preliminary (p), annual total monthly employment decreased by 1.38 percent between 2010 and 2011, from a total of 6,734 to 6,641 workers.

Table II.4.21
Total Monthly Employment
Carbon County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	5,959	6,002	5,979	5,887	6,132	6,337	7,034	7,894	6,805	6,442	6,377
Feb	5,870	5,913	5,860	5,899	6,159	6,406	7,088	7,840	6,670	6,368	6,467
Mar	5,895	6,049	5,867	5,962	6,218	6,449	7,179	7,673	6,611	6,473	6,528
Apr	6,101	6,106	5,973	6,284	6,352	6,610	7,254	7,465	6,721	6,788	6,423
May	6,319	6,399	6,319	6,533	6,596	6,901	7,569	7,773	6,926	7,142	6,576
Jun	6,709	6,861	6,703	6,833	7,018	7,329	8,024	8,107	7,235	7,151	6,993
Jul	6,649	6,719	6,424	6,535	6,702	7,230	7,761	7,849	7,071	6,799	6,812
Aug	6,604	6,604	6,426	6,539	6,784	7,651	7,877	7,686	7,060	6,658	6,848
Sep	6,575	6,606	6,599	6,570	6,760	7,866	7,938	7,793	7,004	6,935	6,988
Oct	6,506	6,499	6,432	6,453	6,673	7,810	8,251	7,760	6,799	6,849	6,774
Nov	6,240	6,210	6,112	6,268	6,483	7,406	8,232	7,429	6,684	6,607	6,483
Dec	6,193	6,140	6,024	6,214	6,513	7,310	8,131	7,101	6,603	6,600	6,426
Annual	**6,302**	**6,342**	**6,227**	**6,331**	**6,533**	**7,109**	**7,695**	**7,698**	**6,849**	**6,734**	**6,641**
% Change	.	0.63	-1.81	1.67	3.19	8.82	8.24	0.04	-11.03	-1.68	-1.38

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.4.22, on the following page, annual average weekly wages increased by 3.74 percent between 2010 and 2011, from a total of $748 to $776.

Table II.4.22
Average Weekly Wages
Carbon County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	475	471	461	503	477	.
2002	481	486	464	514	486	1.89
2003	487	490	500	519	499	2.67
2004	516	500	515	554	521	4.41
2005	527	537	556	602	556	6.72
2006	591	604	625	718	637	14.57
2007	671	705	700	842	732	14.91
2008	830	755	747	843	793	8.33
2009	725	731	677	771	726	-8.45
2010	736	762	694	801	748	3.03
2011(p)	745	750	742	868	776	3.74

Total business establishments reported by the QCEW are displayed below in Table II.4.23. Annual establishments decreased by 2.91 percent between 2010 and 2011, from a total of 721 to 700 establishments.

Table II.4.23
Number of Establishments
Carbon County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	657	668	667	656	662	.
2002	652	660	669	673	664	0.30
2003	653	651	656	660	655	-1.36
2004	668	677	674	676	674	2.90
2005	687	702	710	711	703	4.30
2006	706	729	723	722	720	2.42
2007	709	702	709	720	710	-1.39
2008	706	724	733	732	724	1.97
2009	730	732	733	727	731	0.97
2010	722	723	719	719	721	-1.37
2011(p)	697	701	704	699	700	-2.91

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, Carbon County recorded 9,919 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 $619,239,000, and real per capita income was $39,108 in 2010. The average earnings per job in the county was $44,687 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Carbon County increased from $671 in fourth quarter 2010 to $724 in fourth quarter 2011, or by 7.9 percent. Detached single-family home rents decreased by 0.9 percent and rents for mobile homes on a lot decreased by 2.5 percent between 2010 and 2011.

Carbon County rental prices experienced average annualized increases of 4.5 percent for apartments, 4 percent for houses, and 4.8 percent for mobile homes plus a lot since fourth quarter 1986 through fourth quarter 2011. 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 over the same time period. Table II.4.24, at right, presents the Carbon County data for each rental type. [73]

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 Carbon County decreased from 18 authorizations in 2010 to 28 in 2011.

The real value of single-family building permits decreased from $170,100 in 2010 to $221,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $200,100 in 2009 to a low of $115,400 in 2004. Additional details of permit activity and per unit valuations are given in Table II.4.25, on the following page.

Table II.4.24
Semiannual Average Monthly Rental Prices
Carbon County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	240	123	301	222
Q2.87	241	123	333	232
Q4.87	237	123	300	265
Q2.88	236	123	337	255
Q4.88	227	123	335	247
Q2.89	222	123	327	229
Q4.89	211	128	323	243
Q2.90	221	128	304	303
Q4.90	211	123	320	284
Q2.91	213	123	303	295
Q4.91	223	110	279	267
Q2.92	233	110	300	233
Q4.92	223	113	252	263
Q2.93	268	113	279	.
Q4.93	.	110	368	.
Q2.94	251	125	308	.
Q4.94	219	125	333	.
Q2.95	233	125	325	.
Q4.95	281	107	300	.
Q2.96	291	123	319	.
Q4.96	289	124	322	.
Q2.97	296	143	351	.
Q4.97	289	143	340	248
Q2.98	308	132	374	350
Q4.98	364	132	408	246
Q2.99	361	140	413	316
Q4.99	344	107	401	314
Q2.00	340	110	434	271
Q4.00	343	115	393	338
Q2.01	381	113	464	356
Q4.01	383	118	443	304
Q2.02	351	110	472	350
Q4.02	359	110	472	331
Q2.03	384	115	450	343
Q4.03	394	118	487	364
Q2.04	431	118	488	381
Q4.04	439	130	522	365
Q2.05	507	128	546	396
Q4.05	452	128	561	398
Q2.06	619	138	625	564
Q4.06	690	288	695	613
Q2.07	740	288	800	575
Q4.07	660	289	869	609
Q2.08	706	298	900	691
Q4.08	698	283	937	729
Q2.09	722	278	845	708
Q4.09	676	278	844	718
Q2.10	678	.	815	640
Q4.10	671	278	792	733
Q2.11	699	.	791	671
Q4.11	724	.	799	715

[73] 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.

Table II.4.25
Building Permits and Valuation
Carbon County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	86	8	16	.	110	.	.	120.3
1981	65	.	.	96	161	.	.	94.0
1982	41	2	.	.	43	.	.	78.8
1983	39	10	.	.	49	.	.	86.6
1984	25	.	.	.	25	.	.	81.2
1985	25	.	.	.	25	.	.	126.2
1986	14	.	.	.	14	.	.	319.3
1987	16	.	.	.	16	.	.	83.9
1988	26	.	.	.	26	.	.	116.0
1989	17	.	.	.	17	.	.	96.8
1990	9	.	.	.	9	.	.	56.5
1991	10	.	.	.	10	.	.	47.2
1992	13	.	.	.	13	.	.	118.2
1993	12	.	.	.	12	.	.	180.6
1994	21	.	.	.	21	.	.	99.7
1995	24	.	.	.	24	.	.	69.1
1996	49	4	.	.	53	.	.	97.0
1997	36	.	.	.	36	.	.	92.1
1998	28	10	.	36	74	.	30	112.6
1999	31	.	.	.	31	28	.	82.1
2000	33	.	.	.	33	36	.	158.0
2001	37	.	.	.	37	.	.	139.8
2002	28	.	.	.	28	.	.	125.9
2003	33	.	.	.	33	.	.	148.6
2004	60	.	.	.	60	.	.	115.4
2005	65	.	.	.	65	.	.	155.1
2006	56	2	.	.	58	.	.	145.2
2007	94	2	.	.	96	.	.	141.2
2008	55	.	.	.	55	.	.	162.5
2009	24	.	.	.	24	.	.	200.1
2010	18	.	.	.	18	.	.	170.1
2011	28	.	.	.	28	.	.	221.7

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 Carbon County was $137,302. This represented a decrease of 8.6 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices is displayed in Table II.4.26, below.

Table II.4.26
Average Sales Prices
Carbon County and Wyoming
DOR Data, 1999–2011

Year	Carbon County Average Price ($)	Carbon County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	70,471	3.40	101,517	4.76
2000	71,526	1.50	111,437	9.77
2001	85,176	19.08	116,469	4.52
2002	78,436	-7.91	121,140	4.01
2003	88,123	12.35	132,708	9.55
2004	94,377	7.10	142,501	7.38
2005	96,200	1.93	159,776	12.12
2006	118,335	23.01	187,869	17.58
2007	148,813	25.76	265,044	41.08
2008	151,093	1.5	256,045	-3.4
2009	155,259	2.8	241,622	-5.6
2010	150,244	-3.23	250,958	3.9
2011	137,302	-8.6	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 11 years, with the most recent survey conducted in June 2012.[74] During June 2012, a total of 42 surveys were completed by property managers in Carbon County. Of the 793 rental units surveyed, 40 were vacant, indicating a vacancy rate of 5.04 percent, as shown in Table II.4.27, below. This compares to a 7.2 percent vacancy rate one year ago and a statewide 2012 vacancy rate of 3.74 percent.

Table II.4.27
Total Units, Vacant Units, and Vacancy Rate
Carbon County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	508	29	5.71
2001b	12	541	87	16.08
2002a	7	307	46	14.98
2002b	9	335	32	9.55
2003a	7	285	34	11.93
2003b	17	438	48	10.96
2004a	22	596	50	8.39
2004b	21	533	77	14.45
2005a	22	369	28	7.59
2005b	16	740	27	3.65
2006a	16	298	7	2.35
2006b	17	512	5	0.98
2007a	19	653	5	0.77
2007b	16	610	12	1.97
2008a	17	834	13	1.56
2008b	21	566	61	10.78
2009a	25	562	124	22.06
2009b	29	658	105	15.96
2010a	35	959	94	9.80
2010b	30	731	103	14.09
2011a	43	611	44	7.20
2011b	43	1,010	68	6.73
2012a	42	793	40	5.04

Diagram II.4.3, on the following page, shows the historical vacancy rate for Carbon County and Wyoming. As can be seen, the vacancy rate in Carbon County was higher than the statewide rate except for the period between 2006 to 2008, where it was at or below the statewide rate.

[74] Those signified as *a* in the "year" column of Table II.4.10 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.

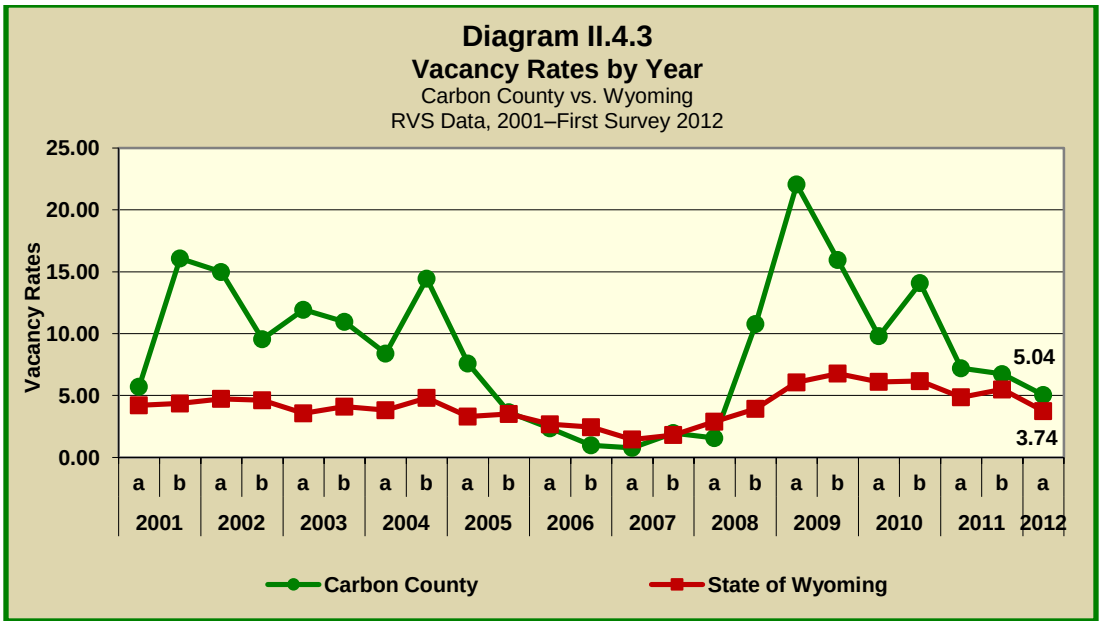
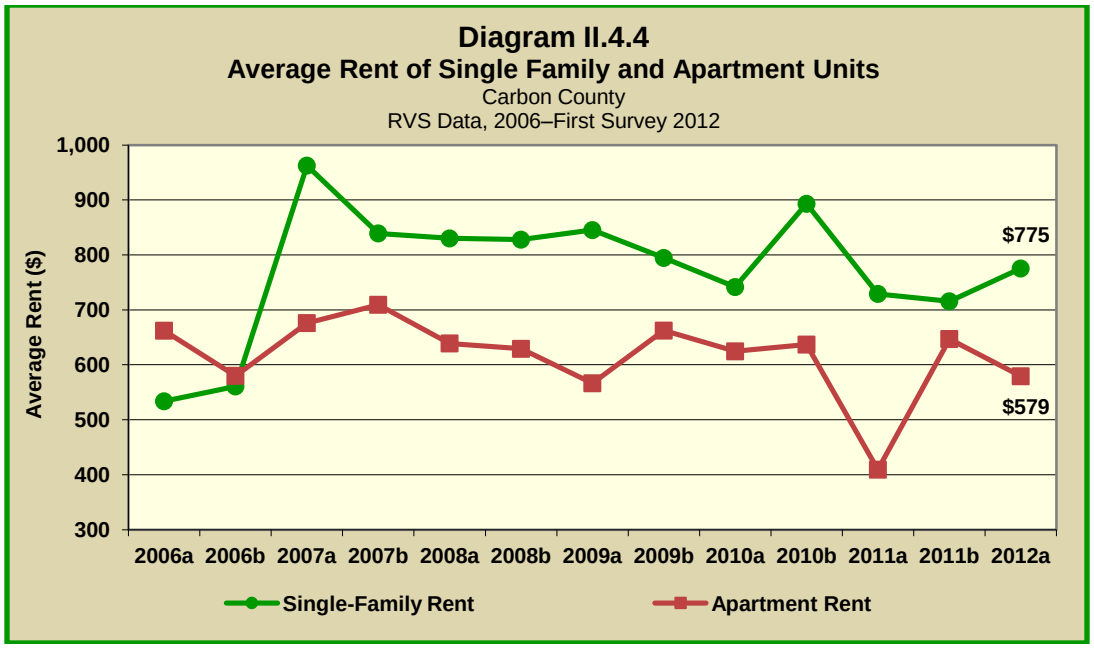


Diagram II.4.4, below, shows the average rent of single-family and apartment units in Carbon County. In the first half of 2012, average rents for single-family units fell to $579 and average rents for apartments rose sharply, to $775.



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 25 respondents in Carbon County. Of the incoming persons who were unsatisfied with their current housing, 60 percent said they were seeking to own a home and 40 percent of respondents wished to rent. Of those seeking to own a home, 50 percent wished to buy existing units, with 100 percent anticipated between $100,000 and $249,999. The remainder of those seeking to own a home, 50 percent, wished to build, of which 100 percent expected to build for above $250,000.

Of those currently renting or seeking to rent, 100 percent anticipated spending between $475 and $849. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 1,634 loans purchased in Carbon County between 1979 and 2012, with 8 occurring in fiscal 2012. The average home size over the period was 1,217 square feet and 1,371 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1967. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $39,598. The average purchase price in fiscal 2012 was $112,988. In fiscal 2012, 25 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 183, or 2.9 percent of households in Carbon County, were overcrowded and another 22, or 0.4 percent of units, were severely overcrowded, as shown in Table II.4.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.4.28
Overcrowding and Severe Overcrowding
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Carbon County				
Owner				
Households	4,346	71	7	4,424
Percentage	98.2%	1.6%	0.2%	100.0%
Renter				
Households	1,654	112	15	1,781
Percentage	92.9%	6.3%	0.8%	100.0%
Total				
Households	6,000	183	22	6,205
Percentage	96.7%	2.9%	0.4%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 670 units, or 7.9 percent of all housing units in Carbon 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.4.29, below.

Table II.4.29
Housing Units with Incomplete Kitchen Facilities
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Carbon County	State of Wyoming
Complete Kitchen Facilities	7,862	247,608
Lacking Complete Kitchen Facilities	670	7,488
Total Housing Units	**8,532**	**255,096**
Percent Lacking	7.9%	2.9%

At the time of the 2010 ACS, a total of 705 units, or 8.3 percent of all housing units in Carbon 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.4.30, on the following page.

Table II.4.30
Housing Units with Incomplete Plumbing Facilities
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Carbon County	State of Wyoming
Complete Plumbing Facilities	7,827	249,046
Lacking Complete Plumbing Facilities	705	6,050
Total Households	**8,532**	**255,096**
Percent Lacking	8.3%	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 Carbon County, 10 percent of households had a cost burden and 5.3 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 9.9 percent of homeowners with a mortgage in Carbon County experienced a cost burden and 7.3 percent experienced a severe cost burden, while 13 percent of renters had a cost burden and 4.3 percent had a severe cost burden, as shown in Table II.4.31, below.

Table II.4.31
Cost Burden and Severe Cost Burden by Tenure
Carbon County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Carbon County					
Owner with a Mortgage					
Households	2,131	256	190	10	2,587
Percent	82.4%	9.9%	7.3%	0.4%	100.0%
Owner without a Mortgage					
Households	1,639	136	62	.	1,837
Percent	89.2%	7.4%	3.4%	.	100.0%
Renter					
Households	1,038	231	77	435	1,781
Percent	58.3%	13.0%	4.3%	24.4%	100.0%
Total					
Households	4,808	623	329	445	6,205
Percent	77.5%	10.0%	5.3%	7.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Converse County's population decreased from 13,833 in 2010 to 13,755 in 2011, or by 0.6 percent. This compares to a statewide population growth of 0.8 percent over the period.[75] The number of people from 15 to 24 years of age increased by 0.1 percent, and the number of people from 55 to 64 years of age increased by 4.1 percent. The white population decreased by 1 percent, while the black population increased by 22.2 percent. The Hispanic population increased from 867 to 910 people between 2010 and 2011 or by 5 percent. These data are presented in Table II.5.1, below.

Table II.5.1
Profile of Population Characteristics
Wyoming vs. Converse County
2010 Census and 2011 Intercensal Estimates

Subject	Converse County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**13,833**	**13,755**	**-0.6%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	2,898	2,842	-1.9%	113,371	113,462	0.1%
15 to 24 years	1,640	1,642	0.1%	78,460	78,704	0.3%
25 to 44 years	3,442	3,379	-1.8%	144,615	145,669	0.7%
45 to 54 years	2,197	2,110	-4.0%	83,577	80,936	-3.2%
55 to 64 years	1,880	1,957	4.1%	73,513	77,120	4.9%
65 and Over	1,776	1,825	2.8%	70,090	72,267	3.1%
Race						
White	13,423	13,285	-1.0%	529,110	531,484	0.4%
Black	54	66	22.2%	5,135	6,024	17.3%
American Indian and Alaskan Native	119	137	15.1%	14,457	14,774	2.2%
Asian	44	55	25.0%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	7	8	14.3%	521	551	5.8%
Two or more races	186	204	9.7%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	867	910	5.0%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Converse County's population increased from 12,052 persons in 2000 to 13,833 in 2010, or by 14.8 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 15.3 percent, while the black population increased by 155.6 percent. The Hispanic population increased from 660 to 867 persons between 2000 and 2010, or by 31.4 percent. These data are presented in Table II.5.2, on the following page.

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

Table II.5.2
Population by Race and Ethnicity
Converse County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	11,416	94.7%	13,160	95.1%	15.3%
Black	18	0.1%	46	0.3%	155.6%
American Indian	110	0.9%	106	0.8%	-3.6%
Asian	32	0.3%	41	0.3%	28.1%
Native Hawaiian/Pacific Islander	3	0.0%	7	0.1%	133.3%
Other	296	2.5%	241	1.7%	-18.6%
Two or More Races	177	1.5%	232	1.7%	31.1%
Total	**12,052**	**100.0%**	**13,833**	**100.0%**	**14.8%**
Hispanic (Ethnicity)	660	5.5%	867	6.3%	31.4%

Table II.5.3, below, presents the population of Converse County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 14.8 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 767 persons, or by 68.9 percent. In 2010, the largest age group in Converse County was the group aged 35 to 54, which accounted for 28.3 percent of the entire population. The 2010 census count showed a total of 7,017 males, who accounted for 50.7 percent of the population, and the remaining 49.3 percent, or 6,816 persons, were female.

Table II.5.3
Population by Age and Gender
Converse County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	414	356	770	519	451	970	26.0%
5 to 19	1,529	1,429	2,958	1,470	1,399	2,869	-3.0%
20 to 24	255	292	547	357	342	699	27.8%
25 to 34	635	695	1,330	854	867	1,721	29.4%
35 to 54	2,023	1,982	4,005	2,018	1,900	3,918	-2.2%
55 to 64	561	552	1,113	974	906	1,880	68.9%
65 and Over	590	739	1,329	825	951	1,776	33.6%
Total	**6,007**	**6,045**	**12,052**	**7,017**	**6,816**	**13,833**	**14.8%**

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 9.6 percent, as shown in Table II.5.4, on the following page.

Table II.5.4
Group Quarters Population
Converse County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[76]	32	30	-6.3%
Juvenile Facilities	.	7	100.0%
Nursing Homes	51	42	-17.6%
Other Institutions	1	.	-100.0%
Total	**84**	**79**	**-6.0%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	10	24	140.0%
Total	**10**	**24**	**140.0%**
Group Quarters Population	**94**	**103**	**9.6%**

Table II.5.5, 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 3,860 family households, 3,138 of which housed married couple families and 722 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 257 families, or a female householder with no husband present, of which there were 465 families. There were also an estimated 1,813 "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 13.2 percent, and the number of married couple families increased by 10.3 percent. The number of male households with no wife present increased by 49.4 percent, the number of female households with no husband present increased by 18 percent, and non-family households increased by 41.2 percent.

Table II.5.5
Household Type by Tenure
Converse County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	3,410	3,860	13.2%
Married couple family	2,844	3,138	10.3%
Owner-occupied housing units	2,436	2,676	9.9%
Renter-occupied housing units	408	462	13.2%
Other family	566	722	27.6%
Male householder, no wife present	172	257	49.4%
Owner-occupied housing units	107	160	49.5%
Renter-occupied housing units	65	97	49.2%
Female householder, no husband present	394	465	18.0%
Owner-occupied housing units	207	226	9.2%
Renter-occupied housing units	187	239	27.8%
Non-family households	1,284	1,813	41.2%
Owner-occupied housing units	725	1,021	40.8%
Renter-occupied housing units	559	792	41.7%
Total	**4,694**	**5,673**	**20.9%**

[76] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.5.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,920 two-person family households, 738 three-person family households, and 723 four-person family households. One-person non-family households made up 82.8 percent of all non-family households, or an estimated 1,502 households. Between 2000 and 2010, the number of four-person households increased by 8.9 percent, or from 676 to 736 households.

Table II.5.6[77]
Household Type by Household Size
Converse County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,097	1,097	.	1,502	1,502	36.9%
Two Person	1,537	158	1,695	1,920	265	2,185	28.9%
Three Person	758	19	777	738	32	770	-0.9%
Four Person	668	8	676	723	13	736	8.9%
Five Person	309	0	309	325	1	326	5.5%
Six Person	106	1	107	121	0	121	13.1%
Seven Person	32	1	33	33	0	33	0.0%
Total	**3,410**	**1,284**	**4,694**	**3,860**	**1,813**	**5,673**	**20.9%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 2,185 two-person households, 1,748 were owner-occupied and 437 were renter-occupied. Of the 736 four-person households, 568 were owner-occupied and 168 were renter-occupied. Further household size data by tenure are presented in Table II.5.7, below.

Table II.5.7
Tenure by Household Size
Converse County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	612	485	1,097	846	656	1,502	36.9%
Two Person	1,426	269	1,695	1,748	437	2,185	28.9%
Three Person	566	211	777	550	220	770	-0.9%
Four Person	531	145	676	568	168	736	8.9%
Five Person	240	69	309	252	74	326	5.5%
Six Person	76	31	107	96	25	121	13.1%
Seven Person or More	24	9	33	23	10	33	0.0%
Total	**3,475**	**1,219**	**4,694**	**4,083**	**1,590**	**5,673**	**20.9%**

[77] 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.5.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 17.5 percent, or from 3,475 to 4,083 households. The number of renter units increased from 1,219 to 1,590 households, or by 30.4 percent. In 2010, Converse County had a total of 6,403 housing units, of which 5,673, or 88.6 percent, were occupied. A total of 730 units, or 11.4 percent of all units, were vacant, which was a decrease of 25.1 percent from the 2000 Census.

Table II.5.8
Housing Units by Tenure
Converse County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	4,694	5,673	20.9%
Owner-Occupied	3,475	4,083	17.5%
Renter-Occupied	1,219	1,590	30.4%
Vacant Housing Units	975	730	-25.1%
Total Housing Units	**5,669**	**6,403**	**12.9%**
Homeownership Rate	74.0%	72.0%	.

Table II.5.9, below, shows that, of the 730 vacant housing units in Converse County at the time of the 2010 Census, 127, or 17.4 percent, were for rent and 91, or 12.5 percent, were for sale. An estimated 280 units were for seasonal, recreational, or occasional use, and 204, or 27.9 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 47 to 23 units, or by 51.1 percent, and units listed as "other vacant" decreased from 236 to 204 units, or by 13.6 percent.

Table II.5.9
Disposition of Vacant Housing Units
Converse County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	286	127	-55.6%
For sale only	81	91	12.3%
Rented or sold but not occupied	47	23	-51.1%
For seasonal, recreational, or occasional use	319	280	-12.2%
For migrant workers	6	5	-16.7%
Other vacant	236	204	-13.6%
Total	**975**	**730**	**-25.1%**

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.5.10, below, presents different income statistics for Converse County. According to the 2010 ACS data averages, Median Family Income (MFI) for Converse County was $69,057 compared to the statewide average of $65,964. Per capita income for Converse County, which is calculated by dividing total income by population, was $27,656, which compared to $27,860 for the State of Wyoming.

Table II.5.10
Median and Per Capita Income
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Converse County	Wyoming
Median Family Income	69,057	65,964
Median Household Income	54,599	53,802
Per Capita Income	27,656	27,860

Table II.5.11, below, shows households by income for Converse County and the State of Wyoming in 2010. In Converse County, there were a total of 599 households, or 10.8 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 701 households that had incomes between $35,000 and $49,999 in the county, which accounted for 12.6 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 17.9 percent of total households and numbered 998 in Converse County.

Table II.5.11
Households by Income
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Income	Converse County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	599	10.8%	21,963	10.1%
$15,000–$19,999	332	6.0%	10,477	4.8%
$20,000–$24,999	187	3.4%	11,850	5.4%
$25,000–$34,999	633	11.4%	23,902	11.0%
$35,000–$49,999	701	12.6%	32,677	15.0%
$50,000–$74,999	1,274	22.9%	44,279	20.3%
$75,000–$99,999	840	15.1%	30,595	14.1%
$100,000 and Above	998	17.9%	41,945	19.3%
Total	**5,564**	**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.5.12, on the following page. In total, the poverty rate in Converse County was 7.7 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Converse County had a poverty rate of 5.1 percent, and the female population had a poverty rate of

10.4 percent. There were 65 males and 89 females in poverty aged 5 and under. Overall, 15.1 percent of persons in poverty in Converse 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 122 persons, which represented 11.9 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.5.12
Poverty by Age
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Converse County				
5 and Under	65	89	154	15.1%
6 to 17	60	47	107	10.5%
18 to 64	202	438	640	62.6%
65 and Older	17	105	122	11.9%
Total	**344**	**679**	**1,023**	**100.0%**
Poverty Rate	5.1%	10.4%	7.7%	.
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.5.13, 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, Converse County saw an average of 3,334 owner-occupied single-family units compared to 593 single-family rental units. In Converse County, single-family units represented 70.6 percent of all households compared to 70.8 percent statewide. Converse County had a total of 478 apartment rental units, and total apartment units accounted for 8.6 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 934 mobile homes in Converse County, which made up 16.8 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.5.13
Households by Unit Type
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Converse County				
Single-Family Unit	3,334	593	3,927	70.6%
Duplex	20	33	53	1.0%
Tri- or Four-Plex	14	158	172	3.1%
Apartment	0	478	478	8.6%
Mobile Home	615	319	934	16.8%
Boat, RV, Van, Etc.	.	.	.	.
Total	**3,983**	**1,581**	**5,564**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.5.14, below, shows the number of households by year of construction. As shown, 11.7 percent, or 652 units, were built in 1939 or earlier in the county, and another 3.2 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 260, which accounted for 4.7 percent of all households, and an additional 170 households, or 3.1 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.5.14
Households by Year Built
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Converse County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	652	11.7%	25,116	11.5%
1940 to 1949	179	3.2%	11,481	5.3%
1950 to 1959	380	6.8%	21,920	10.1%
1960 to 1969	284	5.1%	19,433	8.9%
1970 to 1979	1,979	35.6%	53,519	24.6%
1980 to 1989	1,020	18.3%	34,949	16.1%
1990 to 1999	640	11.5%	26,791	12.3%
2000 to 2004	260	4.7%	14,090	6.5%
2005 or Later	170	3.1%	10,389	4.8%
Total	**5,564**	**100.0%**	**217,688**	**100.0%**

Table II.5.15, on the following page, displays housing units for Converse County and the State of Wyoming. The number of rooms in Converse County varied between households. Households with one room accounted for only 1.2 percent of total housing units, while households with five and six rooms accounted for 20.3 and 17.4 percent, respectively, in the county. The median number of rooms in Converse County was six rooms, the same as the statewide median number of rooms.

Table II.5.15
Housing Units by Number of Rooms
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Converse County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	72	1.2%	3,804	1.5%
Two	114	1.8%	6,391	2.5%
Three	276	4.4%	18,634	7.3%
Four	1,075	17.2%	45,335	17.8%
Five	1,270	20.3%	52,421	20.5%
Six	1,085	17.4%	39,475	15.5%
Seven	965	15.5%	31,509	12.4%
Eight	738	11.8%	25,135	9.9%
Nine or More	650	10.4%	32,392	12.7%
Total	**6,245**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.5.16, below shows households in the county by number of bedrooms and tenure. There were no rental households without bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.8 percent of total households in Converse County, which compared to 25.5 percent statewide. In Converse County, the 2,411 households with three bedrooms accounted for 43.3 percent of all households, and there were only 384 five-bedroom or more households, which accounted for 6.9 percent of all households.

Table II.5.16
Households by Number of Bedrooms
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Converse County				
None	.	.	.	.
One	89	127	216	3.9%
Two	771	778	1,549	27.8%
Three	1,895	516	2,411	43.3%
Four	897	107	1,004	18.0%
Five or More	331	53	384	6.9%
Total	**3,983**	**1,581**	**5,564**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.5.17, at right, structures built in 1939 or earlier had a median value of $152,800, while structures built between 1950 and 1959 had a median value of $159,700, and those built between 1990 and 1999 had a median value of $159,600. 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 $171,000 and $199,600, respectively. The median value in Converse County was $167,500, which compared to $174,000 in the State of Wyoming.

Table II.5.17
Median Value by Year Structure Built
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Converse County	State of Wyoming
1939 or Earlier	152,800	141,200
1940 to 1949	330,000	129,500
1950 to 1959	159,700	151,800
1960 to 1969	182,100	166,500
1970 to 1979	173,200	169,900
1980 to 1989	165,000	187,000
1990 to 1999	159,600	224,000
2000 to 2004	171,000	243,500
2005 or Later	199,600	244,600
Median Value	**167,500**	**174,000**

Household mortgage status is reported in Table II.5.18, below. In Converse County, households with a mortgage accounted for 59.4 percent of all households, or 2,367 housing units, and the remaining 40.6 percent, or 1,616 units, had no mortgage. Of those units with a mortgage, 538 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 1,829, or 77.3 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.5.18
Mortgage Status
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Converse County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,367	59.4%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	538	22.7%	17,932	19.1%
Second mortgage only	272	50.6%	8,629	48.1%
Home equity loan only	266	49.4%	9,303	51.9%
Both second mortgage and home equity loan	.	.	741	0.8%
No second mortgage and no home equity loan	1,829	77.3%	75,088	80.1%
Housing units without a mortgage	1,616	40.6%	59,045	38.6%
Total	**3,983**	**100.0%**	**152,806**	**100.00%**

The median rent in Converse County was $509 compared to $552 statewide, as shown in Table II.5.19, below. These figures show that rents were very comparable.

Table II.5.19
Median Rent
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Converse County	$509
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 36 persons during the first half of 2012. The driver's license total exchanges since 2000 for Converse County are presented below in Table II.5.20 and indicate a net increase of 1,226 persons over the time period.

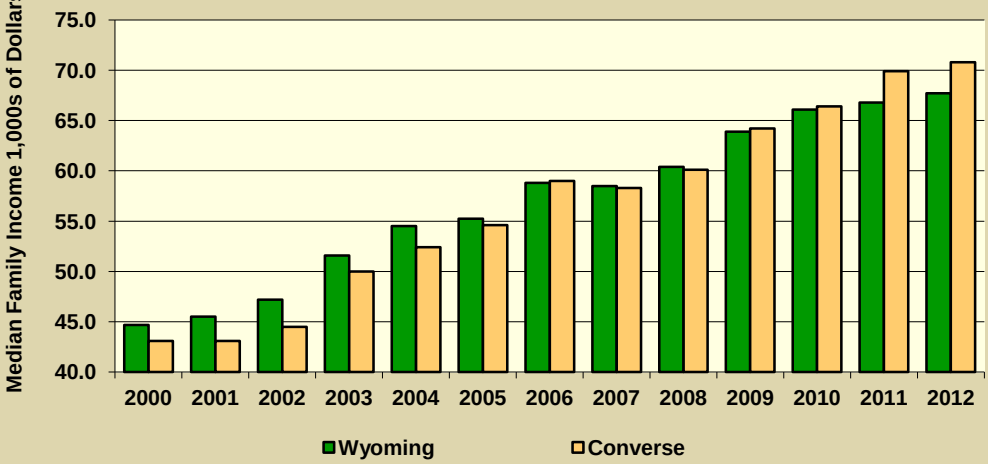
Table II.5.20
Driver's Licenses Exchanged and Surrendered
Converse County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	326	275	51
2001	355	247	108
2002	337	245	92
2003	278	210	68
2004	279	227	52
2005	292	203	89
2006	302	230	72
2007	397	226	171
2008	441	246	195
2009	336	240	96
2010	368	217	151
2011	327	282	45
2012 – First Half	166	130	36
Total	**4,204**	**2,978**	**1,226**

Economics

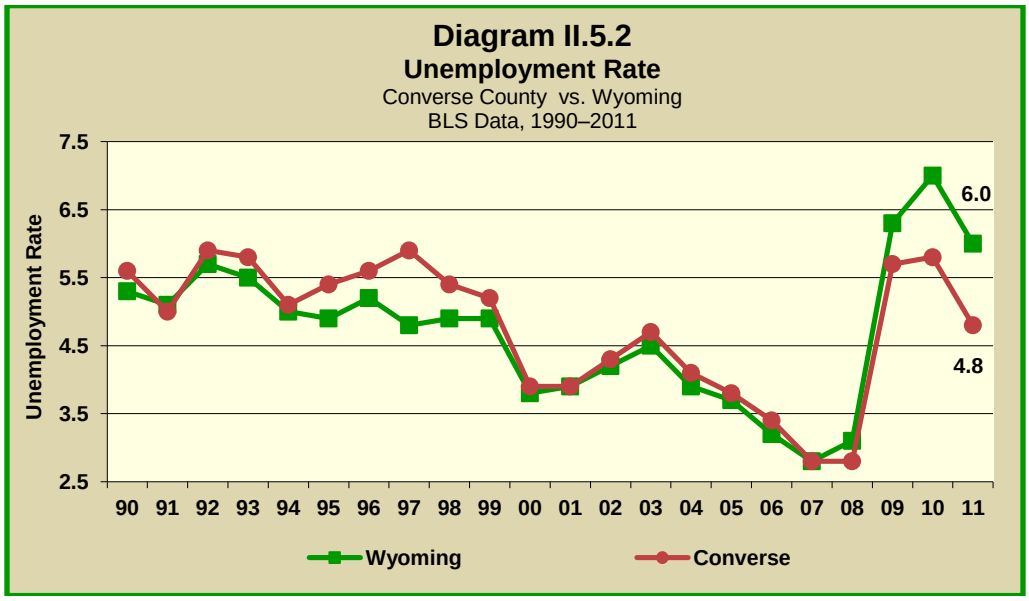
The HUD estimated MFI for Converse County was $70,800 in 2012.[78] This compares to Wyoming's MFI of $67,700. Diagram II.5.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.5.1
Estimated Median Family Income
Wyoming vs. Converse County
HUD Data, 2000–2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Converse County's labor force, defined as the number of persons working or actively seeking work, increased by 17 persons, from 7,775 in 2010 to 7,792 in 2011. Employment increased by 89 persons; unemployment decreased by 72 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.8 percent in 2010 to 4.8 in 2011, as shown on the following page in Diagram II.5.2.

[78] 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.5.21, below, with 2011 information considered preliminary (p), with 2011 information considered preliminary (p), annual total monthly employment increased by 1.64 percent between 2010 and 2011, from a total of 5,437 to 5,526 workers.

Table II.5.21
Total Monthly Employment
Converse County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	4,369	4,051	4,194	4,361	4,441	4,676	4,675	5,241	5,213	5,410	5,313
Feb	4,227	4,068	4,152	4,324	4,443	4,694	4,697	5,268	5,174	5,364	5,274
Mar	4,224	4,042	4,207	4,388	4,532	4,748	4,770	5,284	5,249	5,414	5,309
Apr	4,284	4,104	4,319	4,505	4,631	4,735	4,783	5,372	5,341	5,392	5,352
May	4,344	4,311	4,507	4,631	4,847	4,831	4,947	5,477	5,495	5,502	5,542
Jun	4,370	4,481	4,632	4,749	5,052	5,020	5,081	5,570	5,505	5,643	5,644
Jul	4,270	4,254	4,533	4,492	4,743	4,765	4,887	5,467	5,279	5,384	5,405
Aug	4,398	4,149	4,335	4,504	4,742	4,787	4,983	5,477	5,261	5,440	5,503
Sep	4,351	4,333	4,466	4,509	4,852	4,899	5,113	5,574	5,474	5,462	5,704
Oct	4,367	4,300	4,599	4,621	4,820	4,782	5,212	5,472	5,505	5,475	5,748
Nov	4,354	4,208	4,492	4,561	4,793	4,728	5,233	5,397	5,491	5,410	5,751
Dec	4,295	4,128	4,471	4,597	4,737	4,774	5,281	5,341	5,453	5,349	5,764
Annual	**4,321**	**4,202**	**4,409**	**4,520**	**4,719**	**4,787**	**4,972**	**5,412**	**5,370**	**5,437**	**5,526**
% Change	.	-2.75	4.93	2.52	4.40	1.44	3.86	8.85	-0.78	1.25	1.64

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.5.22, on the following page, annual average weekly wages increased by 2.93 percent between 2010 and 2011, from a total of $818 to $842.

Table II.5.22
Average Weekly Wages
Converse County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	503	541	498	545	522	.
2002	466	533	494	530	506	-3.07
2003	546	604	558	599	578	14.23
2004	572	606	584	635	600	3.81
2005	567	649	621	645	621	3.50
2006	626	690	629	745	673	8.37
2007	683	730	692	806	729	8.32
2008	743	800	787	879	802	10.01
2009	774	836	768	895	819	2.12
2010	787	844	776	863	818	-0.12
2011(p)	811	852	835	870	842	2.93

Total business establishments reported by the QCEW are displayed below in Table II.5.23. Establishments increased by 2.03 percent between 2010 and 2011, from a total of 541 to 552 establishments.

Table II.5.23
Number of Establishments
Converse County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	461	465	465	466	464	.
2002	470	479	481	474	476	2.59
2003	465	479	484	486	479	0.63
2004	498	503	496	499	499	4.18
2005	495	507	500	492	499	0.00
2006	499	496	495	493	496	-0.60
2007	495	500	504	510	502	1.21
2008	518	532	533	536	530	5.58
2009	533	543	535	533	536	1.13
2010	536	542	547	538	541	0.93
2011(p)	538	550	559	562	552	2.03

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, Converse County recorded 8,297 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 $612,162,000, and real per capita income was $44,263 in 2010. The average earnings per job in the county was $46,895 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Converse County decreased from $555 in fourth quarter 2010 to $548 in fourth quarter 2011, or by 1.3 percent. During the same period, detached single-family home rents decreased by 0.7 percent, rents for mobile homes on a lot increased by 5.4 percent, and rents for mobile home lots increased by 8.9 percent.

Converse County rental prices experienced average annualized increases of 2.3 percent for apartments, 2.8 percent for houses, 4.1 percent for mobile homes plus a lot, and 2.2 percent for mobile home lots since second quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.5.24, at right, presents the Converse County data for each rental type. [79]

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 Converse County increased from 23 authorizations in 2010 to 27 in 2011. Total residential units authorized increased from 23 units in 2010 to 47 in 2011.

The real value of single-family building permits decreased from $122,900 in 2010 to $115,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $168,400 in 2004 to a low of $53,200 in 2001. Additional details of permit activity and per unit valuations are given in Table II.5.25, below.

Table II.5.24
Semiannual Average Monthly Rental Prices
Converse County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	307	120	366	256
Q2.87	280	117	361	215
Q4.87	264	113	333	217
Q2.88	250	113	329	234
Q4.88	246	113	359	242
Q2.89	274	113	369	275
Q4.89	243	113	347	244
Q2.90	263	114	351	242
Q4.90	305	115	330	178
Q2.91	256	115	338	237
Q4.91	276	108	350	175
Q2.92	265	115	368	273
Q4.92	.	105	334	261
Q2.93	294	113	.	262
Q4.93	.	113	293	.
Q2.94	.	113	449	.
Q4.94	.	105	.	.
Q2.95	362	110	368	363
Q4.95	370	105	379	315
Q2.96	343	113	437	301
Q4.96	325	118	405	346
Q2.97	349	110	411	287
Q4.97	346	113	386	304
Q2.98	355	118	391	336
Q4.98	330	115	412	368
Q2.99	339	120	394	386
Q4.99	341	115	385	305
Q2.00	336	130	428	382
Q4.00	353	115	436	324
Q2.01	395	128	482	338
Q4.01	370	150	415	319
Q2.02	380	150	464	335
Q4.02	407	143	491	353
Q2.03	384	143	461	373
Q4.03	385	150	488	374
Q2.04	420	150	515	370
Q4.04	392	150	530	369
Q2.05	444	150	519	388
Q4.05	456	148	524	393
Q2.06	444	152	511	431
Q4.06	515	152	545	452
Q2.07	474	160	596	496
Q4.07	523	163	597	439
Q2.08	529	175	600	520
Q4.08	619	180	650	545
Q2.09	622	180	673	550
Q4.09	593	185	682	568
Q2.10	603	190	693	604
Q4.10	555	191	735	668
Q2.11	550	190	725	646
Q4.11	548	208	730	704

[79] 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.

Table II.5.25
Building Permits and Valuation
Converse County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	44	4	20	60	128	.	.	122.2
1981	48	4	.	46	98	.	.	106.3
1982	29	20	16	15	80	.	.	102.7
1983	16	12	.	.	28	.	.	95.4
1984	12	2	.	.	14	.	.	86.2
1985	2	6	.	.	8	.	.	115.0
1986	3	.	.	.	3	.	.	120.0
1987	1	.	.	.	1	.	.	118.9
1988	.	2	.	.	2	.	.	.
1989	1	.	.	.	1	.	.	79.2
1990	.	.	.	.	.	.	.	.
1991	3	.	.	.	3	.	.	68.2
1992	2	.	.	.	2	.	.	141.3
1993	9	.	.	.	9	.	.	102.9
1994	6	6	.	.	12	.	10	133.1
1995	17	.	.	.	17	.	.	142.0
1996	18	.	.	.	18	.	12	112.4
1997	3	.	.	24	27	.	.	78.6
1998	11	.	.	.	11	.	.	138.7
1999	8	.	.	.	8	.	.	98.9
2000	1	10	.	.	11	.	10	108.6
2001	5	8	.	.	13	.	.	53.2
2002	10	2	4	.	16	.	.	135.1
2003	12	.	.	42	54	.	.	148.3
2004	18	.	.	.	18	41	11	168.4
2005	54	4	.	.	58	.	.	147.3
2006	34	.	.	.	34	.	.	127.8
2007	99	.	16	.	115	.	.	102.6
2008	57	.	40	6	103	.	.	115.6
2009	38	.	.	.	38	.	.	114.0
2010	23	.	.	.	23	.	.	122.9
2011	27	2	.	18	47	.	.	115.7

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 Converse County was $182,466. This represented a decrease of 3.6 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, or a decrease of 3.9 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.5.26, on the following page.

Table II.5.26
Average Sales Prices
Converse County and Wyoming
DOR Data, 1999–2011

Year	Converse County Average Price ($)	Converse County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	77,507	-0.28	101,517	4.76
2000	87,792	13.27	111,437	9.77
2001	88,000	0.24	116,469	4.52
2002	101,357	15.18	121,140	4.01
2003	123,707	22.05	132,708	9.55
2004	115,800	-6.39	142,501	7.38
2005	141,949	22.58	159,776	12.12
2006	148,804	4.83	187,869	17.58
2007	173,375	16.51	265,044	41.08
2008	187,131	7.9	256,045	-3.4
2009	178,401	-4.7	241,622	-5.6
2010	189,267	6.09	250,958	3.9
2011	182,466	-3.6	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.[80] During June 2012, a total of 49 surveys were completed by property managers in Converse County. Of the 699 rental units surveyed, 17 were vacant, indicating a vacancy rate of 2.43 percent, as shown in Table II.5.27, below. This compares to a 2.09 percent vacancy rate one year ago and a statewide 2012 vacancy rate 2.09 percent. In the first half of 2012, the vacancy rate in Converse County increased to 2.43.

Table II.5.27
Total Units, Vacant Units, and Vacancy Rate
Converse County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	393	18	4.58
2001b	9	355	12	3.38
2002a	11	316	6	1.90
2002b	8	183	6	3.28
2003a	13	325	10	3.08
2003b	11	504	14	2.78
2004a	19	378	15	3.97
2004b	22	481	40	8.32
2005a	19	472	24	5.08
2005b	21	1,143	26	2.27
2006a	20	575	27	4.70
2006b	21	625	9	1.44
2007a	23	530	4	0.75
2007b	15	424	2	0.47
2008a	21	612	10	1.63
2008b	20	491	10	2.04
2009a	24	491	13	2.65
2009b	32	681	47	6.90
2010a	32	683	37	5.42
2010b	38	604	31	5.13
2011a	40	669	14	2.09
2011b	44	619	13	2.10
2012a	49	699	17	2.43

Diagram II.5.3, on the following page, shows the historical vacancy rate for Converse County and Wyoming. As can be seen, the vacancy rate in Converse County has been generally lower than statewide vacancy rate, but trended roughly the same over the eleven year period.

[80] Those signified as *a* in the "year" column of Table II.5.10 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.

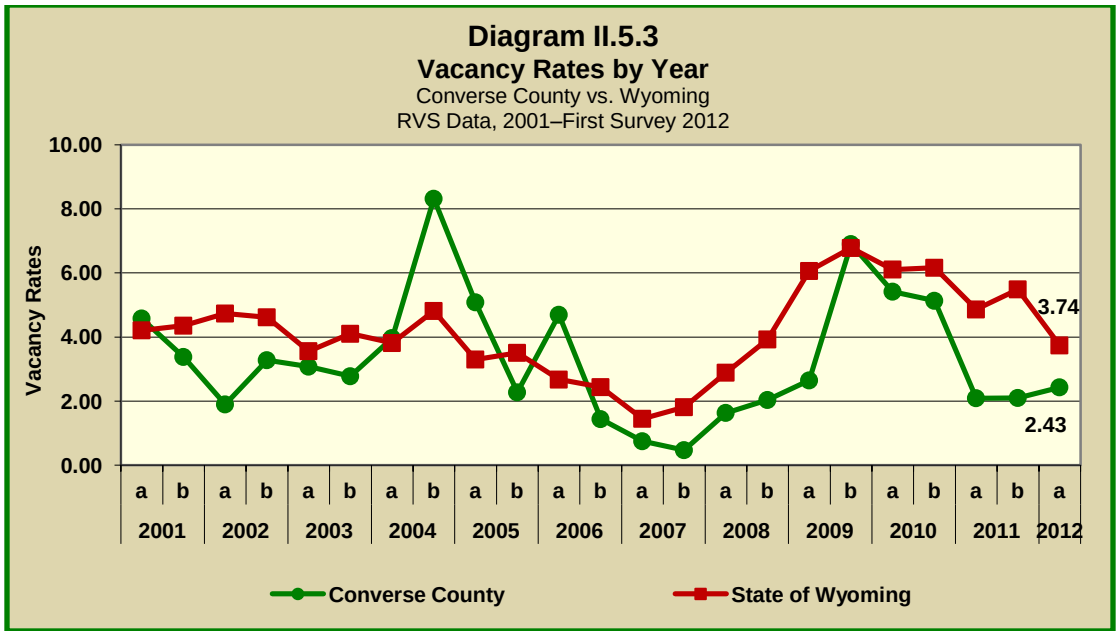
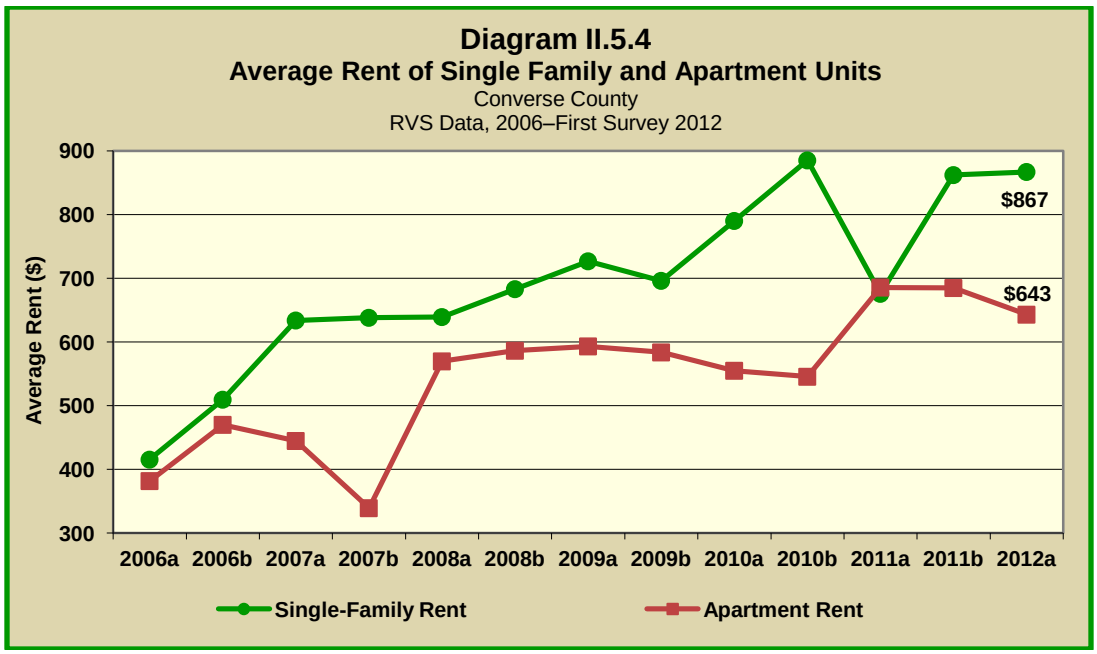


Diagram II.5.4, below, shows the average rent of single-family and apartment units in Converse County. In the first half of 2012, average rents for single-family units rose to $862 and average rents for apartments decreased to $643.



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 84 respondents in Converse County. Of the incoming population who were unsatisfied with their current housing, 63.9 percent said they were seeking to own a home and 36.1 percent of respondents wished to rent. Of those seeking to own a home, 50 percent wished to buy existing units, of which 33.3 percent anticipated spending less than $99,999, 55.6 percent anticipated spending between $100,000 and $249,999 and the remaining 11.1 percent wished to spend above $250,000 . The remaining 50 percent of aspiring homebuyers expected to build a new home, of which 25 percent

anticipated spending less than $100,000, 50 percent anticipated spending between $100,000 and $249,999, and the remaining 25 percent anticipated spending above $250,000.

Of those currently renting or seeking to rent, 30.8 percent of respondents anticipated spending less than $474, 53.8 percent anticipated spending between $475 and $849, and 15.4 percent anticipated spending more than $849. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 1,343 loans purchased in Converse County between 1979 and 2012, with nine occurring in fiscal 2012. The average home size over the period was 1,137 square feet and 1,189 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1981. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $53,096. The average purchase price in fiscal 2012 was $149,599. In fiscal 2012, 11.1 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 74, or 1.3 percent of households in Converse County, were overcrowded and another 10, or 0.2 percent of units, were severely overcrowded, as shown in Table II.5.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.5.28
Overcrowding and Severe Overcrowding
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Converse County				
Owner				
Households	3,952	21	10	3,983
Percentage	99.2%	0.5%	0.3%	100.0%
Renter				
Households	1,528	53	.	1,581
Percentage	96.6%	3.4%	.	100.0%
Total				
Households	5,480	74	10	5,564
Percentage	98.5%	1.3%	0.2%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 218 units, or 3.5 percent of all housing units in Converse 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.5.29, below.

Table II.5.29
Housing Units with Incomplete Kitchen Facilities
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Converse County	State of Wyoming
Complete Kitchen Facilities	6,027	247,608
Lacking Complete Kitchen Facilities	218	7,488
Total Housing Units	**6,245**	**255,096**
Percent Lacking	3.5%	2.9%

At the time of the 2010 ACS, a total of 212 units, or 3.4 percent of all housing units in Converse 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.5.30, on the following page.

Table II.5.30
Housing Units with Incomplete Plumbing Facilities
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Converse County	State of Wyoming
Complete Plumbing Facilities	6,033	249,046
Lacking Complete Plumbing Facilities	212	6,050
Total Households	**6,245**	**255,096**
Percent Lacking	3.4%	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 Converse County, 14.1 percent of households had a cost burden and 7.7 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 17.3 percent of homeowners with a mortgage in Converse County experienced a cost burden and 4.2 percent experienced a severe cost burden, while 19 percent of renters had a cost burden and 17 percent had a severe cost burden, as shown in Table II.5.31, below.

Table II.5.31
Cost Burden and Severe Cost Burden by Tenure
Converse County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Converse County					
Owner with a Mortgage					
Households	1,859	409	99	0	2,367
Percent	78.5%	17.3%	4.2%	0.0%	100.0%
Owner without a Mortgage					
Households	1,470	77	59	10	1,616
Percent	91.0%	4.8%	3.7%	0.6%	100.0%
Renter					
Households	862	301	268	150	1,581
Percent	54.5%	19.0%	17.0%	9.5%	100.0%
Total					
Households	4,191	787	426	160	5,564
Percent	75.3%	14.1%	7.7%	2.9%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Albany County's population increased from 7,083 in 2010 to 7,111 in 2011, or by 0.4 percent. This compares to a statewide population growth of 0.8 percent over the period.[81] The number of people from 15 to 24 years of age increased by 3.7 percent, and the number of people from 55 to 64 years of age increased by 5.7 percent. The white population increased by 0.1 percent, while the black population increased by 41.2 percent. The Hispanic population increased from 141 to 147 people between 2010 and 2011 or by 4.3 percent. These data are presented in Table II.6.1, below.

Table II.6.1
Profile of Population Characteristics
Wyoming vs. Crook County
2010 Census and 2011 Intercensal Estimates

Subject	Crook County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**7,083**	**7,111**	**0.4%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	1,389	1,360	-2.1%	113,371	113,462	0.1%
15 to 24 years	755	783	3.7%	78,460	78,704	0.3%
25 to 44 years	1,529	1,509	-1.3%	144,615	145,669	0.7%
45 to 54 years	1,159	1,129	-2.6%	83,577	80,936	-3.2%
55 to 64 years	1,101	1,164	5.7%	73,513	77,120	4.9%
65 and Over	1,150	1,166	1.4%	70,090	72,267	3.1%
Race						
White	6,937	6,942	0.1%	529,110	531,484	0.4%
Black	17	24	41.2%	5,135	6,024	17.3%
American Indian and Alaskan Native	48	56	16.7%	14,457	14,774	2.2%
Asian	11	13	18.2%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	0	0	.	521	551	5.8%
Two or more races	70	76	8.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	141	147	4.3%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Crook County's population increased from 5,887 persons in 2000 to 7,083 in 2010, or by 20.3 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 19.5 percent, while the black population increased by 366.7 percent. The Hispanic population increased from 54 to 141 persons between 2000 and 2010, or by 161.1 percent. These data are presented in Table II.6.2, on the following page.

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

Table II.6.2
Population by Race and Ethnicity
Crook County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	5,761	97.9%	6,884	97.2%	19.5%
Black	3	0.1%	14	0.2%	366.7%
American Indian	60	1.0%	48	0.7%	-20.0%
Asian	4	0.1%	11	0.2%	175.0%
Native Hawaiian/Pacific Islander	.	.	.	.	.
Other	15	0.3%	43	0.6%	186.7%
Two or More Races	44	0.7%	83	1.2%	88.6%
Total	**5,887**	**100.0%**	**7,083**	**100.0%**	**20.3%**
Hispanic (Ethnicity)	54	0.9%	141	2.0%	161.1%

Table II.6.3, below, presents the population of Crook County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 20.3 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 417 persons, or by 61 percent. In 2010, the largest age group in Crook County was the group aged 35 to 54, which accounted for 27.3 percent of the entire population. The 2010 census count showed a total of 3,648 males, who accounted for 51.5 percent of the population, and the remaining 48.5 percent, or 3,435 persons, were female.

Table II.6.3
Population by Age and Gender
Crook County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	149	157	306	265	235	500	63.4%
5 to 19	741	679	1,420	724	615	1,339	-5.7%
20 to 24	134	111	245	167	138	305	24.5%
25 to 34	240	252	492	380	376	756	53.7%
35 to 54	948	924	1,872	965	967	1,932	3.2%
55 to 64	366	318	684	569	532	1,101	61.0%
65 and Over	401	467	868	578	572	1,150	32.5%
Total	**2,979**	**2,908**	**5,887**	**3,648**	**3,435**	**7,083**	**20.3%**

At the time of the 2010 Census, there were 34 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 decreased by 66 percent, as shown in Table II.6.4, on the following page.

Table II.6.4
Group Quarters Population
Crook County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[82]	4	4	0.0%
Juvenile Facilities	.	.	.
Nursing Homes	74	30	-59.5%
Other Institutions	17	.	-100.0%
Total	**95**	**34**	**-64.2%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	5	.	-100.0%
Total	**5**	**.**	**-100.0%**
Group Quarters Population	**100**	**34**	**-66.0%**

Table II.6.5, 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 2,016 family households, 1,730 of which housed married couple families and 286 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 95 families, or a female householder with no husband present, of which there were 191 families. There were also an estimated 905 "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 22.5 percent, and the number of married couple families increased by 20.4 percent. The number of male households with no wife present increased by 11.8 percent, the number of female households with no husband present increased by 54 percent, and non-family households increased by 36.7 percent.

Table II.6.5
Household Type by Tenure
Crook County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	1,646	2,016	22.5%
Married couple family	1,437	1,730	20.4%
Owner-occupied housing units	1,232	1,483	20.4%
Renter-occupied housing units	205	247	20.5%
Other family	209	286	36.8%
Male householder, no wife present	85	95	11.8%
Owner-occupied housing units	68	72	5.9%
Renter-occupied housing units	17	23	35.3%
Female householder, no husband present	124	191	54.0%
Owner-occupied housing units	86	133	54.7%
Renter-occupied housing units	38	58	52.6%
Non-family households	662	905	36.7%
Owner-occupied housing units	459	629	37.0%
Renter-occupied housing units	203	276	36.0%
Total	**2,308**	**2,921**	**26.6%**

[82] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.6.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,106 two-person family households, 346 three-person family households, and 315 four-person family households. One-person non-family households made up 80.8 percent of all non-family households, or an estimated 731 households. Between 2000 and 2010, the number of four-person households increased by 4.2 percent, or from 306 to 319 households.

Table II.6.6[83]
Household Type by Household Size
Crook County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	575	575	.	731	731	27.1%
Two Person	803	78	881	1,106	156	1,262	43.2%
Three Person	318	7	325	346	10	356	9.5%
Four Person	304	2	306	315	4	319	4.2%
Five Person	139	0	139	158	2	160	15.1%
Six Person	54	0	54	47	2	49	-9.3%
Seven Person	28	0	28	44	0	44	57.1%
Total	**1,646**	**662**	**2,308**	**2,016**	**905**	**2,921**	**26.6%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,262 two-person households, 1,065 were owner-occupied and 197 were renter-occupied. Of the 319 four-person households, 254 were owner-occupied and 65 were renter-occupied. Further household size data by tenure are presented in Table II.6.7, below.

Table II.6.7
Tenure by Household Size
Crook County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	400	175	575	510	221	731	27.1%
Two Person	755	126	881	1,065	197	1,262	43.2%
Three Person	273	52	325	293	63	356	9.5%
Four Person	241	65	306	254	65	319	4.2%
Five Person	109	30	139	121	39	160	15.1%
Six Person	44	10	54	38	11	49	-9.3%
Seven Person or More	23	5	28	36	8	44	57.1%
Total	**1,845**	**463**	**2,308**	**2,317**	**604**	**2,921**	**26.6%**

[83] 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.6.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 25.6 percent, or from 1,845 to 2,317 households. The number of renter units increased from 463 to 604 households, or by 30.5 percent. In 2010, Crook County had a total of 3,595 housing units, of which 2,921, or 81.3 percent, were occupied. A total of 627 units, or 8.7 percent of all units, were vacant, which was an increase of 7.5 percent from the 2000 Census.

Table II.6.8
Housing Units by Tenure
Crook County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	2,308	2,921	26.6%
Owner-Occupied	1,845	2,317	25.6%
Renter-Occupied	463	604	30.5%
Vacant Housing Units	627	674	7.5%
Total Housing Units	**2,935**	**3,595**	**22.5%**
Homeownership Rate	79.9%	79.3%	.

Table II.6.9, below, shows that, of the 674 vacant housing units in Crook County at the time of the 2010 Census, 54, or 8 percent, were for rent and 38, or 5.6 percent, were for sale. An estimated 414 units were for seasonal, recreational, or occasional use, and 146, or 21.7 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 25 to 21 units, or by 16 percent, and units listed as "other vacant" increased from 145 to 146 units, or by 0.7 percent.

Table II.6.9
Disposition of Vacant Housing Units
Crook County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	77	54	-29.9%
For sale only	36	38	5.6%
Rented or sold but not occupied	25	21	-16.0%
For seasonal, recreational, or occasional use	344	414	20.3%
For migrant workers	.	1	.
Other vacant	145	146	0.7%
Total	**627**	**674**	**7.5%**

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.6.10, below, presents different income statistics for Crook County. According to the 2010 ACS data averages, Median Family Income (MFI) for Crook County was $55,765 compared to the statewide average of $65,964. Per capita income for Crook County, which is calculated by dividing total income by population, was $24,520, which compared to $27,860 for the State of Wyoming.

Table II.6.10
Median and Per Capita Income
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Crook County	Wyoming
Median Family Income	55,765	65,964
Median Household Income	49,890	53,802
Per Capita Income	24,520	27,860

Table II.6.11, below, shows households by income for Crook County and the State of Wyoming in 2010. In Crook County, there were a total of 202 households, or 7.3 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 499 households that had incomes between $35,000 and $49,999 in the county, which accounted for 18 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 13.1 percent of total households and numbered 363 in Crook County.

Table II.6.11
Households by Income
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Income	Crook County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	202	7.3%	21,963	10.1%
$15,000–$19,999	135	4.9%	10,477	4.8%
$20,000–$24,999	141	5.1%	11,850	5.4%
$25,000–$34,999	413	14.9%	23,902	11.0%
$35,000–$49,999	499	18.0%	32,677	15.0%
$50,000–$74,999	582	21.0%	44,279	20.3%
$75,000–$99,999	434	15.7%	30,595	14.1%
$100,000 and Above	363	13.1%	41,945	19.3%
Total	**2,769**	**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.6.12, on the following page. In total, the poverty rate in Crook County was 7.8 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Crook County had a poverty rate of 7 percent, and the female population had a poverty rate of 8.6 percent. There were 56 males and 43 females in poverty aged 5 and under. Overall, 19 percent of persons in poverty in Crook 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 79 persons, which represented 15.1 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.6.12
Poverty by Age
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Crook County				
5 and Under	56	43	99	19.0%
6 to 17	40	33	73	14.0%
18 to 64	102	169	271	51.9%
65 and Older	44	35	79	15.1%
Total	**242**	**280**	**522**	**100.0%**
Poverty Rate	7.0%	8.6%	7.8%	.
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.6.13, 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, Crook County saw an average of 1,574 owner-occupied single-family units compared to 408 single-family rental units. In Crook County, single-family units represented 71.6 percent of all households compared to 70.8 percent statewide. Crook County had a total of 58 apartment rental units, and total apartment units accounted for 2.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 708 mobile homes in Crook County, which made up 25.6 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.6.13
Households by Unit Type
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Crook County				
Single-Family Unit	1,574	408	1,982	71.6%
Duplex	.	10	10	0.4%
Tri- or Four-Plex	.	11	11	0.4%
Apartment	.	58	58	2.1%
Mobile Home	516	192	708	25.6%
Boat, RV, Van, Etc.	.	.	.	.
Total	**2,090**	**679**	**2,769**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.6.14, below, shows the number of households by year of construction. As shown, 13.4 percent, or 372 units, were built in 1939 or earlier in the county and another 6.5 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 175, which accounted for 6.3 percent of all households, and an additional 122 households, or 4.4 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.6.14
Households by Year Built
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Crook County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	372	13.4%	25,116	11.5%
1940 to 1949	180	6.5%	11,481	5.3%
1950 to 1959	188	6.8%	21,920	10.1%
1960 to 1969	216	7.8%	19,433	8.9%
1970 to 1979	487	17.6%	53,519	24.6%
1980 to 1989	516	18.6%	34,949	16.1%
1990 to 1999	513	18.5%	26,791	12.3%
2000 to 2004	175	6.3%	14,090	6.5%
2005 or Later	122	4.4%	10,389	4.8%
Total	**2,769**	**100.0%**	**217,688**	**100.0%**

Table II.6.15, on the following page, displays housing units for Crook County and the State of Wyoming. The number of rooms in Crook County varied between households. Households with one room accounted for only 0.1 percent of total housing units, while households with five and six rooms accounted for 28.9 and 17 percent, respectively, in the county. The median number of rooms in Crook County was five rooms, which compared to six statewide.

Table II.6.15
Housing Units by Number of Rooms
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Crook County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	5	.1%	3,804	1.5%
Two	40	1.1%	6,391	2.5%
Three	214	6.1%	18,634	7.3%
Four	585	16.7%	45,335	17.8%
Five	1,013	28.9%	52,421	20.5%
Six	596	17.0%	39,475	15.5%
Seven	434	12.4%	31,509	12.4%
Eight	262	7.5%	25,135	9.9%
Nine or More	356	10.2%	32,392	12.7%
Total	**3,505**	**100.0%**	**255,096**	**100.0%**
Median Rooms	5	.	6	.

Table II.6.16, below, shows households in the county by number of bedrooms and tenure. There were five rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26 percent of total households in Crook County, which compared to 25.5 percent statewide. In Crook County, the 1,456 households with three bedrooms accounted for 52.6 percent of all households, and there were only 95 five-bedroom or more households, which accounted for 3.4 percent of all households.

Table II.6.16
Households by Number of Bedrooms
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Crook County				
None	10	5	15	0.5%
One	42	73	115	4.2%
Two	519	201	720	26.0%
Three	1,156	300	1,456	52.6%
Four	297	71	368	13.3%
Five or More	66	29	95	3.4%
Total	**2,090**	**679**	**2,769**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.6.17, at right, structures built in 1939 or earlier had a median value of $136,600, while structures built between 1950 and 1959 had a median value of $143,300 and those built between 1990 and 1999 had a median value of $120,500. 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 $221,800 and $310,900, respectively. The median value in Crook County was $151,100, which compared to $174,000 in the State of Wyoming.

Table II.6.17
Median Value by Year Structure Built
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Crook County	State of Wyoming
1939 or Earlier	136,600	141,200
1940 to 1949	118,400	129,500
1950 to 1959	143,300	151,800
1960 to 1969	148,100	166,500
1970 to 1979	135,200	169,900
1980 to 1989	155,000	187,000
1990 to 1999	120,500	224,000
2000 to 2004	221,800	243,500
2005 or Later	310,900	244,600
Median Value	**151,100**	**174,000**

Household mortgage status is reported in Table II.6.18, below. In Crook County, households with a mortgage accounted for 45.9 percent of all households, or 959 housing units, and the remaining 54.1 percent, or 1,131 units, had no mortgage. Of those units with a mortgage, 50 had either a second mortgage or home equity loan, nine had both a second mortgage and home equity loan, and 900, or 93.8 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.6.18
Mortgage Status
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Crook County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	959	45.9%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	50	5.2%	17,932	19.1%
Second mortgage only	16	32.0%	8,629	48.1%
Home equity loan only	34	68.0%	9,303	51.9%
Both second mortgage and home equity loan	9	0.9%	741	0.8%
No second mortgage and no home equity loan	900	93.8%	75,088	80.1%
Housing units without a mortgage	1,131	54.1%	59,045	38.6%
Total	**2,090**	**100.0%**	**152,806**	**100.00%**

The median rent in Crook County was $507 compared to $552 statewide, as shown in Table II.6.19, below. These figures show that rents were very comparable.

Table II.6.19
Median Rent
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Crook County	$507
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 17 persons during the first half of 2011. The driver's license total exchanges since 2000 for Crook County are presented in Table II.6.20, below, and showed a net increase of 798 persons over the time period.

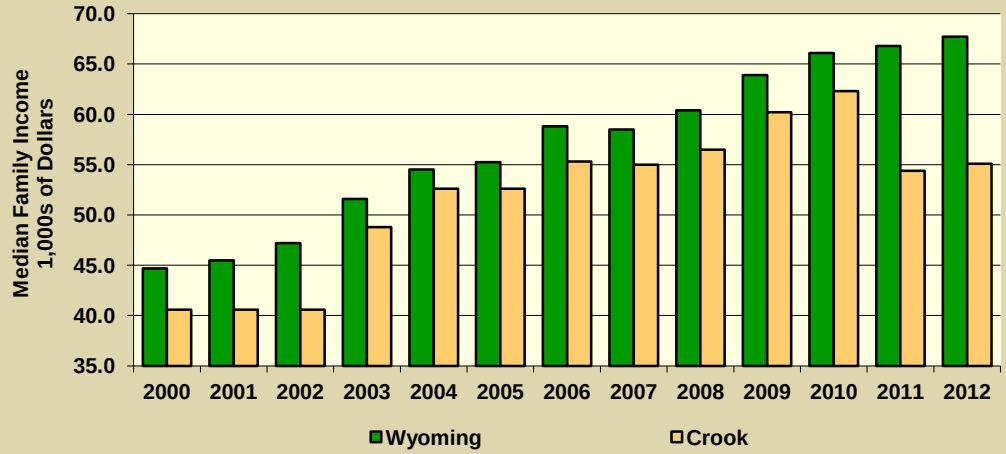
Table II.6.20
Driver's Licenses Exchanged and Surrendered
Crook County vs Wyoming
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	187	167	20
2001	202	146	56
2002	191	131	60
2003	173	141	32
2004	184	157	27
2005	192	151	41
2006	214	156	58
2007	260	130	130
2008	259	126	133
2009	231	148	83
2010	218	106	112
2011	171	142	29
2012 – First Half	94	77	17
Total	**2,576**	**1,778**	**798**

Economics

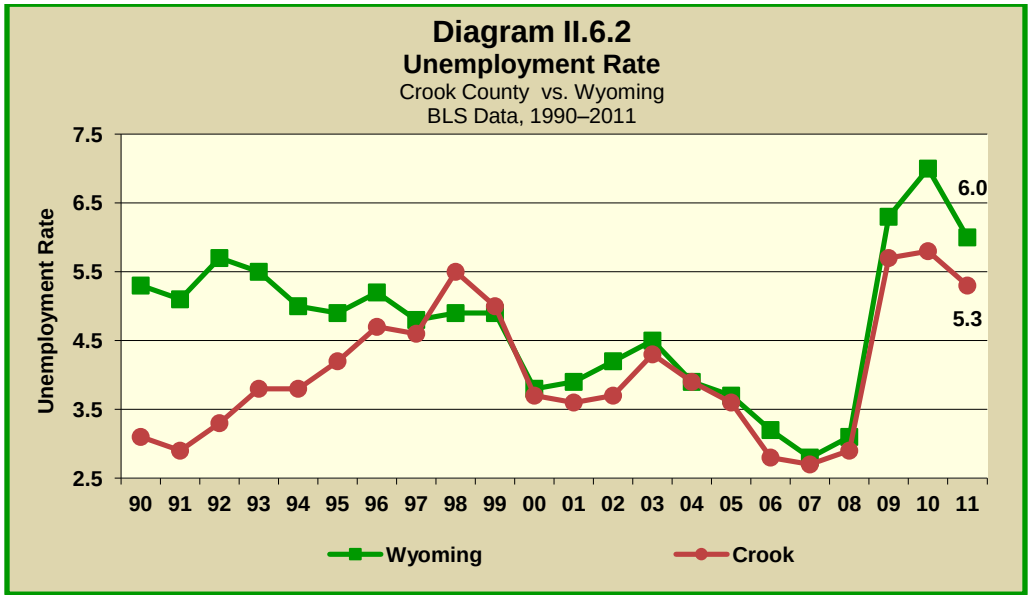
The HUD estimated MFI for Crook County was $55,100 in 2012.[84] This figure compares to Wyoming's MFI of $67,700. Diagram II.6.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.6.1
Estimated Median Family Income
Wyoming vs. Crook County
HUD Data, 2000–2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Crook County's labor force, defined as the number of persons working or actively seeking work, decreased by 46 persons, from 3,621 in 2010 to 3,575 in 2011. Employment decreased by 25 persons; unemployment decreased by 21 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.8 percent in 2010 to 5.3 percent in 2011, as shown on the following page in Diagram II.6.2.

[84] 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 covered 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.6.21, below, with 2011 information considered preliminary (p), annual total monthly employment decreased by 0.99 percent between 2010 and 2011, from a total of 2,335 to 2,312 workers.

Table II.6.21
Total Monthly Employment
Crook County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	1,780	1,813	1,825	1,837	1,920	2,116	2,208	2,191	2,224	2,174	2,223
Feb	1,733	1,781	1,805	1,839	1,941	2,137	2,229	2,213	2,222	2,189	2,174
Mar	1,780	1,778	1,803	1,856	1,960	2,177	2,261	2,234	2,186	2,204	2,197
Apr	1,851	1,849	1,914	1,977	2,062	2,232	2,296	2,329	2,215	2,259	2,250
May	1,969	2,051	2,045	2,067	2,185	2,311	2,390	2,412	2,347	2,441	2,386
Jun	2,120	2,212	2,183	2,230	2,284	2,532	2,539	2,546	2,512	2,600	2,496
Jul	1,973	2,020	2,004	2,281	2,302	2,342	2,388	2,394	2,407	2,434	2,359
Aug	1,930	2,008	2,075	2,289	2,318	2,298	2,367	2,362	2,371	2,398	2,334
Sep	1,987	2,054	2,046	2,144	2,203	2,348	2,357	2,458	2,417	2,317	2,416
Oct	1,901	1,967	2,025	2,092	2,171	2,391	2,381	2,376	2,331	2,376	2,324
Nov	1,850	1,951	1,988	2,068	2,138	2,308	2,358	2,346	2,320	2,329	2,304
Dec	1,804	1,959	1,957	2,078	2,138	2,275	2,274	2,317	2,252	2,303	2,285
Annual	**1,890**	**1,954**	**1,973**	**2,063**	**2,135**	**2,289**	**2,337**	**2,348**	**2,317**	**2,335**	**2,312**
% Change	.	3.39	0.97	4.56	3.49	7.21	2.10	0.47	-1.32	0.78	-0.99

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.6.22, on the following page, annual average weekly wages increased by 2.13 percent between 2010 and 2011, to $672.

Table II.6.22
Average Weekly Wages
Crook County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	454	462	495	464	.
2002	480	475	475	505	484	4.31
2003	490	483	478	507	490	1.24
2004	491	502	499	553	511	4.29
2005	519	536	526	600	546	6.85
2006	546	574	563	636	580	6.23
2007	586	616	610	663	619	6.72
2008	603	640	625	703	643	3.88
2009	619	652	605	699	644	0.16
2010	609	665	642	714	658	2.17
2011(p)	642	682	675	687	672	2.13

Total business establishments reported by the QCEW are displayed below in Table II.6.23. Annual establishments increased by 3.77 percent between 2010 and 2011, from a total of 292 to 303 establishments.

Table II.6.23
Number of Establishments
Crook County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	232	243	244	244	241	.
2002	238	245	249	249	245	1.66
2003	248	248	247	247	248	1.22
2004	253	255	254	260	256	3.23
2005	263	272	269	264	267	4.30
2006	270	279	285	289	281	5.24
2007	292	296	293	290	293	4.27
2008	286	290	295	296	292	-0.34
2009	297	296	299	289	295	1.03
2010	290	293	293	293	292	-1.02
2011(p)	296	306	305	303	303	3.77

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, Crook County recorded 4,261 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 $305,593,000, and real per capita income was $42,951 in 2010. The average earnings per job in the county was $34,498 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Crook County increased from $455 in fourth quarter 2010 to $491 in fourth quarter 2011, or by 7.9 percent. Single-family homes increased by 9.6 percent and mobile home lots decreased by 3.4 percent.

Crook County rental prices experienced average annualized increases of 3.6 percent for apartments and 3.3 percent for mobile homes since second quarter 1998.[85] 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 homes. Table II.6.24, at right, presents the Crook County data for each rental type.[86]

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 Crook County increased from four to 10 authorized units between 2010 and 2011.

The real value of single-family building permits decreased from $217,000 in 2010 to $121,400 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $217,400 in 2008 to a low of $118,400 in 2002. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.6.25, on the following page.

Table II.6.24
Semiannual Average Monthly Rental Prices
Crook 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	345	105	.	.
Q4.98	311	95	.	.
Q2.99	322	105	.	.
Q4.99	306	102	.	.
Q2.00	319	105	.	.
Q4.00	306	100	.	.
Q2.01	338	133	.	.
Q4.01	312	100	.	.
Q2.02	385	115	.	.
Q4.02	336	115	.	.
Q2.03	333	115	.	.
Q4.03	345	120	.	.
Q2.04	341	98	.	.
Q4.04	333	118	.	.
Q2.05	378	115	402	298
Q4.05	360	125	.	.
Q2.06	376	100	.	.
Q4.06	391	125	.	.
Q2.07	367	142	510	.
Q4.07	412	102	465	.
Q2.08	426	158	465	.
Q4.08	429	125	473	.
Q2.09	439	115	475	.
Q4.09	459	125	475	.
Q2.10	450	133	465	.
Q4.10	455	149	470	.
Q2.11	479	125	489	.
Q4.11	491	144	515	.

[85] Data from 1986 to 1997 for Crook County is not reported by the EAD.

[86] 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.

Table II.6.25
Building Permits and Valuation
Crook County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	5	6	.	.	11	.	.	164.4
1981	2	2	8	.	12	.	.	110.6
1982	9	.	.	.	9	.	.	98.5
1983	5	.	.	.	5	.	.	113.8
1984	9	.	.	.	9	.	.	60.9
1985	12	.	.	.	12	.	.	49.4
1986	3	.	.	.	3	.	.	109.8
1987	3	.	.	.	3	.	.	72.3
1988	13	.	.	.	13	.	.	66.2
1989	1	.	.	.	1	.	.	97.8
1990	1	.	.	.	1	.	.	70.6
1991	3	.	.	.	3	.	.	67.4
1992	4	.	.	.	4	.	.	71.8
1993	9	.	.	.	9	.	.	84.3
1994	10	.	4	.	14	.	.	69.5
1995	11	.	.	.	11	.	.	119.8
1996	5	.	.	.	5	.	.	114.5
1997	7	.	.	.	7	.	17	156.1
1998	10	.	.	.	10	.	.	120.0
1999	10	.	.	.	10	.	.	160.6
2000	7	.	.	.	7	.	.	121.2
2001	13	.	.	15	28	.	.	120.7
2002	30	.	.	.	30	.	.	118.4
2003	35	.	.	.	35	.	.	128.2
2004	24	.	.	.	24	.	.	124.8
2005	21	.	.	.	21	.	.	184.6
2006	33	.	.	.	33	.	.	207.8
2007	27	.	.	.	27	.	.	156.6
2008	10	.	.	.	10	.	.	217.4
2009	10	.	4	.	14	.	.	181.9
2010	4	.	.	.	4	.	.	217.0
2011	14	.	.	.	14	.	.	121.4

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 Crook County was $156,775. This represented an increase of 11.3 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 2010 is displayed in Table II.6.26, on the following page.

Table II.6.26
Average Sales Prices
Crook County vs. Wyoming
DOR Data, 1999–2011

Year	Crook County Average Price ($)	Crook County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	76,326	23.29	101,517	4.76
2000	76,326	0.00	111,437	9.77
2001	85,190	11.61	116,469	4.52
2002	92,382	8.44	121,140	4.01
2003	109,050	18.04	132,708	9.55
2004	109,050	0.00	142,501	7.38
2005	138,128	26.66	159,776	12.12
2006	138,568	0.32	187,869	17.58
2007	166,892	20.44	265,055	41.08
2008	170,602	2.2	256,045	-3.4
2009	224,241	31.4	241,622	-5.6
2010	140,858	-37.18	250,958	3.9
2011	156,775	11.3	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.[87] During June 2012, a total of 29 surveys were completed in Crook County. Of the 116 rental units surveyed, six were vacant, representing an 5.17 percent vacancy rate, as shown in Table II.6.27, below. This compares to a 6.06 percent vacancy rate one year ago and a June 2012 statewide vacancy rate of 3.74 percent.

Table II.6.27
Total Units, Vacant Units, and Vacancy Rate
Crook County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	50	4	8.00
2001b	5	38	3	7.89
2002a	4	27	1	3.70
2002b	7	58	10	17.24
2003a	5	34	2	5.88
2003b	4	33	1	3.03
2004a	9	63	2	3.17
2004b	7	48	5	10.42
2005a	9	88	7	7.95
2005b	10	81	10	12.35
2006a	8	65	3	4.62
2006b	13	100	1	1.00
2007a	9	66	0	0.00
2007b	9	75	6	8.00
2008a	10	64	5	7.81
2008b	9	73	2	2.74
2009a	12	81	2	2.47
2009b	9	53	3	5.66
2010a	15	97	10	10.31
2010b	16	88	2	2.27
2011a	21	99	6	6.06
2011b	24	103	9	8.74
2012a	29	116	6	5.17

Diagram II.6.3, on the following page, shows the historical vacancy rate for Crook County and Wyoming. As can be seen, the vacancy rate in Crook County has been similar to the statewide vacancy rate, trending roughly the same, but with higher volatility over, the eleven year period.

[87] Those signified as *a* in the "year" column of Table II.6.10 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.

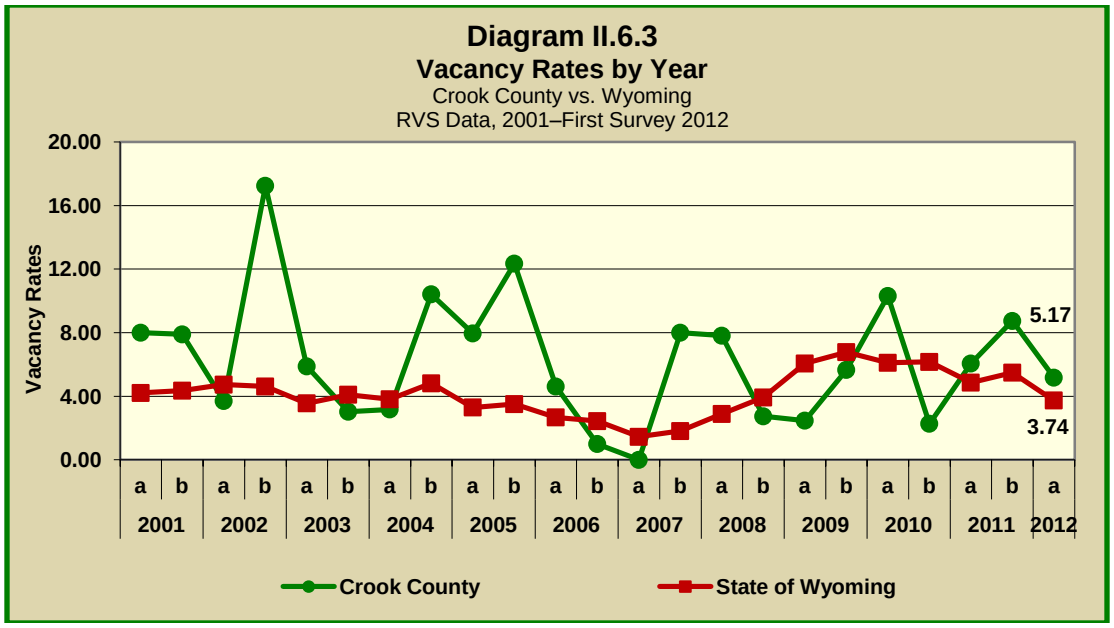
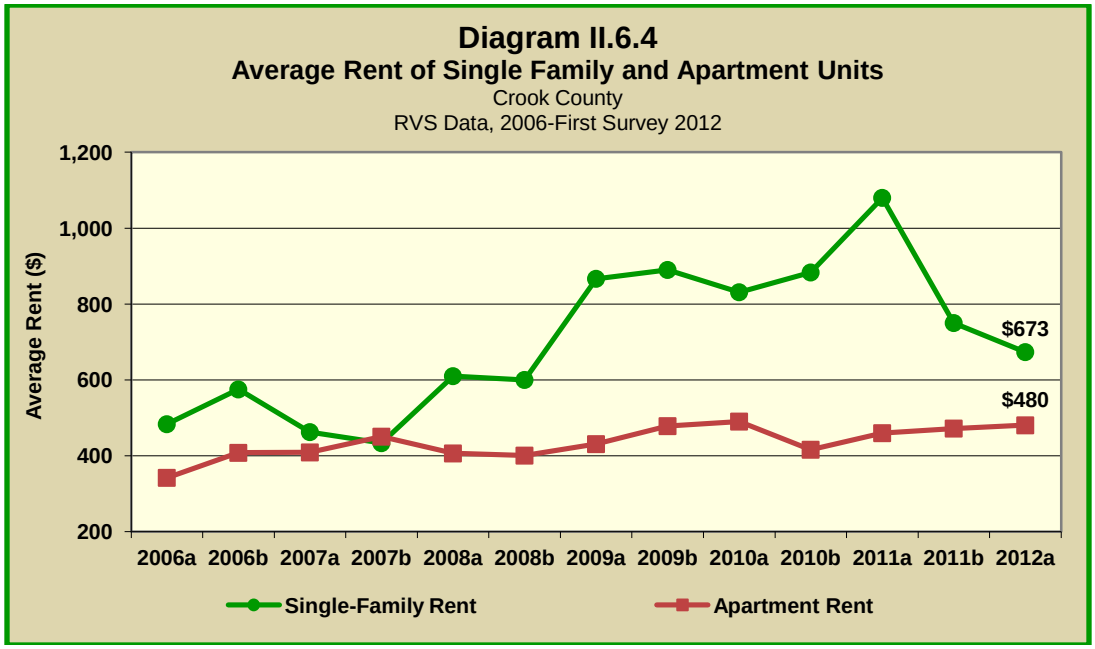


Diagram II.6.4, below, shows the average rent of single-family and apartment units in Crook County. In the first half of 2012, average rents for single-family units fell to $673 and average rents for apartments rose to $480.



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 12 respondents in Crook County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they were seeking to own a home. Of those seeking to own a home, 100 percent wished to buy existing units, of which 50 percent anticipated spending between $100,000 and $249,999 and the remaining 50 percent anticipated spending above $250,000.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 292 loans purchased in Crook County between 1979 and 2012, with five occurring in fiscal 2012. The average home size over the period was 1,304 square feet and 1,508 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1992. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $52,775. The average purchase price in fiscal 2012 was $169,149. In fiscal 2012, 16.7 percent of loans purchased were for new construction, and 40 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 58, or 2.1 percent of households in Crook County, were overcrowded, while no units were severely overcrowded, as shown in Table II.6.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.6.28
Overcrowding and Severe Overcrowding
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Crook County				
Owner				
Households	2,073	17	0	2,090
Percentage	99.2%	.8%	0.0%	100.0%
Renter				
Households	638	41	0	679
Percentage	94.0%	6.0%	0.0%	100.0%
Total				
Households	2,711	58	0	2,769
Percentage	97.9%	2.1%	0.0%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 113 units, or 3.2 percent of all housing units in Crook 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.6.29, below.

Table II.6.29
Housing Units with Incomplete Kitchen Facilities
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Crook County	State of Wyoming
Complete Kitchen Facilities	3,392	247,608
Lacking Complete Kitchen Facilities	113	7,488
Total Housing Units	**3,505**	**255,096**
Percent Lacking	3.2%	2.9%

At the time of the 2010 ACS, a total of 151 units, or 4.3 percent of all housing units in Crook 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.6.30, on the following page.

Table II.6.30
Housing Units with Incomplete Plumbing Facilities
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Crook County	State of Wyoming
Complete Plumbing Facilities	3,354	249,046
Lacking Complete Plumbing Facilities	151	6,050
Total Households	**3,505**	**255,096**
Percent Lacking	4.3%	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 Crook County, 9.2 percent of households had a cost burden and 7.9 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 10.2 percent of homeowners with a mortgage in Crook County experienced a cost burden and 10.6 percent experienced a severe cost burden, while 8 percent of renters had a cost burden and 12.2 percent had a severe cost burden, as shown in Table II.6.31, below.

Table II.6.31
Cost Burden and Severe Cost Burden by Tenure
Crook County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Crook County					
Owner with a Mortgage					
Households	759	98	102	0	959
Percent	79.1%	10.2%	10.6%	0.0%	100.0%
Owner without a Mortgage					
Households	992	102	34	3	1,131
Percent	87.7%	9.0%	3.0%	0.3%	100.0%
Renter					
Households	354	54	83	188	679
Percent	52.1%	8.0%	12.2%	27.7%	100.0%
Total					
Households	2,105	254	219	191	2,769
Percent	76.0%	9.2%	7.9%	6.9%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Fremont County's population increased from 40,123 in 2010 to 40,579 in 2011, or by 1.1 percent. This compares to a statewide population growth of 0.8 percent over the period.[88] The number of people from 15 to 24 years of age decreased by 0.8 percent, and the number of people from 55 to 64 years of age increased by 6.1 percent. The white population increased by 1.8 percent, while the black population increased by 76.5 percent. The Hispanic population increased from 2,264 to 2,412 people between 2010 and 2011 or by 6.5 percent. These data are presented in Table II.7.1, below.

Table II.7.1
Profile of Population Characteristics
Wyoming vs. Fremont County
2010 Census and 2011 Intercensal Estimates

Subject	Fremont County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**40,123**	**40,579**	**1.1%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	8,607	8,738	1.5%	113,371	113,462	0.1%
15 to 24 years	5,123	5,080	-0.8%	78,460	78,704	0.3%
25 to 44 years	9,339	9,437	1.0%	144,615	145,669	0.7%
45 to 54 years	5,753	5,572	-3.1%	83,577	80,936	-3.2%
55 to 64 years	5,496	5,829	6.1%	73,513	77,120	4.9%
65 and Over	5,805	5,923	2.0%	70,090	72,267	3.1%
Race						
White	30,192	30,729	1.8%	529,110	531,484	0.4%
Black	102	180	76.5%	5,135	6,024	17.3%
American Indian and Alaskan Native	8,630	8,393	-2.7%	14,457	14,774	2.2%
Asian	164	188	14.6%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	15	20	33.3%	521	551	5.8%
Two or more races	1,020	1,069	4.8%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	2,264	2,412	6.5%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Fremont County's population increased from 35,804 persons in 2000 to 40,123 in 2010, or by 12.1 percent. The white population increased by 8.9 percent, while the black population increased by 129.5 percent. The Hispanic population increased from 1,566 to 2,264 persons between 2000 and 2010, or by 44.6 percent. These data are presented in Table II.7.2, on the following page.

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

Table II.7.2
Population by Race and Ethnicity
Fremont County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	27,388	76.5%	29,813	74.3%	8.9%
Black	44	0.1%	101	0.3%	129.5%
American Indian	7,047	19.7%	8,498	21.2%	20.6%
Asian	106	0.3%	157	0.4%	48.1%
Native Hawaiian/Pacific Islander	9	.	10	0.0%	11.1%
Other	417	1.2%	412	1.0%	-1.2%
Two or More Races	793	2.2%	1,132	2.8%	42.7%
Total	**35,804**	**100.0%**	**40,123**	**100.0%**	**12.1%**
Hispanic (Ethnicity)	1,566	4.4%	2,264	5.6%	44.6%

Table II.7.3, below, presents the population of Fremont County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 12.1 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,842 persons, or by 50.4 percent. In 2010, the largest age group in Fremont County was the group aged 35 to 54, which accounted for 25.6 percent of the entire population. The 2010 census count showed a total of 20,030 males, who accounted for 49.9 percent of the population, and the remaining 50.1 percent, or 20,093 persons, were female.

Table II.7.3
Population by Age and Gender
Fremont County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	1,197	1,146	2,343	1,591	1,554	3,145	34.2%
5 to 19	4,441	4,170	8,611	4,187	3,955	8,142	-5.4%
20 to 24	973	873	1,846	1,265	1,178	2,443	32.3%
25 to 34	1,866	1,980	3,846	2,431	2,408	4,839	25.8%
35 to 54	5,315	5,439	10,754	5,123	5,130	10,253	-4.7%
55 to 64	1,781	1,873	3,654	2,737	2,759	5,496	50.4%
65 and Over	2,167	2,583	4,750	2,696	3,109	5,805	22.2%
Total	**17,740**	**18,064**	**35,804**	**20,030**	**20,093**	**40,123**	**12.1%**

At the time of the 2010 Census, there were 864 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 5.4 percent, as shown in Table II.7.4, on the following page.

Table II.7.4
Group Quarters Population
Fremont County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[89]	245	388	58.4%
Juvenile Facilities	.	10	.
Nursing Homes	180	163	-9.4%
Other Institutions	119	.	-100.0%
Total	**544**	**561**	**3.1%**
Noninstitutionalized			
College Dormitories	112	213	90.2%
Military Quarters	.	.	.
Other Noninstitutions	164	90	-45.1%
Total	**276**	**303**	**9.8%**
Group Quarters Population	**820**	**864**	**5.4%**

Table II.7.5, 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 10,360 family households, 7,626 of which housed married couple families and 2,734 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 853 families, or a female householder with no husband present, of which there were 1,881 families. There were also an estimated 5,095 "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 9.2 percent, and the number of married couple families increased by 3.7 percent. The number of male households with no wife present increased by 30.8 percent, the number of female households with no husband present increased by 27.2 percent, and non-family households increased by 25.5 percent.

Table II.7.5
Household Type by Tenure
Fremont County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	9,484	10,360	9.2%
Married couple family	7,353	7,626	3.7%
Owner-occupied housing units	6,176	6,465	4.7%
Renter-occupied housing units	1,177	1,161	-1.4%
Other family	2,131	2,734	28.3%
Male householder, no wife present	652	853	30.8%
Owner-occupied housing units	419	511	22.0%
Renter-occupied housing units	233	342	46.8%
Female householder, no husband present	1,479	1,881	27.2%
Owner-occupied housing units	842	1,000	18.8%
Renter-occupied housing units	637	881	38.3%
Non-family households	4,061	5,095	25.5%
Owner-occupied housing units	2,433	3,030	24.5%
Renter-occupied housing units	1,628	2,065	26.8%
Total	**13,545**	**15,455**	**14.1%**

[89] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.7.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 4,896 two-person family households, 2,024 three-person family households, and 1,716 four-person family households. One-person non-family households made up 81.8 percent of all non-family households, or an estimated 4,169 households. Between 2000 and 2010, the number of four-person households decreased by 2 percent, or from 1,778 to 1,742 households.

Table II.7.6[90]
Household Type by Household Size
Fremont County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	3,455	3,455	.	4,169	4,169	20.7%
Two Person	4,277	517	4,794	4,896	776	5,672	18.3%
Three Person	1,939	55	1,994	2,024	98	2,122	6.4%
Four Person	1,750	28	1,778	1,716	26	1,742	-2.0%
Five Person	906	5	911	961	15	976	7.1%
Six Person	337	0	337	396	8	404	19.9%
Seven Person	275	1	276	367	3	370	34.1%
Total	**9,484**	**4,061**	**13,545**	**10,360**	**5,095**	**15,455**	**14.1%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 5,672 two-person households, 4,583 were owner-occupied and 1,089 were renter-occupied. Of the 1,742 four-person households, 1,253 were owner-occupied and 489 were renter-occupied. Further household size data by tenure are presented in Table II.7.7, below.

Table II.7.7
Tenure by Household Size
Fremont County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	2,118	1,337	3,455	2,517	1,652	4,169	20.7%
Two Person	3,885	909	4,794	4,583	1,089	5,672	18.3%
Three Person	1,462	532	1,994	1,514	608	2,122	6.4%
Four Person	1,341	437	1,778	1,253	489	1,742	-2.0%
Five Person	640	271	911	644	332	976	7.1%
Six Person	228	109	337	265	139	404	19.9%
Seven Person or More	196	80	276	230	140	370	34.1%
Total	9,870	3,675	13,545	**11,006**	**4,449**	**15,455**	**14.1%**

[90] 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.7.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 11.5 percent, or from 9,870 to 11,006 households. The number of renter units increased from 3,675 to 4,449 households, or by 21.1 percent. In 2010, Fremont County had a total of 17,796 housing units, of which 15,455, or 86.8 percent, were occupied. A total of 2,341 units, or 13.2 percent of all units, were vacant, which was an increase of 17.3 percent from the 2000 Census.

Table II.7.8
Housing Units by Tenure
Fremont County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	13,545	15,455	14.1%
Owner-Occupied	9,870	11,006	11.5%
Renter-Occupied	3,675	4,449	21.1%
Vacant Housing Units	1,996	2,341	17.3%
Total Housing Units	**15,541**	**17,796**	**14.5%**
Homeownership Rate	72.9%	71.2%	.

Table II.7.9, below, shows that, of the 2,341 vacant housing units in Fremont County at the time of the 2010 Census, 371, or 15.8 percent, were for rent and 170, or 7.3 percent, were for sale. An estimated 1,007 units were for seasonal, recreational, or occasional use, and 676, or 28.9 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 109 to 114 units, or by 15.8 percent, and units listed as "other vacant" increased from 551 to 676 units, or by 22.7 percent.

Table II.7.9
Disposition of Vacant Housing Units
Fremont County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	466	371	-20.4%
For sale only	202	170	-15.8%
Rented or sold but not occupied	109	114	4.6%
For seasonal, recreational, or occasional use	657	1,007	53.3%
For migrant workers	11	3	-72.7%
Other vacant	551	676	22.7%
Total	**1,996**	**2,341**	**17.3%**

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.7.10, below, presents different income statistics for Fremont County. According to the 2010 ACS data averages, Median Family Income (MFI) for Fremont County was $55,531 compared to the statewide average of $65,964. Per capita income for Fremont County, which is calculated by dividing total income by population, was $24,173, which compared to $27,860 for the State of Wyoming.

Table II.7.10
Median and Per Capita Income
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Fremont County	Wyoming
Median Family Income	55,531	65,964
Median Household Income	46,397	53,802
Per Capita Income	24,173	27,860

Table II.7.11, below, shows households by income for Fremont County and the State of Wyoming in 2010. In Fremont County, there were a total of 2,037 households, or 13.1 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 2,484 households that had incomes between $35,000 and $49,999 in the county, which accounted for 16 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 14.5 percent of total households and numbered 2,256 in Fremont County.

Table II.7.11
Households by Income
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Income	Fremont County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	2,037	13.1%	21,963	10.1%
$15,000–$19,999	917	5.9%	10,477	4.8%
$20,000–$24,999	951	6.1%	11,850	5.4%
$25,000–$34,999	1,944	12.5%	23,902	11.0%
$35,000–$49,999	2,484	16.0%	32,677	15.0%
$50,000–$74,999	2,957	19.0%	44,279	20.3%
$75,000–$99,999	1,995	12.8%	30,595	14.1%
$100,000 and Above	2,256	14.5%	41,945	19.3%
Total	**15,541**	**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.7.12, on the following page. In total, the poverty rate in Fremont County was 14 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Fremont County had a poverty rate of 13.7 percent, and the female population had a poverty rate of

14.4 percent. There were 391 males and 332 females in poverty aged 5 and under. Overall, 13.5 percent of persons in poverty in Fremont 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 346 persons, which represented 6.4 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.7.12
Poverty by Age
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Fremont County				
5 and Under	391	332	723	13.5%
6 to 17	619	623	1,242	23.1%
18 to 64	1,541	1,523	3,064	57.0%
65 and Older	80	266	346	6.4%
Total	**2,631**	**2,744**	**5,375**	**100.0%**
Poverty Rate	13.7%	14.4%	14.0%	.
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.7.13, 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, Fremont County saw an average of 9,132 owner-occupied single-family units compared to 2,172 single-family rental units. In Fremont County, single-family units represented 72.7 percent of all households compared to 70.8 percent statewide. Fremont County had a total of 786 apartment rental units, and total apartment units accounted for 5.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 2,762 mobile homes in Fremont County, which made up 17.8 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.7.13
Households by Unit Type
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
Single-Family Unit	9,132	2,172	11,304	72.7%
Duplex	36	226	262	1.7%
Tri- or Four-Plex	4	398	402	2.6%
Apartment	10	786	796	5.1%
Mobile Home	2,031	731	2,762	17.8%
Boat, RV, Van, Etc.	15	.	15	.1%
Total	**11,228**	**4,313**	**15,541**	**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.7.14, below, shows the number of households by year of construction. As shown, 10 percent, or 1,547 units, were built in 1939 or earlier in the county and another 5 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,008, which accounted for 6.5 percent of all households, and an additional 302 households, or 1.9 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.7.14
Households by Year Built
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Fremont County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,547	10.0%	25,116	11.5%
1940 to 1949	778	5.0%	11,481	5.3%
1950 to 1959	1,240	8.0%	21,920	10.1%
1960 to 1969	1,974	12.7%	19,433	8.9%
1970 to 1979	4,185	26.9%	53,519	24.6%
1980 to 1989	2,354	15.1%	34,949	16.1%
1990 to 1999	2,153	13.9%	26,791	12.3%
2000 to 2004	1,008	6.5%	14,090	6.5%
2005 or Later	302	1.9%	10,389	4.8%
Total	**15,541**	**100.0%**	**217,688**	**100.0%**

Table II.7.15, on the following page, displays housing units for Fremont County and the State of Wyoming. The number of rooms in Fremont County varied between households. Households with one room accounted for only 1.2 percent of total housing units, while households with five and six rooms accounted for 25.1 and 17.9 percent, respectively, in the county. The median number of rooms in Fremont County was five rooms, which compared to six statewide.

Table II.7.15
Housing Units by Number of Rooms
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Fremont County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	218	1.2%	3,804	1.5%
Two	370	2.1%	6,391	2.5%
Three	1,505	8.6%	18,634	7.3%
Four	2,712	15.5%	45,335	17.8%
Five	4,395	25.1%	52,421	20.5%
Six	3,140	17.9%	39,475	15.5%
Seven	2,035	11.6%	31,509	12.4%
Eight	1,497	8.6%	25,135	9.9%
Nine or More	1,622	9.3%	32,392	12.7%
Total	**17,494**	**100.0%**	**255,096**	**100.0%**
Median Rooms	5	.	6	.

Table II.7.16, below, shows households in the county by number of bedrooms and tenure. There were 67 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25 percent of total households in Fremont County, which compared to 25.5 percent statewide. In Fremont County, the 6,880 households with three bedrooms accounted for 44.3 percent of all households, and there were only 718 five-bedroom or more households, which accounted for 4.6 percent of all households.

Table II.7.16
Households by Number of Bedrooms
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
None	22	67	89	.6%
One	503	848	1,351	8.7%
Two	2,266	1,614	3,880	25.0%
Three	5,556	1,324	6,880	44.3%
Four	2,238	385	2,623	16.9%
Five or More	643	75	718	4.6%
Total	**11,228**	**4,313**	**15,541**	**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.7.17, at right, structures built in 1939 or earlier had a median value of $138,100, while structures built between 1950 and 1959 had a median value of $118,400 and those built between 1990 and 1999 had a median value of $155,800. 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 $233,400 and $267,000, respectively. The median value in Fremont County was $154,400, which compared to $174,000 in the State of Wyoming.

Table II.7.17
Median Value by Year Structure Built
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Fremont County	State of Wyoming
1939 or Earlier	138,100	141,200
1940 to 1949	119,200	129,500
1950 to 1959	118,400	151,800
1960 to 1969	157,100	166,500
1970 to 1979	143,800	169,900
1980 to 1989	161,900	187,000
1990 to 1999	155,800	224,000
2000 to 2004	233,400	243,500
2005 or Later	267,000	244,600
Median Value	**154,400**	**174,000**

Household mortgage status is reported in Table II.7.18, below. In Fremont County, households with a mortgage accounted for 53.3 percent of all households, or 5,989 housing units, and the remaining 46.7 percent, or 5,239 units, had no mortgage. Of those units with a mortgage, 1,015 had either a second mortgage or home equity loan, 51 had both a second mortgage and home equity loan, and 4,923, or 82.2 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.7.18
Mortgage Status
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Fremont County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,989	53.3%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	1,015	16.9%	17,932	19.1%
Second mortgage only	475	46.8%	8,629	48.1%
Home equity loan only	540	53.2%	9,303	51.9%
Both second mortgage and home equity loan	51	.9%	741	0.8%
No second mortgage and no home equity loan	4,923	82.2%	75,088	80.1%
Housing units without a mortgage	5,239	46.7%	59,045	38.6%
Total	**11,228**	**100.0%**	**152,806**	**100.00%**

The median rent in Fremont County was $450 compared to $552 statewide, as shown in Table II.7.19, below. These figures show that rents were comparable.

Table II.7.19
Median Rent
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Fremont County	$450
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 108 persons during the first half of 2012. The driver's license total exchanges since 2000 for Fremont County are presented in Table II.7.20, below, and show a net increase of 2,949 persons over the time period.

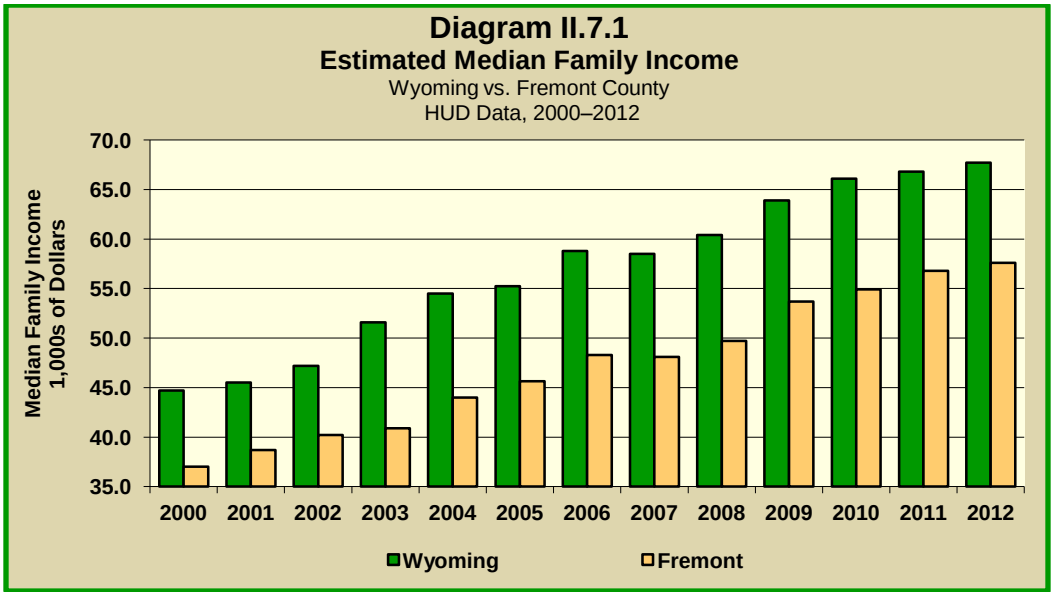
Table II.7.20
Driver's Licenses Exchanged and Surrendered
Fremont County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	844	751	93
2001	856	688	168
2002	866	582	284
2003	727	507	220
2004	759	659	100
2005	838	627	211
2006	894	576	318
2007	901	630	271
2008	931	581	350
2009	860	525	335
2010	872	440	432
2011	691	632	59
2012 – First Half	388	280	108
Total	**10,427**	**7,478**	**2,949**

Economics

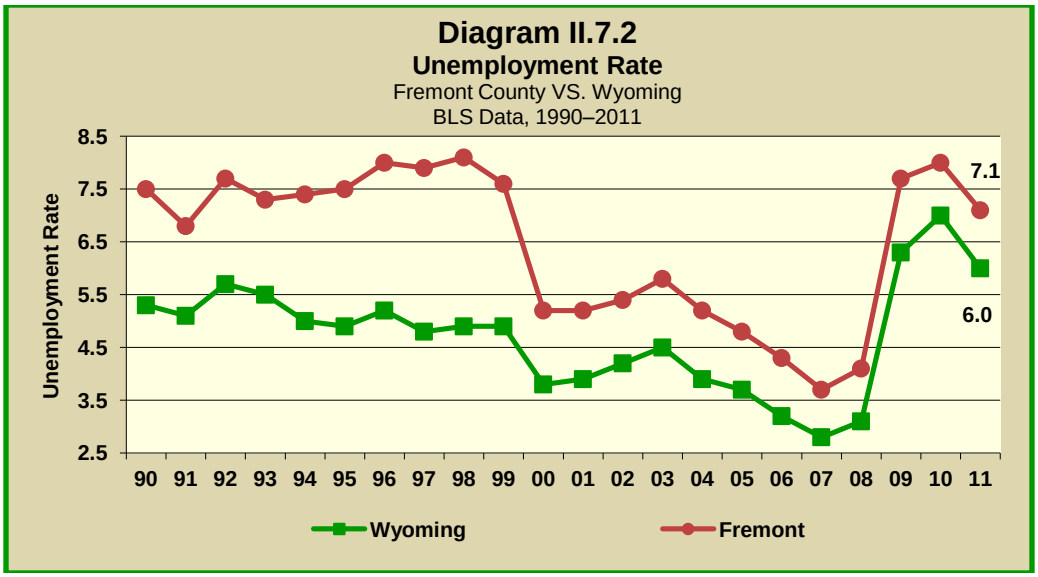
The HUD estimated MFI for Fremont County was $57,600 in 2012.[91] This compares to Wyoming's MFI of $67,700. Diagram II.7.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.7.1
Estimated Median Family Income
Wyoming vs. Fremont County
HUD Data, 2000–2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Fremont County's labor force, defined as the number of persons working or actively seeking work, increased by 4 persons, from 19,711 in 2010 to 19,715 in 2011. Employment increased by 191 persons; unemployment decreased by 187 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 8 percent in 2010 to 7.1 percent in 2011, as shown on the following page in Diagram II.7.2.

[91] 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.7.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.16 percent between 2010 and 2011, from a total of 16,442 to 16,632 workers.

Table II.7.21
Total Monthly Employment
Fremont County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	13,499	14,347	13,811	13,977	14,305	14,758	15,296	15,897	16,199	15,618	15,940
Feb	13,514	14,370	13,937	14,085	14,461	14,909	15,480	16,029	16,269	15,698	16,079
Mar	13,922	14,544	14,068	14,331	14,678	15,164	15,710	16,183	16,214	16,001	16,292
Apr	13,964	14,669	14,289	14,516	14,997	15,223	15,777	16,335	16,242	16,088	16,457
May	14,638	15,086	14,794	14,851	15,229	15,637	16,306	16,779	16,511	16,472	16,692
Jun	14,625	15,200	15,033	15,070	15,700	16,185	16,719	17,162	16,666	16,677	16,860
Jul	14,271	14,653	14,520	14,742	15,046	15,279	16,050	16,739	16,279	16,397	16,475
Aug	14,543	14,627	14,519	14,709	15,101	15,498	16,406	16,894	16,566	16,976	16,821
Sep	14,907	15,008	14,890	15,232	15,584	15,705	16,513	17,026	16,687	16,981	17,219
Oct	14,980	14,711	14,684	15,005	15,435	15,697	16,453	17,083	16,377	16,908	17,033
Nov	15,062	14,515	14,479	15,124	15,541	15,830	16,596	16,838	16,437	16,994	16,899
Dec	14,829	14,541	14,522	14,789	15,329	15,730	16,213	16,756	16,078	16,490	16,820
Annual	**14,396**	**14,689**	**14,462**	**14,703**	**15,117**	**15,468**	**16,127**	**16,643**	**16,377**	**16,442**	**16,632**
% Change	.	2.04	-1.55	1.67	2.82	2.32	4.26	3.20	-1.60	0.40	1.16

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.7.22, on the following page, annual average weekly wages increased by 4.13 percent between 2010 and 2011, from a total of $703 to $732.

Table II.7.22
Average Weekly Wages
Fremont County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	444	467	441	485	460	.
2002	465	493	455	490	476	3.48
2003	459	484	470	508	481	1.05
2004	485	514	500	534	509	5.82
2005	516	534	541	569	540	6.09
2006	561	586	583	642	594	10.00
2007	604	668	608	684	641	7.91
2008	636	668	650	726	670	4.52
2009	657	675	647	712	673	0.45
2010	669	705	689	747	703	4.46
2011(p)	708	728	734	758	732	4.13

Total business establishments reported by the QCEW are displayed in Table II.7.23, below. Annual establishments remained unchanged between 2010 and 2011, at 1,563 establishments.

Table II.7.23
Number of Establishments
Fremont County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,375	1,400	1,400	1,383	1,390	.
2002	1,384	1,411	1,410	1,402	1,402	0.86
2003	1,404	1,416	1,418	1,438	1,419	1.21
2004	1,440	1,466	1,470	1,457	1,458	2.75
2005	1,456	1,480	1,489	1,484	1,477	1.30
2006	1,493	1,518	1,524	1,515	1,513	2.44
2007	1,546	1,571	1,564	1,556	1,559	3.04
2008	1,568	1,576	1,595	1,590	1,582	1.48
2009	1,575	1,581	1,582	1,586	1,581	-0.06
2010	1,579	1,580	1,586	1,576	1,580	-0.06
2011(p)	1,556	1,559	1,570	1,565	1,563	-1.08

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, Fremont County recorded 24,672 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 $1,550,552,000, and real per capita income was $38,501 in 2010. The average earnings per job in the county was $38,292 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Fremont County increased from $571 in fourth quarter 2010 to $585 in fourth quarter 2011, or by 2.5 percent. Detached single-family home rents increased by 0.7 percent, rents for mobile homes on a lot increased by 1.8 percent, and rents for mobile home lots increased by 0.5 percent.

Fremont County rental prices experienced average annualized increases of 3.4 percent for apartments, 4.1 percent for houses, 4.7 percent for mobile homes plus a lot, and 2.3 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.7.24, at right, presents the Fremont County data for each rental type. [92]

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 Fremont County decreased from 21 authorized units in 2010 to 19 in 2011. Total residential unit authorizations remained unchanged between 2010 and 2011 at 21 units.

The real value of single-family building permits decreased from $149,800 in 2010 to $142,300 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $207,300 in 2006 to a low of $70,900 in 2000. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details are in Table II.7.25, on the following page.

Table II.7.24
Semiannual Average Monthly Rental Prices
Fremont County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	256	114	303	232
Q2.87	249	105	289	246
Q4.87	250	99	282	239
Q2.88	234	99	304	220
Q4.88	251	104	265	208
Q2.89	246	109	293	216
Q4.89	257	109	294	212
Q2.90	274	99	301	262
Q4.90	257	100	33	245
Q2.91	261	106	329	237
Q4.91	284	108	387	243
Q2.92	308	108	325	273
Q4.92	300	103	379	213
Q2.93	303	101	371	304
Q4.93	332	110	418	.
Q2.94	313	109	361	.
Q4.94	344	131	402	329
Q2.95	343	131	450	313
Q4.95	330	139	368	324
Q2.96	353	145	395	354
Q4.96	351	145	433	321
Q2.97	351	151	417	352
Q4.97	347	154	410	350
Q2.98	331	146	446	332
Q4.98	354	143	437	350
Q2.99	366	141	425	340
Q4.99	349	148	467	323
Q2.00	357	149	459	324
Q4.00	376	146	459	341
Q2.01	386	143	493	386
Q4.01	366	144	519	363
Q2.02	388	156	513	425
Q4.02	410	163	482	379
Q2.03	405	152	519	377
Q4.03	404	154	548	404
Q2.04	416	158	551	398
Q4.04	433	175	538	437
Q2.05	444	175	556	424
Q4.05	462	170	549	441
Q2.06	495	180	584	421
Q4.06	495	187	605	498
Q2.07	510	188	645	508
Q4.07	539	182	672	480
Q2.08	524	190	675	577
Q4.08	588	204	700	653
Q2.09	520	209	751	677
Q4.09	568	199	756	698
Q2.10	568	199	789	666
Q4.10	571	199	821	724
Q2.11	573	200	807	736
Q4.11	585	200	827	737

[92] 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.

Table II.7.25
Building Permits and Valuation
Fremont County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	102	2	36	30	170	.	.	97.1
1981	126	4	40	.	170	.	.	84.7
1982	64	.	.	24	88	.	.	90.3
1983	65	.	8	54	127	.	.	100.3
1984	10	.	.	81	91	.	.	104.0
1985	5	.	.	.	5	.	.	95.3
1986	6	.	.	.	6	.	.	126.1
1987	4	.	.	6	10	.	.	124.3
1988	3	.	.	.	3	.	.	89.4
1989	12	.	.	.	12	.	.	122.7
1990	10	.	.	48	58	.	.	122.4
1991	14	.	.	.	14	48	.	115.6
1992	50	.	.	.	50	.	.	94.8
1993	55	16	.	.	71	.	5	93.0
1994	67	6	.	.	73	.	.	102.0
1995	65	.	.	.	65	.	1	104.0
1996	56	4	.	.	60	.	9	122.9
1997	48	6	.	.	54	.	.	102.8
1998	47	14	.	20	81	.	22	112.3
1999	52	10	.	.	62	.	.	112.1
2000	37	6	.	.	43	.	8	70.9
2001	55	4	.	48	107	20	11	80.3
2002	37	8	.	.	45	68	.	134.0
2003	39	6	.	20	65	.	.	146.5
2004	60	6	.	.	66	.	.	128.4
2005	40	10	3	32	85	.	.	153.9
2006	51	2	.	.	53	32	6	207.3
2007	45	6	3	.	54	.	.	177.0
2008	43	.	.	.	43	40	6	168.7
2009	26	2	4	.	32	.	.	158.7
2010	21	.	.	.	21	.	.	149.8
2011	19	2	.	.	21	.	.	142.3

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 Fremont County was $182,541. This represented a decrease of 7 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 2010 is displayed in Table II.7.26, below.

Table II.7.26
Average Sales Prices
Fremont County vs. Wyoming
DOR Data, 1999–2011

Year	Fremont County Average Price ($)	Fremont County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	110,033	14.43	101,517	4.76
2000	102,957	-6.43	111,437	9.77
2001	111,638	8.43	116,469	4.52
2002	113,828	1.96	121,140	4.01
2003	125,767	10.49	132,708	9.55
2004	132,245	5.15	142,501	7.38
2005	140,975	6.60	159,776	12.12
2006	163,775	16.17	187,869	17.58
2007	185,918	13.52	265,044	41.08
2008	197,173	6.1	256,045	-3.4
2009	194,633	-1.3	241,622	-5.6
2010	196,283	0.85	250,958	3.9
2011	182,541	-7.0	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.[93] During June 2012, a total of 59 surveys were completed in Fremont County, as shown in Table II.7.27. Of the 1,073 rental units surveyed, 23 were vacant, indicating a vacancy rate of 2.14 percent. This compares to a 2.38 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent. In the first half of 2012, the vacancy rate saw a slight increase.

Table II.7.27
Total Units, Vacant Units, and Vacancy Rate
Fremont County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	287	19	6.62
2001b	12	373	20	5.36
2002a	10	143	23	16.08
2002b	21	485	41	8.45
2003a	21	752	26	3.46
2003b	24	941	54	5.74
2004a	25	901	41	4.55
2004b	25	1,082	31	2.87
2005a	19	750	9	1.20
2005b	25	1,145	22	1.92
2006a	19	675	17	2.52
2006b	28	1,254	17	1.36
2007a	28	1,080	9	0.83
2007b	29	1,171	16	1.37
2008a	35	1,231	20	1.62
2008b	38	1,158	22	1.90
2009a	35	1,141	63	5.52
2009b	36	1,164	58	4.98
2010a	48	1,108	40	3.61
2010b	43	1,388	45	3.24
2011a	48	1,092	26	2.38
2011b	56	1,093	41	3.75
2012a	59	1,073	23	2.14

Diagram II.7.3, on the following page, shows the historical vacancy rate for Fremont County and Wyoming. Except for a spike in 2002, the vacancy rate in Fremont County has been similar to the statewide vacancy rate, trending roughly the same, but with higher volatility over, the eleven year period.

[93]Those signified as *a* in the "year" column of Table II.7.10 are conducted in June/July of each year. Those signified as *b* are conducted each 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.

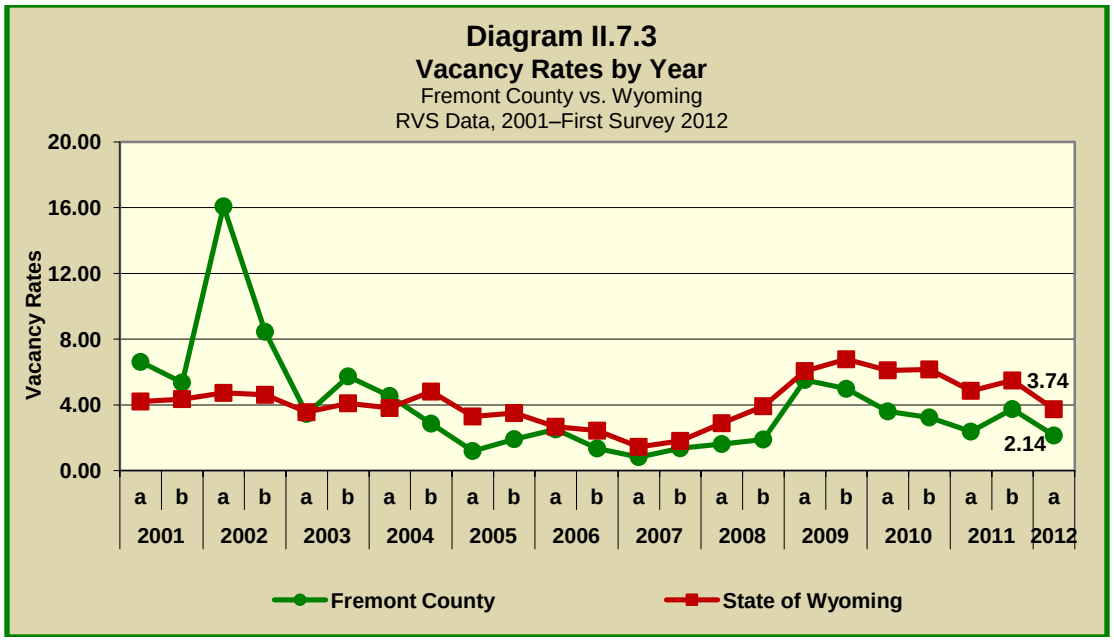
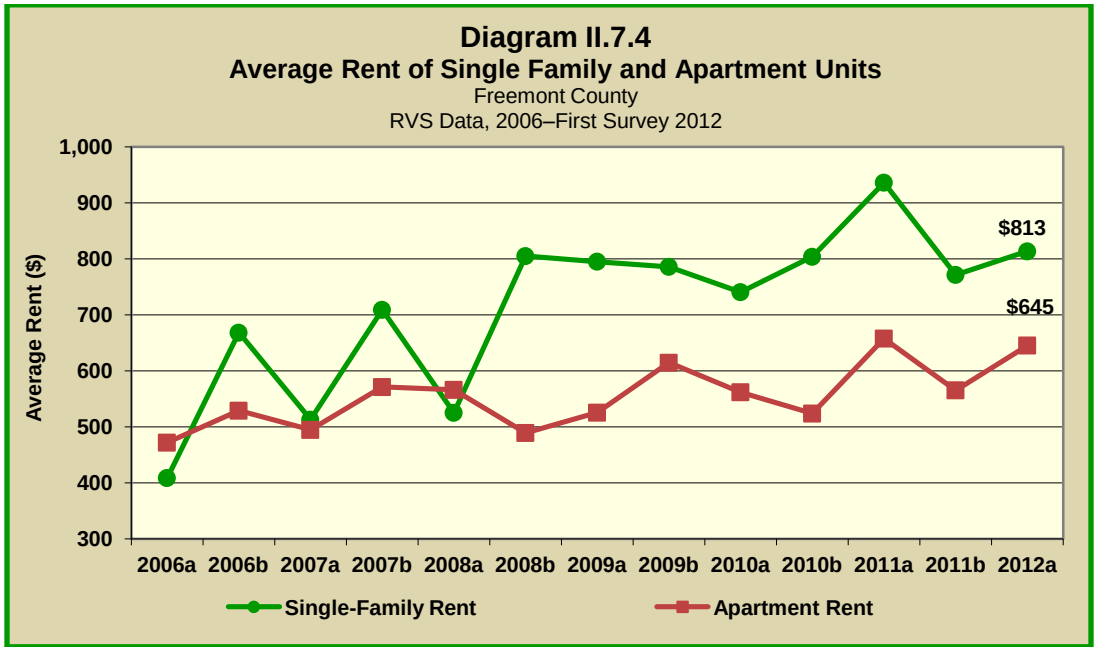


Diagram II.7.4, below, shows the average rent of single-family and apartment units in Fremont County. In the first half of 2012, average rents for single-family units rose to $813 and average rents for apartments increased to $645.



The fiscal year 2012 Housing Needs Assessment Survey had 151 respondents in Fremont County. Of the incoming persons who were unsatisfied with their current housing, 72.2 percent said they were seeking to own a home and 27.8 percent wished to rent. Of those seeking to own a home, 72.2 percent wished to buy an existing unit, of which 14.3 percent anticipated spending less than $100,000, 71.4 percent anticipated spending in the range of $100,000 to $249,999 and 14.3 percent sought homes for more than $250,000. Of the remainder of those seeking to own a home, 27.8 percent wished to build, of which 14.3 percent anticipated spending less than $100,000, 71.4 percent expected to build for between $100,000 and $249,999 and 14.3 percent of these respondents expected to spend more than $249,999.

Of those currently renting or seeking to rent, 33.3 percent anticipated spending less than $474, 46.7 percent were willing to spend between $475 and $849, and 20 percent were willing to spend above $850. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,165 loans purchased in Fremont County between 1979 and 2012 with 18 occurring in fiscal 2012. The average home size over the period was 1,196 square feet and 1,148 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1966. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $39,311. The average purchase price in fiscal 2012 was $130,701. In fiscal 2012, 38.9 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 470, or 3 percent of households in Fremont County, were overcrowded and another 88, or 0.6 percent of units, were severely overcrowded, as shown in Table II.7.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.7.28
Overcrowding and Severe Overcrowding
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Fremont County				
Owner				
Households	10,933	230	65	11,228
Percentage	97.4%	2.0%	.6%	100.0%
Renter				
Households	4,050	240	23	4,313
Percentage	93.9%	5.6%	.5%	100.0%
Total				
Households	14,983	470	88	15,541
Percentage	96.4%	3.0%	.6%	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 530 units, or 3 percent of all housing units in Fremont 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.7.29, below.

Table II.7.29
Housing Units with Incomplete Kitchen Facilities
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Fremont County	State of Wyoming
Complete Kitchen Facilities	16,964	247,608
Lacking Complete Kitchen Facilities	530	7,488
Total Housing Units	**17,494**	**255,096**
Percent Lacking	3.0%	2.9%

At the time of the 2010 ACS, a total of 461 units, or 2.6 percent of all housing units in Fremont 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.7.30, below

Table II.7.30
Housing Units with Incomplete Plumbing Facilities
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Fremont County	State of Wyoming
Complete Plumbing Facilities	17,033	249,046
Lacking Complete Plumbing Facilities	461	6,050
Total Households	**17,494**	**255,096**
Percent Lacking	2.6%	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 Fremont County, 13.2 percent of households had a cost burden and 8.2 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 15.2 percent of homeowners with a mortgage in Fremont County experienced a cost burden and 10.1 percent experienced a severe cost burden, while 16.6 percent of renters had a cost burden and 11.6 percent had a severe cost burden, as shown in Table II.7.31, below.

Table II.7.31
Cost Burden and Severe Cost Burden by Tenure
Fremont County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Fremont County					
Owner with a Mortgage					
Households	4,461	910	604	14	5,989
Percent	74.5%	15.2%	10.1%	.2%	100.0%
Owner without a Mortgage					
Households	4,638	428	166	7	5,239
Percent	88.5%	8.2%	3.2%	.1%	100.0%
Renter					
Households	2,427	715	502	669	4,313
Percent	56.3%	16.6%	11.6%	15.5%	100.0%
Total					
Households	11,526	2,053	1,272	690	15,541
Percent	74.2%	13.2%	8.2%	4.4%	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%	.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%

Demographics

The Census Bureau's intercensal estimates indicate that Goshen County's population increased from 13,249 in 2010 to 13,536 in 2011, or by 2.2 percent. This compares to a statewide population growth of 0.8 percent over the period.[94] The number of people from 15 to 24 years of age increased by 3.4 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population increased by 1.7 percent, while the black population increased by 34.1 percent. The Hispanic population increased from 1,288 to 1,348 people between 2010 and 2011 or by 4.7 percent. These data are presented in Table II.8.1, below.

Table II.8.1
Profile of Population Characteristics
Wyoming vs. Goshen County
2010 Census and 2011 Intercensal Estimates

Subject	Goshen County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**13,249**	**13,536**	**2.2%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	2,198	2,244	2.1%	113,371	113,462	0.1%
15 to 24 years	1,839	1,902	3.4%	78,460	78,704	0.3%
25 to 44 years	2,818	2,929	3.9%	144,615	145,669	0.7%
45 to 54 years	2,016	1,979	-1.8%	83,577	80,936	-3.2%
55 to 64 years	1,878	1,973	5.1%	73,513	77,120	4.9%
65 and Over	2,500	2,509	0.4%	70,090	72,267	3.1%
Race						
White	12,874	13,089	1.7%	529,110	531,484	0.4%
Black	85	114	34.1%	5,135	6,024	17.3%
American Indian and Alaskan Native	120	141	17.5%	14,457	14,774	2.2%
Asian	41	48	17.1%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	13	13	0.0%	521	551	5.8%
Two or more races	116	131	12.9%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,288	1,348	4.7%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Goshen County's population increased from 12,538 persons in 2000 to 13,249 in 2010, or by 5.7 percent. This compares to a statewide population growth of 10.2 percent over the period. The white population increased by 6.5 percent, while the black population increased by 216 percent. The Hispanic population increased from 1,107 to 1,288 persons between 2000 and 2010, or by 16.4 percent. These data are presented in Table II.8.2, on the following page.

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

Table II.8.2
Population by Race and Ethnicity
Goshen County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	11,764	93.8%	12,526	94.5%	6.5%
Black	25	0.2%	79	0.6%	216.0%
American Indian	108	0.9%	108	0.8%	0.0%
Asian	25	0.2%	41	0.3%	64.0%
Native Hawaiian/Pacific Islander	15	0.1%	12	0.1%	-20.0%
Other	458	3.7%	320	2.4%	-30.1%
Two or More Races	143	1.1%	163	1.2%	14.0%
Total	**12,538**	**100.0%**	**13,249**	**100.0%**	**5.7%**
Hispanic (Ethnicity)	1,107	8.8%	1,288	9.7%	16.4%

Table II.8.3, below, presents the population of Goshen County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 5.7 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 521 persons, or by 38.4 percent. In 2010, the largest age group in Goshen County was the group aged 35 to 54, which accounted for 26.2 percent of the entire population. The 2010 census count showed a total of 6,906 males, who accounted for 52.1 percent of the population, and the remaining 47.9 percent, or 6,343 persons, were female.

Table II.8.3
Population by Age and Gender
Goshen County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	378	349	727	364	336	700	-3.7%
5 to 19	1,460	1,322	2,782	1,292	1,191	2,483	-10.7%
20 to 24	373	328	701	479	375	854	21.8%
25 to 34	628	618	1,246	753	609	1,362	9.3%
35 to 54	1,784	1,769	3,553	1,865	1,607	3,472	-2.3%
55 to 64	675	682	1,357	998	880	1,878	38.4%
65 and Over	936	1,236	2,172	1,155	1,345	2,500	15.1%
Total	**6,234**	**6,304**	**12,538**	**6,906**	**6,343**	**13,249**	**5.7%**

At the time of the 2010 Census, there were 1,070 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 117.9 percent, as shown in Table II.8.4, on the following page.

Table II.8.4
Group Quarters Population
Goshen County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[95]	67	571	752.2%
Juvenile Facilities	.	55	.
Nursing Homes	74	114	54.1%
Other Institutions	56	.	-100.0%
Total	**197**	**740**	**275.6%**
Noninstitutionalized			
College Dormitories	221	292	32.1%
Military Quarters	.	.	.
Other Noninstitutions	73	38	-47.9%
Total	**294**	**330**	**12.2%**
Group Quarters Population	**491**	**1,070**	**117.9%**

Table II.8.5, 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 3,466 family households, 2,818 of which housed married couple families and 648 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 231 families, or a female householder with no husband present, of which there were 417 families. There were also an estimated 1,845 "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 1.2 percent, and the number of married couple families decreased by 1.7 percent. The number of male households with no wife present increased by 37.5 percent, the number of female households with no husband present increased by 6.9 percent, and non-family households increased by 12.8 percent.

Table II.8.5
Household Type by Tenure
Goshen County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	3,426	3,466	1.2%
Married couple family	2,868	2,818	-1.7%
Owner-occupied housing units	2,334	2,329	-0.2%
Renter-occupied housing units	534	489	-8.4%
Other family	558	648	16.1%
Male householder, no wife present	168	231	37.5%
Owner-occupied housing units	97	128	32.0%
Renter-occupied housing units	71	103	45.1%
Female householder, no husband present	390	417	6.9%
Owner-occupied housing units	219	226	3.2%
Renter-occupied housing units	171	191	11.7%
Non-family households	1,635	1,845	12.8%
Owner-occupied housing units	927	1,057	14.0%
Renter-occupied housing units	708	788	11.3%
Total	**5,061**	**5,311**	**4.9%**

[95] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.8.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,891 two-person family households, 662 three-person family households, and 527 four-person family households. One-person non-family households made up 86.2 percent of all non-family households, or an estimated 1,591 households. Between 2000 and 2010, the number of four-person households decreased by 7.4 percent, or from 579 to 536 households.

Table II.8.6[96]
Household Type by Household Size
Goshen County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,395	1,395	.	1,591	1,591	14.1%
Two Person	1,727	201	1,928	1,891	215	2,106	9.2%
Three Person	724	27	751	662	26	688	-8.4%
Four Person	572	7	579	527	9	536	-7.4%
Five Person	277	5	282	253	3	256	-9.2%
Six Person	87	.	87	83	1	84	-3.4%
Seven Person	39	.	39	50	0	50	28.2%
Total	**3,426**	**1,635**	**5,061**	**3,466**	**1,845**	**5,311**	**4.9%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 2,106 two-person households, 1,720 were owner-occupied and 386 were renter-occupied. Of the 536 four-person households, 364 were owner-occupied and 172 were renter-occupied. Further household size data by tenure are presented in Table II.8.7, below.

Table II.8.7
Tenure by Household Size
Goshen County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	808	587	1,395	932	659	1,591	14.1%
Two Person	1,545	383	1,928	1,720	386	2,106	9.2%
Three Person	523	228	751	457	231	688	-8.4%
Four Person	428	151	579	364	172	536	-7.4%
Five Person	195	87	282	182	74	256	-9.2%
Six Person	60	27	87	58	26	84	-3.4%
Seven Person or More	18	21	39	27	23	50	28.2%
Total	**3,577**	**1,484**	**5,061**	**3,740**	**1,571**	**5,311**	**4.9%**

[96] 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.8.8, at right, between 2000 and 2010, the number of owner-occupied units decreased by 4.6 percent, or from 3,577 to 3,740 households. The number of renter units increased from 1,481 to 1,571 households, or by 5.9 percent. In 2010, Goshen County had a total of 5,972 housing units, of which 5,311, or 88.9 percent, were occupied. A total of 661 units, or 11.1 percent of all units, were vacant, which was a decrease of 19.4 percent from the 2000 Census.

Table II.8.8
Housing Units by Tenure
Goshen County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	5,061	5,311	4.9%
Owner-Occupied	3,577	3,740	4.6%
Renter-Occupied	1,484	1,571	5.9%
Vacant Housing Units	820	661	-19.4%
Total Housing Units	**5,881**	**5,972**	**1.5%**
Homeownership Rate	70.7%	70.4%	.

Table II.8.9, below, shows that, of the 661 vacant housing units in Goshen County at the time of the 2010 Census, 103, or 15.6 percent, were for rent and 91, or 13.8 percent, were for sale. An estimated 142 units were for seasonal, recreational, or occasional use, and 304, or 46 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 26 to 18 units, or by 30.8 percent, and units listed as "other vacant" decreased from 373 to 304 units, or by 18.5 percent.

Table II.8.9
Disposition of Vacant Housing Units
Goshen County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	155	103	-33.5%
For sale only	108	91	-15.7%
Rented or sold but not occupied	26	18	-30.8%
For seasonal, recreational, or occasional use	131	142	8.4%
For migrant workers	27	3	-88.9%
Other vacant	373	304	-18.5%
Total	**820**	**661**	**-19.4%**

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.8.10, below, presents different income statistics for Goshen County. According to the 2010 ACS data averages, Median Family Income (MFI) for Goshen County was $51,978 compared to the statewide average of $65,964. Per capita income for Goshen County, which is calculated by dividing total income by population, was $23,753, which compared to $27,860 for the State of Wyoming.

Table II.8.10
Median and Per Capita Income
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Goshen County	Wyoming
Median Family Income	51,978	65,964
Median Household Income	42,590	53,802
Per Capita Income	23,753	27,860

Table II.8.11, below, shows households by income for Goshen County and the State of Wyoming in 2010. In Goshen County, there were a total of 654 households, or 12.5 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 1,010 households that had incomes between $35,000 and $49,999 in the county, which accounted for 19.3 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 11 percent of total households and numbered 579 in Goshen County.

Table II.8.11
Households by Income
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Income	Goshen County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	654	12.5%	21,963	10.1%
$15,000–$19,999	344	6.6%	10,477	4.8%
$20,000–$24,999	363	6.9%	11,850	5.4%
$25,000–$34,999	672	12.8%	23,902	11.0%
$35,000–$49,999	1,010	19.3%	32,677	15.0%
$50,000–$74,999	1,155	22.0%	44,279	20.3%
$75,000–$99,999	464	8.9%	30,595	14.1%
$100,000 and Above	579	11.0%	41,945	19.3%
Total	**5,241**	**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.8.12, on the following page. In total, the poverty rate in Goshen County was 13.1 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Goshen County had a poverty rate of 11.6 percent, and the female population had a poverty rate of

14.5 percent. There were 109 males and 63 females in poverty aged 5 and under. Overall, 11 percent of persons in poverty in Goshen 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 126 persons, which represented 8 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.8.12
Poverty by Age
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Goshen County				
5 and Under	109	63	172	11.0%
6 to 17	178	207	385	24.6%
18 to 64	391	494	885	56.4%
65 and Older	16	110	126	8.0%
Total	**694**	**874**	**1,568**	**100.0%**
Poverty Rate	11.6%	14.5%	13.1%	.
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.8.13, 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, Goshen County saw an average of 3,209 owner-occupied single-family units compared to 1,023 single-family rental units. In Goshen County, single-family units represented 80.7 percent of all households compared to 70.8 percent statewide. Goshen County had a total of 159 apartment rental units, and total apartment units accounted for 3.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 594 mobile homes in Goshen County, which made up 11.3 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.8.13
Households by Unit Type
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
Single-Family Unit	3,209	1,023	4,232	80.7%
Duplex	10	98	108	2.1%
Tri- or Four-Plex	9	127	136	2.6%
Apartment	6	159	165	3.1%
Mobile Home	467	127	594	11.3%
Boat, RV, Van, Etc.	0	6	6	0.1%
Total	**3,701**	**1,540**	**5,241**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.8.14, below, shows the number of households by year of construction. As shown, 22.4 percent, or 1,176 units, were built in 1939 or earlier in the county and another 10 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 166, which accounted for 3.2 percent of all households, and an additional 70 households, or 1.3 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.8.14
Households by Year Built
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Goshen County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,176	22.4%	25,116	11.5%
1940 to 1949	523	10.0%	11,481	5.3%
1950 to 1959	635	12.1%	21,920	10.1%
1960 to 1969	523	10.0%	19,433	8.9%
1970 to 1979	1,101	21.0%	53,519	24.6%
1980 to 1989	585	11.2%	34,949	16.1%
1990 to 1999	462	8.8%	26,791	12.3%
2000 to 2004	166	3.2%	14,090	6.5%
2005 or Later	70	1.3%	10,389	4.8%
Total	**5,241**	**100.0%**	**217,688**	**100.0%**

Table II.8.15, on the following page, displays housing units for Goshen County and the State of Wyoming. The number of rooms in Goshen County varied between households. Households with one room accounted for only 0.6 percent of total housing units, while households with five and six rooms accounted for 21.6 and 17.2 percent, respectively, in the county. The median number of rooms in Goshen County was six rooms, the same as the statewide median number of rooms.

Table II.8.15
Housing Units by Number of Rooms
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Goshen County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	35	.6%	3,804	1.5%
Two	42	.7%	6,391	2.5%
Three	435	7.3%	18,634	7.3%
Four	850	14.2%	45,335	17.8%
Five	1,293	21.6%	52,421	20.5%
Six	1,032	17.2%	39,475	15.5%
Seven	781	13.0%	31,509	12.4%
Eight	673	11.2%	25,135	9.9%
Nine or More	845	14.1%	32,392	12.7%
Total	**5,986**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.8.16, below, shows households in the county by number of bedrooms and tenure. There were 67 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.8 percent of total households in Goshen County, which compared to 25.5 percent statewide. In Goshen County, the 1,946 households with three bedrooms accounted for 37.1 percent of all households, and there were only 354 five-bedroom or more households, which accounted for 6.8 percent of all households.

Table II.8.16
Households by Number of Bedrooms
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
None	3	67	70	1.3%
One	110	220	330	6.3%
Two	870	690	1,560	29.8%
Three	1,559	387	1,946	37.1%
Four	884	97	981	18.7%
Five or More	275	79	354	6.8%
Total	**3,701**	**1,540**	**5,241**	**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.8.17, at right, structures built in 1939 or earlier had a median value of $118,600, while structures built between 1950 and 1959 had a median value of $100,900 and those built between 1990 and 1999 had a median value of $157,300. 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 $190,300 and $478,900, respectively. The median value in Goshen County was $123,100, which compared to $174,000 in the State of Wyoming.

Table II.8.17
Median Value by Year Structure Built
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Goshen County	State of Wyoming
1939 or Earlier	118,600	141,200
1940 to 1949	91,000	129,500
1950 to 1959	100,900	151,800
1960 to 1969	117,300	166,500
1970 to 1979	129,900	169,900
1980 to 1989	150,300	187,000
1990 to 1999	157,300	224,000
2000 to 2004	190,300	243,500
2005 or Later	478,900	244,600
Median Value	**123,100**	**174,000**

Household mortgage status is reported in Table II.8.18, below. In Goshen County, households with a mortgage accounted for 54.3 percent of all households, or 2,008 housing units, and the remaining 45.7 percent, or 1,693 units, had no mortgage. Of those units with a mortgage, 182 had either a second mortgage or home equity loan, 19 had both a second mortgage and home equity loan, and 1,807, or 90 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.8.18
Mortgage Status
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Goshen County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,008	54.3%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	182	9.1%	17,932	19.1%
Second mortgage only	118	64.8%	8,629	48.1%
Home equity loan only	64	35.2%	9,303	51.9%
Both second mortgage and home equity loan	19	0.9%	741	0.8%
No second mortgage and no home equity loan	1,807	90.0%	75,088	80.1%
Housing units without a mortgage	1,693	45.7%	59,045	38.6%
Total	**3,701**	**100.0%**	**152,806**	**100.00%**

The median rent in Goshen County was $386 compared to $552 statewide, as shown in Table II.8.19, below. These figures show that Goshen County's rents were significantly lower than the statewide median rent.

Table II.8.19
Median Rent
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Goshen County	$386
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 26 persons during the first half of 2012. The driver's license total exchanges since 2000 for Goshen County are presented in Table II.8.20, below, and indicate a net increase of 984 persons over the time period.

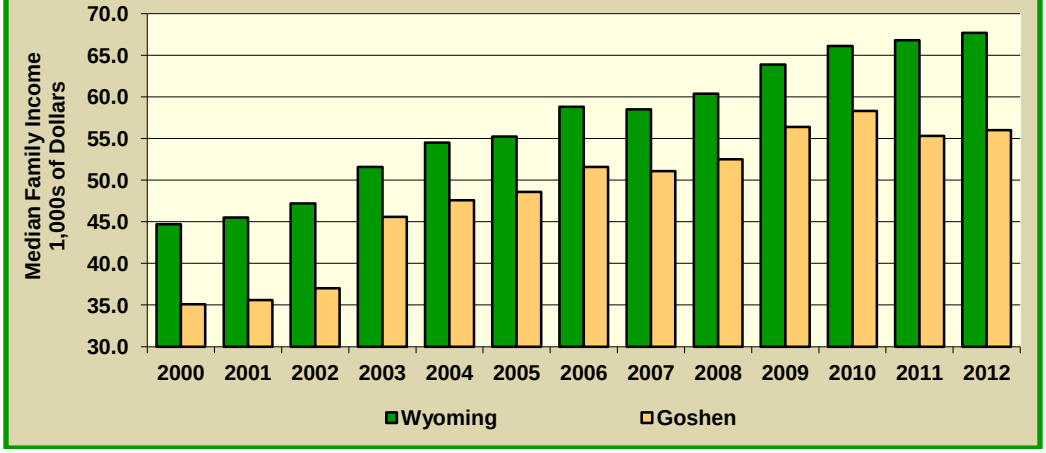
Table II.8.20
Driver's Licenses Exchanged and Surrendered
Goshen County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	344	325	19
2001	317	294	23
2002	341	256	85
2003	251	219	32
2004	293	281	12
2005	307	270	37
2006	301	216	85
2007	274	219	55
2008	343	233	110
2009	360	208	152
2010	435	191	244
2011	337	233	104
2012 – First Half	164	138	26
Total	**4,067**	**3,083**	**984**

Economics

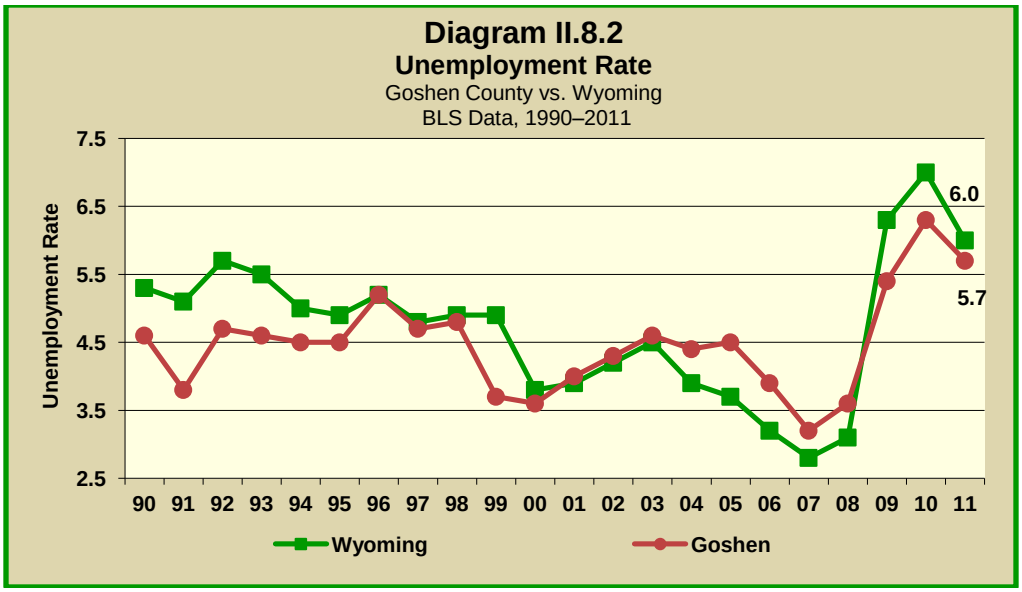
The HUD estimated MFI for Goshen County was $56,000 in 2012.[97] This figure compares to Wyoming's MFI of $67,700. Diagram II.8.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.8.1
Estimated Median Family Income
Goshen County vs. Wyoming
HUD Data: 2000-2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Goshen County's labor force, defined as the number of persons working or actively seeking work, increased by 95 persons, from 6,491 in 2010 to 6,586 in 2011. Employment increased by 124 persons; unemployment decreased by 29 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.3 percent in 2010 to 5.7 percent in 2011, as shown on the following page in Diagram II.8.2.

[97] 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.8.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.75 percent between 2010 and 2011, from a total of 4,520 to 4,599 workers.

Table II.8.21
Total Monthly Employment
Goshen County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	3,899	3,978	3,889	3,787	3,873	3,951	4,194	4,281	4,259	4,432	4,478
Feb	3,968	3,986	3,902	3,897	3,833	3,988	4,225	4,267	4,297	4,457	4,484
Mar	4,025	4,058	3,927	3,888	3,869	4,039	4,289	4,300	4,333	4,482	4,492
Apr	4,153	4,108	4,061	4,038	3,958	4,069	4,229	4,432	4,422	4,507	4,547
May	4,174	4,100	4,056	4,055	4,013	4,203	4,299	4,500	4,548	4,554	4,662
Jun	4,128	4,091	4,032	4,087	4,048	4,243	4,236	4,395	4,576	4,590	4,643
Jul	3,837	3,873	3,754	3,924	3,771	4,165	4,035	4,259	4,239	4,381	4,433
Aug	3,859	3,848	3,806	3,767	3,934	4,086	4,080	4,297	4,263	4,348	4,523
Sep	3,897	3,988	3,957	3,971	3,938	4,168	4,204	4,421	4,486	4,505	4,644
Oct	4,255	4,245	4,114	4,049	4,148	4,276	4,438	4,639	4,657	4,682	4,763
Nov	4,268	4,318	4,170	4,099	4,170	4,334	4,425	4,642	4,646	4,630	4,775
Dec	4,095	4,269	4,160	4,079	4,130	4,382	4,406	4,614	4,703	4,670	4,747
Annual	**4,047**	**4,072**	**3,986**	**3,970**	**3,974**	**4,159**	**4,255**	**4,421**	**4,452**	**4,520**	**4,599**
% Change	.	0.62	-2.11	-0.40	0.10	4.66	2.31	3.90	0.70	1.53	1.75

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.8.22, on the following page, annual average weekly wages increased by 4.64 percent between 2010 and 2011, from a total of $582 to $609.

Table II.8.22
Average Weekly Wages
Goshen County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	395	412	426	404	.
2002	380	418	434	433	416	2.97
2003	400	429	437	445	428	2.88
2004	420	436	446	467	443	3.50
2005	436	457	473	493	465	4.97
2006	473	491	490	519	494	6.24
2007	496	520	522	548	522	5.67
2008	525	563	534	568	548	4.98
2009	523	550	542	601	555	1.28
2010	545	583	571	626	582	4.86
2011(p)	576	612	601	643	609	4.64

Total business establishments reported by the QCEW are displayed below in Table II.8.23 Annual establishments increased between 2010 and 2011, to 475 establishments.

Table II.8.23
Number of Establishments
Goshen County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	422	430	436	437	431	.
2002	435	435	431	434	434	0.70
2003	441	446	441	445	443	2.07
2004	442	454	449	441	447	0.90
2005	430	429	437	437	433	-3.13
2006	445	446	443	444	445	2.77
2007	452	453	461	463	457	2.70
2008	474	476	473	470	473	3.50
2009	469	462	464	459	464	-1.90
2010.	464	468	460	463	464	0.00
2011(p)	466	482	476	475	475	2.37

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, Goshen County recorded 7,544 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 $442,635,000, and real per capita income was $32,976 in 2010. The average earnings per job in the county was $30,779 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

Average apartment rent in Goshen County increased from $530 in fourth quarter 2010 to $544 in fourth quarter 2011, or by 2.6 percent. Detached single-family home rents decreased by 0.7 percent and rents for mobile home lots decreased by 13.9 percent.

Goshen County rental prices experienced average annualized increases of 4.1 percent for apartments, 3.4 percent for houses, and 3 percent for mobile home lots since second quarter 1998 through fourth quarter 2011.[98] 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.8.24, at right, presents the Goshen County data for each rental type.[99]

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 Goshen County decreased from six authorized units in 2010 to two in 2011.

The real value of single-family building permits increased from $135,300 in 2010 to $480,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $250,800 in 2002 to a low of $172,400 in 2001. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.8.25, on the following page.

Table II.8.24
Semiannual Average Monthly Rental Prices
Goshen 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	310	108	371	306
Q4.98	323	105	371	273
Q2.99	315	110	358	260
Q4.99	360	130	438	278
Q2.00	326	130	401	336
Q4.00	305	110	432	310
Q2.01	318	115	439	315
Q4.01	339	120	428	336
Q2.02	320	125	427	306
Q4.02	340	115	466	327
Q2.03	333	113	395	278
Q4.03	338	117	414	288
Q2.04	316	115	377	295
Q4.04	346	125	442	301
Q2.05	352	150	407	330
Q4.05	349	144	438	346
Q2.06	343	120	445	363
Q4.06	356	150	457	356
Q2.07	366	113	440	334
Q4.07	421	145	462	383
Q2.08	473	155	481	.
Q4.08	480	175	480	.
Q2.09	467	170	471	.
Q4.09	499	155	496	.
Q2.10	520	160	524	.
Q4.10	530	180	575	.
Q2.11	557	200	579	.
Q4.11	544	155	571	.

[98] Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

[99] 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.

Table II.8.25
Building Permits and Valuation
Goshen 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	50	.	4	.	54	.	.	105.1
1981	14	.	12	36	62	.	.	123.4
1982	21	.	4	.	25	.	.	109.7
1983	30	6	8	.	44	.	.	111.9
1984	20	.	16	5	41	.	.	101.3
1985	27	2	4	.	33	.	.	97.9
1986	18	2	.	.	20	.	.	113.0
1987	7	2	.	.	9	.	.	79.8
1988	9	.	.	.	9	.	.	106.5
1989	11	.	.	.	11	.	.	92.8
1990	6	.	.	.	6	.	.	96.4
1991	4	.	.	26	30	.	.	104.2
1992	1	2	.	.	3	25	.	111.0
1993	2	4	.	40	46	.	.	127.4
1994	6	6	.	.	12	.	.	166.2
1995	8	6	.	.	14	.	.	97.8
1996	11	2	.	.	13	.	.	104.1
1997	6	4	.	.	10	.	.	84.6
1998	9	2	.	.	11	.	.	108.5
1999	9	.	.	.	9	.	.	97.9
2000	1	.	.	.	1	.	8	113.6
2001	4	.	.	.	4	.	.	172.4
2002	2	.	.	.	2	.	.	250.8
2003	6	.	.	.	6	.	.	208.1
2004	17	.	.	.	17	.	.	196.8
2005	11	.	.	.	11	.	.	173.1
2006	6	8	.	.	14	.	.	228.0
2007	13	.	.	.	13	.	.	156.0
2008	8	.	.	.	8	.	.	142.0
2009	9	.	.	18	27	.	.	165.3
2010	6	.	.	.	6	.	.	135.3
2011	2	.	.	.	2	.	.	480.0

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 Goshen County was $134,089. This represented a decrease of 1.5 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.8.26, below.

Table II.8.26
Average Sales Prices
Goshen County vs. Wyoming
DOR Data, 1999–2011

Year	Goshen County Average Price ($)	Goshen County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	63,195	-11.90	101,517	4.76
2000	80,968	28.12	111,437	9.77
2001	79,771	-1.48	116,469	4.52
2002	86,545	8.49	121,140	4.01
2003	90,856	4.98	132,708	9.55
2004	93,965	3.42	142,501	7.38
2005	102,053	8.61	159,776	12.12
2006	116,812	14.46	187,869	17.58
2007	123,393	5.63	265,044	41.08
2008	131,037	6.2	256,045	-3.4
2009	119,207	-9.0	241,622	-5.6
2010	136,174	14.23	250,958	3.9
2011	134,089	-1.5	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.[100] During June 2012, a total of 35 surveys were completed by property managers in Goshen County. Of the 552 rental units surveyed, 10 were vacant, indicating a vacancy rate of 1.81 percent, as shown in Table II.8.27, below. The vacancy rate one year ago was 1.91 percent. In June 2012, the statewide vacancy rate was 3.74 percent.

Table II.8.27
Total Units, Vacant Units, and Vacancy Rate
Goshen County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	11	273	27	9.89
2001b	10	202	13	6.44
2002a	6	91	6	6.59
2002b	7	160	7	4.38
2003a	6	126	6	4.76
2003b	15	341	25	7.33
2004a	16	345	42	12.17
2004b	15	319	19	5.96
2005a	19	304	25	8.22
2005b	17	324	12	3.70
2006a	21	371	18	4.85
2006b	28	375	13	3.47
2007a	26	352	13	3.69
2007b	21	249	7	2.81
2008a	32	420	20	4.76
2008b	27	373	22	5.90
2009a	23	309	12	3.88
2009b	28	307	11	3.58
2010a	27	368	13	3.53
2010b	28	362	13	3.59
2011a	34	524	10	1.91
2011b	35	555	20	3.60
2012a	35	552	10	1.81

Diagram II.8.3, on the following page, shows the historical vacancy rate for Goshen County and Wyoming. As can be seen, the vacancy rate in Goshen County was higher than the statewide rate until 2008, after which it fell below the statewide rate to a low of 1.81 in 2012.

[100]Those signified as *a* in the "year" column of Table II.8.11 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.

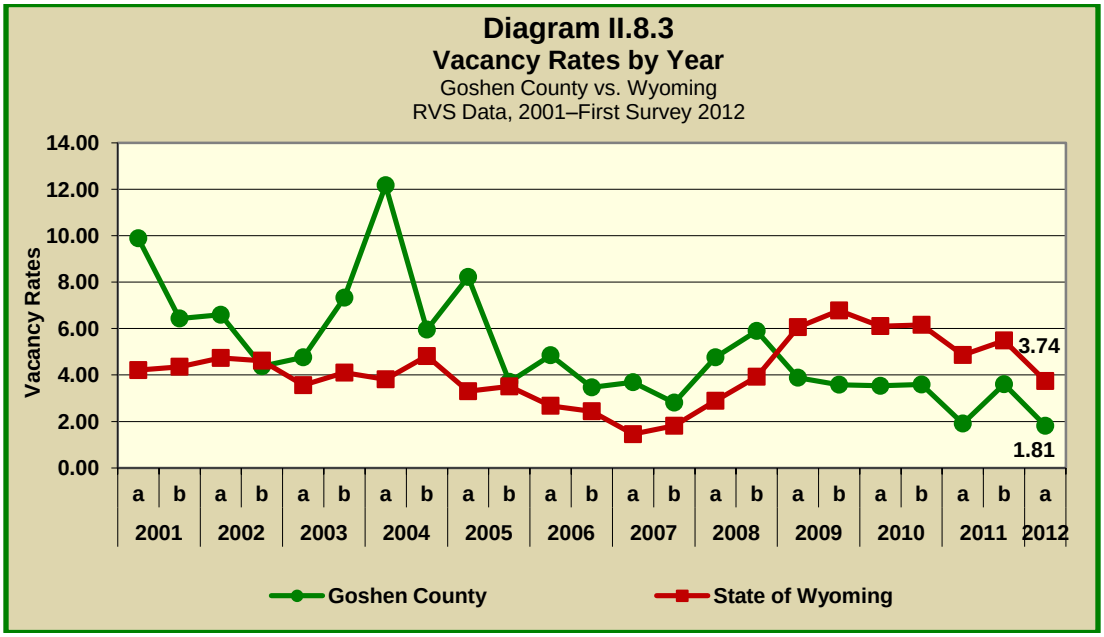
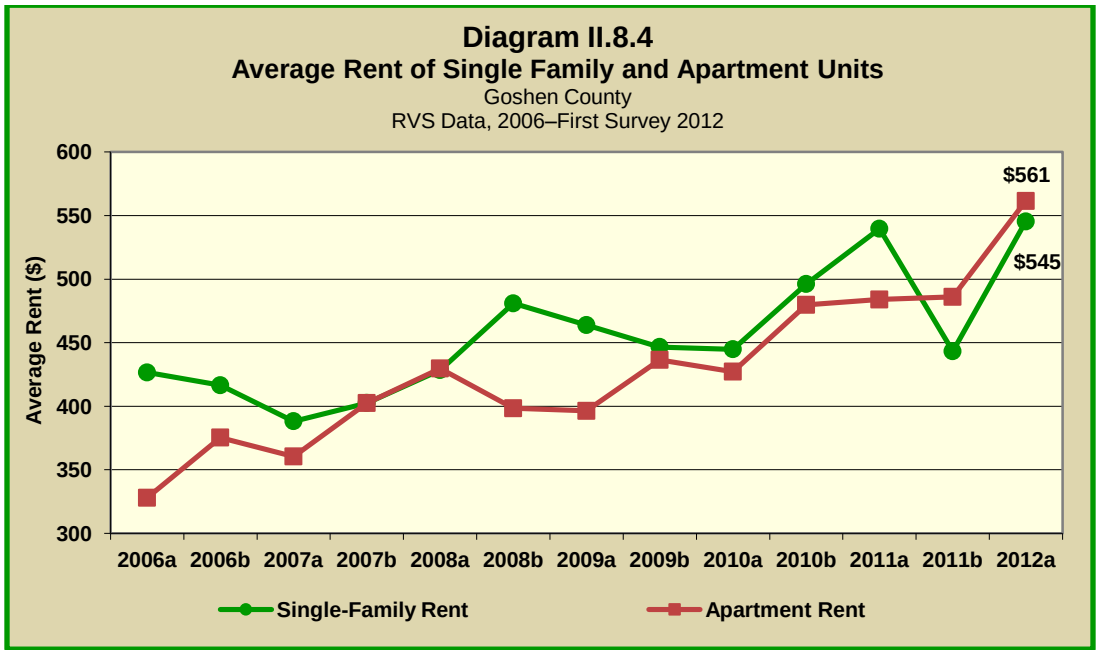


Diagram II.8.4, below, shows the average rent of single-family and apartment units in Goshen County. In the first half of 2012, average rents for single-family units increased to $545 and average rents for apartments increased to $561.



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 35 respondents in Goshen County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they were seeking to own a home. Of those seeking to own a home, 50 percent wished to buy existing units, of which, 100 percent anticipated spending between $100,000 and $249,999. The remaining 50 percent, wished to build, of which 100 percent anticipated spending between $100,000 and $249,999.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 614 loans purchased in Goshen County between 1979 and 2012, with 8 occurring in fiscal 2012. The average home size over the period was 1,206 square feet and 1,463 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1966. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $42,287. The average purchase price in fiscal 2012 was $126,500. In fiscal 2012, 50 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 117, or 2.2 percent of households in Goshen County, were overcrowded and another 24, or 0.5 percent of units, were severely overcrowded, as shown in Table II.8.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.8.28
Overcrowding and Severe Overcrowding
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Goshen County				
Owner				
Households	3,672	19	10	3,701
Percentage	99.2%	0.5%	0.3%	100.0%
Renter				
Households	1,428	98	14	1,540
Percentage	92.7%	6.4%	0.9%	100.0%
Total				
Households	5,100	117	24	5,241
Percentage	97.3%	2.2%	0.5%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 300 units, or 5 percent of all housing units in Goshen 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.8.29, below.

Table II.8.29
Housing Units with Incomplete Kitchen Facilities
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Goshen County	State of Wyoming
Complete Kitchen Facilities	5,686	247,608
Lacking Complete Kitchen Facilities	300	7,488
Total Housing Units	**5,986**	**255,096**
Percent Lacking	5.0%	2.9%

At the time of the 2010 ACS, a total of 207 units, or 3.5 percent of all housing units in Goshen 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.8.30, on the following page.

Table II.8.30
Housing Units with Incomplete Plumbing Facilities
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Goshen County	State of Wyoming
Complete Plumbing Facilities	5,779	249,046
Lacking Complete Plumbing Facilities	207	6,050
Total Households	**5,986**	**255,096**
Percent Lacking	3.5%	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 Goshen County, 18.8 percent of households had a cost burden and 9.3 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 29.6 percent of homeowners with a mortgage in Goshen County experienced a cost burden and 9.3 percent experienced a severe cost burden, while 15.1 percent of renters had a cost burden and 16.6 percent had a severe cost burden, as shown in Table II.8.31, below.

Table II.8.31
Cost Burden and Severe Cost Burden by Tenure
Goshen County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Goshen County					
Owner with a Mortgage					
Households	1,226	595	187	0	2,008
Percent	61.1%	29.6%	9.3%	0.0%	100.0%
Owner without a Mortgage					
Households	1,496	155	42	0	1,693
Percent	88.4%	9.2%	2.5%	0.0%	100.0%
Renter					
Households	736	233	256	315	1,540
Percent	47.8%	15.1%	16.6%	20.5%	100.0%
Total					
Households	3,458	983	485	315	5,241
Percent	66.0%	18.8%	9.3%	6.0%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Hot Spring County's population decreased from 4,812 in 2010 to 4,799 in 2011, or by 0.3 percent. This compares to a statewide population growth of 0.8 percent over the period.[101] The number of people from 15 to 24 years of age decreased by 1.3 percent, and the number of people from 55 to 64 years of age increased by 0.8 percent. The white population decreased by 0.9 percent, while the black population increased by 41.7 percent. The Hispanic population increased from 105 to 121 people between 2010 and 2011 or by 15.2 percent. These data are presented in Table II.9.1, below.

Table II.9.1
Profile of Population Characteristics
Wyoming vs. Hot Spring County
2010 Census and 2011 Intercensal Estimates

Subject	Hot Springs County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**4,812**	**4,799**	**-0.3%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	805	787	-2.2%	113,371	113,462	0.1%
15 to 24 years	472	466	-1.3%	78,460	78,704	0.3%
25 to 44 years	895	893	-0.2%	144,615	145,669	0.7%
45 to 54 years	784	788	0.5%	83,577	80,936	-3.2%
55 to 64 years	768	774	0.8%	73,513	77,120	4.9%
65 and Over	1,088	1,091	0.3%	70,090	72,267	3.1%
Race						
White	4,638	4,595	-0.9%	529,110	531,484	0.4%
Black	12	17	41.7%	5,135	6,024	17.3%
American Indian and Alaskan Native	72	86	19.4%	14,457	14,774	2.2%
Asian	20	24	20.0%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	3	3	0.0%	521	551	5.8%
Two or more races	67	74	10.4%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	105	121	15.2%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Hot Springs County's population decreased from 4,882 persons in 2000 to 4,812 in 2010, or by 1.4 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population decreased by 1.6 percent, while the black population decreased by 29.4 percent. The Hispanic population decreased from 116 to 105 persons between 2000 and 2010, or by 9.5 percent. These data are presented in Table II.9.2, on the following page.

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

Table II.9.2
Population by Race and Ethnicity
Hot Springs County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	4,685	96.0%	4,609	95.8%	-1.6%
Black	17	0.3%	12	0.2%	-29.4%
American Indian	74	1.5%	70	1.5%	-5.4%
Asian	12	0.2%	20	0.4%	66.7%
Native Hawaiian/Pacific Islander	.	.	3	0.1%	.
Other	31	0.6%	26	0.5%	-16.1%
Two or More Races	63	1.3%	72	1.5%	14.3%
Total	**4,882**	**100.0%**	**4,812**	**100.0%**	**-1.4%**
Hispanic (Ethnicity)	116	2.4%	105	2.2%	-9.5%

Table II.9.3, below, presents the population of Hot Springs County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population decreased by 1.4 percent, with the largest total decrease occurring in the group aged 35 to 54, which fell by 230 persons, or by 15.7 percent. In 2010, the largest age group in Hot Springs County was the group aged 35 to 54, which accounted for 25.6 percent of the entire population. The 2010 census count showed a total of 2,377 males, who accounted for 49.4 percent of the population, and the remaining 50.6 percent, or 2,435 persons, were female.

Table II.9.3
Population by Age and Gender
Hot Springs County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	105	130	235	118	134	252	7.2%
5 to 19	500	460	960	430	374	804	-16.3%
20 to 24	78	92	170	108	113	221	30.0%
25 to 34	204	208	412	242	206	448	8.7%
35 to 54	716	745	1,461	603	628	1,231	-15.7%
55 to 64	332	334	666	365	403	768	15.3%
65 and Over	413	565	978	511	577	1,088	11.2%
Total	**2,348**	**2,534**	**4,882**	**2,377**	**2,435**	**4,812**	**-1.4%**

At the time of the 2010 Census, there were 86 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 decreased by 40.7 percent, as shown in II.9.4, on the following page.

Table II.9.4
Group Quarters Population
Hot Springs County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[102]	15	8	-46.7%
Juvenile Facilities	.	11	100.0%
Nursing Homes	118	50	-57.6%
Other Institutions	12	.	-100.0%
Total	**145**	**69**	**-52.4%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	.	17	100.0%
Total	**.**	**17**	**100.0%**
Group Quarters Population	**145**	**86**	**-40.7%**

Table II.9.5, 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 1,362 family households, 1,104 of which housed married couple families and 258 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 76 families, or a female householder with no husband present, of which there were 182 families. There were also an estimated 823 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households decreased by 0.7 percent, and the number of married couple families decreased by 3.6 percent. The number of male households with no wife present increased by 49 percent, the number of female households with no husband present increased by 15.9 percent, and non-family households increased by 9 percent.

Table II.9.5
Household Type by Tenure
Hot Springs County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	1,353	1,362	0.7%
Married couple family	1,145	1,104	-3.6%
Owner-occupied housing units	917	907	-1.1%
Renter-occupied housing units	228	197	-13.6%
Other family	208	258	24.0%
Male householder, no wife present	51	76	49.0%
Owner-occupied housing units	29	40	37.9%
Renter-occupied housing units	22	36	63.6%
Female householder, no husband present	157	182	15.9%
Owner-occupied housing units	80	92	15.0%
Renter-occupied housing units	77	90	16.9%
Non-family households	755	823	9.0%
Owner-occupied housing units	415	488	17.6%
Renter-occupied housing units	340	335	-1.5%
Total	**2,108**	**2,185**	**3.7%**

[102] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.9.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 806 two-person family households, 265 three-person family households, and 164 four-person family households. One-person non-family households made up 86.5 percent of all non-family households, or an estimated 712 households. Between 2000 and 2010, the number of four-person households decreased by 25.3 percent, or from 225 to 168 households.

Table II.9.6[103]
Household Type by Household Size
Hot Springs County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	669	669	.	712	712	6.4%
Two Person	727	75	802	806	97	903	12.6%
Three Person	272	6	278	265	10	275	-1.1%
Four Person	221	4	225	164	4	168	-25.3%
Five Person	88	1	89	69	0	69	-22.5%
Six Person	35	0	35	45	0	45	28.6%
Seven Person	10	0	10	13	0	13	30.0%
Total	**1,353**	**755**	**2,108**	**1,362**	**823**	**2,185**	**3.7%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 903 two-person households, 723 were owner-occupied and 180 were renter-occupied. Of the 168 four-person households, 106 were owner-occupied and 62 were renter-occupied. Further household size data by tenure are presented in Table II.9.7, below.

Table II.9.7
Tenure by Household Size
Hot Springs County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	362	307	669	418	294	712	6.4%
Two Person	646	156	802	723	180	903	12.6%
Three Person	180	98	278	195	80	275	-1.1%
Four Person	152	73	225	106	62	168	-25.3%
Five Person	69	20	89	37	32	69	-22.5%
Six Person	25	10	35	37	8	45	28.6%
Seven Person or More	7	3	10	11	2	13	30.0%
Total	**1,441**	**667**	**2,108**	**1,527**	**658**	**2,185**	**3.7%**

[103] 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.9.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 6 percent, or from 1,441 to 1,527 households. The number of renter units decreased from 667 to 658 households, or by 1.3 percent. In 2010, Hot Springs County had a total of 2,582 housing units, of which 2,185, or 84.6 percent, were occupied. A total of 397 units, or 15.4 percent of all units, were vacant, which was a decrease of 7.2 percent from the 2000 Census.

Table II.9.8
Housing Units by Tenure
Hot Springs County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	2,108	2,185	3.7%
Owner-Occupied	1,441	1,527	6.0%
Renter-Occupied	667	658	-1.3%
Vacant Housing Units	428	397	-7.2%
Total Housing Units	**2,536**	**2,582**	**1.8%**
Homeownership Rate	68.4%	69.9%	.

Table II.9.9, below, shows that, of the 397 vacant housing units in Hot Springs County at the time of the 2010 Census, 72, or 18.1 percent, were for rent and 32, or 8.1 percent, were for sale. An estimated 146 units were for seasonal, recreational, or occasional use, and 128, or 32.2 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 22 to 19 units, or by 13.6 percent, and units listed as "other vacant" decreased from 135 to 128 units, or by 5.2 percent.

Table II.9.9
Disposition of Vacant Housing Units
Hot Springs County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	69	72	4.3%
For sale only	65	32	-50.8%
Rented or sold but not occupied	22	19	-13.6%
For seasonal, recreational, or occasional use	136	146	7.4%
For migrant workers	1	0	-100.0%
Other vacant	135	128	-5.2%
Total	**428**	**397**	**-7.2%**

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.9.10, below, presents different income statistics for Hot Springs County. According to the 2010 ACS data averages, Median Family Income (MFI) for Hot Springs County was $54,709 compared to the statewide average of $65,964. Per capita income for Hot Springs County, which is calculated by dividing total income by population, was $25,269, which compared to $27,860 for the State of Wyoming.

Table II.9.10
Median and Per Capita Income
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Hot Springs County	Wyoming
Median Family Income	54,709	65,964
Median Household Income	42,469	53,802
Per Capita Income	25,269	27,860

Table II.9.11, below, shows households by income for Hot Springs County and the State of Wyoming in 2010. In Hot Springs County, there were a total of 332 households, or 15.1 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 329 households that had incomes between $35,000 and $49,999 in the county, which accounted for 14.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 12.9 percent of total households and numbered 285 in Hot Springs County.

Table II.9.11
Households by Income
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Income	Hot Springs County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	332	15.1%	21,963	10.1%
$15,000–$19,999	112	5.1%	10,477	4.8%
$20,000–$24,999	182	8.3%	11,850	5.4%
$25,000–$34,999	277	12.6%	23,902	11.0%
$35,000–$49,999	329	14.9%	32,677	15.0%
$50,000–$74,999	511	23.2%	44,279	20.3%
$75,000–$99,999	173	7.9%	30,595	14.1%
$100,000 and Above	285	12.9%	41,945	19.3%
Total	**2,201**	**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.9.12, on the following page. In total, the poverty rate in Hot Springs County was 9.1 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Hot Springs County had a poverty rate of 5.9 percent, and the female population had a poverty

rate of 12.3 percent. There were 52 males and 34 females in poverty aged 5 and under. Overall, 20.1 percent of persons in poverty in Hot Springs 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 68 persons, which represented 15.9 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.9.12
Poverty by Age
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Hot Springs County				
5 and Under	52	34	86	20.1%
6 to 17	0	18	18	4.2%
18 to 64	74	181	255	59.7%
65 and Older	13	55	68	15.9%
Total	**139**	**288**	**427**	**100.0%**
Poverty Rate	5.9%	12.3%	9.1%	.
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.9.13, 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, Hot Springs County saw an average of 1,144 owner-occupied single-family units compared to 461 single-family rental units. In Hot Springs County, single-family units represented 72.9 percent of all households compared to 70.8 percent statewide. Hot Springs County had a total of 176 apartment rental units, and total apartment units accounted for 8 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 304 mobile homes in Hot Springs County, which made up 13.8 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.9.13
Households by Unit Type
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Hot Springs County				
Single-Family Unit	1,144	461	1,605	72.9%
Duplex	24	81	105	4.8%
Tri- or Four-Plex	11	0	11	0.5%
Apartment	0	176	176	8.0%
Mobile Home	231	73	304	13.8%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	**1,410**	**791**	**2,201**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.9.14, below, shows the number of households by year of construction. As shown, 18 percent, or 396 units, were built in 1939 or earlier in the county and another 11.7 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 34, which accounted for 1.5 percent of all households, and an additional 76 households, or 3.5 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.9.14
Households by Year Built
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Hot Springs County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	396	18.0%	25,116	11.5%
1940 to 1949	258	11.7%	11,481	5.3%
1950 to 1959	313	14.2%	21,920	10.1%
1960 to 1969	237	10.8%	19,433	8.9%
1970 to 1979	394	17.9%	53,519	24.6%
1980 to 1989	310	14.1%	34,949	16.1%
1990 to 1999	183	8.3%	26,791	12.3%
2000 to 2004	34	1.5%	14,090	6.5%
2005 or Later	76	3.5%	10,389	4.8%
Total	**2,201**	**100.0%**	**217,688**	**100.0%**

Table II.9.15, on the following page, displays housing units for Hot Springs County and the State of Wyoming. The number of rooms in Hot Springs County varied between households. Households with one room accounted for only 0.7 percent of total housing units, while households with five and six rooms accounted for 23.4 and 18.3 percent, respectively, in the county. The median number of rooms in Hot Springs County was five rooms, which compared to six statewide.

Table II.9.15
Housing Units by Number of Rooms
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Hot Springs County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	19	.7%	3,804	1.5%
Two	98	3.7%	6,391	2.5%
Three	281	10.6%	18,634	7.3%
Four	344	13.0%	45,335	17.8%
Five	619	23.4%	52,421	20.5%
Six	486	18.3%	39,475	15.5%
Seven	293	11.1%	31,509	12.4%
Eight	259	9.8%	25,135	9.9%
Nine or More	250	9.4%	32,392	12.7%
Total	**2,649**	**100.0%**	**255,096**	**100.0%**
Median Rooms	5	.	6	.

Table II.9.16, below, shows households in the county by number of bedrooms and tenure. There were nine rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.1 percent of total households in Hot Springs County, which compared to 25.5 percent statewide. In Hot Springs County, the 794 households with three bedrooms accounted for 36.1 percent of all households, and there were only 177 five-bedroom or more households, which accounted for 8 percent of all households.

Table II.9.16
Households by Number of Bedrooms
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Hot Springs County				
None	0	9	9	0.4%
One	65	213	278	12.6%
Two	448	192	640	29.1%
Three	564	230	794	36.1%
Four	193	110	303	13.8%
Five or More	140	37	177	8.0%
Total	**1,410**	**791**	**2,201**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.9.17, at right, structures built in 1939 or earlier had a median value of $74,200, while structures built between 1950 and 1959 had a median value of $103,100, and those built between 1990 and 1999 had a median value of $199,000. 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 $275,000 and $262,000, respectively. The median value in Hot Springs County was $117,800, which compared to $174,000 in the State of Wyoming.

Table II.9.17
Median Value by Year Structure Built
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Hot Springs County	State of Wyoming
1939 or Earlier	74,200	141,200
1940 to 1949	91,300	129,500
1950 to 1959	103,100	151,800
1960 to 1969	142,800	166,500
1970 to 1979	121,700	169,900
1980 to 1989	106,400	187,000
1990 to 1999	199,000	224,000
2000 to 2004	275,000	243,500
2005 or Later	262,000	244,600
Median Value	**117,800**	**174,000**

Household mortgage status is reported in Table II.9.18, below. In Hot Springs County, households with a mortgage accounted for 47.7 percent of all households, or 672 housing units, and the remaining 52.3 percent, or 738 units, had no mortgage. Of those units with a mortgage, 124 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 548, or 81.5 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.9.18
Mortgage Status
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Hot Springs County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	672	47.7%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	124	18.5%	17,932	19.1%
Second mortgage only	62	50.0%	8,629	48.1%
Home equity loan only	62	50.0%	9,303	51.9%
Both second mortgage and home equity loan	0	0.0%	741	0.8%
No second mortgage and no home equity loan	548	81.5%	75,088	80.1%
Housing units without a mortgage	738	52.3%	59,045	38.6%
Total	**1,410**	**100.0%**	**152,806**	**100.00%**

The median rent in Hot Springs County was $406 compared to $552 statewide, as shown in Table II.9.19, below. These figures show that rents in Hot Springs County were significantly lower than rents statewide.

Table II.9.19
Median Rent
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Hot Springs County	$406
State of Wyoming	$552

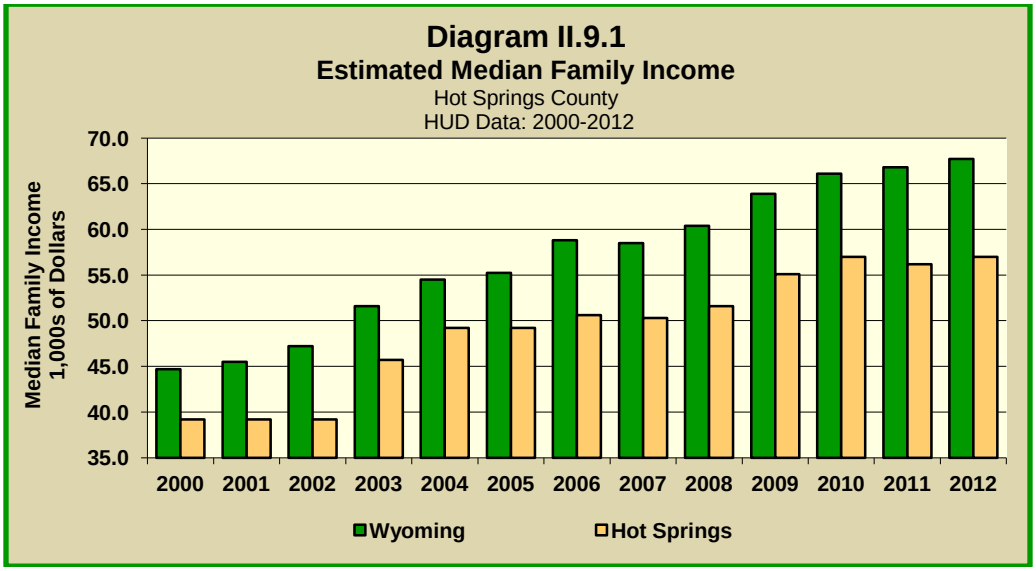
The Wyoming driver's license data provided by the WYDOT indicated a net increase of 31 persons during the first half of 2012. The driver's license total exchanges since 2000 for Hot Springs County are presented below in Table II.9.20 and indicate a net increase of 660 persons over the time period.

Table II.9.20
Driver's Licenses Exchanged and Surrendered
Hot Springs County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	141	104	37
2001	153	89	64
2002	140	122	18
2003	116	86	30
2004	128	86	42
2005	147	85	62
2006	134	90	44
2007	130	76	54
2008	176	85	91
2009	155	76	79
2010	131	56	75
2011	116	83	33
2012 – First Half	70	39	31
Total	**1,737**	**1,077**	**660**

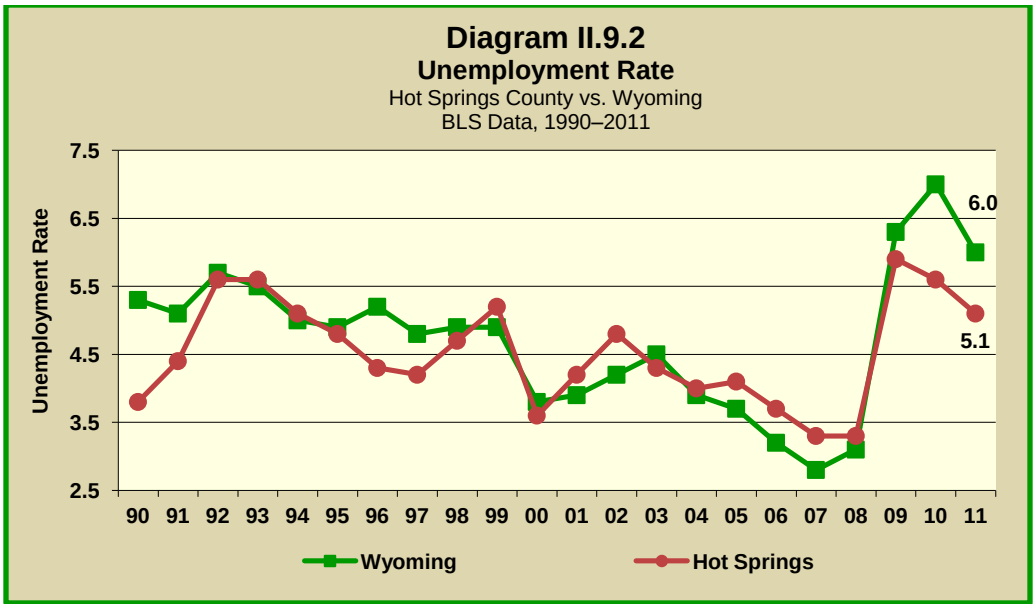
Economics

The HUD estimated MFI for Hot Springs County was $57,000 in 2012.[104] This compares to Wyoming's MFI of $67,700. Diagram II.9.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Hot Springs County's labor force, defined as the number of persons working or actively seeking work, increased by 18 persons, from 2,609 in 2010 to 2,627 in 2011. Employment increased by 29 persons; unemployment decreased by 11 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.6 percent in 2010 to 5.1 in 2011, as shown on the following page in Diagram II.9.2.

[104] 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 covered 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.9.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 0.80 percent between 2010 and 2011, from a total of 2,129 to 2,146 workers.

Table II.9.21
Total Monthly Employment
Hot Springs County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	1,867	1,936	1,757	1,804	1,781	1,840	1,936	2,030	2,033	2,048	2,051
Feb	1,887	1,911	1,774	1,792	1,805	1,841	1,935	1,994	2,033	2,061	2,091
Mar	1,926	1,932	1,791	1,815	1,798	1,930	1,969	2,010	2,025	2,089	2,112
Apr	1,991	1,969	1,864	1,852	1,875	1,960	2,011	2,061	2,031	2,113	2,112
May	2,040	2,037	1,901	1,936	1,921	1,988	2,070	2,105	2,097	2,162	2,171
Jun	2,128	2,083	2,007	1,991	2,017	2,041	2,135	2,166	2,156	2,223	2,246
Jul	2,109	2,059	1,957	1,929	1,945	1,991	2,045	2,136	2,123	2,197	2,190
Aug	2,121	2,030	1,942	1,906	1,906	1,957	2,000	2,109	2,109	2,162	2,186
Sep	2,060	1,954	1,853	1,863	1,862	1,940	2,002	2,106	2,117	2,173	2,191
Oct	2,045	1,963	1,873	1,843	1,866	1,923	2,013	2,053	2,082	2,119	2,125
Nov	2,013	1,931	1,821	1,853	1,876	1,934	2,026	2,043	2,069	2,115	2,118
Dec	1,977	1,949	1,818	1,852	1,846	1,938	2,028	2,048	2,077	2,089	2,156
Annual	**2,014**	**1,980**	**1,863**	**1,870**	**1,875**	**1,940**	**2,014**	**2,072**	**2,079**	**2,129**	**2,146**
% Change	.	-1.69	-5.91	0.38	0.27	3.47	3.81	2.88	0.34	2.41	0.80

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.9.22, on the following page, annual average weekly wages increased by 4.48 percent between 2010 and 2011, from a total of $603 to $630.

Table II.9.22
Average Weekly Wages
Hot Springs County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	403	390	400	459	413	.
2002	397	389	416	470	418	1.21
2003	409	398	409	462	419	0.24
2004	404	405	417	495	430	2.63
2005	427	441	466	532	466	8.37
2006	458	473	488	557	494	6.01
2007	506	513	541	604	541	9.51
2008	544	563	589	656	588	8.69
2009	568	554	569	598	572	-2.72
2010	583	571	603	655	603	5.42
2011(p)	599	618	631	673	630	4.48

Total business establishments reported by the QCEW are displayed below in Table II.9.23. Annual establishments decreased by 0.42 percent between 2010 and 2011, from 239 to 238 establishments.

Table II.9.23
Number of Establishments
Hot Springs County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	232	241	244	242	240	.
2002	239	234	234	232	235	-2.08
2003	224	229	227	227	227	-3.40
2004	225	224	222	225	224	-1.32
2005	224	226	222	223	224	0.00
2006	230	231	225	229	229	2.23
2007	230	236	235	242	236	3.06
2008	238	243	241	242	241	2.12
2009	240	243	241	242	242	0.41
2010	238	245	238	234	239	-1.24
2011(p)	239	241	237	234	238	-0.42

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, Hot Springs County recorded 3,364 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 $193,909,000, and real per capita income was $40,323 in 2010. Average earnings per job in the county was $33,240 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Hot Springs County decreased from $438 in fourth quarter 2010 to $435 in fourth quarter 2011, or by 0.7 percent. Detached single-family home rents increased by 4.3 percent and rents for mobile home lots remained unchanged.

Hot Springs County rental prices experienced average annualized increases of 2.3 percent for apartments, 3.5 percent for houses, and 2 percent for mobile home lots since second quarter 1998 through fourth quarter 2011.[105] 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.9.24, at right, presents the Hot Springs County data for each rental type.[106]

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 Hot Springs County remained unchanged between 2010 to 2011 at one unit.

The value over the past decade, in real 2011 dollars, fluctuated from a high of $296,200 in 2006 to a low of $94,300 in 2005. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity are given in Table II.9.25, on the following page.

Table II.9.24
Semiannual Average Monthly Rental Prices
Hot Springs 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	314	150	380	332
Q4.98	322	142	354	325
Q2.99	321	142	372	276
Q4.99	285	150	393	279
Q2.00	292	150	370	353
Q4.00	303	150	343	309
Q2.01	344	150	361	314
Q4.01	336	150	339	323
Q2.02	298	150	374	349
Q4.02	373	150	398	313
Q2.03	339	150	380	312
Q4.03	378	150	404	.
Q2.04	367	150	403	304
Q4.04	364	150	385	363
Q2.05	371	150	391	361
Q4.05	346	150	411	.
Q2.06	385	150	433	.
Q4.06	386	150	458	380
Q2.07	397	150	464	.
Q4.07	395	150	477	425
Q2.08	401	150	492	.
Q4.08	435	150	493	.
Q2.09	413	150	459	.
Q4.09	406	150	486	478
Q2.10	437	150	498	.
Q4.10	438	183	534	450
Q2.11	416	183	588	.
Q4.11	435	183	557	.

[105] Data from 1986 to 1997 for Hot Springs County is not reported by the EAD.

[106] 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.

Table II.9.25
Building Permits and Valuation
Hot Springs County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	7	2	.	.	9	.	.	127.9
1981	22	.	.	.	22	.	.	132.7
1982	7	2	.	.	9	.	.	83.8
1983	11	.	4	16	31	.	.	109.9
1984	11	.	.	.	11	.	.	96.1
1985	2	.	.	.	2	.	.	38.6
1986	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	.	.	135.3
1989	1	.	.	.	1	.	.	210.2
1990	1	.	.	.	1	.	.	145.9
1991	.	.	.	.	.	.	.	.
1992	1	.	.	.	1	.	.	115.4
1993	.	.	.	.	.	.	.	.
1994	3	.	.	.	3	.	4	116.0
1995	3	.	.	.	3	.	.	132.4
1996	4	.	.	.	4	.	.	111.3
1997	4	.	4	.	8	.	.	161.9
1998	4	.	.	5	9	.	.	109.3
1999	4	.	.	.	4	.	.	128.5
2000	4	.	.	.	4	.	.	112.4
2001	1	.	.	.	1	.	.	174.8
2002	3	.	.	.	3	.	.	94.3
2003	1	.	.	.	1	.	.	234.8
2004	5	.	.	.	5	.	.	128.1
2005	3	2	.	.	5	.	.	81.2
2006	7	.	.	.	7	.	.	296.2
2007	8	.	.	.	8	.	.	177.5
2008	3	2	.	.	5	.	.	212.3
2009	.	.	.	.	.	.	.	.
2010	1	.	.	.	1	.	.	75.7
2011	1	.	.	.	1	.	.	125.0

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 Hot Springs County was $123,438. This represented a decrease of 15.7 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.9.26, below.

Table II.9.26
Average Sales Prices
Hot Springs County vs. Wyoming
DOR Data, 1999–2011

Year	Hot Springs Average Price ($)	Hot Springs Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	74,022	12.08	101,517	4.76
2000	70,625	-4.59	111,437	9.77
2001	86,840	22.96	116,469	4.52
2002	86,625	-0.25	121,140	4.01
2003	78,705	-9.14	132,708	9.55
2004	85,615	8.78	142,501	7.38
2005	97,453	13.83	159,776	12.12
2006	122,544	25.75	187,869	17.58
2007	125,576	2.47	265,044	41.08
2008	133,421	6.2	256,045	-3.4
2009	148,296	11.1	241,622	-5.6
2010	146,474	-1.23	250,958	3.9
2011	123,438	-15.7	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2012.[107] During June 2012, a total of 21 surveys were completed by property managers in Hot Springs County. Of the 243 rental units surveyed, 20 were vacant, indicating a vacancy rate of 8.23 percent, as shown in Table II.9.27, below. This rate compares to a 10.79 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 8.23 percent.

Table II.9.27
Total Units, Vacant Units, and Vacancy Rate
Hot Springs County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	259	14	5.41
2001b	6	235	15	6.38
2002a	8	145	16	11.03
2002b	9	162	19	11.73
2003a	6	141	15	10.64
2003b	12	212	21	9.91
2004a	11	250	17	6.80
2004b	8	171	8	4.68
2005a	8	181	15	8.29
2005b	9	206	14	6.80
2006a	9	205	9	4.39
2006b	8	212	18	8.49
2007a	8	185	10	5.41
2007b	12	228	12	5.26
2008a	13	269	25	9.29
2008b	13	153	9	5.88
2009a	12	187	11	5.88
2009b	10	185	15	8.11
2010a	17	206	17	8.25
2010b	20	218	12	5.50
2011a	21	241	26	10.79
2011b	22	251	19	7.57
2012a	21	243	20	8.23

Diagram II.9.3, on the following page, shows the historical vacancy rate for Hot Springs County and Wyoming. As can be seen, the vacancy rate in Hot Springs County has been consistently higher than the statewide rate, over the eleven year period.

[107] Those signified as *a* in the "year" column of Table II.9.10 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.

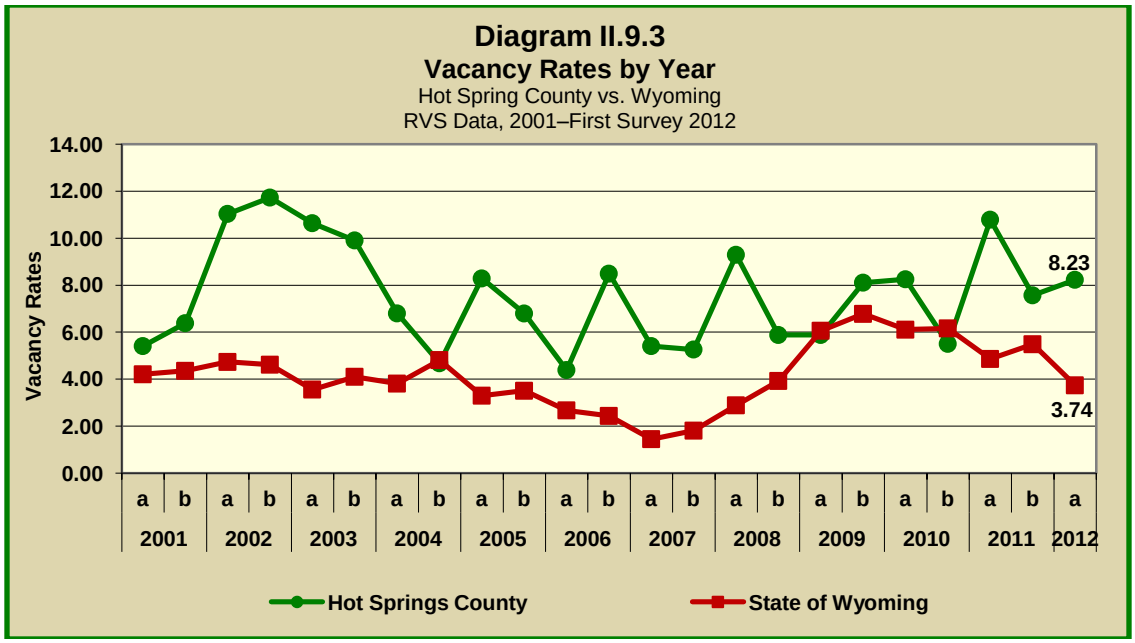
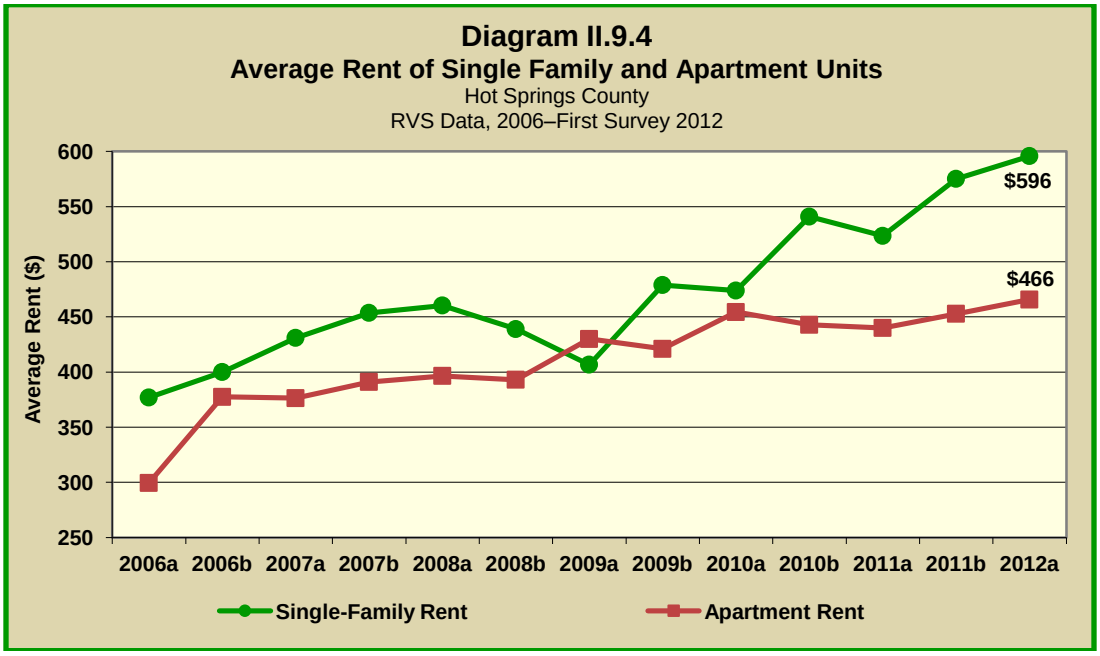


Diagram II.9.4, below, shows the average rent of single-family and apartment units in Hot Springs County. In the first half of 2012, average rents for single-family units rose to $596 and average rents for apartments increased to $466.



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 64 respondents in Hot Springs County. Of the incoming population who were unsatisfied with their current housing, 68.4 respondents said they were seeking to own a home and 31.6 percent of respondents wished to rent. Of those seeking to own a home, 40 percent wished to build existing units, 66.7 anticipated spending between $100,000 and $249,999 and 33.3 percent anticipated spending above $250,000. Of those seeking to buy a home 42.9 percent anticipated spending less than $100,000, the remaining 28.6 percent anticipated spending between $100,000 and $249,999, and 28.6 percent anticipated spending above $250,000.

Of those respondents who were seeking to rent, 33.3 percent anticipated spending under $474, 50 percent anticipated spending between $474 and $849 and 16.7 percent anticipated spending above $850.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 343 loans purchased in Hot Spring County between 1979 and 2012, with eight occurring in fiscal 2012. The average home size over the period was 1,222 square feet and 1,149 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1966. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $52,593. The average purchase price in fiscal 2012 was $122,500. In fiscal 2012 and 25 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, six, or 0.3 percent of households in Hot Springs County, were overcrowded, and no units were severely overcrowded, as shown on the following page in Table II.9.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.9.28
Overcrowding and Severe Overcrowding
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Hot Springs County				
Owner				
Households	1,410	0	0	1,410
Percentage	100.0%	.0%	0.0%	100.0%
Renter				
Households	785	6	0	791
Percentage	99.2%	.8%	0.0%	100.0%
Total				
Households	2,195	6	0	2,201
Percentage	99.7%	.3%	0.0%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 177 units, or 6.7 percent of all housing units in Hot Springs 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.9.29, below.

Table II.9.29
Housing Units with Incomplete Kitchen Facilities
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Hot Springs County	State of Wyoming
Complete Kitchen Facilities	2,472	247,608
Lacking Complete Kitchen Facilities	177	7,488
Total Housing Units	**2,649**	**255,096**
Percent Lacking	6.7%	2.9%

At the time of the 2010 ACS, a total of 84 units, or 3.2 percent of all housing units in Hot Springs 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.9.30, on the following page.

Table II.9.30
Housing Units with Incomplete Plumbing Facilities
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Hot Springs County	State of Wyoming
Complete Plumbing Facilities	2,565	249,046
Lacking Complete Plumbing Facilities	84	6,050
Total Households	**2,649**	**255,096**
Percent Lacking	3.2%	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 Hot Springs County, 11.1 percent of households had a cost burden and 5.4 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 6.5 percent of homeowners with a mortgage in Hot Springs County experienced a cost burden and 1 percent experienced a severe cost burden, while 20.2 percent of renters had a cost burden and 11.8 percent had a severe cost burden, as shown in Table II.9.31, below.

Table II.9.31
Cost Burden and Severe Cost Burden by Tenure
Hot Springs County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Hot Springs County					
Owner with a Mortgage					
Households	621	44	7	0	672
Percent	92.4%	6.5%	1.0%	.0%	100.0%
Owner without a Mortgage					
Households	680	40	18	0	738
Percent	92.1%	5.4%	2.4%	.0%	100.0%
Renter					
Households	429	160	93	109	791
Percent	54.2%	20.2%	11.8%	13.8%	100.0%
Total					
Households	1,730	244	118	109	2,201
Percent	78.6%	11.1%	5.4%	5.0%	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%	.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%

Demographics

The Census Bureau's intercensal estimates indicate that Johnson County's population increased from 8,569 in 2010 to 8,642 in 2011, or by 0.9 percent. This compares to a statewide population growth of 0.8 percent over the period.[108] The number of people from 15 to 24 years of age decreased by 1.1 percent, and the number of people from 55 to 64 years of age increased by 3 percent. The white population increased by 0.2 percent, while the black population increased by 168.8 percent. The Hispanic population increased from 276 to 308 people between 2010 and 2011 or by 11.6 percent. These data are presented in Table II.10.1, below.

Table II.10.1
Profile of Population Characteristics
Wyoming vs. Johnson County
2010 Census and 2011 Intercensal Estimates

Subject	Johnson County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**8,569**	**8,642**	**0.9%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	1,555	1,576	1.4%	113,371	113,462	0.1%
15 to 24 years	841	832	-1.1%	78,460	78,704	0.3%
25 to 44 years	1,906	1,952	2.4%	144,615	145,669	0.7%
45 to 54 years	1,298	1,228	-5.4%	83,577	80,936	-3.2%
55 to 64 years	1,381	1,423	3.0%	73,513	77,120	4.9%
65 and Over	1,588	1,631	2.7%	70,090	72,267	3.1%
Race						
White	8,339	8,353	0.2%	529,110	531,484	0.4%
Black	16	43	168.8%	5,135	6,024	17.3%
American Indian and Alaskan Native	95	102	7.4%	14,457	14,774	2.2%
Asian	40	49	22.5%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	0	0	.	521	551	5.8%
Two or more races	79	95	20.3%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	276	308	11.6%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Johnson County's population increased from 7,075 persons in 2000 to 8,569 in 2010, or by 21.1 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 20.4 percent, while the black population increased by 133.3 percent. The Hispanic population increased from 148 to 276 persons between 2000 and 2010, or by 86.5 percent. These data are presented in Table II.10.2, on the following page.

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

Table II.10.2
Population by Race and Ethnicity
Johnson County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	6,865	97.0%	8,267	96.5%	20.4%
Black	6	0.1%	14	0.2%	133.3%
American Indian	45	0.6%	92	1.1%	104.4%
Asian	8	0.1%	38	0.4%	375.0%
Native Hawaiian/Pacific Islander	.	.	.	.	.
Other	39	0.6%	64	0.7%	64.1%
Two or More Races	112	1.6%	94	1.1%	-16.1%
Total	**7,075**	**100.0%**	**8,569**	**100.0%**	**21.1%**
Hispanic (Ethnicity)	148	2.1%	276	3.2%	86.5%

Table II.10.3, below, presents the population of Johnson County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 21.1 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 502 persons, or by 57.1 percent. In 2010, the largest age group in Johnson County was the group aged 35 to 54, which accounted for 26.3 percent of the entire population. The 2010 census count showed a total of 4,365 males, who accounted for 50.9 percent of the population, and the remaining 49.1 percent, or 4,204 persons, were female.

Table II.10.3
Population by Age and Gender
Johnson County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	183	183	366	318	255	573	56.6%
5 to 19	776	734	1,510	744	735	1,479	-2.1%
20 to 24	116	113	229	176	168	344	50.2%
25 to 34	352	335	687	482	467	949	38.1%
35 to 54	1,026	1,103	2,129	1,153	1,102	2,255	5.9%
55 to 64	447	432	879	720	661	1,381	57.1%
65 and Over	576	699	1,275	772	816	1,588	24.5%
Total	**3,476**	**3,599**	**7,075**	**4,365**	**4,204**	**8,569**	**21.1%**

At the time of the 2010 Census, there were 71 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 decreased by 25.3 percent, as shown in Table II.10.4, on the following page.

Table II.10.4
Group Quarters Population
Johnson County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[109]	16	30	87.5%
Juvenile Facilities	.	.	.
Nursing Homes	50	41	-18.0%
Other Institutions	.	.	.
Total	**66**	**71**	**7.6%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	29	.	-100.0%
Total	**29**	**.**	**-100.0%**
Group Quarters Population	**95**	**71**	**-25.3%**

Table II.10.5, 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 2,410 family households, 2,023 of which housed married couple families and 387 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 133 families, or a female householder with no husband present, of which there were 254 families. There were also an estimated 1,372 "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 20.2 percent, and the number of married couple families increased by 19.8 percent. The number of male households with no wife present increased by 24.3 percent, the number of female households with no husband present increased by 21 percent, and non-family households increased by 43.8 percent.

Table II.10.5
Household Type by Tenure
Johnson County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	2,005	2,410	20.2%
Married couple family	1,688	2,023	19.8%
Owner-occupied housing units	1,404	1,693	20.6%
Renter-occupied housing units	284	330	16.2%
Other family	317	387	22.1%
Male householder, no wife present	107	133	24.3%
Owner-occupied housing units	71	83	16.9%
Renter-occupied housing units	36	50	38.9%
Female householder, no husband present	210	254	21.0%
Owner-occupied housing units	130	140	7.7%
Renter-occupied housing units	80	114	42.5%
Non-family households	954	1,372	43.8%
Owner-occupied housing units	577	770	33.4%
Renter-occupied housing units	377	602	59.7%
Total	**2,959**	**3,782**	**27.8%**

[109] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.10.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,349 two-person family households, 423 three-person family households, and 390 four-person family households. One-person non-family households made up 87.5 percent of all non-family households, or an estimated 1,201 households. Between 2000 and 2010, the number of four-person households increased by 17.3 percent, or from 336 to 394 households.

Table II.10.6[110]
Household Type by Household Size
Johnson County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	844	844	.	1,201	1,201	42.3%
Two Person	1,042	97	1,139	1,349	148	1,497	31.4%
Three Person	388	7	395	423	18	441	11.6%
Four Person	331	5	336	390	4	394	17.3%
Five Person	173	1	174	147	1	148	-14.9%
Six Person	50	0	50	62	.	62	24.0%
Seven Person	21	0	21	39	.	39	85.7%
Total	**2,005**	**954**	**2,959**	**2,410**	**1,372**	**3,782**	**27.8%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,497 two-person households, 1,215 were owner-occupied and 282 were renter-occupied. Of the 394 four-person households, 300 were owner-occupied and 94 were renter-occupied. Further household size data by tenure are presented in Table II.10.7, below.

Table II.10.7
Tenure by Household Size
Johnson County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	512	332	844	667	534	1,201	42.3%
Two Person	926	213	1,139	1,215	282	1,497	31.4%
Three Person	306	89	395	324	117	441	11.6%
Four Person	263	73	336	300	94	394	17.3%
Five Person	123	51	174	111	37	148	-14.9%
Six Person	36	14	50	42	20	62	24.0%
Seven Person or More	16	5	21	27	12	39	85.7%
Total	**2,182**	**777**	**2,959**	**2,686**	**1,096**	**3,782**	**27.8%**

[110] 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.10.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 23.1 percent, or from 2,181 to 2,686 households. The number of renter units increased from 778 to 1,096 households, or by 41.1 percent. In 2010, Johnson County had a total of 4,553 housing units, of which 3,782, or 83.1 percent, were occupied. A total of 771 units, or 16.9 percent of all units, were vacant, which was an increase of 41.7 percent from the 2000 Census.

Table II.10.8
Housing Units by Tenure
Johnson County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	2,959	3,782	27.8%
Owner-Occupied	2,182	2,686	23.1%
Renter-Occupied	777	1,096	41.1%
Vacant Housing Units	544	771	41.7%
Total Housing Units	**3,503**	**4,553**	**30.0%**
Homeownership Rate	73.7%	71.0%	.

Table II.10.9, below, shows that, of the 771 vacant housing units in Johnson County at the time of the 2010 Census, 141, or 18.3 percent, were for rent and 49, or 6.4 percent, were for sale. An estimated 426 units were for seasonal, recreational, or occasional use, and 138, or 17.9 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 20 to 11 units, or by 45 percent, and units listed as "other vacant" increased from 95 to 138 units, or by 45.3 percent.

Table II.10.9
Disposition of Vacant Housing Units
Johnson County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	31	141	354.8%
For sale only	40	49	22.5%
Rented or sold but not occupied	20	11	-45.0%
For seasonal, recreational, or occasional use	356	426	19.7%
For migrant workers	2	6	200.0%
Other vacant	95	138	45.3%
Total	**544**	**771**	**41.7%**

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.10.10, below, presents different income statistics for Johnson County. According to the 2010 ACS data averages, Median Family Income (MFI) for Johnson County was $58,983 compared to the statewide average of $65,964. Per capita income for Johnson County, which is calculated by dividing total income by population, was $26,753, which compared to $27,860 for the State of Wyoming.

Table II.10.10
Median and Per Capita Income
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Johnson County	Wyoming
Median Family Income	58,983	65,964
Median Household Income	45,638	53,802
Per Capita Income	26,753	27,860

Table II.10.11, below, shows households by income for Johnson County and the State of Wyoming in 2010. In Johnson County, there were a total of 504 households, or 13.5 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 781 households that had incomes between $35,000 and $49,999 in the county, which accounted for 20.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 16.4 percent of total households and numbered 611 in Johnson County.

Table II.10.11
Households by Income
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Income	Johnson County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	504	13.5%	21,963	10.1%
$15,000–$19,999	124	3.3%	10,477	4.8%
$20,000–$24,999	309	8.3%	11,850	5.4%
$25,000–$34,999	305	8.2%	23,902	11.0%
$35,000–$49,999	781	20.9%	32,677	15.0%
$50,000–$74,999	751	20.1%	44,279	20.3%
$75,000–$99,999	346	9.3%	30,595	14.1%
$100,000 and Above	611	16.4%	41,945	19.3%
Total	**3,731**	**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.10.12, on the following page. In total, the poverty rate in Johnson County was 8.2 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Johnson County had a poverty rate of 5.7 percent, and the female population had a poverty rate of

10.6 percent. There were 54 males and 39 females in poverty aged 5 and under. Overall, 13.9 percent of persons in poverty in Johnson 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 108 persons, which represented 16.1 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.10.12
Poverty by Age
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Johnson County				
5 and Under	54	39	93	13.9%
6 to 17	18	31	49	7.3%
18 to 64	112	307	419	62.6%
65 and Older	49	59	108	16.1%
Total	**233**	**436**	**669**	**100.0%**
Poverty Rate	5.7%	10.6%	8.2%	.
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.10.13, 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, Johnson County saw an average of 2,110 owner-occupied single-family units compared to 463 single-family rental units. In Johnson County, single-family units represented 69 percent of all households compared to 70.8 percent statewide. Johnson County had a total of 276 apartment rental units, and total apartment units accounted for 7.4 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 667 mobile homes in Johnson County, which made up 17.9 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.10.13
Households by Unit Type
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Johnson County				
Single-Family Unit	2,110	463	2,573	69.0%
Duplex	42	48	90	2.4%
Tri- or Four-Plex	0	125	125	3.4%
Apartment	0	276	276	7.4%
Mobile Home	573	94	667	17.9%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	**2,725**	**1,006**	**3,731**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.10.14, below, shows the number of households by year of construction. As shown, 17.2 percent, or 642 units, were built in 1939 or earlier in the county and another 3.5 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 431, which accounted for 11.6 percent of all households, and an additional 169 households, or 4.5 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.10.14
Households by Year Built
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Johnson County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	642	17.2%	25,116	11.5%
1940 to 1949	130	3.5%	11,481	5.3%
1950 to 1959	258	6.9%	21,920	10.1%
1960 to 1969	325	8.7%	19,433	8.9%
1970 to 1979	854	22.9%	53,519	24.6%
1980 to 1989	441	11.8%	34,949	16.1%
1990 to 1999	481	12.9%	26,791	12.3%
2000 to 2004	431	11.6%	14,090	6.5%
2005 or Later	169	4.5%	10,389	4.8%
Total	**3,731**	**100.0%**	**217,688**	**100.0%**

Table II.10.15, on the following page, displays housing units for Johnson County and the State of Wyoming. The number of rooms in Johnson County varied between households. Households with one room accounted for only 5 percent of total housing units, while households with five and six rooms accounted for 18.7 and 15 percent, respectively, in the county. The median number of rooms in Johnson County was five rooms, which compared to six statewide.

Table II.10.15
Housing Units by Number of Rooms
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Johnson County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	218	5.0%	3,804	1.5%
Two	39	.9%	6,391	2.5%
Three	598	13.7%	18,634	7.3%
Four	647	14.8%	45,335	17.8%
Five	816	18.7%	52,421	20.5%
Six	656	15.0%	39,475	15.5%
Seven	390	8.9%	31,509	12.4%
Eight	340	7.8%	25,135	9.9%
Nine or More	670	15.3%	32,392	12.7%
Total	**4,374**	**100.0%**	**255,096**	**100.0%**
Median Rooms	5	.	6	.

Table II.10.16, below, shows households in the county by number of bedrooms and tenure. There were 48 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.5 percent of total households in Johnson County, which compared to 25.5 percent statewide. In Johnson County, the 1,595 households with three bedrooms accounted for 42.7 percent of all households, and there were only 252 five-bedroom or more households, which accounted for 6.8 percent of all households.

Table II.10.16
Households by Number of Bedrooms
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Johnson County				
None	32	48	80	2.1%
One	155	217	372	10.0%
Two	494	346	840	22.5%
Three	1,341	254	1,595	42.7%
Four	530	62	592	15.9%
Five or More	173	79	252	6.8%
Total	**2,725**	**1,006**	**3,731**	**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.10.17, at right, structures built in 1939 or earlier had a median value of $172,500, while structures built between 1950 and 1959 had a median value of $158,600 and those built between 1990 and 1999 had a median value of $289,400. 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 $296,800 and $287,700, respectively. The median value in Johnson County was $208,400, which compared to $174,000 in the State of Wyoming.

Table II.10.17
Median Value by Year Structure Built
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Johnson County	State of Wyoming
1939 or Earlier	172,500	141,200
1940 to 1949	189,700	129,500
1950 to 1959	158,600	151,800
1960 to 1969	199,400	166,500
1970 to 1979	186,400	169,900
1980 to 1989	99,400	187,000
1990 to 1999	289,400	224,000
2000 to 2004	296,800	243,500
2005 or Later	287,700	244,600
Median Value	**208,400**	**174,000**

Household mortgage status is reported in Table II.10.18, below. In Johnson County, households with a mortgage accounted for 56.2 percent of all households, or 1,531 housing units, and the remaining 43.8 percent, or 1,194 units, had no mortgage. Of those units with a mortgage, 175 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 1,356, or 88.6 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.10.18
Mortgage Status
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Johnson County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,531	56.2%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	175	11.4%	17,932	19.1%
Second mortgage only	29	16.6%	8,629	48.1%
Home equity loan only	146	83.4%	9,303	51.9%
Both second mortgage and home equity loan	0	0.0%	741	0.8%
No second mortgage and no home equity loan	1,356	88.6%	75,088	80.1%
Housing units without a mortgage	1,194	43.8%	59,045	38.6%
Total	**2,725**	**100.0%**	**152,806**	**100.00%**

The median rent in Johnson County was $557 compared to $552 statewide, as shown in Table II.10.19, below. These figures show that rents were very comparable.

Table II.10.19
Median Rent
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Johnson County	$557
State of Wyoming	$552

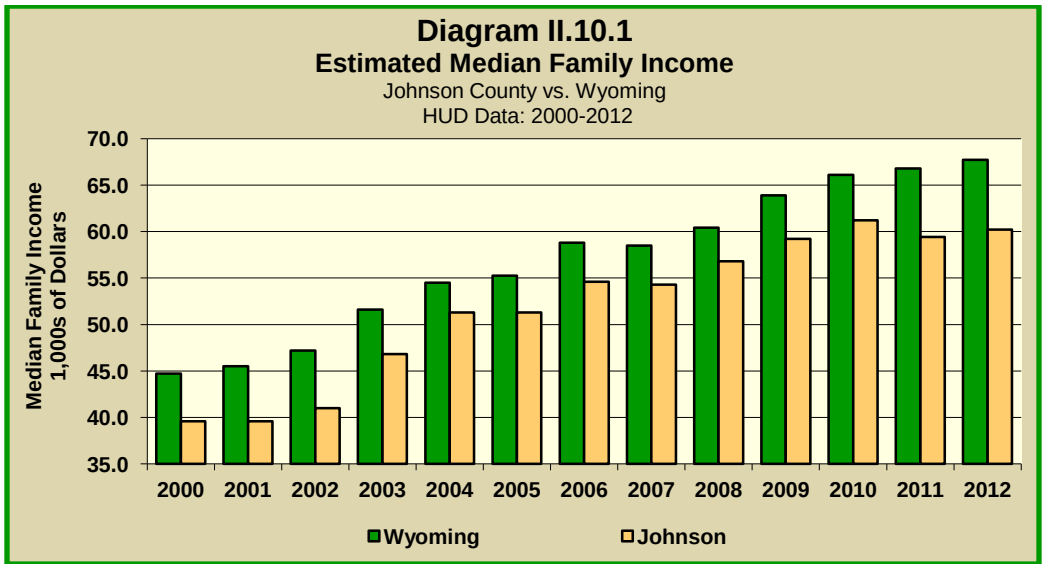
The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 2 persons during the first half of 2012. The driver's license total exchanges since 2000 for Johnson County are presented below in Table II.10.20 and indicate a net increase of 1,170 persons over the time period.

Table II.10.20
Driver's Licenses Exchanged and Surrendered
Johnson County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	262	144	118
2001	246	140	106
2002	224	141	83
2003	227	132	95
2004	247	172	75
2005	247	154	93
2006	262	159	103
2007	269	138	131
2008	316	145	171
2009	234	162	72
2010	217	124	93
2011	186	154	32
2012	86	88	-2
Total	**3,023**	**1,853**	**1,170**

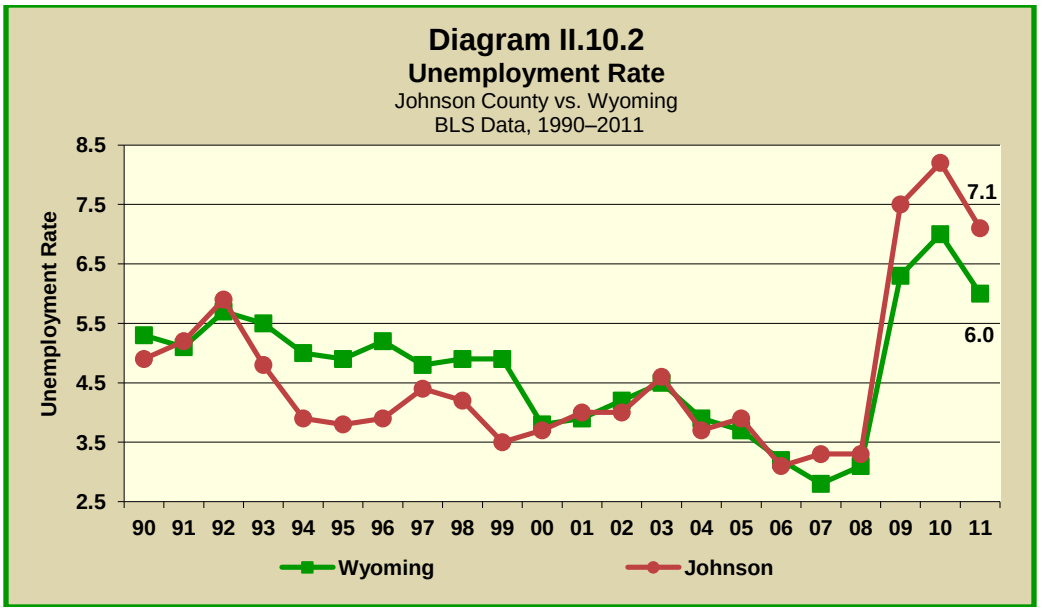
Economics

The HUD estimated MFI for Johnson County was $60,200 in 2012.[111] This compares to Wyoming's MFI of $67,700. Diagram II.10.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Johnson County's labor force, defined as the number of persons working or actively seeking work, decreased by 38 persons, from 4,056 in 2010 to 4,018 in 2011. Employment increased by 9 persons; unemployment decreased by 47 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 8.2 percent in 2010 to 7.1 in 2011, as shown on the following page in Diagram II.10.2.

[111] 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.10.21, below, with 2011 information considered preliminary (p), annual total monthly employment decreased by 0.34 percent between 2010 and 2011, from a total of 3,267 to 3,256 workers.

Table II.10.21
Total Monthly Employment
Johnson County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	2,430	2,636	2,646	2,739	2,878	3,025	3,229	3,298	3,324	3,016	3,038
Feb	2,431	2,640	2,648	2,770	2,899	3,104	3,221	3,295	3,294	2,999	3,054
Mar	2,471	2,711	2,720	2,832	3,006	3,185	3,246	3,332	3,280	3,023	3,090
Apr	2,547	2,749	2,807	2,953	3,012	3,197	3,203	3,415	3,186	3,099	3,116
May	2,737	2,925	2,958	3,161	3,225	3,418	3,441	3,551	3,374	3,277	3,280
Jun	2,932	3,166	3,165	3,383	3,496	3,643	3,693	3,844	3,568	3,566	3,548
Jul	2,793	3,055	3,086	3,224	3,428	3,532	3,589	3,744	3,591	3,426	3,384
Aug	2,812	3,017	3,089	3,162	3,404	3,434	3,614	3,793	3,503	3,375	3,390
Sep	2,817	3,003	3,103	3,168	3,347	3,480	3,599	3,817	3,493	3,392	3,405
Oct	2,780	2,884	3,023	3,151	3,264	3,427	3,552	3,706	3,377	3,458	3,336
Nov	2,703	2,787	2,851	3,012	3,162	3,358	3,440	3,578	3,227	3,325	3,248
Dec	2,715	2,754	2,854	3,000	3,148	3,319	3,433	3,541	3,143	3,243	3,180
Annual	**2,681**	**2,861**	**2,913**	**3,046**	**3,189**	**3,344**	**3,438**	**3,576**	**3,363**	**3,267**	**3,256**
% Change	.	6.71	1.82	4.57	4.69	4.86	2.81	4.01	-5.96	-2.85	-0.34

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.10.22, on the following page, annual average weekly wages increased by 2.34 percent between 2010 and 2011, from a total of $598 to $612.

Table II.10.22
Average Weekly Wages
Johnson County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	418	400	431	408	.
2002	409	428	405	455	424	3.92
2003	427	452	431	476	447	5.42
2004	442	467	445	495	463	3.58
2005	477	492	487	532	497	7.34
2006	537	597	554	642	583	17.30
2007	584	592	579	657	603	3.43
2008	613	612	642	703	643	6.63
2009	613	600	620	631	616	-4.20
2010	580	586	576	649	598	-2.92
2011(p)	572	604	611	658	612	2.34

Total business establishments reported by the QCEW are displayed in Table II.10.23, below. Annual establishments increased by 0.63 percent between 2010 and 2011, from a total of 480 to 489 establishments.

Table II.10.23
Number of Establishments
Johnson County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	362	385	400	390	384	.
2002	397	410	408	410	406	5.73
2003	403	416	416	419	414	1.97
2004	418	438	441	447	436	5.31
2005	438	441	439	447	441	1.15
2006	447	454	464	458	456	3.40
2007	454	472	475	480	470	3.07
2008	479	481	487	487	484	2.98
2009	483	490	493	489	489	1.03
2010	480	485	476	478	480	-1.84
2011(p)	480	483	488	482	483	0.63

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, Johnson County recorded 5,937 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 $365,288,000, and real per capita income was $42,589 in 2010. Average earnings per job in the county was $30,494 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rents in Johnson County decreased from $603 in fourth quarter 2010 to $573 in fourth quarter 2011, or by 5 percent. Detached single-family home rents decreased by 7.7 percent, rents for mobile homes on a lot increased by 0.5 percent and rents for mobile home lots increased 14.7 percent.

Johnson County rental prices experienced average annualized increases of 3.5 percent for apartments, 4.4 percent for houses, 4.3 percent for mobile homes plus a lot, and 6.6 percent for mobile home lots since fourth quarter 1998 through fourth quarter 2011.[112] 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 for mobile homes lots. Table II.10.24, at right, presents the Johnson County data for each rental type.[113]

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 Johnson County increased from one authorized units in 2010 to three in 2011. Total residential authorizations decreased from twelve units in 2010 to three in 2011.

The real value of single-family building permits increased from $112,300 in 2010 to $270,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $236,800 in 2009 to a low of $85,300 in 2003. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity are given in Table II.10.25, on the following page.

Table II.10.24
Semiannual Average Monthly Rental Prices
Johnson 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	337	123	535	358
Q4.98	366	123	436	360
Q2.99	374	150	480	339
Q4.99	379	142	443	380
Q2.00	376	127	463	345
Q4.00	396	137	569	488
Q2.01	391	138	555	445
Q4.01	415	136	609	421
Q2.02	460	132	614	439
Q4.02	457	.	639	454
Q2.03	425	.	659	421
Q4.03	443	208	606	414
Q2.04	437	205	630	445
Q4.04	504	146	607	491
Q2.05	452	148	629	480
Q4.05	448	146	682	475
Q2.06	467	154	688	523
Q4.06	477	170	700	518
Q2.07	504	170	712	586
Q4.07	520	170	813	561
Q2.08	554	193	800	571
Q4.08	572	.	846	587
Q2.09	570	.	808	576
Q4.09	592	.	853	594
Q2.10	625	275	833	565
Q4.10	603	245	823	618
Q2.11	633	281	817	577
Q4.11	573	281	760	621

[112] Data from 1986 to 1997 for Johnson County is not reported by the EAD.

[113] 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.

Table II.10.25
Building Permits and Valuation
Johnson 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	19	4	3	.	26	.	.	113.4
1981	18	8	.	.	26	.	.	101.6
1982	8	2	4	.	14	.	.	72.5
1983	10	.	.	.	10	.	.	96.9
1984	10	.	.	.	10	.	.	73.2
1985	7	.	.	.	7	.	.	62.0
1986	1	.	.	.	1	.	.	57.6
1987	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.
1989	2	.	.	.	2	.	.	97.9
1990	1	.	.	.	1	.	.	121.0
1991	1	.	.	.	1	.	.	116.9
1992	1	.	.	.	1	.	.	114.2
1993	2	.	.	.	2	.	.	111.7
1994	3	.	.	.	3	.	.	109.4
1995	3	.	.	.	3	.	.	107.2
1996	20	24	.	.	44	.	.	97.6
1997	29	.	.	.	29	.	.	160.3
1998	31	.	.	.	31	.	.	159.0
1999	24	.	.	.	24	.	.	146.7
2000	12	.	.	.	12	.	.	164.8
2001	15	6	4	.	25	.	.	113.6
2002	26	2	4	38	70	.	.	94.7
2003	25	.	.	.	25	30	6	85.3
2004	9	2	4	.	15	.	.	150.6
2005	25	.	.	.	25	.	.	137.8
2006	41	2	.	.	43	.	.	156.6
2007	45	2	.	.	47	.	.	142.3
2008	14	2	8	.	24	.	.	197.1
2009	5				5	.	.	236.8
2010	1	.	.	11	12	.	.	112.3
2011	3	.	.	.	3	.	.	270.0

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 Johnson County was $182,250. This represented a decrease of 10.8 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.10.26, below.

Table II.10.26
Average Sales Prices
Johnson County vs. Wyoming
DOR Data, 1999–2011

Year	Johnson County Average Price ($)	Johnson County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	115,531	12.52	101,517	4.76
2000	122,354	5.91	111,437	9.77
2001	122,192	-0.13	116,469	4.52
2002	131,782	7.85	121,140	4.01
2003	149,472	13.42	132,708	9.55
2004	164,125	9.80	142,501	7.38
2005	180,209	9.80	159,776	12.12
2006	194,500	7.93	187,869	17.58
2007	214,710	10.39	265,044	41.1
2008	220,549	2.7	256,045	-3.4
2009	215,744	-2.2	241,622	-5.6
2010	204,277	-5.32	250,958	3.9
2011	182,250	-10.8	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 11 years, with the most recent survey conducted in June 2012.[114] During June 2012, a total of 27 surveys were completed by property managers in Johnson County. Of the 258 rental units surveyed, 19 were vacant, indicating a vacancy rate of 7.36 percent, as shown in Table II.10.27, below. This rate compares to a 7.41 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent statewide. In the June half of 2012, the rental vacancy rate showed a slight increase.

Table II.10.27
Total Units, Vacant Units, and Vacancy Rate
Johnson County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	82	2	2.44
2001b	4	80	.	.
2002a	2	62	.	.
2002b	5	99	9	9.09
2003a	1	30	1	3.33
2003b	11	176	4	2.27
2004a	10	162	4	2.47
2004b	11	190	4	2.11
2005a	11	130	7	5.38
2005b	11	197	12	6.09
2006a	8	169	.	.
2006b	12	182	5	2.75
2007a	9	173	3	1.73
2007b	12	201	3	1.49
2008a	12	167	8	4.79
2008b	12	153	6	3.92
2009a	12	183	9	4.92
2009b	13	172	14	8.14
2010a	22	271	14	5.17
2010b	24	251	15	5.98
2011a	24	243	18	7.41
2011b	24	281	27	9.61
2012a	27	258	19	7.36

Diagram II.10.3, on the following page, shows the historical vacancy rate for Johnson County and Wyoming. As can be seen, the vacancy rate in Johnson County has been similar to the statewide vacancy rate, trending roughly the same, but with higher volatility over the eleven year period.

[114]Those signified as *a* in the "year" column of Table II.10.10 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.

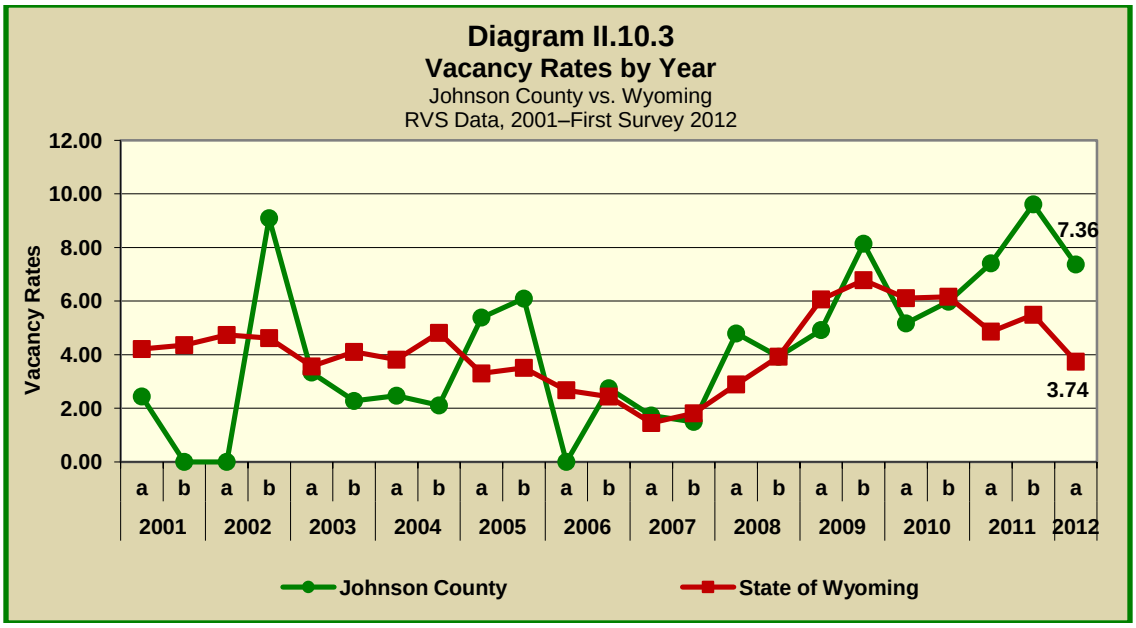
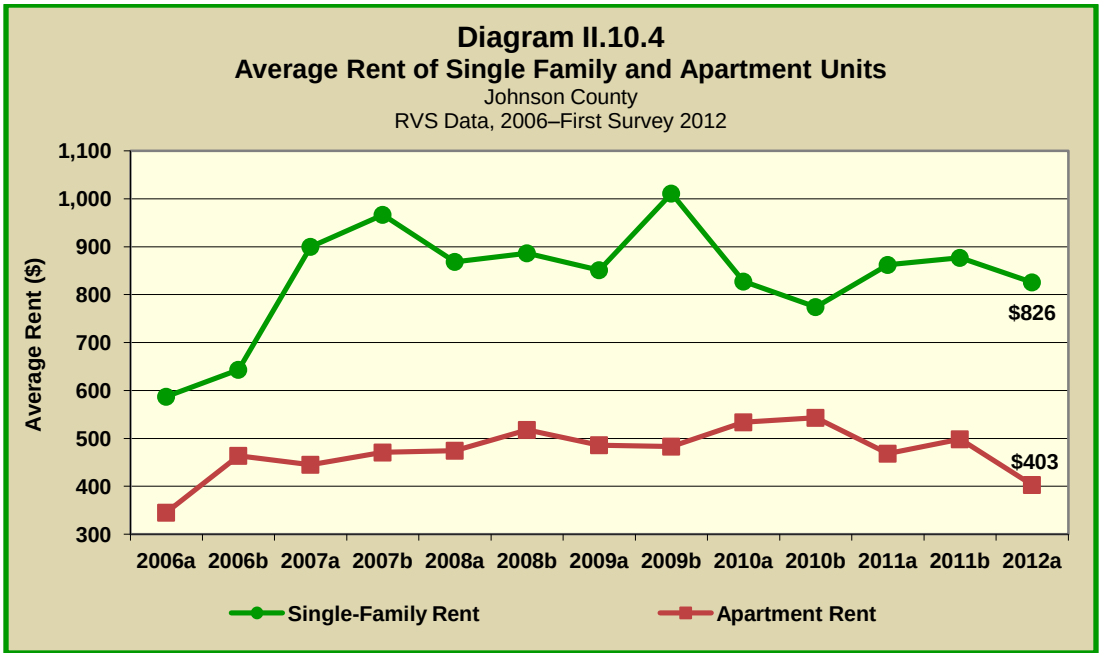


Diagram II.10.4, below, shows the average rent of single-family and apartment units in Johnson County. In the first half of 2012, average rents for single-family units fell slightly to $826 and average rents for apartments decreased to $403.



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 7 respondents in Johnson County. Of the incoming population who were unsatisfied with their current housing, 100 percent of respondents wished to rent.

Of those respondents who were seeking to rent, 100 percent anticipated spending above $850.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 367 loans purchased in Hot

Spring County between 1979 and 2012, with four occurring in fiscal 2012. The average home size over the period was 1,285 square feet and 1,411 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1987. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $37,826. The average purchase price in fiscal 2012 was $108,150. In fiscal 2012 and 50 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 67, or 1.8 percent of households in Johnson County, were overcrowded and another 21, or .6 percent of units, were severely overcrowded, as shown on the following page in Table II.10.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.10.28
Overcrowding and Severe Overcrowding
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Johnson County				
Owner				
Households	2,666	38	21	2,725
Percentage	97.8%	1.4%	.8%	100.0%
Renter				
Households	977	29	0	1,006
Percentage	97.1%	2.9%	.0%	100.0%
Total				
Households	3,643	67	21	3,731
Percentage	97.6%	1.8%	.6%	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 258 units, or 5.9 percent of all housing units in Johnson 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.10.29, below.

Table II.10.29
Housing Units with Incomplete Kitchen Facilities
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Johnson County	State of Wyoming
Complete Kitchen Facilities	4,116	247,608
Lacking Complete Kitchen Facilities	258	7,488
Total Housing Units	**4,374**	**255,096**
Percent Lacking	5.9%	2.9%

At the time of the 2010 ACS, a total of 297 units, or 6.8 percent of all housing units in Johnson 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.10.30, on the following page.

Table II.10.30
Housing Units with Incomplete Plumbing Facilities
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Johnson County	State of Wyoming
Complete Plumbing Facilities	4,077	249,046
Lacking Complete Plumbing Facilities	297	6,050
Total Households	**4,374**	**255,096**
Percent Lacking	6.8%	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 Johnson County, 17.1 percent of households had a cost burden and 9.4 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 28.4 percent of homeowners with a mortgage in Johnson County experienced a cost burden and 9.8 percent experienced a severe cost burden, while 9.9 percent of renters had a cost burden and 12.1 percent had a severe cost burden, as shown in Table II.10.31, below.

Table II.10.31
Cost Burden and Severe Cost Burden by Tenure
Johnson County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Johnson County					
Owner with a Mortgage					
Households	906	435	150	40	1,531
Percent	59.2%	28.4%	9.8%	2.6%	100.0%
Owner without a Mortgage					
Households	1,011	103	80	0	1,194
Percent	84.7%	8.6%	6.7%	.0%	100.0%
Renter					
Households	568	100	122	216	1,006
Percent	56.5%	9.9%	12.1%	21.5%	100.0%
Total					
Households	2,485	638	352	256	3,731
Percent	66.6%	17.1%	9.4%	6.9%	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%	.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%

Demographics

The Census Bureau's intercensal estimates indicate that Laramie County's population increased from 91,738 in 2010 to 92,680 in 2011, or by 1 percent. This compares to a statewide population growth of 1 percent over the period.[115] The number of people from 15 to 24 years of age decreased by 1.2 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population increased by 0.9 percent, while the black population increased by 2.4 percent. The Hispanic population increased from 11,978 to 12,343 people between 2010 and 2011 or by 3 percent. These data are presented in Table II.11.1, below.

Table II.1.1
Profile of Population Characteristics
Wyoming vs. Laramie County
2010 Census and 2011 Intercensal Estimates

Subject	Laramie County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**91,738**	**92,680**	**1.0%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	18,847	18,793	-0.3%	113,371	113,462	0.1%
15 to 24 years	12,470	12,320	-1.2%	78,460	78,704	0.3%
25 to 44 years	23,746	24,006	1.1%	144,615	145,669	0.7%
45 to 54 years	13,554	13,375	-1.3%	83,577	80,936	-3.2%
55 to 64 years	11,616	12,207	5.1%	73,513	77,120	4.9%
65 and Over	11,505	11,979	4.1%	70,090	72,267	3.1%
Race						
White	84,803	85,524	0.9%	529,110	531,484	0.4%
Black	2,401	2,458	2.4%	5,135	6,024	17.3%
American Indian and Alaskan Native	1,082	1,155	6.7%	14,457	14,774	2.2%
Asian	1,061	1,113	4.9%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	165	167	1.2%	521	551	5.8%
Two or more races	2,226	2,263	1.7%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	11,978	12,343	3.0%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Laramie County's population increased from 81,607 persons in 2000 to 91,738 in 2010, or by 12.4 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 11.9 percent, while the black population increased by 5.8 percent. The Hispanic population increased from 8,897 to 11,978 persons between 2000 and 2010, or by 34.6 percent. These data are presented in Table II.11.2, on the following page.

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

Table II.11.2
Population by Race and Ethnicity
Laramie County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	72,563	88.9%	81,205	88.5%	11.9%
Black	2,124	2.6%	2,248	2.5%	5.8%
American Indian	693	0.8%	878	1.0%	26.7%
Asian	777	1.0%	976	1.1%	25.6%
Native Hawaiian/Pacific Islander	89	0.1%	142	0.2%	59.6%
Other	3,267	4.0%	3,478	3.8%	6.5%
Two or More Races	2,094	2.6%	2,811	3.1%	34.2%
Total	**81,607**	**100.0%**	**91,738**	**100.0%**	**12.4%**
Hispanic (Ethnicity)	8,897	10.9%	11,978	13.1%	34.6%

Table II.11.3, below, presents the population of Laramie County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 12.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 4,570 persons, or by 64.9 percent. In 2010, the largest age group in Laramie County was the group aged 35 to 54, which accounted for 27.2 percent of the entire population. The 2010 census count showed a total of 45,875 males, who accounted for 50 percent of the population, and the remaining 50 percent, or 45,863 persons, were female.

Table II.11.3
Population by Age and Gender
Laramie County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	2,758	2,626	5,384	3,425	3,302	6,727	24.9%
5 to 19	9,177	8,733	17,910	9,221	8,857	18,078	.9%
20 to 24	3,001	2,532	5,533	3,439	3,073	6,512	17.7%
25 to 34	6,165	5,452	11,617	6,284	6,071	12,355	6.4%
35 to 54	12,478	12,288	24,766	12,562	12,383	24,945	.7%
55 to 64	3,474	3,572	7,046	5,773	5,843	11,616	64.9%
65 and Over	3,933	5,418	9,351	5,171	6,334	11,505	23.0%
Total	**40,986**	**40,621**	**81,607**	**45,875**	**45,863**	**91,738**	**12.4%**

At the time of the 2010 Census, there were 1,644 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 decreased by 50.2 percent, as shown in Table II.11.4, on the following page.

Table II.11.4
Group Quarters Population
Laramie County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[116]	1,809	269	-85.1%
Juvenile Facilities	.	44	.
Nursing Homes	478	330	-31.0%
Other Institutions	26	16	-38.5%
Total	**2,313**	**659**	**-71.5%**
Noninstitutionalized			
College Dormitories	74	223	201.4%
Military Quarters	545	503	-7.7%
Other Noninstitutions	368	259	-29.6%
Total	**987**	**985**	**-.2%**
Group Quarters Population	**3,300**	**1,644**	**-50.2%**

Table II.11.5, 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 24,340 family households, 18,530 of which housed married couple families and 5,810 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 1,789 families, or a female householder with no husband present, of which there were 4,021 families. There were also an estimated 13,236 "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 12.7 percent, and the number of married couple families increased by 7.7 percent. The number of male households with no wife present increased by 47.1 percent, the number of female households with no husband present increased by 26.7 percent, and non-family households increased by 28.2 percent.

Table II.11.5
Household Type by Tenure
Laramie County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	21,600	24,340	12.7%
Married couple family	17,210	18,530	7.7%
Owner-occupied housing units	13,998	15,267	9.1%
Renter-occupied housing units	3,212	3,263	1.6%
Other family	4,390	5,810	32.3%
Male householder, no wife present	1,216	1,789	47.1%
Owner-occupied housing units	743	1,067	43.6%
Renter-occupied housing units	473	722	52.6%
Female householder, no husband present	3,174	4,021	26.7%
Owner-occupied housing units	1,704	2,009	17.9%
Renter-occupied housing units	1,470	2,012	36.9%
Non-family households	10,327	13,236	28.2%
Owner-occupied housing units	5,609	7,190	28.2%
Renter-occupied housing units	4,718	6,046	28.1%
Total	**31,927**	**37,576**	**17.7%**

[116] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.11.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 11,433 two-person family households, 5,436 three-person family households, and 4,440 four-person family households. One-person non-family households made up 82.7 percent of all non-family households, or an estimated 10,948 households. Between 2000 and 2010, the number of four-person households increased by 3.3 percent, or from 4,389 to 4,532 households.

Table II.11.6[117]
Household Type by Household Size
Laramie County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	8,699	8,699	.	10,948	10,948	25.9%
Two Person	9,699	1,370	11,069	11,433	1,894	13,327	20.4%
Three Person	4,942	178	5,120	5,436	254	5,690	11.1%
Four Person	4,331	58	4,389	4,440	92	4,532	3.3%
Five Person	1,788	16	1,804	1,901	36	1,937	7.4%
Six Person	577	5	582	702	9	711	22.2%
Seven Person	263	1	264	428	3	431	63.3%
Total	**21,600**	**10,327**	**31,927**	**24,340**	**13,236**	**37,576**	**17.7%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 13,327 two-person households, 10,211 were owner-occupied and 3,116 were renter-occupied. Of the 4,532 four-person households, 3,272 were owner-occupied and 1,260 were renter-occupied. Further household size data by tenure are presented in Table II.11.7, below.

Table II.11.7
Tenure by Household Size
Laramie County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	4,748	3,951	8,699	6,038	4,910	10,948	25.9%
Two Person	8,534	2,535	11,069	10,211	3,116	13,327	20.4%
Three Person	3,603	1,517	5,120	3,891	1,799	5,690	11.1%
Four Person	3,318	1,071	4,389	3,272	1,260	4,532	3.3%
Five Person	1,270	534	1,804	1,332	605	1,937	7.4%
Six Person	399	183	582	498	213	711	22.2%
Seven Person or More	182	82	264	291	140	431	63.3%
Total	**22,054**	**9,873**	**31,927**	**25,533**	**12,043**	**37,576**	**17.7%**

[117] 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.11.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 15.8 percent, or from 22,054 to 25,533 households. The number of renter units increased from 9,873 to 12,043 households, or by 22 percent. In 2010, Laramie County had a total of 40,462 housing units, of which 37,576, or 92.9 percent, were occupied. A total of 2,886 units, or 7.1 percent of all units, were vacant, which was an increase of 26.2 percent from the 2000 Census.

Table II.11.8
Housing Units by Tenure
Laramie County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	31,927	37,576	17.7%
Owner-Occupied	22,054	25,533	15.8%
Renter-Occupied	9,873	12,043	22.0%
Vacant Housing Units	2,286	2,886	26.2%
Total Housing Units	**34,213**	**40,462**	**18.3%**
Homeownership Rate	69.1%	68.0%	.

Table II.11.9, below, shows that, of the 2,886 vacant housing units in Laramie County at the time of the 2010 Census, 875, or 30.3 percent, were for rent and 509, or 17.6 percent, were for sale. An estimated 368 units were for seasonal, recreational, or occasional use, and 988, or 34.2 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 178 to 142 units, or by 24.1 percent, and units listed as "other vacant" increased from 721 to 988 units, or by 37 percent.

Table II.11.9
Disposition of Vacant Housing Units
Laramie County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	820	875	6.7%
For sale only	328	509	55.2%
Rented or sold but not occupied	178	142	-20.2%
For seasonal, recreational, or occasional use	238	368	54.6%
For migrant workers	1	4	300.0%
Other vacant	721	988	37.0%
Total	**2,286**	**2,886**	**26.2%**

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.11.10, below, presents different income statistics for Laramie County. According to the 2010 ACS data averages, Median Family Income (MFI) for Laramie County was $64,589 compared to the statewide average of $65,964. Per capita income for Laramie County, which is calculated by dividing total income by population, was $27,406, which compared to $27,860 for the State of Wyoming.

Table II.11.10
Median and Per Capita Income
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Laramie County	Wyoming
Median Family Income	64,589	65,964
Median Household Income	52,824	53,802
Per Capita Income	27,406	27,860

Table II.11.11, below, shows households by income for Laramie County and the State of Wyoming in 2010. In Laramie County, there were a total of 3,416 households, or 9.5 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 5,936 households that had incomes between $35,000 and $49,999 in the county, which accounted for 16.6 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 17.2 percent of total households and numbered 6,170 in Laramie County.

Table II.11.11
Households by Income
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Income	Laramie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	3,416	9.5%	21,963	10.1%
$15,000–$19,999	1,606	4.5%	10,477	4.8%
$20,000–$24,999	2,059	5.8%	11,850	5.4%
$25,000–$34,999	3,807	10.6%	23,902	11.0%
$35,000–$49,999	5,936	16.6%	32,677	15.0%
$50,000–$74,999	7,868	22.0%	44,279	20.3%
$75,000–$99,999	4,928	13.8%	30,595	14.1%
$100,000 and Above	6,170	17.2%	41,945	19.3%
Total	**35,790**	**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.11.12, on the following page. In total, the poverty rate in Laramie County was 9.6 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Laramie County had a poverty rate of 8.4 percent, and the female population had a poverty rate of

10.8 percent. There were 820 males and 531 females in poverty aged 5 and under. Overall, 16.1 percent of persons in poverty in Laramie 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 416 persons, which represented 4.9 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.11.12
Poverty by Age
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Laramie County				
5 and Under	820	531	1,351	16.1%
6 to 17	833	787	1,620	19.3%
18 to 64	1,854	3,169	5,023	59.7%
65 and Older	149	267	416	4.9%
Total	**3,656**	**4,754**	**8,410**	**100.0%**
Poverty Rate	8.4%	10.8%	9.6%	.
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.11.13, 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, Laramie County saw an average of 21,514 owner-occupied single-family units compared to 4,352 single-family rental units. In Laramie County, single-family units represented 72.3 percent of all households compared to 70.8 percent statewide. Laramie County had a total of 2,670 apartment rental units, and total apartment units accounted for 8 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 3,885 mobile homes in Laramie County, which made up 10.9 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.11.13
Households by Unit Type
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
Single-Family Unit	21,514	4,352	25,866	72.3%
Duplex	21	793	814	2.3%
Tri- or Four-Plex	58	2,244	2,302	6.4%
Apartment	196	2,670	2,866	8.0%
Mobile Home	2,843	1,042	3,885	10.9%
Boat, RV, Van, Etc.	57	0	57	.2%
Total	**24,689**	**11,101**	**35,790**	**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.11.14, below, shows the number of households by year of construction. As shown, 10.8 percent, or 3,861 units, were built in 1939 or earlier in the county, and another 5.8 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 3,446, which accounted for 9.6 percent of all households, and an additional 1,669 households, or 4.7 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.11.14
Households by Year Built
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Laramie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	3,861	10.8%	25,116	11.5%
1940 to 1949	2,059	5.8%	11,481	5.3%
1950 to 1959	4,349	12.2%	21,920	10.1%
1960 to 1969	4,185	11.7%	19,433	8.9%
1970 to 1979	7,089	19.8%	53,519	24.6%
1980 to 1989	4,409	12.3%	34,949	16.1%
1990 to 1999	4,723	13.2%	26,791	12.3%
2000 to 2004	3,446	9.6%	14,090	6.5%
2005 or Later	1,669	4.7%	10,389	4.8%
Total	**35,790**	**100.0%**	**217,688**	**100.0%**

Table II.11.15, on the following page, displays housing units for Laramie County and the State of Wyoming. The number of rooms in Laramie County varied between households. Households with one room accounted for only 0.7 percent of total housing units, while households with five and six rooms accounted for 18.8 and 15.3 percent, respectively, in the county. The median number of rooms in Laramie County was six rooms, the same as the statewide median number of rooms.

Table II.11.15
Housing Units by Number of Rooms
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Laramie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	277	.7%	3,804	1.5%
Two	965	2.4%	6,391	2.5%
Three	2,744	6.9%	18,634	7.3%
Four	6,178	15.6%	45,335	17.8%
Five	7,453	18.8%	52,421	20.5%
Six	6,083	15.3%	39,475	15.5%
Seven	5,265	13.3%	31,509	12.4%
Eight	4,488	11.3%	25,135	9.9%
Nine or More	6,221	15.7%	32,392	12.7%
Total	**39,674**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.11.16, below, shows households in the county by number of bedrooms and tenure. There were 128 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.4 percent of total households in Laramie County, which compared to 25.5 percent statewide. In Laramie County, the 14,349 households with three bedrooms accounted for 40.1 percent of all households, and there were only 3,268 five-bedroom or more households, which accounted for 9.1 percent of all households.

Table II.11.16
Households by Number of Bedrooms
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
None	33	128	161	0.4%
One	612	2,371	2,983	8.3%
Two	4,208	4,156	8,364	23.4%
Three	11,017	3,332	14,349	40.1%
Four	5,916	749	6,665	18.6%
Five or More	2,903	365	3,268	9.1%
Total	**24,689**	**11,101**	**35,790**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.11.17, at right, structures built in 1939 or earlier had a median value of $143,800, while structures built between 1950 and 1959 had a median value of $150,000 and those built between 1990 and 1999 had a median value of $239,100. 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 $234,900 and $272,300, respectively. The median value in Laramie County was $169,900, which compared to $174,000 in the State of Wyoming.

Table II.11.17
Median Value by Year Structure Built
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Laramie County	State of Wyoming
1939 or Earlier	143,800	141,200
1940 to 1949	135,600	129,500
1950 to 1959	150,000	151,800
1960 to 1969	158,500	166,500
1970 to 1979	158,100	169,900
1980 to 1989	166,200	187,000
1990 to 1999	239,100	224,000
2000 to 2004	234,900	243,500
2005 or Later	272,300	244,600
Median Value	**169,900**	**174,000**

Household mortgage status is reported in Table II.11.18, below. In Laramie County, households with a mortgage accounted for 68.7 percent of all households, or 16,956 housing units, and the remaining 31.3 percent, or 7,733 units, had no mortgage. Of those units with a mortgage, 4,350 had either a second mortgage or home equity loan, 146 had both a second mortgage and home equity loan, and 12,460, or 73.5 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.11.18
Mortgage Status
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Laramie County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	16,956	68.7%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	4,350	25.7%	17,932	19.1%
Second mortgage only	2,349	54.0%	8,629	48.1%
Home equity loan only	2,001	46.0%	9,303	51.9%
Both second mortgage and home equity loan	146	0.9%	741	0.8%
No second mortgage and no home equity loan	12,460	73.5%	75,088	80.1%
Housing units without a mortgage	7,733	31.3%	59,045	38.6%
Total	**24,689**	**100.0%**	**152,806**	**100.00%**

The median rent in Laramie County was $565 compared to $552 statewide, as shown in Table II.11.19, below. These figures show that rents were very comparable.

Table II.11.19
Median Rent
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Laramie County	$565
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 108 persons during the first half of 2012. The driver's license total exchanges since 2000 for Laramie County are presented in Table II.11.20, below, and indicate a net increase of 8,466 persons over the time period.

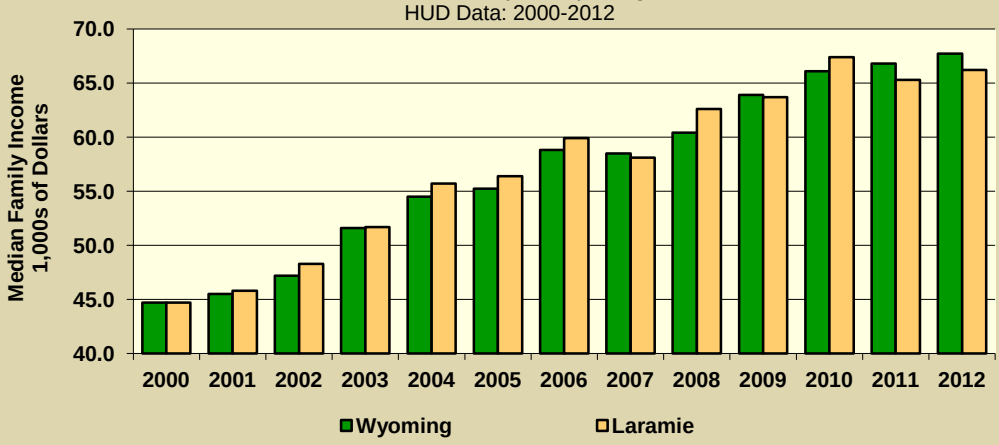
Table II.11.20
Driver's Licenses Exchanged and Surrendered
Laramie County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
2010	2,805	1,478	1,327
2011	2,516	1,987	529
2012 – First Half	1,092	984	108
Total	**33,627**	**25,161**	**8,466**

Economics

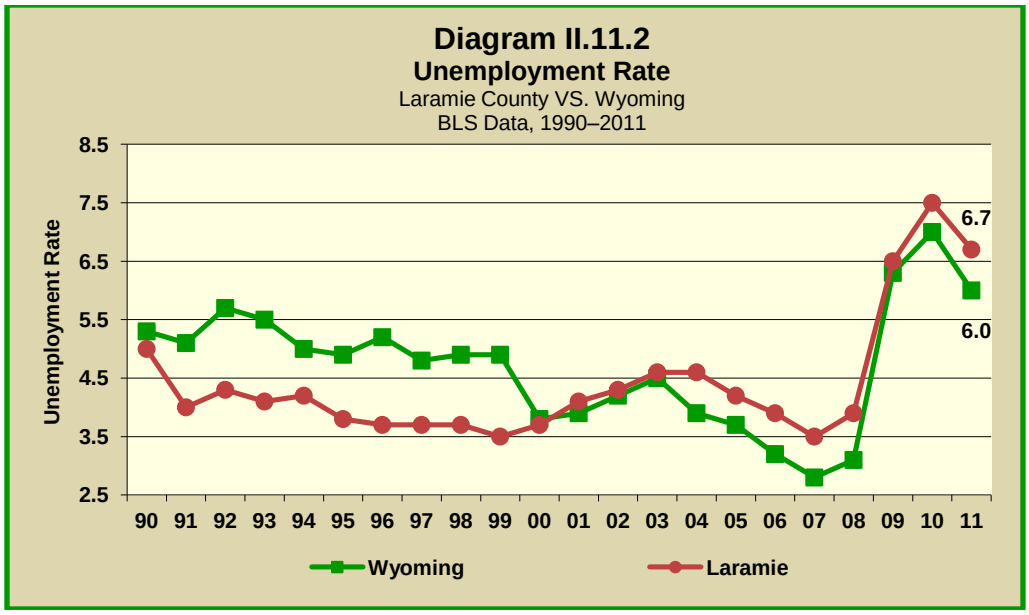
The HUD estimated MFI for Laramie County was $66,200 in 2012.[118] This compares to Wyoming's MFI of $67,700. Diagram II.11.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.11.1
Estimated Median Family Income
Laramie County vs. Wyoming
HUD Data: 2000-2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Laramie County's labor force, defined as the number of persons working or actively seeking work, increased by 628 persons, from 44,436 in 2010 to 45,064 in 2011. Employment increased by 962 persons; unemployment decreased by 334 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.5 percent in 2010 to 6.7 in 2011, as shown on the following page in Diagram II.11.2.

[118] 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 covered 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.11.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.56 percent between 2010 and 2011, from a total of 43,432 to 42,096 workers.

Table II.11.21
Total Monthly Employment
Laramie County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	35,644	36,352	37,914	38,592	38,967	40,327	41,218	42,724	42,436	41,159	41,503
Feb	35,664	36,395	37,870	38,613	39,215	40,684	41,581	43,167	42,625	41,544	41,776
Mar	36,054	36,792	38,044	38,997	39,499	41,065	41,979	43,389	42,880	41,725	42,338
Apr	36,268	37,528	38,555	39,389	39,961	41,444	42,264	43,776	42,704	42,024	43,044
May	36,665	38,346	39,209	39,822	40,507	41,815	43,294	44,192	43,381	42,548	43,337
Jun	37,272	38,823	39,955	40,613	41,258	42,549	43,711	44,762	43,628	42,992	43,729
Jul	36,978	39,008	39,840	40,285	41,171	42,027	43,430	44,541	43,531	42,893	43,561
Aug	36,826	38,492	39,536	39,973	41,162	41,869	43,412	44,167	43,193	43,099	43,487
Sep	36,576	38,664	39,474	39,680	41,056	42,047	43,885	44,333	43,481	42,966	43,650
Oct	36,515	38,692	39,837	39,815	41,046	42,013	43,852	44,520	43,074	42,873	43,655
Nov	36,430	38,491	39,517	39,725	41,078	42,097	43,647	44,091	42,988	42,669	43,560
Dec	36,373	38,515	39,560	39,607	41,271	42,233	43,695	43,881	42,587	42,696	43,508
Annual	**36,439**	**38,008**	**39,109**	**39,593**	**40,516**	**41,681**	**42,997**	**43,962**	**43,042**	**42,432**	**43,096**
% Change	.	4.31	2.90	1.24	2.33	2.88	3.16	2.24	-2.09	-1.42	1.56

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.11.22, on the following page, annual average weekly wages increased by 3.2 percent between 2010 and 2011, from a total of $750 to $774.

Table II.11.22
Average Weekly Wages
Laramie County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	522	506	527	566	530	.
2002	546	534	549	588	554	4.53
2003	560	554	573	597	571	3.07
2004	587	573	596	630	596	4.38
2005	601	594	634	647	619	3.86
2006	634	642	757	681	679	9.69
2007	671	684	691	737	696	2.50
2008	703	706	719	753	720	3.45
2009	714	722	739	777	738	2.50
2010	720	743	747	789	750	1.63
2011(p)	735	760	806	792	774	3.20

Total business establishments reported by the QCEW are displayed below in Table II.11.23. Annual establishments increased by 1.8 percent between 2010 and 2011, from a total of 3,261 to 3,321 establishments.

Table II.11.23
Number of Establishments
Laramie County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,544	2,604	2,628	2,629	2,601	.
2002	2,668	2,686	2,696	2,699	2,687	3.31
2003	2,725	2,736	2,776	2,803	2,760	2.72
2004	2,809	2,872	2,893	2,913	2,872	4.06
2005	2,925	2,966	3,008	3,039	2,985	3.93
2006	3,049	3,088	3,098	3,083	3,080	3.18
2007	3,076	3,128	3,164	3,168	3,134	1.75
2008	3,178	3,210	3,230	3,238	3,214	2.55
2009	3,212	3,212	3,189	3,222	3,209	-0.16
2010	3,237	3,274	3,255	3,279	3,261	1.62
2011(p)	3,285	3,317	3,322	3,361	3,321	1.84

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, Laramie County recorded 62,230 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 $4,179,658,000, and real per capita income was $45,367 in 2010. Average earnings per job in the county was $48,201 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Laramie County increased from $640 in fourth quarter 2010 to $649 in fourth quarter 2011, or by 5 percent. Detached single-family home rents decreased by 7.7 percent, rents for mobile homes on a lot increased by 0.5 percent, and rents for mobile home lots increased by 14.7 percent.

Laramie County rental prices experienced average annualized increases of 3.5 percent for apartments, 4.4 percent for houses, 4.3 percent for mobile homes plus a lot, and 6.6 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.11.24, at right, presents the Laramie County data for each rental type. [119]

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 Laramie County increased from 238 authorized units in 2010 to 275 in 2011. Total residential authorizations increased from 238 units in 2010 to 279 in 2011.

The real value of single-family building permits increased from $169,300 in 2010 to $183,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $193,500 in 2006 to a low of $135,200 in 2008. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.11.25, on the following page.

Table II.11.24
Semiannual Average Monthly Rental Prices
Laramie County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	337	132	431	282
Q2.87	343	134	411	276
Q4.87	340	134	436	266
Q2.88	330	133	457	285
Q4.88	319	127	415	285
Q2.89	322	151	439	295
Q4.89	323	132	427	306
Q2.90	324	154	442	306
Q4.90	329	133	434	314
Q2.91	320	149	449	303
Q4.91	315	137	451	293
Q2.92	344	146	489	340
Q4.92	381	149	558	382
Q2.93	384	160	556	395
Q4.93	421	149	554	424
Q2.94	447	149	586	.
Q4.94	444	154	592	423
Q2.95	430	155	586	.
Q4.95	439	162	591	399
Q2.96	430	207	584	.
Q4.96	431	163	590	415
Q2.97	433	182	622	433
Q4.97	431	177	588	480
Q2.98	428	175	576	457
Q4.98	424	176	606	450
Q2.99	428	175	666	508
Q4.99	433	184	628	485
Q2.00	441	203	651	497
Q4.00	440	205	637	498
Q2.01	453	209	681	485
Q4.01	470	208	757	566
Q2.02	480	214	730	555
Q4.02	478	215	762	487
Q2.03	503	225	820	521
Q4.03	528	224	843	524
Q2.04	534	219	854	553
Q4.04	569	227	839	579
Q2.05	542	243	829	594
Q4.05	573	221	816	546
Q2.06	551	245	860	631
Q4.06	564	252	835	588
Q2.07	558	230	864	575
Q4.07	557	239	864	594
Q2.08	601	290	899	559
Q4.08	587	266	856	616
Q2.09	587	293	892	576
Q4.09	594	265	902	633
Q2.10	621	309	936	630
Q4.10	640	276	983	597
Q2.11	654	287	991	656
Q4.11	649	284	1,057	586

[119] 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.

Table II.11.25
Building Permits and Valuation
Laramie County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	307	12	84	136	539	.	.	119.8
1981	170	6	28	56	260	.	.	109.6
1982	150	14	36	54	254	.	.	104.4
1983	334	52	244	5	635	.	.	95.4
1984	226	.	4	.	230	.	.	103.2
1985	214	2	68	36	320	.	.	94.3
1986	377	4	16	11	408	.	.	84.8
1987	190	.	24	.	214	.	.	113.2
1988	160	2	.	162	324	.	.	125.9
1989	100	.	20	.	120	.	.	138.9
1990	79	.	.	.	79	.	.	151.3
1991	91	.	.	.	91	.	.	150.7
1992	229	2	4	8	243	.	.	145.9
1993	263	4	16	.	283	.	19	153.2
1994	353	.	4	12	369	.	.	146.1
1995	258	22	4	14	298	51	21	142.3
1996	302	2	68	292	664	.	.	147.0
1997	254	6	17	198	475	269	.	144.2
1998	320	24	4	121	469	143	4	144.3
1999	289	.	4	30	323	41	.	159.3
2000	245	.	.	.	245	.	.	176.5
2001	257	2	4	56	319	.	.	180.8
2002	446	12	.	20	478	60	.	166.4
2003	622	16	120	21	779	.	4	164.6
2004	744	4	40	88	876	.	11	166.7
2005	696	.	44	132	872	65	.	175.1
2006	492	2	4	11	509	130	.	193.5
2007	316	.	.	.	316	.	22	179.6
2008	160	.	36	6	202	.	11	135.2
2009	169	2	.	216	387	.	.	173.1
2010	238	.	.	.	238	.	.	169.3
2011	275	.	4	.	279	59	.	183.7

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 Laramie County was $197,700. This represented a decrease of 5.3 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, 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.11.26, below.

Table II.11.26
Average Sales Prices
Laramie County vs. Wyoming
DOR Data, 1999–2011

Year	Laramie County Average Price ($)	Laramie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	110,429	0.83	101,517	4.76
2000	119,107	7.86	111,437	9.77
2001	123,583	3.76	116,469	4.52
2002	131,599	6.49	121,140	4.01
2003	145,087	10.25	132,708	9.55
2004	155,467	7.15	142,501	7.38
2005	165,743	6.61	159,776	12.12
2006	179,338	8.20	187,869	17.58
2007	191,863	6.98	265,044	41.08
2008	202,304	5.4	256,045	-3.4
2009	193,759	-4.2	241,622	-5.6
2010	208,842	7.78	250,958	3.9
2011	197,700	-5.3	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2012.[120] During June 2012, a total of 219 surveys were completed by property managers in Laramie County. Of the 6,135 rental units surveyed, 140 were vacant, indicating a vacancy rate of 2.28 percent, as shown in Table II.11.27, below. This compares to a 1.86 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.11.27
Total Units, Vacant Units, and Vacancy Rate
Laramie County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	5	355	14	3.94
2001b	15	1,273	25	1.96
2002a	12	988	8	0.81
2002b	19	1,917	45	2.35
2003a	20	2,126	39	1.83
2003b	29	2,539	85	3.35
2004a	35	3,289	99	3.01
2004b	33	3,078	163	5.30
2005a	37	2,913	115	3.95
2005b	37	3,832	182	4.75
2006a	31	3,319	79	2.38
2006b	55	4,258	169	3.97
2007a	56	4,362	99	2.27
2007b	59	4,782	95	1.99
2008a	98	3,547	100	2.82
2008b	130	4,115	171	4.16
2009a	122	3,820	139	3.64
2009b	161	4,120	173	4.20
2010a	168	4,738	165	3.48
2010b	158	5,025	223	4.44
2011a	188	6,081	113	1.86
2011b	203	5,739	199	3.47
2012a	219	6,135	140	2.28

Diagram II.11.3, on the following page, shows the historical vacancy rate for Laramie County and Wyoming. As can be seen, the vacancy rate in Laramie County was either lower than, or at the statewide rate over the entire 12 year period.

[120]Those signified as *a* in the "year" column of Table II.11.10 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.

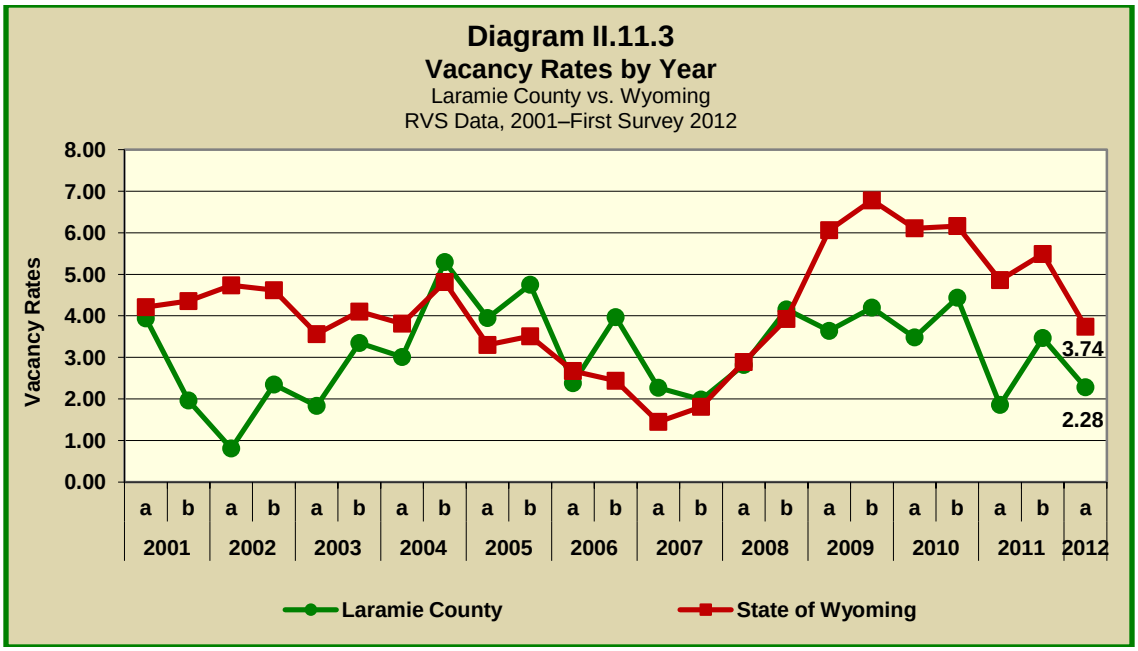
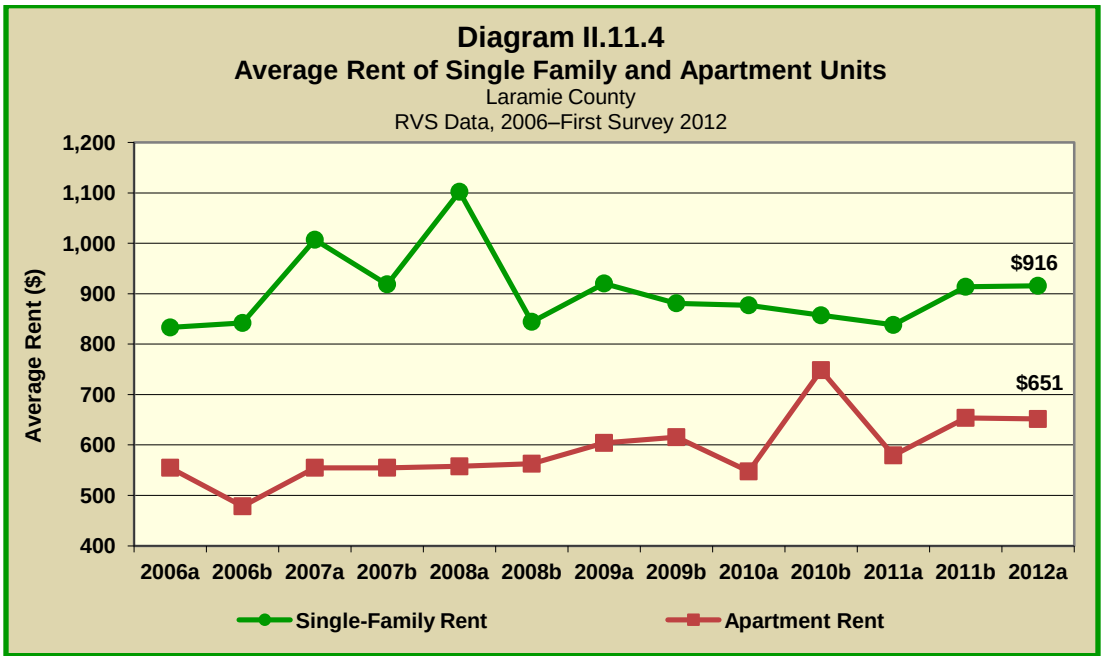


Diagram II.11.4, below, shows the average rent of single-family and apartment units in Laramie County. In the first half of 2012, average rents for single-family units increased to $916 and the average rent for an apartment fell to $651.



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 101 respondents in Laramie County. Of the incoming population who were unsatisfied with their current housing, 45 percent said they were seeking to own a home and 55 percent of respondents wished to rent. Of those seeking to own a home, 54.5 percent wished to buy existing units, of which 33.3 percent anticipated spending less than $99,999 and 66.7 percent anticipated spending between $100,000 and $250,000. The remaining 45.5 percent of aspiring homebuyers expected to build a new home, of which 100 percent anticipated spending between $100,000 and $249,999.

Of those currently renting or seeking to rent, 27.3 percent of respondents anticipated spending less than $474, 36.4 percent anticipated spending between $475 and $849 and the remaining 36.4 percent anticipated spending above $850. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 9,703 loans purchased in Hot Spring County between 1979 and 2012, with 155 occurring in fiscal 2012. The average home size over the period was 1,074 square feet and 1,111 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1968. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $43,219. The average purchase price in fiscal 2012 was $139,286. In fiscal 2012 2.6 percent were for new construction and 32.9 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 426, or 1.2 percent of households in Laramie County, were overcrowded and another 38, or 0.1 percent of units, were severely overcrowded, as shown on the following page in Table II.11.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.11.28
Overcrowding and Severe Overcrowding
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Laramie County				
Owner				
Households	24,412	251	26	24,689
Percentage	98.9%	1.0%	0.1%	100.0%
Renter				
Households	10,914	175	12	11,101
Percentage	98.3%	1.6%	0.1%	100.0%
Total				
Households	35,326	426	38	35,790
Percentage	98.7%	1.2%	0.1%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 605 units, or 1.5 percent of all housing units in Laramie 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.11.29, below.

Table II.11.29
Housing Units with Incomplete Kitchen Facilities
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Laramie County	State of Wyoming
Complete Kitchen Facilities	39,069	247,608
Lacking Complete Kitchen Facilities	605	7,488
Total Housing Units	**39,674**	**255,096**
Percent Lacking	1.5%	2.9%

At the time of the 2010 ACS, a total of 465 units, or 1.2 percent of all housing units in Laramie 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.11.30, on the following page.

Table II.11.30
Housing Units with Incomplete Plumbing Facilities
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Laramie County	State of Wyoming
Complete Plumbing Facilities	39,209	249,046
Lacking Complete Plumbing Facilities	465	6,050
Total Households	**39,674**	**255,096**
Percent Lacking	1.2%	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 Laramie County, 15.1 percent of households had a cost burden and 10.2 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 19.8 percent of homeowners with a mortgage in Laramie County experienced a cost burden and 9.6 percent experienced a severe cost burden, while 15.4 percent of renters had a cost burden and 16.3 percent had a severe cost burden, as shown in Table II.11.31, below.

Table II.11.31
Cost Burden and Severe Cost Burden by Tenure
Laramie County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Laramie County					
Owner with a Mortgage					
Households	11,965	3,349	1,632	10	16,956
Percent	70.6%	19.8%	9.6%	0.1%	100.0%
Owner without a Mortgage					
Households	7,031	339	209	154	7,733
Percent	90.9%	4.4%	2.7%	2.0%	100.0%
Renter					
Households	6,071	1,715	1,811	1,504	11,101
Percent	54.7%	15.4%	16.3%	13.5%	100.0%
Total					
Households	25,067	5,403	3,652	1,668	35,790
Percent	70.0%	15.1%	10.2%	4.7%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Lincoln County's population decreased from 18,106 in 2010 to 18,071 in 2011, or by 0.2 percent. This compares to a statewide population growth of 0.8 percent over the period.[121] The number of people from 15 to 24 years of age decreased by 0.6 percent, and the number of people from 55 to 64 years of age increased by 7.6 percent. The white population decreased by 0.6 percent, while the black population increased by 100 percent. The Hispanic population increased from 781 to 741 people between 2010 and 2011 or by 5.1 percent. These data are presented in Table II.12.1, below.

Table II.12.1
Profile of Population Characteristics
Wyoming vs. Lincoln County
2010 Census and 2011 Intercensal Estimates

Subject	Lincoln County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**18,106**	**18,071**	**-0.2%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	4,256	4,145	-2.6%	113,371	113,462	0.1%
15 to 24 years	1,981	1,969	-0.6%	78,460	78,704	0.3%
25 to 44 years	4,513	4,419	-2.1%	144,615	145,669	0.7%
45 to 54 years	2,689	2,592	-3.6%	83,577	80,936	-3.2%
55 to 64 years	2,426	2,611	7.6%	73,513	77,120	4.9%
65 and Over	2,241	2,335	4.2%	70,090	72,267	3.1%
Race						
White	17,649	17,544	-0.6%	529,110	531,484	0.4%
Black	38	76	100.0%	5,135	6,024	17.3%
American Indian and Alaskan Native	170	175	2.9%	14,457	14,774	2.2%
Asian	59	68	15.3%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	5	7	40.0%	521	551	5.8%
Two or more races	185	201	8.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	781	741	-5.1%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Lincoln County's population increased from 14,573 persons in 2000 to 18,106 in 2010, or by 24.2 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 22.1 percent, while the black population increased by 120 percent. The Hispanic population increased from 315 to 781 persons between 2000 and 2010, or by 147.9 percent. These data are presented in Table II.12.2, on the following page.

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

Table II.12.2
Population by Race and Ethnicity
Lincoln County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	14,157	97.1%	17,281	95.4%	22.1%
Black	15	0.1%	33	0.2%	120.0%
American Indian	83	0.6%	146	0.8%	75.9%
Asian	33	0.2%	57	0.3%	72.7%
Native Hawaiian/Pacific Islander	8	0.1%	4	0.0%	-50.0%
Other	103	0.7%	363	2.0%	252.4%
Two or More Races	174	1.2%	222	1.2%	27.6%
Total	**14,573**	**100.0%**	**18,106**	**100.0%**	**24.2%**
Hispanic (Ethnicity)	315	2.2%	781	4.3%	147.9%

Table II.12.3, below, presents the population of Lincoln County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 24.2 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,025 persons, or by 73.2 percent. In 2010, the largest age group in Lincoln County was the group aged 35 to 54, which accounted for 27 percent of the entire population. The 2010 census count showed a total of 9,302 males, who accounted for 51.4 percent of the population, and the remaining 48.6 percent, or 8,804 persons, were female.

Table II.12.3
Population by Age and Gender
Lincoln County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	493	495	988	761	688	1,449	46.7%
5 to 19	2,031	1,901	3,932	2,108	1,906	4,014	2.1%
20 to 24	333	294	627	381	393	774	23.4%
25 to 34	671	757	1,428	1,179	1,127	2,306	61.5%
35 to 54	2,254	2,143	4,397	2,506	2,390	4,896	11.3%
55 to 64	716	685	1,401	1,258	1,168	2,426	73.2%
65 and Over	862	938	1,800	1,109	1,132	2,241	24.5%
Total	**7,360**	**7,213**	**14,573**	**9,302**	**8,804**	**18,106**	**24.2%**

At the time of the 2010 Census, there were 71 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 decreased by 6.6 percent, as shown in Table II.12.4, on the following page.

Table II.12.4
Group Quarters Population
Lincoln County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[122]	23	17	-26.1%
Juvenile Facilities	.	.	.
Nursing Homes	48	47	-2.1%
Other Institutions	.	.	.
Total	**71**	**64**	**-9.9%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	5	7	40.0%
Total	**5**	**7**	**40.0%**
Group Quarters Population	**76**	**71**	**-6.6%**

Table II.12.5, 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 4,957 family households, 4,334 of which housed married couple families and 623 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 259 families, or a female householder with no husband present, of which there were 364 families. There were also an estimated 1,904 "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 25.6 percent, and the number of married couple families increased by 23.3 percent. The number of male households with no wife present increased by 57.9 percent, the number of female households with no husband present increased by 34.8 percent, and non-family households increased by 44.5 percent.

Table II.12.5
Household Type by Tenure
Lincoln County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	3,948	4,957	25.6%
Married couple family	3,514	4,334	23.3%
Owner-occupied housing units	3,076	3,753	22.0%
Renter-occupied housing units	438	581	32.6%
Other family	434	623	43.5%
Male householder, no wife present	164	259	57.9%
Owner-occupied housing units	110	166	50.9%
Renter-occupied housing units	54	93	72.2%
Female householder, no husband present	270	364	34.8%
Owner-occupied housing units	181	206	13.8%
Renter-occupied housing units	89	158	77.5%
Non-family households	1,318	1,904	44.5%
Owner-occupied housing units	913	1,285	40.7%
Renter-occupied housing units	405	619	52.8%
Total	**5,266**	**6,861**	**30.3%**

[122] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.12.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 2,352 two-person family households, 925 three-person family households, and 817 four-person family households. One-person non-family households made up 82.1 percent of all non-family households, or an estimated 1,564 households. Between 2000 and 2010, the number of four-person households increased by 16.7 percent, or from 705 to 823 households.

Table II.12.6[123]
Household Type by Household Size
Lincoln County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,104	1,104	.	1,564	1,564	41.7%
Two Person	1,793	179	1,972	2,352	295	2,647	34.2%
Three Person	675	22	697	925	31	956	37.2%
Four Person	696	9	705	817	6	823	16.7%
Five Person	428	4	432	451	8	459	6.3%
Six Person	213	0	213	248	.	248	16.4%
Seven Person	143	0	143	164	.	164	14.7%
Total	**3,948**	**1,318**	**5,266**	**4,957**	**1,904**	**6,861**	**30.3%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 2,647 two-person households, 2,264 were owner-occupied and 383 were renter-occupied. Of the 823 four-person households, 624 were owner-occupied and 199 were renter-occupied. Further household size data by tenure are presented in Table II.12.7, below.

Table II.12.7
Tenure by Household Size
Lincoln County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	774	330	1,104	1,081	483	1,564	41.7%
Two Person	1,704	268	1,972	2,264	383	2,647	34.2%
Three Person	559	138	697	745	211	956	37.2%
Four Person	572	133	705	624	199	823	16.7%
Five Person	357	75	432	348	111	459	6.3%
Six Person	188	25	213	210	38	248	16.4%
Seven Person or More	126	17	143	138	26	164	14.7%
Total	**4,280**	**986**	**5,266**	**5,410**	**1,451**	**6,861**	**30.3%**

[123] 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.12.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 26.4 percent, or from 4,280 to 5,410 households. The number of renter units increased from 986 to 1,451 households, or by 47.2 percent. In 2010, Lincoln County had a total of 8,946 housing units, of which 6,861, or 76.7 percent, were occupied. A total of 2,085 units, or 23.3 percent of all units, were vacant, which was an increase of 31 percent from the 2000 Census.

Table II.12.8
Housing Units by Tenure
Lincoln County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	5,266	6,861	30.3%
Owner-Occupied	4,280	5,410	26.4%
Renter-Occupied	986	1,451	47.2%
Vacant Housing Units	1,565	2,085	33.2%
Total Housing Units	**6,831**	**8,946**	**31.0%**
Homeownership Rate	81.3%	78.9%	.

Table II.12.9, below, shows that, of the 2,085 vacant housing units in Lincoln County at the time of the 2010 Census, 319, or 15.3 percent, were for rent and 238, or 11.4 percent, were for sale. An estimated 1,186 units were for seasonal, recreational, or occasional use, and 291, or 14 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 75 to 45 units, or by 43.8 percent, and units listed as "other vacant" increased from 172 to 291 units, or by 69.2 percent.

Table II.12.9
Disposition of Vacant Housing Units
Lincoln County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	275	319	16.0%
For sale only	122	238	95.1%
Rented or sold but not occupied	75	45	-40.0%
For seasonal, recreational, or occasional use	912	1,186	30.0%
For migrant workers	9	6	-33.3%
Other vacant	172	291	69.2%
Total	**1,565**	**2,085**	**33.2%**

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.12.10, below, presents different income statistics for Lincoln County. According to the 2010 ACS data averages, Median Family Income (MFI) for Lincoln County was $65,347 compared to the statewide average of $65,964. Per capita income for Lincoln County, which is calculated by dividing total income by population, was $24,421, which compared to $27,860 for the State of Wyoming.

Table II.12.10
Median and Per Capita Income
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Lincoln County	Wyoming
Median Family Income	65,347	65,964
Median Household Income	57,794	53,802
Per Capita Income	24,421	27,860

Table II.12.11, below, shows households by income for Lincoln County and the State of Wyoming in 2010. In Lincoln County, there were a total of 450 households, or 7 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 944 households that had incomes between $35,000 and $49,999 in the county, which accounted for 14.6 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 15.7 percent of total households and numbered 1,017 in Lincoln County.

Table II.12.11
Households by Income
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Income	Lincoln County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	450	7.0%	21,963	10.1%
$15,000–$19,999	352	5.4%	10,477	4.8%
$20,000–$24,999	398	6.1%	11,850	5.4%
$25,000–$34,999	625	9.7%	23,902	11.0%
$35,000–$49,999	944	14.6%	32,677	15.0%
$50,000–$74,999	1,364	21.1%	44,279	20.3%
$75,000–$99,999	1,324	20.5%	30,595	14.1%
$100,000 and Above	1,017	15.7%	41,945	19.3%
Total	**6,474**	**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.12.12, on the following page. In total, the poverty rate in Lincoln County was 8.1 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Lincoln County had a poverty rate of 6.5 percent, and the female population had a poverty rate of 9.7 percent. There were 104 males and 68 females in poverty aged 5 and under. Overall, 12.3

percent of persons in poverty in Lincoln 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 128 persons, which represented 9.1 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.12.12
Poverty by Age
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Lincoln County				
5 and Under	104	68	172	12.3%
6 to 17	264	259	523	37.3%
18 to 64	194	386	580	41.3%
65 and Older	26	102	128	9.1%
Total	**588**	**815**	**1,403**	**100.0%**
Poverty Rate	6.5%	9.7%	8.1%	.
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.12.13, 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, Lincoln County saw an average of 4,396 owner-occupied single-family units compared to 798 single-family rental units. In Lincoln County, single-family units represented 80.2 percent of all households compared to 70.8 percent statewide. Lincoln County had a total of 239 apartment rental units, and total apartment units accounted for 4 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 758 mobile homes in Lincoln County, which made up 11.7 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.12.13
Households by Unit Type
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
Single-Family Unit	4,396	798	5,194	80.2%
Duplex	10	32	42	.6%
Tri- or Four-Plex	6	174	180	2.8%
Apartment	22	239	261	4.0%
Mobile Home	498	260	758	11.7%
Boat, RV, Van, Etc.	39	0	39	0.6%
Total	**4,971**	**1,503**	**6,474**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.12.14, below, shows the number of households by year of construction. As shown, 12.4 percent, or 806 units, were built in 1939 or earlier in the county, and another 4.9 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 499, which accounted for 7.7 percent of all households, and an additional 301 households, or 4.6 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.12.14
Households by Year Built
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Lincoln County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	806	12.4%	25,116	11.5%
1940 to 1949	316	4.9%	11,481	5.3%
1950 to 1959	284	4.4%	21,920	10.1%
1960 to 1969	438	6.8%	19,433	8.9%
1970 to 1979	1,159	17.9%	53,519	24.6%
1980 to 1989	1,230	19.0%	34,949	16.1%
1990 to 1999	1,441	22.3%	26,791	12.3%
2000 to 2004	499	7.7%	14,090	6.5%
2005 or Later	301	4.6%	10,389	4.8%
Total	**6,474**	**100.0%**	**217,688**	**100.0%**

Table II.12.15, on the following page, displays housing units for Lincoln County and the State of Wyoming. The number of rooms in Lincoln County varied between households. Households with one room accounted for only 1 percent of total housing units, while households with five and six rooms accounted for 21.3 and 13.4 percent, respectively, in the county. The median number of rooms in Lincoln County was six rooms, the same as the statewide median number of rooms.

Table II.12.15
Housing Units by Number of Rooms
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Lincoln County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	86	1.0%	3,804	1.5%
Two	230	2.7%	6,391	2.5%
Three	433	5.0%	18,634	7.3%
Four	1,525	17.6%	45,335	17.8%
Five	1,852	21.3%	52,421	20.5%
Six	1,160	13.4%	39,475	15.5%
Seven	1,194	13.8%	31,509	12.4%
Eight	671	7.7%	25,135	9.9%
Nine or More	1,526	17.6%	32,392	12.7%
Total	**8,677**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.12.16, below, shows households in the county by number of bedrooms and tenure. There were 38 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.9 percent of total households in Lincoln County, which compared to 25.5 percent statewide. In Lincoln County, the 2,409 households with three bedrooms accounted for 37.2 percent of all households, and there were only 1,002 five-bedroom or more households, which accounted for 15.5 percent of all households.

Table II.12.16
Households by Number of Bedrooms
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
None	0	38	38	0.6%
One	160	207	367	5.7%
Two	969	579	1,548	23.9%
Three	2,000	409	2,409	37.2%
Four	978	132	1,110	17.1%
Five or More	864	138	1,002	15.5%
Total	**4,971**	**1,503**	**6,474**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.12.17, at right, structures built in 1939 or earlier had a median value of $131,100, while structures built between 1950 and 1959 had a median value of $172,400, and those built between 1990 and 1999 had a median value of $238,200. 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 $262,900 and $244,700, respectively. The median value in Lincoln County was $196,400, which compared to $174,000 in the State of Wyoming.

Table II.12.17
Median Value by Year Structure Built
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Lincoln County	State of Wyoming
1939 or Earlier	131,100	141,200
1940 to 1949	137,800	129,500
1950 to 1959	172,400	151,800
1960 to 1969	195,200	166,500
1970 to 1979	191,200	169,900
1980 to 1989	202,400	187,000
1990 to 1999	238,200	224,000
2000 to 2004	262,900	243,500
2005 or Later	244,700	244,600
Median Value	**196,400**	**174,000**

Household mortgage status is reported in Table II.12.18, below. In Lincoln County, households with a mortgage accounted for 58.2 percent of all households, or 2,891 housing units, and the remaining 41.8 percent, or 2,080 units, had no mortgage. Of those units with a mortgage, 432 had either a second mortgage or home equity loan, 13 had both a second mortgage and home equity loan, and 2,446, or 84.6 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.12.18
Mortgage Status
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Lincoln County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,891	58.2%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	432	14.9%	17,932	19.1%
Second mortgage only	137	31.7%	8,629	48.1%
Home equity loan only	295	68.3%	9,303	51.9%
Both second mortgage and home equity loan	13	0.4%	741	0.8%
No second mortgage and no home equity loan	2,446	84.6%	75,088	80.1%
Housing units without a mortgage	2,080	41.8%	59,045	38.6%
Total	**4,971**	**100.0%**	**152,806**	**100.00%**

The median rent in Lincoln County was $639 compared to $552 statewide, as shown in Table II.12.19, below. These figures show that rents were comparable.

Table II.12.19
Median Rent
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Lincoln County	$639
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 32 persons during the first half of 2012. The driver's license total exchanges since 2000 for Lincoln County are presented in Table II.12.20, below, and indicate a net increase of 1,729 persons over the time period.

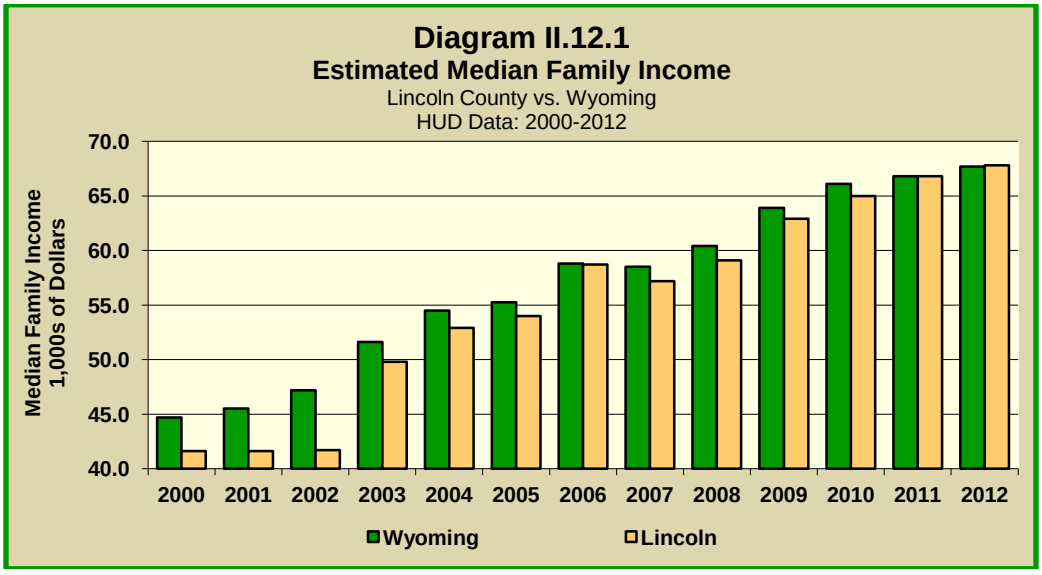
Table II.12.20
Driver's Licenses Exchanged and Surrendered
Lincoln County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	477	423	54
2001	539	468	71
2002	506	365	141
2003	451	333	118
2004	548	421	127
2005	569	418	151
2006	654	313	341
2007	701	411	290
2008	664	448	216
2009	516	454	62
2010	486	333	153
2011	408	435	-27
2012 – First Half	238	206	32
Total	**6,757**	**5,028**	**1,729**

Economics

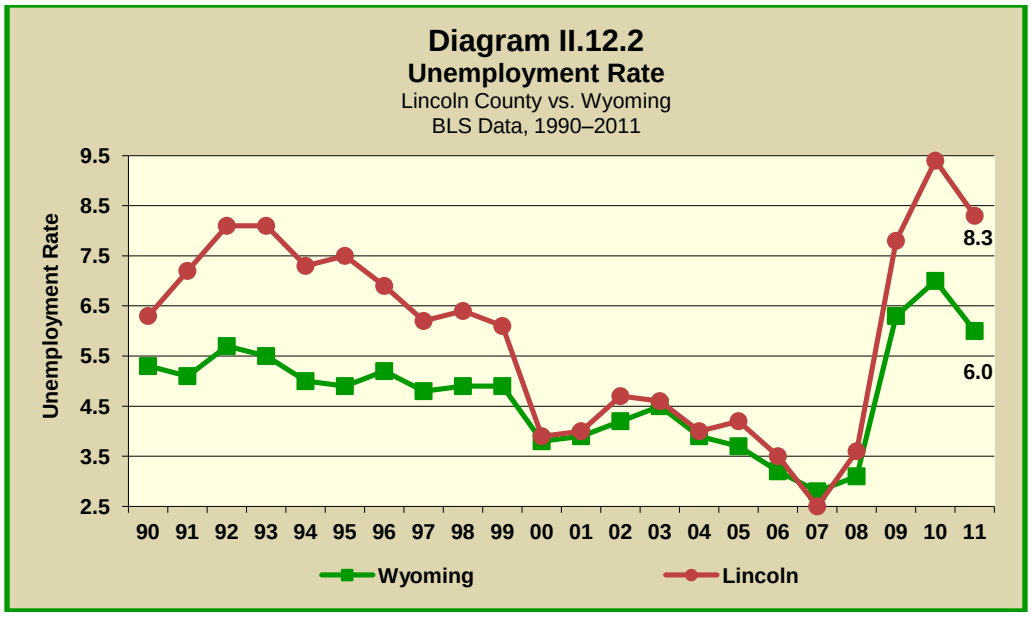
The HUD estimated MFI for Lincoln County was $67,800 in 2011.[124] This compares to Wyoming's MFI of $67,700. Diagram II.12.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.12.1
Estimated Median Family Income
Lincoln County vs. Wyoming
HUD Data: 2000-2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Lincoln County's labor force, defined as the number of persons working or actively seeking work, decreased by 52 persons, from 8,393 in 2010 to 8,341 in 2011. Employment increased by 42 persons; unemployment decreased by 94 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 9.4 percent in 2010 to 8.3 in 2011, as shown on the following page in Diagram II.12.2.

[124] 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.12.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.15 percent between 2010 and 2011, from a total of 6,018 to 6,087 workers.

Table II.12.21
Total Monthly Employment
Lincoln County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	4,722	4,928	5,466	5,684	5,473	5,758	6,415	7,217	6,218	5,676	5,775
Feb	4,687	4,823	5,502	5,782	5,518	5,707	6,374	6,856	6,141	5,723	5,821
Mar	4,746	4,797	5,594	5,761	5,553	5,809	6,599	6,624	6,223	5,726	5,900
Apr	5,032	5,058	5,765	5,971	5,695	5,936	6,722	6,610	6,472	5,820	5,882
May	5,326	5,422	6,094	6,113	5,930	6,336	7,113	6,720	6,633	6,045	6,366
Jun	5,553	5,551	6,398	6,377	6,253	6,729	7,666	6,847	6,592	6,408	6,592
Jul	5,532	5,647	6,339	6,011	5,958	6,391	7,406	6,492	6,047	6,135	6,167
Aug	5,757	5,734	6,643	5,981	5,952	6,332	7,614	6,484	6,022	6,007	5,915
Sep	5,604	5,521	6,672	6,030	6,135	6,808	7,742	6,691	6,381	6,391	6,358
Oct	5,391	5,443	6,494	5,966	6,049	6,835	7,759	6,614	6,326	6,239	6,333
Nov	5,249	5,172	6,083	5,766	5,948	6,775	7,658	6,478	6,169	6,080	6,114
Dec	5,088	5,099	5,933	5,710	5,908	6,683	7,577	6,404	5,944	5,962	5,819
Annual	**5,224**	**5,266**	**6,082**	**5,929**	**5,864**	**6,342**	**7,220**	**6,670**	**6,264**	**6,018**	**6,087**
% Change	.	0.80	15.50	-2.52	-1.10	8.15	13.84	-7.62	-6.09	-3.93	1.15

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.12.22, on the following page, annual average weekly wages increased by 9.28 percent between 2010 and 2011, from a total of $754 to $824.

Table II.12.22
Average Weekly Wages
Lincoln County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	523	528	469	532	512	.
2002	513	536	470	552	517	0.98
2003	613	594	584	640	607	17.41
2004	597	610	577	609	598	-1.48
2005	613	605	596	611	606	1.34
2006	639	636	636	740	664	9.57
2007	731	740	843	947	820	23.49
2008	909	755	698	766	783	-4.51
2009	700	783	703	764	738	-5.75
2010	737	720	728	828	754	2.17
2011(p)	809	844	797	845	824	9.28

Total business establishments reported by the QCEW are displayed below in Table II.12.23. Annual establishments decreased by 1.37 percent between 2010 and 2011, from 804 to 793 establishments.

Table II.12.23
Number of Establishments
Lincoln County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	585	617	630	622	614	.
2002	623	644	657	658	646	5.21
2003	640	661	664	665	658	1.86
2004	676	693	698	710	694	5.47
2005	717	739	739	741	734	5.76
2006	763	789	798	787	784	6.81
2007	794	817	826	839	819	4.46
2008	822	838	833	833	832	1.59
2009	824	836	838	830	832	0.00
2010	804	804	809	799	804	-3.37
2011(p)	782	783	803	804	793	-1.37

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, Lincoln County recorded 9,931 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 $648,791,000, and real per capita income was $35,845 in 2010. Average earnings per job in the county was $40,135 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Lincoln County increased from $663 in fourth quarter 2010 to $703 in fourth quarter 2011, or by 6 percent. Detached single-family home rents increased by 0.3 percent and mobile home lots increased 4 percent.

Lincoln County rental prices experienced average annualized increases of 3.2 percent for apartments and 2.4 percent for houses since fourth quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.12.24, at right, presents the Lincoln County data for each rental type. [125]

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 Lincoln County decreased from 49 authorized units in 2010 to 40 in 2011. Total residential authorizations decreased from 49 units in 2010 to 40 in 2011.

The real value of single-family building permits decreased from $214,300 in 2010 to $206,800 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $226,800 in 2010 to a low of $171,600 in 2000. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.12.25, on the following page.

Table II.12.24
Semiannual Average Monthly Rental Prices
Lincoln County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	323	135	378	335
Q2.87	259	135	316	333
Q4.87	240	130	262	296
Q2.88	227	132	254	261
Q4.88	232	132	371	280
Q2.89	245	132	230	282
Q4.89	222	132	370	281
Q2.90	260	127	268	328
Q4.90	222	125	390	306
Q2.91	255	135	288	331
Q4.91	236	148	458	345
Q2.92	247	172	294	333
Q4.92	.	172	.	327
Q2.93	253	172	.	.
Q4.93	.	162	.	.
Q2.94	265	138	.	.
Q4.94	268	153	384	.
Q2.95	278	153	.	.
Q4.95	244	153	386	346
Q2.96	258	153	.	.
Q4.96	248	153	399	.
Q2.97	250	153	415	.
Q4.97	247	144	435	302
Q2.98	254	153	427	320
Q4.98	253	165	395	336
Q2.99	300	188	440	320
Q4.99	275	175	395	350
Q2.00	245	158	466	311
Q4.00	277	195	417	317
Q2.01	295	175	464	330
Q4.01	292	158	400	315
Q2.02	285	163	441	328
Q4.02	332	163	388	304
Q2.03	406	163	434	339
Q4.03	421	183	433	315
Q2.04	347	163	382	300
Q4.04	364	168	387	312
Q2.05	379	178	407	374
Q4.05	391	178	402	390
Q2.06	431	178	484	406
Q4.06	428	220	510	515
Q2.07	466	215	540	550
Q4.07	539	230	586	570
Q2.08	564	230	580	572
Q4.08	610	323	614	.
Q2.09	623	250	848	501
Q4.09	641	338	643	.
Q2.10	624	.	818	.
Q4.10	663	378	678	.
Q2.11	653	.	770	.
Q4.11	703	393	680	.

[125] 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.

Table II.12.25
Building Permits and Valuation
Lincoln County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	30	.	.	.	30	.	.	111.2
1981	44	4	11	.	59	.	.	101.0
1982	56	.	16	.	72	.	.	102.1
1983	25	.	16	.	41	.	.	101.9
1984	36	10	.	.	46	.	.	93.9
1985	28	10	.	16	54	.	.	83.0
1986	11	.	.	.	11	.	.	96.9
1987	9	.	.	.	9	.	.	95.1
1988	5	.	.	.	5	.	.	113.6
1989	2	.	.	.	2	.	.	109.5
1990	3	.	.	.	3	.	.	87.4
1991	5	.	4	.	9	.	.	89.4
1992	112	.	.	.	112	.	.	132.7
1993	128	.	4	.	132	.	.	133.5
1994	160	6	4	.	170	.	.	127.4
1995	162	6	7	.	175	.	.	130.6
1996	142	.	4	.	146	.	.	145.2
1997	86	.	.	.	86	.	.	141.2
1998	103	.	.	.	103	.	.	138.8
1999	143	.	.	.	143	.	.	162.8
2000	145	.	.	.	145	.	.	171.6
2001	214	.	4	.	218	.	.	175.4
2002	192	.	4	8	204	.	.	180.2
2003	180	.	.	.	180	.	.	190.9
2004	206	2	4	.	212	.	.	189.7
2005	253	8	.	.	261	.	.	190.9
2006	232	4	7	.	243	.	.	194.4
2007	177	20	4	6	207	.	.	200.2
2008	94	2	4	.	100	.	.	223.5
2009	58	.	4	.	62	.	.	226.8
2010	49	.	.	.	49	.	.	214.3
2011	40	.	.	.	40	.	.	206.8

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 Lincoln County was $215,671. This represented a decrease of 12.6 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.12.26, below.

Table II.12.26
Average Sales Prices
Lincoln County and Wyoming
DOR Data, 1999–2011

Year	Lincoln County Average Price ($)	Lincoln County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	115,692	16.78	101,517	4.76
2000	123,266	6.55	111,437	9.77
2001	126,611	2.71	116,469	4.52
2002	145,630	15.02	121,140	4.01
2003	153,733	5.56	132,708	9.55
2004	170,814	11.11	142,501	7.38
2005	187,924	10.02	159,776	12.12
2006	259,458	38.07	187,869	17.58
2007	300,092	15.66	265,044	41.08
2008	246,253	-17.9	256,045	-3.4
2009	218,350	-11.3	241,622	-5.6
2010	246,864	13.06	250,958	3.9
2011	215,671	-12.6	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.[126] During June 2012, a total of 81 surveys were completed by property managers in Lincoln County. Of the 598 rental units surveyed, 56 were vacant, indicating a vacancy rate of 9.36 percent, as shown in Table II.12.27, below. This rate compares to a 16.32 percent vacancy rate one year ago and a statewide June2011 vacancy rate of 3.74 percent. The vacancy rate has been steadily decreasing from a high of 26.27 in December 2009, which indicates a strengthening in the rental market.

Table II.12.27
Total Units, Vacant Units, Vacancy Rate
Lincoln County
RVS Data

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	287	26	9.06
2001b	9	132	19	14.39
2002a	8	114	10	8.77
2002b	7	151	22	14.57
2003a	7	106	7	6.60
2003b	11	201	11	5.47
2004a	9	176	12	6.82
2004b	8	270	46	17.04
2005a	10	208	14	6.73
2005b	14	137	14	10.22
2006a	9	317	6	1.89
2006b	12	306	11	3.59
2007a	19	402	7	1.74
2007b	11	258	3	1.16
2008a	17	339	34	10.03
2008b	32	286	41	14.34
2009a	40	356	45	12.64
2009b	51	354	93	26.27
2010a	74	494	111	22.47
2010b	71	508	104	20.47
2011a	76	576	94	16.32
2011b	79	581	81	13.94
2012a	81	598	56	9.36

Diagram II.12.3, on the following page, shows the historical vacancy rate for Lincoln County and Wyoming. As can be seen, the vacancy rate in Lincoln County has been higher than that statewide rate, especially since 2008 where the vacancy rate spiked upward, reaching a high of 26.3 in the second half of 2009.

[126]Those signified as *a* in the "year" column of Table II.12.10 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.

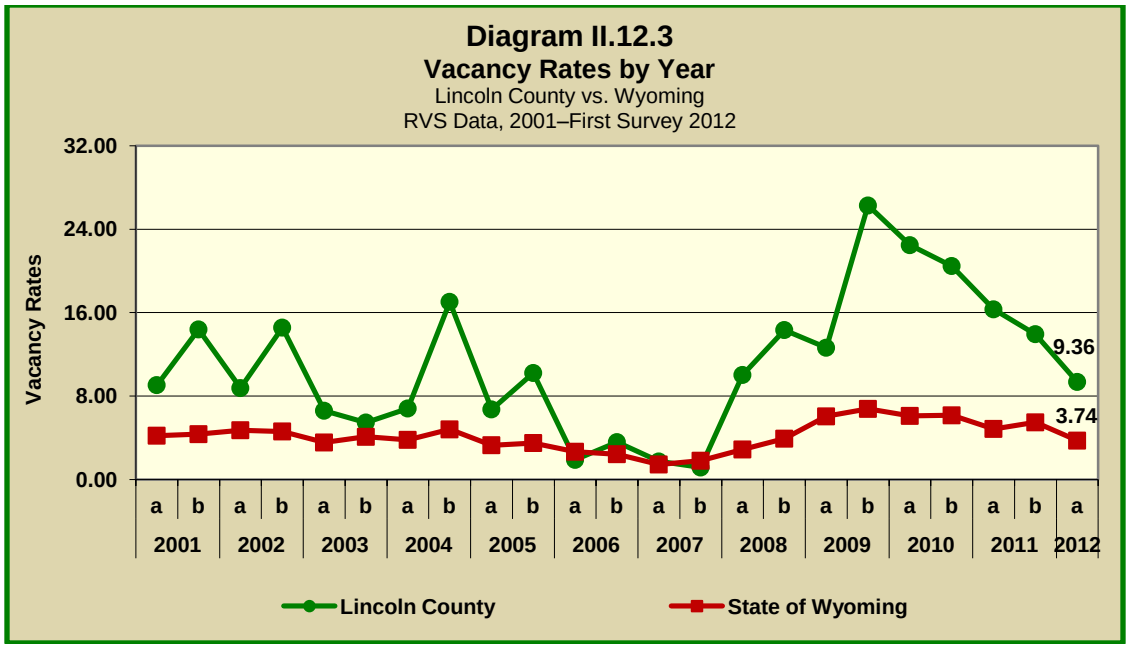
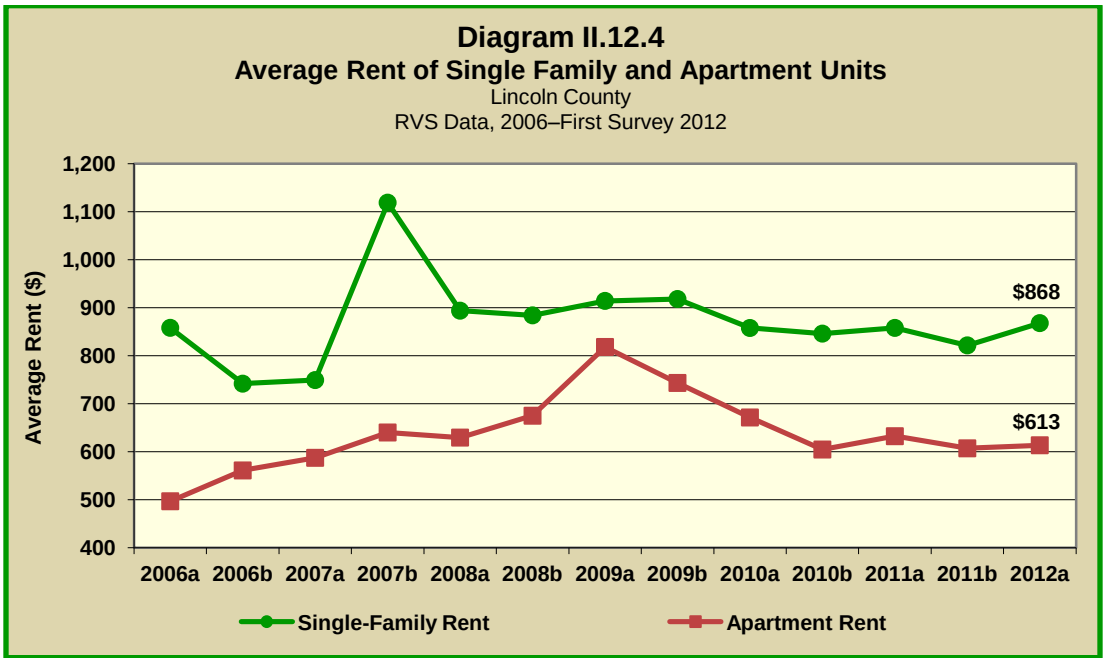


Diagram II.12.4, below, shows the average rent of single-family and apartment units in Lincoln County. In the first half of 2012, average rents for single-family units increased to $868, and average rents for apartments fell to $613.



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 23 respondents in Lincoln County. Of the incoming persons who were unsatisfied with their current housing, 25 percent said they sought to own a home and 75 percent wished to rent. Of those persons currently renting or seeking to rent 100 percent anticipated spending between $475 to $849. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 946 loans purchased in Hot

Spring County between 1979 and 2012, with ten occurring in fiscal 2012. The average home size over the period was 1,273 square feet and 1,403 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1984. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $53,493. The average purchase price in fiscal 2012 was $142,500. In fiscal 2012 10 percent were for new construction. Fiscal year data for the entire operating history of the WCDA can be found 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, 82, or 1.3 percent of households in Lincoln County, were overcrowded and another 38, or 0.6 percent of units, were severely overcrowded, as shown in Table II.12.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.12.28
Overcrowding and Severe Overcrowding
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Lincoln County				
Owner				
Households	4,929	30	12	4,971
Percentage	99.2%	0.6%	0.2%	100.0%
Renter				
Households	1,425	52	26	1,503
Percentage	94.8%	3.5%	1.7%	100.0%
Total				
Households	6,354	82	38	6,474
Percentage	98.1%	1.3%	0.6%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 195 units, or 2.2 percent of all housing units in Lincoln 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.12.29, below.

Table II.12.29
Housing Units with Incomplete Kitchen Facilities
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Lincoln County	State of Wyoming
Complete Kitchen Facilities	8,482	247,608
Lacking Complete Kitchen Facilities	195	7,488
Total Housing Units	**8,677**	**255,096**
Percent Lacking	2.2%	2.9%

At the time of the 2010 ACS, a total of 234 units, or 2.7 percent of all housing units in Lincoln 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.12.30, on the following page.

Table II.12.30
Housing Units with Incomplete Plumbing Facilities
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Lincoln County	State of Wyoming
Complete Plumbing Facilities	8,443	249,046
Lacking Complete Plumbing Facilities	234	6,050
Total Households	**8,677**	**255,096**
Percent Lacking	2.7%	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 Lincoln County, 14.1 percent of households had a cost burden and 7.9 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 22.2 percent of homeowners with a mortgage in Lincoln County experienced a cost burden and 9.3 percent experienced a severe cost burden, while 14.4 percent of renters had a cost burden and 12 percent had a severe cost burden, as shown in Table II.12.31, below.

Table II.12.31
Cost Burden and Severe Cost Burden by Tenure
Lincoln County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Lincoln County					
Owner with a Mortgage					
Households	1,981	642	268	0	2,891
Percent	68.5%	22.2%	9.3%	0.0%	100.0%
Owner without a Mortgage					
Households	1,958	58	62	2	2,080
Percent	94.1%	2.8%	3.0%	0.1%	100.0%
Renter					
Households	924	216	181	182	1,503
Percent	61.5%	14.4%	12.0%	12.1%	100.0%
Total					
Households	4,863	916	511	184	6,474
Percent	75.1%	14.1%	7.9%	2.8%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Natrona County's population increased from 75,450 in 2010 to 76,366 in 2011, or by 1.2 percent. This compares to a statewide population growth of 0.8 percent over the period.[127] The number of people from 15 to 24 years of age decreased by 0.4 percent, and the number of people from 55 to 64 years of age increased by 5.8 percent. The white population increased by 0.9 percent, while the black population increased by 16.9 percent. The Hispanic population increased from 5,231 to 5,457 people between 2010 and 2011 or by 4.3 percent. These data are presented in Table II.13.1, below.

Table II.13.1
Profile of Population Characteristics
Wyoming vs. Natrona County
2010 Census and 2011 Intercensal Estimates

Subject	Albany County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**75,450**	**76,366**	**1.2%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	15,052	15,176	0.8%	113,371	113,462	0.1%
15 to 24 years	10,231	10,185	-0.4%	78,460	78,704	0.3%
25 to 44 years	19,879	20,392	2.6%	144,615	145,669	0.7%
45 to 54 years	11,322	10,950	-3.3%	83,577	80,936	-3.2%
55 to 64 years	9,574	10,126	5.8%	73,513	77,120	4.9%
65 and Over	9,392	9,537	1.5%	70,090	72,267	3.1%
Race						
White	71,769	72,447	0.9%	529,110	531,484	0.4%
Black	732	856	16.9%	5,135	6,024	17.3%
American Indian and Alaskan Native	927	963	3.9%	14,457	14,774	2.2%
Asian	536	562	4.9%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	49	52	6.1%	521	551	5.8%
Two or more races	1,437	1,486	3.4%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	5,231	5,457	4.3%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Natrona County's population increased from 66,533 persons in 2000 to 75,450 in 2010, or by 13.4 percent. The white population increased by 11.8 percent, while the black population increased by 31.7 percent. The Hispanic population increased from 3,257 to 5,231 persons between 2000 and 2010, or by 60.6 percent. These data are presented in Table II.13.2, on the following page.

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

Table II.13.2
Population by Race and Ethnicity
Natrona County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	62,644	94.2%	70,015	92.8%	11.8%
Black	505	0.8%	665	0.9%	31.7%
American Indian	686	1.0%	781	1.0%	13.8%
Asian	277	0.4%	510	0.7%	84.1%
Native Hawaiian/Pacific Islander	25	.	39	0.1%	56.0%
Other	1,275	1.9%	1,630	2.2%	27.8%
Two or More Races	1,121	1.7%	1,810	2.4%	61.5%
Total	**66,533**	**100.0%**	**75,450**	**100.0%**	**13.4%**
Hispanic (Ethnicity)	3,257	4.9%	5,231	6.9%	60.6%

Table II.13.3, below, presents the population of Natrona County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 13.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 3,840 persons, or by 67 percent. In 2010, the largest age group in Natrona County was the group aged 35 to 54, which accounted for 27.1 percent of the entire population. The 2010 census count showed a total of 37,982 males, who accounted for 50.3 percent of the population, and the remaining 49.7 percent, or 37,468 persons, were female.

Table II.13.3
Population by Age and Gender
Natrona County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	2,218	2,084	4,302	2,770	2,607	5,377	25.0%
5 to 19	7,795	7,458	15,253	7,538	7,182	14,720	-3.5%
20 to 24	2,213	2,251	4,464	2,704	2,482	5,186	16.2%
25 to 34	4,028	4,005	8,033	5,593	5,154	10,747	33.8%
35 to 54	10,215	10,108	20,323	10,396	10,058	20,454	.6%
55 to 64	2,783	2,951	5,734	4,904	4,670	9,574	67.0%
65 and Over	3,620	4,804	8,424	4,077	5,315	9,392	11.5%
Total	**32,872**	**33,661**	**66,533**	**37,982**	**37,468**	**75,450**	**13.4%**

At the time of the 2010 Census, there were 1,645 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 5.4 percent, as shown in II.13.4, on the following page.

Table II.13.4
Group Quarters Population
Natrona County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[128]	331	519	56.8%
Juvenile Facilities	.	49	.
Nursing Homes	470	483	2.8%
Other Institutions	76	16	-78.9%
Total	**877**	**1,067**	**21.7%**
Noninstitutionalized			
College Dormitories	331	320	-3.3%
Military Quarters	.	.	.
Other Noninstitutions	352	258	-26.7%
Total	**683**	**578**	**-15.4%**
Group Quarters Population	**1,560**	**1,645**	**5.4%**

Table II.13.5, 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 19,714 family households, 14,722 of which housed married couple families and 4,992 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 1,651 families, or a female householder with no husband present, of which there were 3,341 families. There were also an estimated 10,902 "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 11.1 percent, and the number of married couple families increased by 6.8 percent. The number of male households with no wife present increased by 49.3 percent, the number of female households with no husband present increased by 17 percent, and non-family households increased by 20.2 percent.

Table II.13.5
Household Type by Tenure
Natrona County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	17,747	19,714	11.1%
Married couple family	13,785	14,722	6.8%
Owner-occupied housing units	11,749	12,551	6.8%
Renter-occupied housing units	2,036	2,171	6.6%
Other family	3,962	4,992	26.0%
Male householder, no wife present	1,106	1,651	49.3%
Owner-occupied housing units	669	1,019	52.3%
Renter-occupied housing units	437	632	44.6%
Female householder, no husband present	2,856	3,341	17.0%
Owner-occupied housing units	1,469	1,782	21.3%
Renter-occupied housing units	1,387	1,559	12.4%
Non-family households	9,072	10,902	20.2%
Owner-occupied housing units	4,853	6,156	26.8%
Renter-occupied housing units	4,219	4,746	12.5%
Total	**26,819**	**30,616**	**14.2%**

[128] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.13.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 9,094 two-person family households, 4,453 three-person family households, and 3,642 four-person family households. One-person non-family households made up 80.1 percent of all non-family households, or an estimated 8,731 households. Between 2000 and 2010, the number of four-person households increased by 10.8 percent, or from 3,370 to 3,733 households.

Table II.13.6[129]
Household Type by Household Size
Natrona County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	7,373	7,373	.	8,731	8,731	18.4%
Two Person	8,187	1,425	9,612	9,094	1,797	10,891	13.3%
Three Person	4,043	194	4,237	4,453	246	4,699	10.9%
Four Person	3,319	51	3,370	3,642	91	3,733	10.8%
Five Person	1,504	22	1,526	1,629	24	1,653	8.3%
Six Person	478	5	483	578	6	584	20.9%
Seven Person	216	2	218	318	7	325	49.1%
Total	**17,747**	**9,072**	**26,819**	**19,714**	**10,902**	**30,616**	**14.2%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 10,891 two-person households, 8,509 were owner-occupied and 2,382 were renter-occupied. Of the 3,733 four-person households, 2,821 were owner-occupied and 912 were renter-occupied. Further household size data by tenure are presented in Table II.13.7, below.

Table II.13.7
Tenure by Household Size
Natrona County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	4,089	3,284	7,373	4,981	3,750	8,731	18.4%
Two Person	7,353	2,259	9,612	8,509	2,382	10,891	13.3%
Three Person	3,041	1,196	4,237	3,331	1,368	4,699	10.9%
Four Person	2,632	738	3,370	2,821	912	3,733	10.8%
Five Person	1,133	393	1,526	1,211	442	1,653	8.3%
Six Person	345	138	483	421	163	584	20.9%
Seven Person or More	147	71	218	234	91	325	49.1%
Total	**18,740**	**8,079**	**26,819**	**21,508**	**9,108**	**30,616**	**14.2%**

[129] 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.13.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 13.1 percent, or from 18,740 to 21,508 households. The number of renter units increased from 8,079 to 9,108 households, or by 12.7 percent. In 2010, Natrona County had a total of 33,807 housing units, of which 30,616, or 90.6 percent, were occupied. A total of 3,191 units, or 9.4 percent of all units, were vacant, which was an increase of 4.2 percent from the 2000 Census.

Table II.13.8
Housing Units by Tenure
Natrona County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	26,819	30,616	14.2%
Owner-Occupied	18,740	21,508	14.8%
Renter-Occupied	8,079	9,108	12.7%
Vacant Housing Units	3,063	3,191	4.2%
Total Housing Units	**29,882**	**33,807**	**13.1%**
Homeownership Rate	69.9%	70.3%	.

Table II.13.9, below, shows that, of the 3,191 vacant housing units in Natrona County at the time of the 2010 Census, 921, or 28.9 percent, were for rent and 370, or 11.6 percent, were for sale. An estimated 911 units were for seasonal, recreational, or occasional use, and 829, or 26 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 231 to 151 units, or by 34.6 percent, and units listed as "other vacant" decreased from 872 to 829 units, or by 4.9 percent.

Table II.13.9
Disposition of Vacant Housing Units
Natrona County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	740	921	24.5%
For sale only	288	370	28.5%
Rented or sold but not occupied	231	151	-34.6%
For seasonal, recreational, or occasional use	923	911	-1.3%
For migrant workers	9	9	0.0%
Other vacant	872	829	-4.9%
Total	**3,063**	**3,191**	**4.2%**

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.13.10, below, presents different income statistics for Natrona County. According to the 2010 ACS data averages, Median Family Income (MFI) for Natrona County was $62,859 compared to the statewide average of $65,964. Per capita income for Natrona County, which is calculated by dividing total income by population, was $28,235, which compared to $27,860 for the State of Wyoming.

Table II.13.10
Median and Per Capita Income
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Natrona County	Wyoming
Median Family Income	62,859	65,964
Median Household Income	50,936	53,802
Per Capita Income	28,235	27,860

Table II.13.11, below, shows households by income for Natrona County and the State of Wyoming in 2010. In Natrona County, there were a total of 2,966 households, or 10 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 4,593 households that had incomes between $35,000 and $49,999 in the county, which accounted for 15.5 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 19.1 percent of total households and numbered 5,645 in Natrona County.

Table II.13.11
Households by Income
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Income	Natrona County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	2,966	10.0%	21,963	10.1%
$15,000–$19,999	1,506	5.1%	10,477	4.8%
$20,000–$24,999	1,639	5.5%	11,850	5.4%
$25,000–$34,999	3,875	13.1%	23,902	11.0%
$35,000–$49,999	4,593	15.5%	32,677	15.0%
$50,000–$74,999	5,565	18.8%	44,279	20.3%
$75,000–$99,999	3,808	12.9%	30,595	14.1%
$100,000 and Above	5,645	19.1%	41,945	19.3%
Total	**29,597**	**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.13.12, on the following page. In total, the poverty rate in Natrona County was 8.4 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Natrona County had a poverty rate of 6.9 percent, and the female population had a poverty rate of

9.9 percent. There were 323 males and 446 females in poverty aged 5 and under. Overall, 12.9 percent of persons in poverty in Natrona 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 768 persons, which represented 12.9 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.13.12
Poverty by Age
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Natrona County				
5 and Under	323	446	769	12.9%
6 to 17	423	528	951	15.9%
18 to 64	1,402	2,086	3,488	58.4%
65 and Older	305	463	768	12.9%
Total	**2,453**	**3,523**	**5,976**	**100.0%**
Poverty Rate	6.9%	9.9%	8.4%	.
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.13.13, 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, Natrona County saw an average of 18,841 owner-occupied single-family units compared to 3,372 single-family rental units. In Natrona County, single-family units represented 75.1 percent of all households compared to 70.8 percent statewide. Natrona County had a total of 2,610 apartment rental units, and total apartment units accounted for 9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 2,962 mobile homes in Natrona County, which made up 10 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.13.13
Households by Unit Type
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
Single-Family Unit	18,841	3,372	22,213	75.1%
Duplex	29	411	440	1.5%
Tri- or Four-Plex	41	1,205	1,246	4.2%
Apartment	65	2,610	2,675	9.0%
Mobile Home	1,854	1,108	2,962	10.0%
Boat, RV, Van, Etc.	14	47	61	.2%
Total	**20,844**	**8,753**	**29,597**	**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.13.14, below, shows the number of households by year of construction. As shown, 8.5 percent, or 2,512 units, were built in 1939 or earlier in the county, and another 4.9 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,580, which accounted for 5.3 percent of all households, and an additional 1,706 households, or 5.8 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.13.14
Households by Year Built
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Natrona County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,512	8.5%	25,116	11.5%
1940 to 1949	1,463	4.9%	11,481	5.3%
1950 to 1959	5,305	17.9%	21,920	10.1%
1960 to 1969	3,124	10.6%	19,433	8.9%
1970 to 1979	8,249	27.9%	53,519	24.6%
1980 to 1989	3,962	13.4%	34,949	16.1%
1990 to 1999	1,696	5.7%	26,791	12.3%
2000 to 2004	1,580	5.3%	14,090	6.5%
2005 or Later	1,706	5.8%	10,389	4.8%
Total	**29,597**	**100.0%**	**217,688**	**100.0%**

Table II.13.15, on the following page, displays housing units for Natrona County and the State of Wyoming. The number of rooms in Natrona County varied between households. Households with one room accounted for only 0.8 percent of total housing units, while households with five and six rooms accounted for 19.8 and 14.8 percent, respectively, in the county. The median number of rooms in Natrona County was six rooms, the same as the statewide median number of rooms.

Table II.13.15
Housing Units by Number of Rooms
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Natrona County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	266	.8%	3,804	1.5%
Two	467	1.4%	6,391	2.5%
Three	2,033	6.2%	18,634	7.3%
Four	5,455	16.6%	45,335	17.8%
Five	6,508	19.8%	52,421	20.5%
Six	4,863	14.8%	39,475	15.5%
Seven	4,593	13.9%	31,509	12.4%
Eight	3,574	10.8%	25,135	9.9%
Nine or More	5,191	15.8%	32,392	12.7%
Total	**32,950**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.13.16, below, shows households in the county by number of bedrooms and tenure. There were 134 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.1 percent of total households in Natrona County, which compared to 25.5 percent statewide. In Natrona County, the 10,674 households with three bedrooms accounted for 36.1 percent of all households, and there were only 2,240 five-bedroom or more households, which accounted for 7.6 percent of all households.

Table II.13.16
Households by Number of Bedrooms
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
None	59	134	193	.7%
One	318	2,081	2,399	8.1%
Two	3,512	3,914	7,426	25.1%
Three	8,856	1,818	10,674	36.1%
Four	6,056	609	6,665	22.5%
Five or More	2,043	197	2,240	7.6%
Total	**20,844**	**8,753**	**29,597**	**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.13.17, at right, structures built in 1939 or earlier had a median value of $134,800, while structures built between 1950 and 1959 had a median value of $155,800 and those built between 1990 and 1999 had a median value of $194,700. 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 $240,900 and $224,100, respectively. The median value in Natrona County was $173,300, which compared to $174,000 in the State of Wyoming.

Table II.13.17
Median Value by Year Structure Built
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Natrona County	State of Wyoming
1939 or Earlier	134,800	141,200
1940 to 1949	128,500	129,500
1950 to 1959	155,800	151,800
1960 to 1969	170,300	166,500
1970 to 1979	180,200	169,900
1980 to 1989	199,700	187,000
1990 to 1999	194,700	224,000
2000 to 2004	240,900	243,500
2005 or Later	224,100	244,600
Median Value	**173,300**	**174,000**

Household mortgage status is reported in Table II.13.18, below. In Natrona County, households with a mortgage accounted for 63.5 percent of all households, or 13,231 housing units, and the remaining 36.5 percent, or 7,613 units, had no mortgage. Of those units with a mortgage, 2,742 had either a second mortgage or home equity loan, 121 had both a second mortgage and home equity loan, and 10,368, or 78.4 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.13.18
Mortgage Status
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Natrona County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	13,231	63.5%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	2,742	20.7%	17,932	19.1%
Second mortgage only	1,356	49.5%	8,629	48.1%
Home equity loan only	1,386	50.5%	9,303	51.9%
Both second mortgage and home equity loan	121	.9%	741	.8%
No second mortgage and no home equity loan	10,368	78.4%	75,088	80.1%
Housing units without a mortgage	7,613	36.5%	59,045	38.6%
Total	**20,844**	**100.0%**	**152,806**	**100.00%**

The median rent in Natrona County was $541 compared to $552 statewide, as shown in Table II.13.19, below. These figures show that rents were very comparable.

Table II.13.19
Median Rent
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Natrona County	$541
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 372 persons during the first half of 2012. The driver's license total exchanges since 2000 for Natrona County are presented below in Table II.13.20 and indicate a net increase of 5,770 persons over the time period.

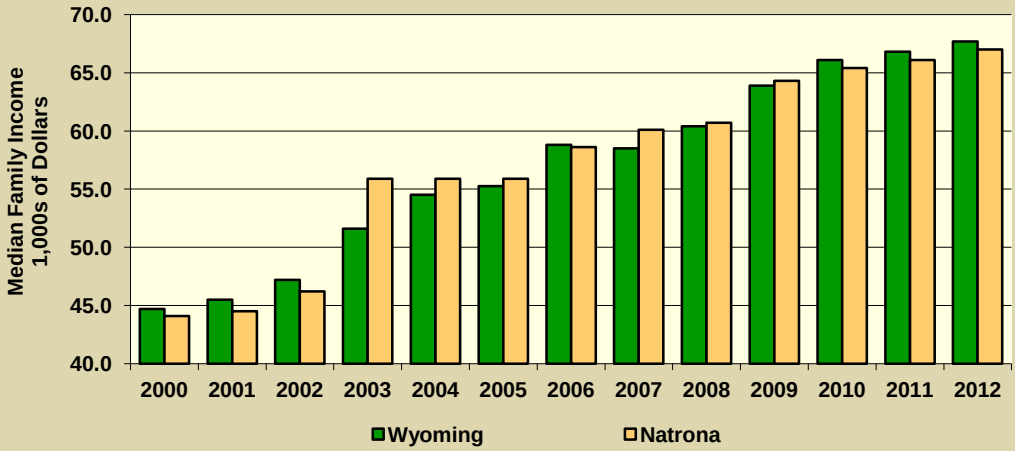
Table II.13.20
Driver's Licenses Exchanged and Surrendered
Natrona County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	1,570	1,652	-82
2001	1,639	1,404	235
2002	1,488	1,198	290
2003	1,408	1,048	360
2004	1,651	1,394	257
2005	1,761	1,324	437
2006	1,873	1,265	608
2007	2,022	1,366	656
2008	2,073	1,257	816
2009	1,931	1,312	619
2010	1,763	1,065	698
2011	1,749	1,245	504
2012 – First Half	1,018	646	372
Total	**21,946**	**16,176**	**5,770**

Economics

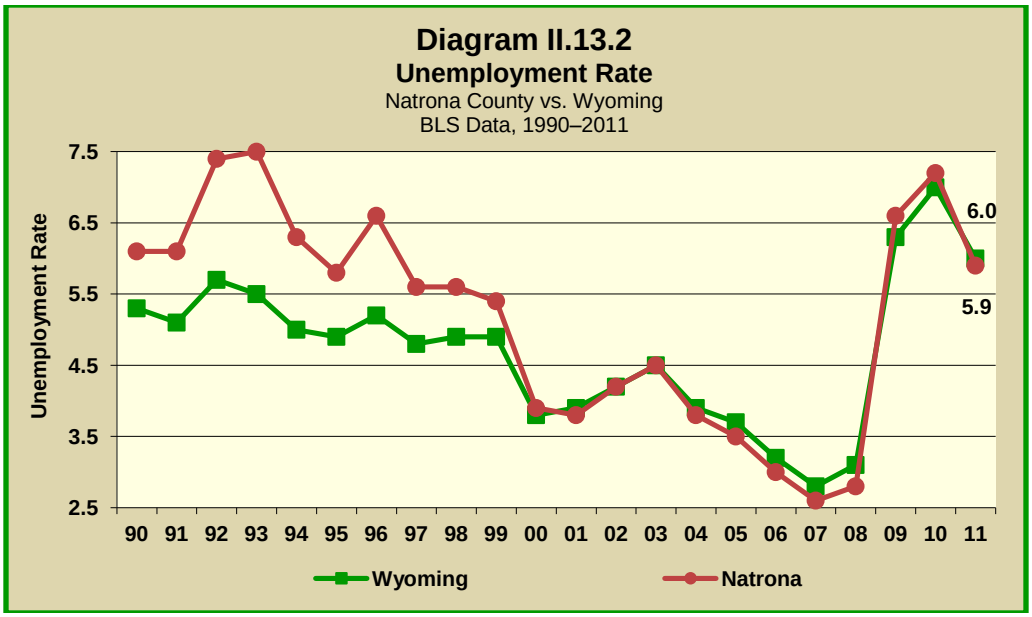
The HUD estimated MFI for Natrona County was $67,000 in 2012.[130] This compares to Wyoming's MFI of $67,700. Diagram II.13.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.13.1
Estimated Median Family Income
Natrona County vs. Wyoming
HUD Data :2000-2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Natrona County's labor force, defined as the number of persons working or actively seeking work, increased by 847 persons, from 42,060 in 2010 to 42,907 in 2011. Employment increased by 1,339 persons; unemployment decreased by 492 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.2 percent in 2010 to 5.9 percent in 2011, as shown on the following page in Diagram II.13.2.

[130] 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.13.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 3.46 percent between 2010 and 2011, from a total of 37,936 to 39,247 workers.

Table II.13.21
Total Monthly Employment
Natrona County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	30,573	31,744	32,102	33,468	35,084	36,771	37,911	38,915	39,360	36,785	37,525
Feb	30,809	31,916	32,230	33,636	35,216	36,869	38,131	38,840	38,903	36,753	37,518
Mar	31,302	32,268	32,677	34,062	35,719	37,476	38,782	39,267	38,799	37,131	38,070
Apr	31,625	32,192	33,186	34,664	35,930	37,991	38,751	39,514	38,606	37,613	38,578
May	32,244	33,022	33,833	35,007	36,425	38,525	39,250	40,166	38,684	38,085	39,193
Jun	32,947	33,650	34,497	35,925	37,184	39,282	39,993	40,805	38,724	38,567	39,789
Jul	32,248	33,170	34,242	35,855	36,658	38,814	39,493	40,409	38,147	38,436	39,556
Aug	32,478	33,192	34,242	36,192	36,811	38,648	39,460	40,693	37,650	38,251	39,774
Sep	32,222	32,932	34,030	35,816	36,976	38,481	39,520	40,958	37,815	38,155	40,175
Oct	32,160	33,203	34,240	36,284	37,368	38,857	39,691	41,102	37,507	38,498	40,177
Nov	32,060	32,905	33,869	36,112	37,248	38,756	39,795	40,708	37,177	38,389	40,111
Dec	32,143	32,972	34,247	36,161	37,281	39,101	39,693	40,701	37,101	38,573	40,494
Annual	**31,901**	**32,764**	**33,616**	**35,265**	**36,492**	**38,298**	**39,206**	**40,173**	**38,206**	**37,936**	**39,247**
% Change	.	2.71	2.60	4.91	3.48	4.95	2.37	2.47	-4.90	-0.71	3.46

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.13.22, on the following page, annual average weekly wages increased by 4.71 percent between 2010 and 2011, from a total of $849 to $889.

Table II.13.22
Average Weekly Wages
Natrona County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	525	539	522	588	544	.
2002	543	555	531	592	555	2.02
2003	552	575	556	629	578	4.14
2004	586	614	607	673	621	7.44
2005	625	657	667	726	669	7.73
2006	698	724	713	810	737	10.16
2007	760	773	765	862	790	7.19
2008	805	811	824	930	843	6.71
2009	808	779	794	881	815	-3.32
2010	779	811	873	932	849	4.17
2011(p)	842	863	896	953	889	4.71

Total business establishments reported by the QCEW are displayed in Table II.13.23, below. Annual establishments increased by 1.82 percent between 2010 and 2011, from a total of 3,194 to 3,252 establishments.

Table II.13.23
Number of Establishments
Natrona County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,700	2,726	2,732	2,709	2,717	.
2002	2,730	2,744	2,770	2,776	2,755	1.40
2003	2,812	2,823	2,859	2,862	2,839	3.05
2004	2,875	2,899	2,936	2,949	2,915	2.68
2005	2,957	3,003	3,023	3,036	3,005	3.09
2006	3,050	3,122	3,145	3,133	3,113	3.59
2007	3,132	3,161	3,163	3,170	3,157	1.41
2008	3,159	3,196	3,204	3,214	3,193	1.14
2009	3,191	3,190	3,195	3,186	3,191	-0.06
2010	3,183	3,185	3,213	3,195	3,194	0.09
2011(p)	3,217	3,236	3,264	3,291	3,252	1.82

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, Natrona County recorded 52,286 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 $3,781,012, and real per capita income was $50,097 in 2010. Average earnings per job in the county was $52,554 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Natrona County increased from $676 in fourth quarter 2010 to $686 in fourth quarter 2011, or by 1.5 percent. Detached single-family home rents increased by 5.9 percent, rents for mobile homes on a lot increased by 0.7 percent, and rents for mobile home lots decreased by 8.3 percent.

Natrona County rental prices experienced average annualized increased of 4 percent for apartments, 4.7 percent for houses, 3.8 percent for mobile homes plus a lot, and 2.7 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.13.24, at right, presents the Natrona County data for each rental type. [131]

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 Natrona County decreased from 264 authorized units in 2010 to 256 in 2011. Total residential authorizations decreased from 807 units in 2010 to 402 in 2011.

The real value of single-family building permits decreased from $184,400 in 2010 to $170,200 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $237,200 in 2001 to a low of $162,000 in 2008. These figures compare to the state average high of $270,950 in 2000 and low of $184,110

Table II.13.24
Semiannual Average Monthly Rental Prices
Natrona County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	256	146	351	238
Q2.87	259	146	347	239
Q4.87	246	130	326	221
Q2.88	238	121	332	226
Q4.88	237	114	330	225
Q2.89	248	127	335	236
Q4.89	239	120	335	224
Q2.90	246	123	344	243
Q4.90	239	115	372	238
Q2.91	249	128	368	241
Q4.91	276	124	371	222
Q2.92	265	129	390	278
Q4.92	265	115	412	304
Q2.93	271	143	423	293
Q4.93	300	132	444	366
Q2.94	319	132	457	356
Q4.94	317	137	476	349
Q2.95	335	127	479	421
Q4.95	332	132	472	426
Q2.96	342	132	472	394
Q4.96	315	130	493	442
Q2.97	347	133	466	370
Q4.97	338	134	469	342
Q2.98	336	134	482	365
Q4.98	339	132	477	356
Q2.99	341	243	481	383
Q4.99	348	146	514	365
Q2.00	360	151	523	386
Q4.00	354	160	556	390
Q2.01	369	178	542	450
Q4.01	394	163	537	427
Q2.02	395	167	629	463
Q4.02	392	164	623	507
Q2.03	395	173	663	498
Q4.03	412	165	633	442
Q2.04	418	145	657	509
Q4.04	436	161	717	502
Q2.05	441	180	719	527
Q4.05	472	222	750	510
Q2.06	508	203	767	581
Q4.06	532	215	815	581
Q2.07	542	215	945	525
Q4.07	630	226	997	567
Q2.08	702	229	1,088	548
Q4.08	680	248	1,143	579
Q2.09	710	254	1,032	603
Q4.09	684	265	1,016	606
Q2.10	673	269	1,009	597
Q4.10	676	314	1,035	598
Q2.11	661	266	1,085	602
Q4.11	686	288	1,096	602

[131] 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.

in 2003. Additional details of permit activity and per unit valuations are given in Table II.13.25, below.

Table II.13.25
Building Permits and Valuation
Natrona 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	433	.	35	60	528	.	.	123.8
1981	270	4	136	386	796	.	.	134.6
1982	244	28	78	98	448	.	.	126.1
1983	201	20	11	.	232	.	.	111.9
1984	104	.	.	.	104	.	.	114.9
1985	30	.	3	.	33	.	.	115.5
1986	8	.	.	.	8	.	.	148.2
1987	3	.	.	.	3	.	.	147.8
1988	24	.	.	.	24	.	.	162.1
1989	12	.	.	.	12	11	.	142.0
1990	30	.	.	.	30	4	.	166.9
1991	36	.	.	.	36	.	.	186.4
1992	45	.	.	.	45	.	.	178.2
1993	68	.	.	.	68	.	27	186.5
1994	81	2	4	.	87	.	10	205.0
1995	67	2	.	.	69	.	33	159.5
1996	157	.	15	.	172	79	5	96.4
1997	53	2	.	.	55	.	6	138.6
1998	79	2	.	.	81	.	13	164.3
1999	92	2	.	151	245	151	9	188.3
2000	107	.	.	38	145	.	13	179.8
2001	104	.	.	36	140	36	10	237.2
2002	140	.	.	10	150	.	9	230.3
2003	234	.	.	.	234	36	4	182.8
2004	284	.	.	.	284	.	11	204.8
2005	444	.	.	.	444	52	.	213.4
2006	423	.	.	.	423	.	.	219.8
2007	429	.	.	.	429	44	11	200.7
2008	379	.	40	.	419	.	11	162.0
2009	341	.	.	71	412	.	.	166.9
2010	264	.	4	539	807	.	.	184.4
2011	256	.	6	140	402	59	31	170.2

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 Natrona County was $197,348. This represented a decrease of 2 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, 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.13.26, on the following page.

Table II.13.26
Average Sales Prices
Natrona County vs. Wyoming
DOR Data, 1999–2011

Year	Natrona County Average Price ($)	Natrona County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,880	5.35	101,517	4.76
2000	93,579	8.96	111,437	9.77
2001	95,948	2.53	116,469	4.52
2002	113,059	17.83	121,140	4.01
2003	130,446	15.38	132,708	9.55
2004	139,651	7.06	142,501	7.38
2005	156,281	11.91	159,776	12.12
2006	158,950	1.71	187,869	17.58
2007	201,269	26.62	265,044	41.08
2008	204,154	1.4	256,045	-3.4
2009	202,006	-1.1	241,622	-5.6
2010	201,425	-0.29	250,958	3.9
2011	197,348	-2.0	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.[132] During June 2012, a total of 116 surveys were completed by property managers in Natrona County. Of the 5,048 rental units surveyed, 106 were vacant, indicating a vacancy rate of 2.10 percent, as shown in Table II.13.27, below. This rate compares to a 3.68 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.13.27
Total Units, Vacant Units, Vacancy Rate
Natrona County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	439	11	2.51
2001b	20	2,322	44	1.89
2002a	21	2,338	83	3.55
2002b	24	2,760	124	4.49
2003a	24	2,095	57	2.72
2003b	41	3,845	131	3.41
2004a	39	3,501	90	2.57
2004b	40	3,586	101	2.82
2005a	27	2,457	65	2.65
2005b	38	4,384	86	1.96
2006a	35	3,118	49	1.57
2006b	40	3,226	54	1.67
2007a	55	4,220	24	0.57
2007b	69	4,117	44	1.07
2008a	66	4,348	46	1.06
2008b	68	4,000	39	0.98
2009a	75	3,268	103	3.15
2009b	101	4,304	208	4.83
2010a	113	5,232	211	4.03
2010b	106	4,660	214	4.59
2011a	125	4,787	176	3.68
2011b	110	4,609	340	7.38
2012a	116	5,048	106	2.10

Diagram II.13.3, on the following page, shows the historical vacancy rate for Natrona County and Wyoming. As can be seen, the vacancy rate in Natrona County has been lower than the statewide rate, except for the second half of 2011, where it spiked to 7.4.

[132]Those signified as *a* in the "year" column of Table II.13.10 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.

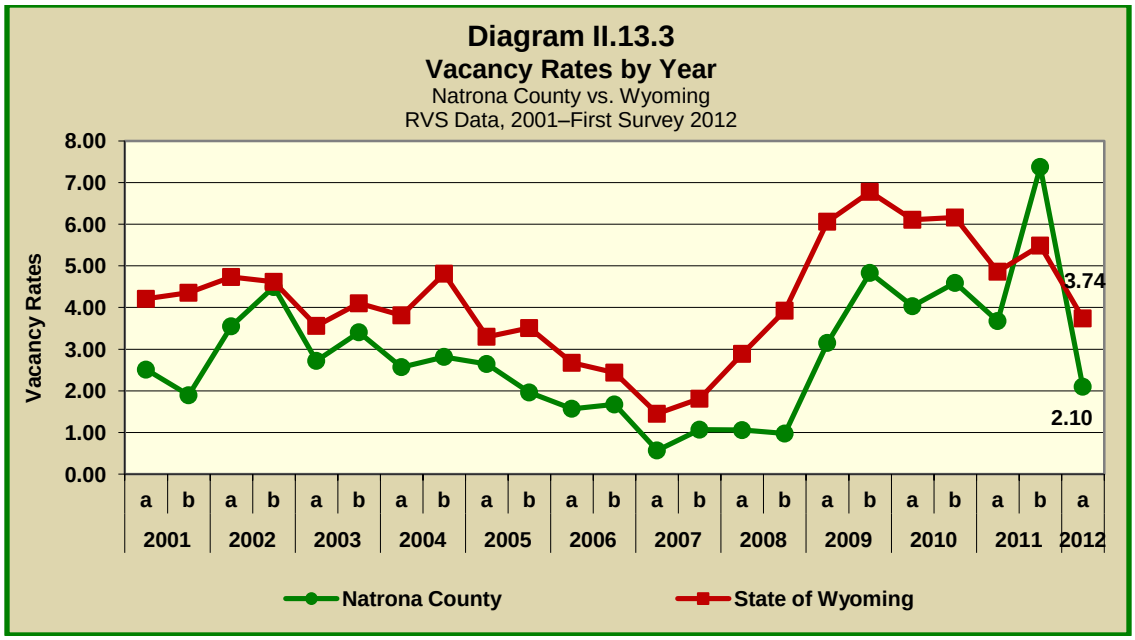
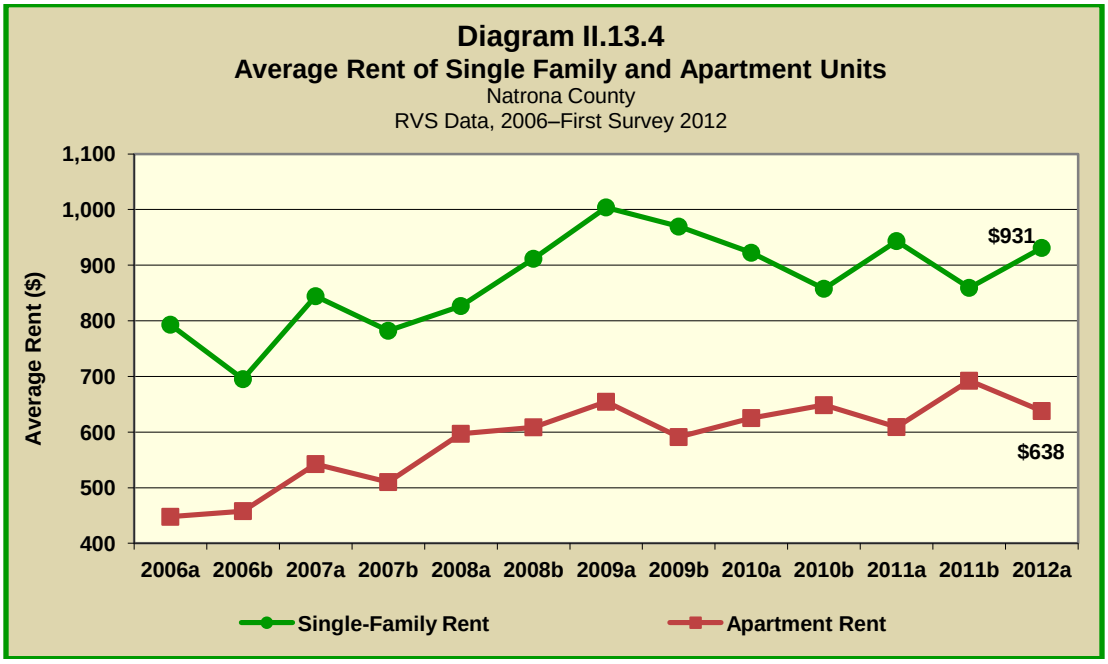


Diagram II.13.4, below, shows the average rent of single-family and apartment units in Natrona County. In the first half of 2012, average rents for single-family units increased to $931 and average rents for apartments fell slightly, to $638.



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 258 respondents in Natrona County. Of the incoming persons who were unsatisfied with their current housing, 73.9 percent said they were seeking to own a home and 26.1 percent of respondents wished to rent. Of those seeking to own a home, 56.8 percent wished to buy existing units, of which 25.6 percent anticipated spending below $100,000, 66.7 percent expected to spend between $100,000 and $249,999, and 7.7 percent anticipated spending more than $250,000. The remaining 43.2 percent of aspiring homebuyers expected to build a new home, of which 15.6 percent anticipated spending

below $100,000, 59.4 percent anticipated spending $100,000 and $249,999 and the remaining 25 percent anticipated spending above $250,000.

Of those currently renting or seeking to rent, 13.3 percent anticipated spending less than $474, 36.7 percent anticipated spending between $475 and $849, and 50.0 anticipated spending more than $850. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 10,135 loans purchased in Natrona County between 1979 and 2012, with 126 occurring in fiscal 2012. The average home size over the period was 1,125 square feet and 1,124 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1966. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $42,823. The average purchase price in fiscal 2012 was $156,581. In fiscal 2012, 11.9 percent of loans purchased were for new construction, and 41.3 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 183, or 0.6 percent of households in Natrona County, were overcrowded and another 84, or 0.3 percent of units, were severely overcrowded, as shown on the following page in Table II.13.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.13.28
Overcrowding and Severe Overcrowding
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Natrona County				
Owner				
Households	20,648	123	73	20,844
Percentage	99.1%	0.6%	0.4%	100.0%
Renter				
Households	8,682	60	11	8,753
Percentage	99.2%	0.7%	0.1%	100.0%
Total				
Households	29,330	183	84	29,597
Percentage	99.1%	0.6%	0.3%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 687 units, or 2.1 percent of all housing units in Natrona 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.13.29, below.

Table II.13.29
Housing Units with Incomplete Kitchen Facilities
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Natrona County	State of Wyoming
Complete Kitchen Facilities	32,263	247,608
Lacking Complete Kitchen Facilities	687	7,488
Total Housing Units	**32,950**	**255,096**
Percent Lacking	2.1%	2.9%

At the time of the 2010 ACS, a total of 406 units, or 1.2 percent of all housing units in Natrona 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.13.30, on the following page.

Table II.13.30
Housing Units with Incomplete Plumbing Facilities
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Natrona County	State of Wyoming
Complete Plumbing Facilities	32,544	249,046
Lacking Complete Plumbing Facilities	406	6,050
Total Households	**32,950**	**255,096**
Percent Lacking	1.2%	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 Natrona County, 14.4 percent of households had a cost burden and 9.3 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 16.5 percent of homeowners with a mortgage in Natrona County experienced a cost burden and 6.5 percent experienced a severe cost burden, while 19.4 percent of renters had a cost burden and 19.2 percent had a severe cost burden, as shown in Table II.13.31, below.

Table II.13.31
Cost Burden and Severe Cost Burden by Tenure
Natrona County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Natrona County					
Owner with a Mortgage					
Households	10,161	2,189	859	22	13,231
Percent	76.8%	16.5%	6.5%	0.2%	100.0%
Owner without a Mortgage					
Households	6,977	379	213	44	7,613
Percent	91.6%	5.0%	2.8%	0.6%	100.0%
Renter					
Households	4,880	1,696	1,683	494	8,753
Percent	55.8%	19.4%	19.2%	5.6%	100.0%
Total					
Households	22,018	4,264	2,755	560	29,597
Percent	74.4%	14.4%	9.3%	1.9%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Niobrara County's population increased from 2,484 in 2010 to 2,491 in 2011, or by 0.3 percent. This compares to a statewide population growth of 0.8 percent over the period.[133] The number of people from 15 to 24 years of age increased by 3.4 percent, and the number of people from 55 to 64 years of age increased by 9.6 percent. The white population decreased by 0.2 percent, while the black population increased by 83.3 percent. The Hispanic population increased from 52 to 68 people between 2010 and 2011 or by 30.8 percent. These data are presented in Table II.14.1, below.

Table II.14.1
Profile of Population Characteristics
Wyoming vs. Niobrara County
2010 Census and 2011 Intercensal Estimates

Subject	Albany County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**2,484**	**2,491**	**0.3%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	378	361	-4.5%	113,371	113,462	0.1%
15 to 24 years	237	245	3.4%	78,460	78,704	0.3%
25 to 44 years	590	604	2.4%	144,615	145,669	0.7%
45 to 54 years	402	357	-11.2%	83,577	80,936	-3.2%
55 to 64 years	364	399	9.6%	73,513	77,120	4.9%
65 and Over	513	525	2.3%	70,090	72,267	3.1%
Race						
White	2,412	2,406	-0.2%	529,110	531,484	0.4%
Black	6	11	83.3%	5,135	6,024	17.3%
American Indian and Alaskan Native	21	26	23.8%	14,457	14,774	2.2%
Asian	9	9	0.0%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	0	0	.	521	551	5.8%
Two or more races	36	39	8.3%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	52	68	30.8%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Niobrara County's population increased from 2,407 persons in 2000 to 2,484 in 2010, or by 3.2 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 1.6 percent, while the black population increased by 66.7 percent. The Hispanic population increased from 36 to 52 persons between 2000 and 2010, or by 44.4 percent. These data are presented in Table II.14.2, on the following page.

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

Table II.14.2
Population by Race and Ethnicity
Niobrara County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	2,360	98.0%	2,397	96.5%	1.6%
Black	3	0.1%	5	0.2%	66.7%
American Indian	12	0.5%	21	0.8%	75.0%
Asian	3	0.1%	9	0.4%	200.0%
Native Hawaiian/Pacific Islander	.	.	.	.	.
Other	12	0.5%	13	0.5%	8.3%
Two or More Races	17	0.7%	39	1.6%	129.4%
Total	**2,407**	**100.0%**	**2,484**	**100.0%**	**3.2%**
Hispanic (Ethnicity)	36	1.5%	52	2.1%	44.4%

Table II.14.3, below, presents the population of Niobrara County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 3.2 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 69 persons, or by 23.4 percent. In 2010, the largest age group in Niobrara County was the group aged 35 to 54, which accounted for 28.7 percent of the entire population. The 2010 census count showed a total of 1,159 males, who accounted for 46.7 percent of the population, and the remaining 53.3 percent, or 1,325 persons, were female.

Table II.14.3
Population by Age and Gender
Niobrara County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	60	55	115	46	50	96	-16.5%
5 to 19	268	219	487	236	178	414	-15.0%
20 to 24	32	56	88	40	65	105	19.3%
25 to 34	102	124	226	102	178	280	23.9%
35 to 54	373	372	745	315	397	712	-4.4%
55 to 64	134	161	295	185	179	364	23.4%
65 and Over	205	246	451	235	278	513	13.7%
Total	**1,174**	**1,233**	**2,407**	**1,159**	**1,325**	**2,484**	**3.2%**

At the time of the 2010 Census, there were 214 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 111.9 percent, as shown in II.14.4, on the following page.

Table II.14.4
Group Quarters Population
Niobrara County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[134]	100	214	114.0%
Juvenile Facilities	.	.	.
Nursing Homes	.	.	.
Other Institutions	.	.	.
Total	**100**	**214**	**114.0%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	1	.	-100.0%
Total	**1**	**.**	**-100.0%**
Group Quarters Population	**101**	**214**	**111.9%**

Table II.14.5, 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 659 family households, 539 of which housed married couple families and 120 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 41 families, or a female householder with no husband present, of which there were 79 families. There were also an estimated 410 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households decreased by 2.9 percent, and the number of married couple families decreased by 7.4 percent. The number of male households with no wife present increased by 13.9 percent, the number of female households with no husband present increased by 29.5 percent, and non-family households increased by 23.5 percent.

Table II.14.5
Household Type by Tenure
Niobrara County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	679	659	-2.9%
Married couple family	582	539	-7.4%
Owner-occupied housing units	470	456	-3.0%
Renter-occupied housing units	112	83	-25.9%
Other family	97	120	23.7%
Male householder, no wife present	36	41	13.9%
Owner-occupied housing units	23	30	30.4%
Renter-occupied housing units	13	11	-15.4%
Female householder, no husband present	61	79	29.5%
Owner-occupied housing units	37	36	-2.7%
Renter-occupied housing units	24	43	79.2%
Non-family households	332	410	23.5%
Owner-occupied housing units	207	248	19.8%
Renter-occupied housing units	125	162	29.6%
Total	**1,011**	**1,069**	**5.7%**

[134] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.14.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 393 two-person family households, 117 three-person family households, and 90 four-person family households. One-person non-family households made up 90 percent of all non-family households, or an estimated 369 households. Between 2000 and 2010, the number of four-person households decreased by 15.7 percent, or from 108 to 91 households.

Table II.14.6[135]
Household Type by Household Size
Niobrara County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	298	298	.	369	369	23.8%
Two Person	378	29	407	393	39	432	6.1%
Three Person	122	3	125	117	1	118	-5.6%
Four Person	106	2	108	90	1	91	-15.7%
Five Person	56	0	56	41	.	41	-26.8%
Six Person	13	0	13	14	.	14	7.7%
Seven Person	4	0	4	4	.	4	0.0%
Total	**679**	**332**	**1,011**	**659**	**410**	**1,069**	**5.7%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 432 two-person households, 354 were owner-occupied and 78 were renter-occupied. Of the 91 four-person households, 66 were owner-occupied and 25 were renter-occupied. Further household size data by tenure are presented in Table II.14.7, below.

Table II.14.7
Tenure by Household Size
Niobrara County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	188	110	298	227	142	369	23.8%
Two Person	322	85	407	354	78	432	6.1%
Three Person	94	31	125	80	38	118	-5.6%
Four Person	78	30	108	66	25	91	-15.7%
Five Person	42	14	56	32	9	41	-26.8%
Six Person	10	3	13	8	6	14	7.7%
Seven Person or More	3	1	4	3	1	4	0.0%
Total	**737**	**274**	**1,011**	**770**	**299**	**1,069**	**5.7%**

[135] 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.14.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 4.5 percent, or from 737 to 770 households. The number of renter units increased from 274 to 299 households, or by 9.1 percent. In 2010, Niobrara County had a total of 1,338 housing units, of which 1,069, or 79.9 percent, were occupied. A total of 269 units, or 20.1 percent of all units, were vacant, which was a decrease of 17.7 percent from the 2000 Census.

Table II.14.8
Housing Units by Tenure
Niobrara County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	1,011	1,069	5.7%
Owner-Occupied	737	770	4.5%
Renter-Occupied	274	299	9.1%
Vacant Housing Units	327	269	-17.7%
Total Housing Units	**1,338**	**1,338**	**0.0%**
Homeownership Rate	72.9%	72.0%	.

Table II.14.9, below, shows that, of the 269 vacant housing units in Niobrara County at the time of the 2010 Census, 25, or 9.3 percent, were for rent and 11, or 4.1 percent, were for sale. An estimated 70 units were for seasonal, recreational, or occasional use, and 148, or 55 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 increased from 11 to 14 units, or by 27.3 percent, and units listed as "other vacant" increased from 101 to 148 units, or by 46.5 percent.

Table II.14.9
Disposition of Vacant Housing Units
Niobrara County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	61	25	-59.0%
For sale only	60	11	-81.7%
Rented or sold but not occupied	11	14	27.3%
For seasonal, recreational, or occasional use	94	70	-25.5%
For migrant workers	0	1	NA
Other vacant	101	148	46.5%
Total	**327**	**269**	**-17.7%**

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.14.10, below, presents different income statistics for Niobrara County. According to the 2010 ACS data averages, Median Family Income (MFI) for Niobrara County was $57,153 compared to the statewide average of $65,964. Per capita income for Niobrara County, which is calculated by dividing total income by population, was $22,885, which compared to $27,860 for the State of Wyoming.

Table II.14.10
Median and Per Capita Income
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Niobrara County	Wyoming
Median Family Income	57,153	65,964
Median Household Income	45,813	53,802
Per Capita Income	22,885	27,860

Table II.14.11, below, shows households by income for Niobrara County and the State of Wyoming in 2010. In Niobrara County, there were a total of 115 households, or 12.2 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 113 households that had incomes between $35,000 and $49,999 in the county, which accounted for 12 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 14.9 percent of total households and numbered 140 in Niobrara County.

Table II.14.11
Households by Income
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Income	Niobrara County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	115	12.2%	21,963	10.1%
$15,000–$19,999	48	5.1%	10,477	4.8%
$20,000–$24,999	67	7.1%	11,850	5.4%
$25,000–$34,999	152	16.2%	23,902	11.0%
$35,000–$49,999	113	12.0%	32,677	15.0%
$50,000–$74,999	192	20.4%	44,279	20.3%
$75,000–$99,999	112	11.9%	30,595	14.1%
$100,000 and Above	140	14.9%	41,945	19.3%
Total	**939**	**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.14.12, on the following page. In total, the poverty rate in Niobrara County was 11.5 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Niobrara County had a poverty rate of 11.7 percent, and the female population had a poverty rate

of 11.4 percent. There were six males and 17 females in poverty aged 5 and under. Overall, 9.3 percent of persons in poverty in Niobrara 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 46 persons, which represented 18.5 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.14.12
Poverty by Age
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Niobrara County				
5 and Under	6	17	23	9.3%
6 to 17	54	11	65	26.2%
18 to 64	61	53	114	46.0%
65 and Older	1	45	46	18.5%
Total	**122**	**126**	**248**	**100.0%**
Poverty Rate	11.7%	11.4%	11.5%	.
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.14.13, 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, Niobrara County saw an average of 544 owner-occupied single-family units compared to 251 single-family rental units. In Niobrara County, single-family units represented 84.7 percent of all households compared to 70.8 percent statewide. Niobrara County had a total of 46 apartment rental units, and total apartment units accounted for 4.9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 78 mobile homes in Niobrara County, which made up 8.3 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.14.13
Households by Unit Type
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Niobrara County				
Single-Family Unit	544	251	795	84.7%
Duplex	0	18	18	1.9%
Tri- or Four-Plex	2	0	2	.2%
Apartment	0	46	46	4.9%
Mobile Home	53	25	78	8.3%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	**599**	**340**	**939**	**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.14.14, below, shows the number of households by year of construction. As shown, 39 percent, or 366 units, were built in 1939 or earlier in the county, and another 8.3 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was seven, which accounted for 0.7 percent of all households, and an additional 18 households, or 1.9 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.14.14
Households by Year Built
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Niobrara County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	366	39.0%	25,116	11.5%
1940 to 1949	78	8.3%	11,481	5.3%
1950 to 1959	147	15.7%	21,920	10.1%
1960 to 1969	75	8.0%	19,433	8.9%
1970 to 1979	75	8.0%	53,519	24.6%
1980 to 1989	109	11.6%	34,949	16.1%
1990 to 1999	64	6.8%	26,791	12.3%
2000 to 2004	7	.7%	14,090	6.5%
2005 or Later	18	1.9%	10,389	4.8%
Total	**939**	**100.0%**	**217,688**	**100.0%**

Table II.14.15, on the following page, displays housing units for Niobrara County and the State of Wyoming. The number of rooms in Niobrara County varied between households. There were no households with only one room, while households with five and six rooms accounted for 12.8 and 15.3 percent, respectively, in the county. The median number of rooms in Niobrara County was six rooms, the same as the statewide median number of rooms.

Table II.14.15
Housing Units by Number of Rooms
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Niobrara County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	0	.0%	3,804	1.5%
Two	10	.8%	6,391	2.5%
Three	112	8.8%	18,634	7.3%
Four	327	25.7%	45,335	17.8%
Five	163	12.8%	52,421	20.5%
Six	195	15.3%	39,475	15.5%
Seven	156	12.3%	31,509	12.4%
Eight	144	11.3%	25,135	9.9%
Nine or More	165	13.0%	32,392	12.7%
Total	**1,272**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.14.16, below, shows households in the county by number of bedrooms and tenure. There were no rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.7 percent of total households in Niobrara County, which compared to 25.5 percent statewide. In Niobrara County, the 375 households with three bedrooms accounted for 39.9 percent of all households, and there were only 52 five-bedroom or more households, which accounted for 5.5 percent of all households.

Table II.14.16
Households by Number of Bedrooms
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Niobrara County				
None	0	0	0	.0%
One	5	55	60	6.4%
Two	126	134	260	27.7%
Three	262	113	375	39.9%
Four	159	33	192	20.4%
Five or More	47	5	52	5.5%
Total	**599**	**340**	**939**	**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.14.17, at right, structures built in 1939 or earlier had a median value of $79,200, while structures built between 1950 and 1959 had a median value of $107,500 and those built between 1990 and 1999 had a median value of $197,900. The newest structures tended to have the highest values, and those built between 2000 and 2004 had a median value of $1,000,001. The median value in Niobrara County was $107,500, which compared to $174,000 in the State of Wyoming.

Table II.14.17
Median Value by Year Structure Built
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Niobrara County	State of Wyoming
1939 or Earlier	79,200	141,200
1940 to 1949	92,700	129,500
1950 to 1959	107,500	151,800
1960 to 1969	112,000	166,500
1970 to 1979	114,200	169,900
1980 to 1989	133,000	187,000
1990 to 1999	197,900	224,000
2000 to 2004	1,000,001	243,500
2005 or Later	.	244,600
Median Value	**107,500**	**174,000**

Household mortgage status is reported in Table II.14.18, below. In Niobrara County, households with a mortgage accounted for 40.6 percent of all households, or 243 housing units, and the remaining 59.4 percent, or 356 units, had no mortgage. Of those units with a mortgage, 27 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 216, or 88.9 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.14.18
Mortgage Status
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Niobrara County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	243	40.6%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	27	11.1%	17,932	19.1%
Second mortgage only	12	44.4%	8,629	48.1%
Home equity loan only	15	55.6%	9,303	51.9%
Both second mortgage and home equity loan	0	.0%	741	.8%
No second mortgage and no home equity loan	216	88.9%	75,088	80.1%
Housing units without a mortgage	356	59.4%	59,045	38.6%
Total	**599**	**100.0%**	**152,806**	**100.00%**

The median rent in Niobrara County was $353 compared to $552 statewide, as shown in Table II.14.19, below. These figures show that rents in Niobrara County were significantly lower than rents statewide.

Table II.14.19
Median Rent
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Niobrara County	$353
State of Wyoming	$552

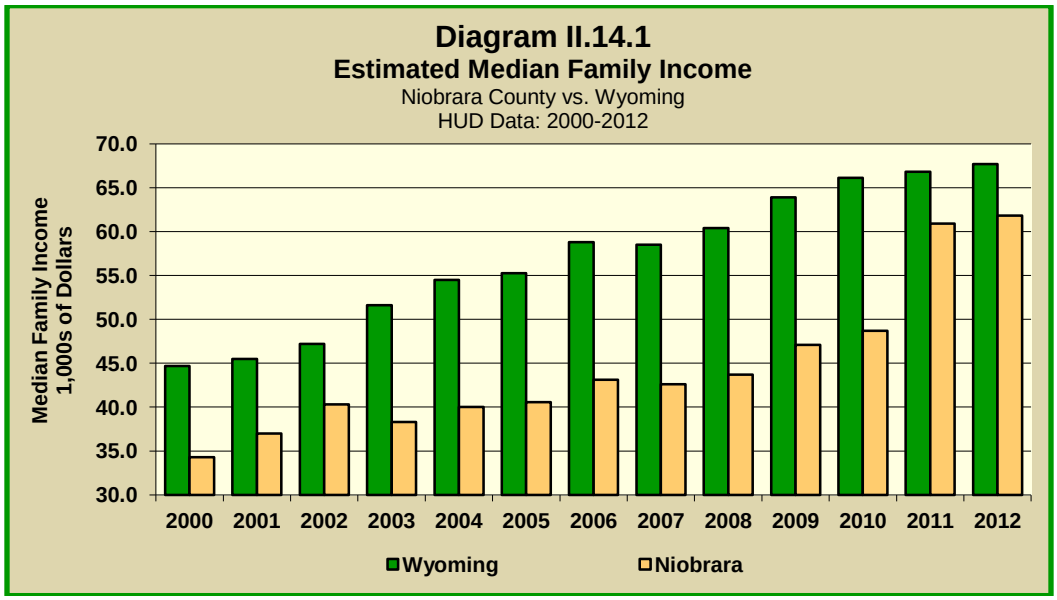
The Wyoming driver's license data provided by the WYDOT indicated a net increase of 26 persons during the first half of 2012. The driver's license total exchanges since 2000 for Niobrara County are presented in Table II.14.20, below, and indicate a net increase of 293 persons over the time period.

Table II.14.20
Driver's Licenses Exchanged and Surrendered
Niobrara County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	73	55	18
2001	82	47	35
2002	57	52	5
2003	58	37	21
2004	49	51	-2
2005	61	42	19
2006	54	43	11
2007	81	50	31
2008	75	35	40
2009	82	37	45
2010	58	32	26
2011	65	47	18
2012 – First Half	41	15	26
Total	**836**	**543**	**293**

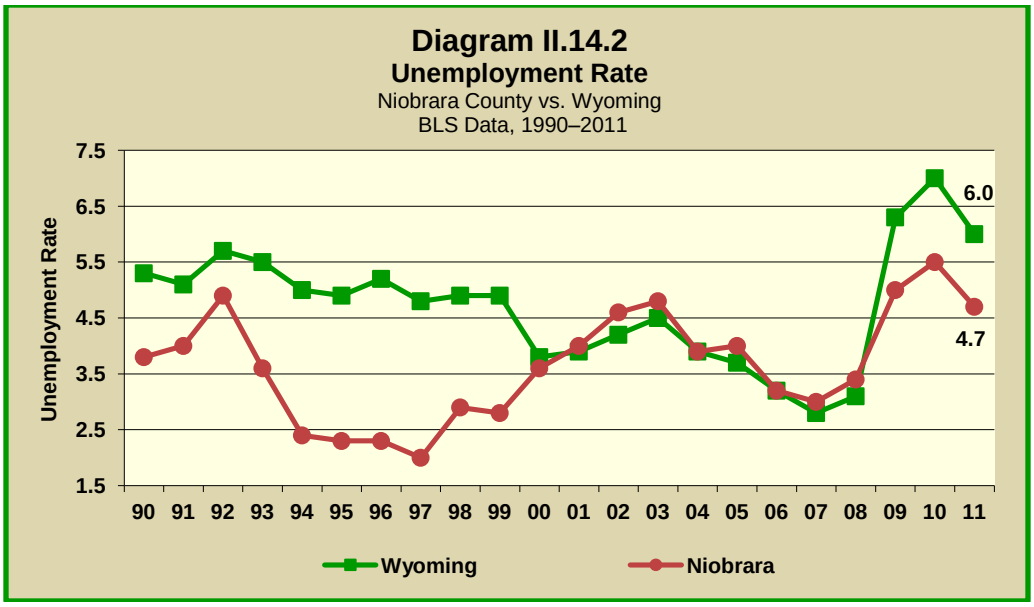
Economics

The HUD estimated MFI for Niobrara County was $61,800 in 2012.[136] This compares to Wyoming's MFI of $67,700. Diagram II.14.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Niobrara County's labor force, defined as the number of persons working or actively seeking work, increased by 9 persons, from 1,298 in 2010 to 1,307 in 2011. Employment increased by 20 persons; unemployment decreased by eleven persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.5 percent in 2010 to 4.7 percent in 2011, as shown in Diagram II.14.2.

[136] 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.14.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 2.52 percent between 2010 and 2011, from a total of 872 to 894 workers.

Table II.14.21
Total Monthly Employment
Niobrara County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	729	723	737	742	742	717	823	809	826	863	844
Feb	727	774	745	748	756	720	804	805	843	854	846
Mar	764	765	756	744	750	721	821	829	840	868	859
Apr	785	751	780	757	773	719	816	824	852	856	873
May	825	786	788	761	780	757	840	851	866	890	912
Jun	853	845	834	817	824	819	875	874	916	908	942
Jul	818	795	742	734	.	771	815	814	867	835	912
Aug	812	796	739	744	.	800	832	833	871	886	871
Sep	800	818	793	774	.	816	852	885	913	890	911
Oct	783	798	799	783	.	817	859	906	893	896	922
Nov	736	764	759	736	.	802	856	871	918	866	905
Dec	740	766	758	745	.	821	853	853	913	849	930
Annual	**781**	**782**	**769**	**757**	**767**	**773**	**837**	**846**	**877**	**872**	**894**
% Change	.	0.13	-1.66	-1.56	1.32	0.78	8.28	1.08	3.66	-0.57	2.52

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.14.22, on the following page, annual average weekly wages increased by 3.50 percent between 2010 and 2011, from a total of $572 to $592.

Table II.14.22
Average Weekly Wages
Niobrara County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	361	390	368	399	379	.
2002	390	424	378	408	400	5.54
2003	394	419	386	415	404	1.00
2004	404	439	398	431	418	3.47
2005	415	446	.	.	440	5.26
2006	466	490	482	498	484	10.00
2007	496	517	496	522	508	4.96
2008p	514	526	508	536	521	2.56
2009	543	555	549	585	559	7.29
2010	546	586	545	608	572	2.33
2011(p)	572	614	571	611	592	3.50

Total business establishments reported by the QCEW are displayed below in Table II.14.23. Annual establishments increased by 3.03 percent between 2010 and 2011, from a total of 132 to 136 establishments.

Table II.14.23
Number of Establishments
Niobrara County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	135	137	134	134	135	.
2002	135	134	133	132	134	-0.74
2003	131	135	133	133	133	-0.75
2004	128	129	128	126	128	-3.76
2005	125	126	126	124	125	-2.34
2006	125	124	125	128	126	0.80
2007	126	129	129	134	130	3.17
2008	133	132	133	133	133	2.31
2009	137	138	135	132	136	2.26
2010	132	133	132	131	132	-2.94
2011(p)	132	132	139	141	136	3.03

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, Niobrara County recorded 1,830 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 $99,775,000, and real per capita income was $40,070 in 2010. Average earnings per job in the county was $29,721 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Niobrara County decreased from $435 in second quarter 2010 to $418 in fourth quarter 2011, or by 3.9 percent. Detached single-family home rents decreased by 8.9 percent.

Niobrara County rental prices experienced average annualized increases of 3.6 percent for apartments and 3.5 percent for houses from fourth quarter 1998 through fourth quarter 2011.[137] These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments and 4 percent for houses over the same period. Table II.14.24, at right, presents the Niobrara County data for each rental type.[138]

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. Total residential units authorized in Niobrara County decreased from four units in 2010 to three in 2011.

The real value of single-family building permits decreased from $81,700 in 2010 $31,500 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $170,200 in 2006 to a low of $31,500 in 2011. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.14.25, on the following page.

Table II.14.24
Semiannual Average Monthly Rental Prices
Niobrara 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	.	108	.	.
Q4.98	263	105	338	.
Q2.99	268	110	346	.
Q4.99	.	130	300	.
Q2.00	271	.	320	.
Q4.00	283	120	328	.
Q2.01	280	.	314	.
Q4.01	.	.	349	.
Q2.02	277	.	305	.
Q4.02	260	.	354	.
Q2.03	342	.	341	.
Q4.03	292	.	388	.
Q2.04	335	.	398	.
Q4.04	325	.	446	.
Q2.05	348	.	474	.
Q4.05	385	.	511	.
Q2.06	391	130	492	.
Q4.06	391	130	529	.
Q2.07	364	140	488	.
Q4.07	391	.	511	.
Q2.08	419	.	511	.
Q4.08	417	.	517	.
Q2.09	424	.	550	.
Q4.09	433	.	567	.
Q2.10	433	.	542	.
Q4.10	435	.	582	.
Q2.11	419	.	530	.
Q4.11	418	.	530	.

[137] Data from 1986 to 1997 for Niobrara County is not reported by the EAD.

[138] 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.

Table II.14.25
Building Permits and Valuation
Niobrara County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit, Value: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.
1982	.	.	.	.	.	.	.	.
1983	5	.	.	6	11	.	.	95.2
1984	3	.	.	.	3	.	.	96.2
1985	3	.	.	.	3	.	.	153.3
1986	3	.	.	.	3	.	.	150.0
1987	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	.	.	101.4
1989	1	.	.	.	1	.	.	81.5
1990	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.
1992	3	.	.	.	3	.	.	74.2
1993	1	.	.	.	1	.	.	79.6
1994	1	.	.	.	1	.	.	321.9
1995	4	.	.	.	4	.	.	177.1
1996	.	.	.	.	.	.	.	.
1997	2	.	.	.	2	.	.	200.9
1998	.	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.
2003	1	.	.	.	1	.	.	84.3
2004	4	.	.	.	4	.	.	99.6
2005	4	.	.	.	4	.	.	169.9
2006	3	.	.	.	3	.	.	170.2
2007	.	.	.	.	.	.	.	.
2008	3	.	.	.	3	.	.	150.3
2009	3	.	.	.	3	.	.	156.7
2010	4	.	.	.	4	.	.	81.7
2011	3	.	.	.	3	.	.	31.5

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 Niobrara County was $113,708. This represented an increase of 12.1 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, 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.14.26, below.

Table II.14.26
Average Sales Prices
Niobrara County vs. Wyoming
DOR Data, 1999–2011

Year	Niobrara County Average Price ($)	Niobrara County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	47,987	16.82	101,517	4.76
2000	58,804	22.54	111,437	9.77
2001	48,391	-17.71	116,469	4.52
2002	45,490	-5.99	121,140	4.01
2003	53,370	17.32	132,708	9.55
2004	57,155	7.09	142,501	7.38
2005	69,218	21.11	159,776	12.12
2006	81,420	17.63	187,869	17.58
2007	83,988	3.15	265,044	41.08
2008	98,935	17.8	256,045	-3.4
2009	96,643	-2.3	241,622	-5.6
2010	101,450	4.97	250,958	3.9
2011	113,708	12.1	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.[139] During June 2012, a total of five surveys were completed by property managers in Niobrara County. Of the 46 rental units surveyed, five were vacant, indicating a vacancy rate of 10.87 percent. This compares to an 11.65 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent as shown in Table II.12.27, below.

Table II.14.27
Total Units, Vacant Units, and Vacancy Rate
Niobrara County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	42	.	.
2001b	2	11	1	9.09
2002a	4	57	11	19.30
2002b	3	21	7	33.33
2003a	6	76	24	31.58
2003b	7	96	12	12.50
2004a	8	108	14	12.96
2004b	8	102	4	3.92
2005a	6	96	8	8.33
2005b	5	49	6	12.24
2006a	5	88	7	7.95
2006b	5	88	2	2.27
2007a	4	73	6	8.22
2007b	4	78	1	1.28
2008a	5	90	3	3.33
2008b	3	64	2	3.13
2009a	2	60	0	0.00
2009b	4	120	11	9.17
2010a	4	72	6	8.33
2010b	4	93	10	10.75
2011a	6	103	12	11.65
2011b	4	76	2	2.63
2012a	5	46	5	10.87

Diagram II.14.3, on the following page, shows the historical vacancy rate for Niobrara County and Wyoming. As can be seen, the vacancy rate in Niobrara County was generally higher than the statewide rate except for a brief period between 2007 and 2009.

[139]Those signified as *a* in the "year" column of Table II.14.10 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.

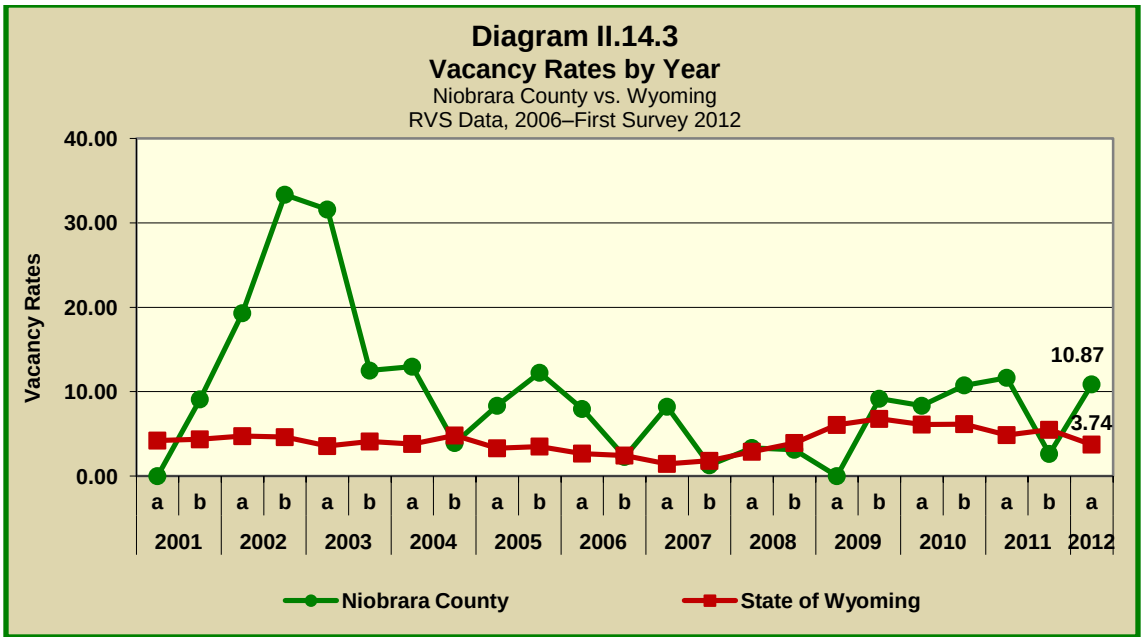
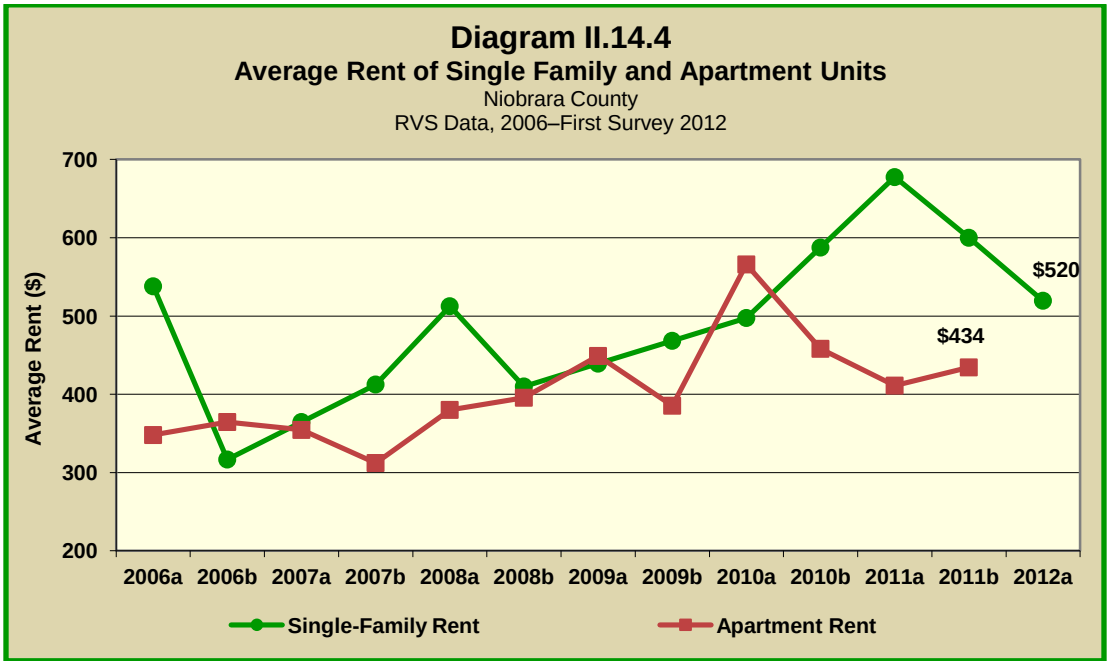


Diagram II.14.4, below, shows the average rent of single-family and apartment units in Niobrara County. In the first half of 2012, average rents for single-family units decreased to $520.



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 9 respondents in Niobrara County. Of the incoming population who were unsatisfied with their current housing, 100 percent of respondents wished to rent.

Of those respondents who were seeking to rent, 100 percent anticipated spending above $850.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 102 loans purchased in Niobrara County between 1979 and 2012, with two occurring in fiscal 2012. The average home size over the period was 1,279 square feet and 1,015 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1949. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $33,342. The average purchase price in fiscal 2012 was $61,750. Fiscal year data for the entire operating history of the WCDA can be found 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, three, or 0.3 percent of households in Niobrara County, were overcrowded and no units were severely overcrowded, as shown in Table II.14.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.14.28
Overcrowding and Severe Overcrowding
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Niobrara County				
Owner				
Households	599	0	0	599
Percentage	100.0%	0.0%	0.0%	100.0%
Renter				
Households	337	3	0	340
Percentage	99.1%	0.9%	0.0%	100.0%
Total				
Households	936	3	0	939
Percentage	99.7%	0.3%	0.0%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 80 units, or 6.3 percent of all housing units in Niobrara 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.14.29, page.

Table II.14.29
Housing Units with Incomplete Kitchen Facilities
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Niobrara County	State of Wyoming
Complete Kitchen Facilities	1,192	247,608
Lacking Complete Kitchen Facilities	80	7,488
Total Housing Units	**1,272**	**255,096**
Percent Lacking	6.3%	2.9%

At the time of the 2010 ACS, a total of 83 units, or 6.5 percent of all housing units in Niobrara 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.14.30, on the following page.

Table II.14.30
Housing Units with Incomplete Plumbing Facilities
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Niobrara County	State of Wyoming
Complete Plumbing Facilities	1,189	249,046
Lacking Complete Plumbing Facilities	83	6,050
Total Households	**1,272**	**255,096**
Percent Lacking	6.5%	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 Niobrara County, 8.5 percent of households had a cost burden and 8.2 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 9.5 percent of homeowners with a mortgage in Niobrara County experienced a cost burden and 7.8 percent experienced a severe cost burden, while 10.6 percent of renters had a cost burden and 11.8 percent had a severe cost burden, as shown in Table II.14.31, below.

Table II.14.31
Cost Burden and Severe Cost Burden by Tenure
Niobrara County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Niobrara County					
Owner with a Mortgage					
Households	198	23	19	3	243
Percent	81.5%	9.5%	7.8%	1.2%	100.0%
Owner without a Mortgage					
Households	317	21	18	0	356
Percent	89.0%	5.9%	5.1%	0.0%	100.0%
Renter					
Households	195	36	40	69	340
Percent	57.4%	10.6%	11.8%	20.3%	100.0%
Total					
Households	710	80	77	72	939
Percent	75.6%	8.5%	8.2%	7.7%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Park County's population increased from 28,205 in 2010 to 28,592 in 2011, or by 1.4 percent. This compares to a statewide population growth of 0.8 percent over the period.[140] The number of people from 25 to 44 years of age increased by 3.1 percent, and the number of people from 55 to 64 years of age increased by 3.4 percent. The white population increased by 1 percent, while the black population increased by 86.2 percent. The Hispanic population increased from 1,365 to 1,475 people between 2010 and 2011 or by 7.8 percent. These data are presented in Table II.15.1, below.

Table II.15.1
Profile of Population Characteristics
Wyoming vs. Park County
2010 Census and 2011 Intercensal Estimates

Subject	Park County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**28,205**	**28,592**	**1.4%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	4,877	4,889	0.2%	113,371	113,462	0.1%
15 to 24 years	3,529	3,528	0.0%	78,460	78,704	0.3%
25 to 44 years	6,113	6,305	3.1%	144,615	145,669	0.7%
45 to 54 years	4,264	4,101	-3.8%	83,577	80,936	-3.2%
55 to 64 years	4,480	4,632	3.4%	73,513	77,120	4.9%
65 and Over	4,942	5,137	3.9%	70,090	72,267	3.1%
Race						
White	27,386	27,649	1.0%	529,110	531,484	0.4%
Black	58	108	86.2%	5,135	6,024	17.3%
American Indian and Alaskan Native	196	220	12.2%	14,457	14,774	2.2%
Asian	168	174	3.6%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	25	25	0.0%	521	551	5.8%
Two or more races	372	416	11.8%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,365	1,472	7.8%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Park County's population increased from 25,786 persons in 2000 to 28,205 in 2010, or by 9.4 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 8.4 percent, while the black population increased by 143.5 percent. The Hispanic population increased from 959 to 1,365 persons between 2000 and 2010, or by 42.3 percent. These data are presented in Table II.15.2, on the following page.

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

Table II.15.2
Population by Race and Ethnicity
Park County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	24,872	96.5%	26,951	95.6%	8.4%
Black	23	0.1%	56	0.2%	143.5%
American Indian	122	0.5%	168	0.6%	37.7%
Asian	114	0.4%	166	0.6%	45.6%
Native Hawaiian/Pacific Islander	13	0.1%	25	0.1%	92.3%
Other	364	1.4%	399	1.4%	9.6%
Two or More Races	278	1.1%	440	1.6%	58.3%
Total	**25,786**	**100.0%**	**28,205**	**100.0%**	**9.4%**
Hispanic (Ethnicity)	959	3.7%	1,365	4.8%	42.3%

Table II.15.3, below, presents the population of Park County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 9.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,703 persons, or by 61.3 percent. In 2010, the largest age group in Park County was the group aged 35 to 54, which accounted for 25.7 percent of the entire population. The 2010 census count showed a total of 14,021 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 14,184 persons, were female.

Table II.15.3
Population by Age and Gender
Park County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	721	705	1,426	845	794	1,639	14.9%
5 to 19	2,894	2,925	5,819	2,668	2,504	5,172	-11.1%
20 to 24	721	677	1,398	848	747	1,595	14.1%
25 to 34	1,241	1,284	2,525	1,573	1,561	3,134	24.1%
35 to 54	3,935	4,166	8,101	3,488	3,755	7,243	-10.6%
55 to 64	1,413	1,364	2,777	2,288	2,192	4,480	61.3%
65 and Over	1,637	2,103	3,740	2,311	2,631	4,942	32.1%
Total	**12,562**	**13,224**	**25,786**	**14,021**	**14,184**	**28,205**	**9.4%**

At the time of the 2010 Census, there were 942 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 8.7 percent, as shown in Table II.15.4, on the following page.

Table II.15.4
Group Quarters Population
Park County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[141]	42	55	31.0%
Juvenile Facilities	.	15	.
Nursing Homes	121	224	85.1%
Other Institutions	122	.	-100.0%
Total	**285**	**294**	**3.2%**
Noninstitutionalized			
College Dormitories	479	560	16.9%
Military Quarters	.	.	.
Other Noninstitutions	103	88	-14.6%
Total	**582**	**648**	**11.3%**
Group Quarters Population	**867**	**942**	**8.7%**

Table II.15.5, 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 7,777 family households, 6,528 of which housed married couple families and 1,249 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 399 families, or a female householder with no husband present, of which there were 850 families. There were also an estimated 4,108 "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 9.7 percent, and the number of married couple families increased by 7.6 percent. The number of male households with no wife present increased by 38.5 percent, the number of female households with no husband present increased by 15.6 percent, and non-family households increased by 27.6 percent.

Table II.15.5
Household Type by Tenure
Park County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	7,092	7,777	9.7%
Married couple family	6,069	6,528	7.6%
Owner-occupied housing units	5,002	5,462	9.2%
Renter-occupied housing units	1,067	1,066	-0.1%
Other family	1,023	1,249	22.1%
Male householder, no wife present	288	399	38.5%
Owner-occupied housing units	174	212	21.8%
Renter-occupied housing units	114	187	64.0%
Female householder, no husband present	735	850	15.6%
Owner-occupied housing units	417	460	10.3%
Renter-occupied housing units	318	390	22.6%
Non-family households	3,220	4,108	27.6%
Owner-occupied housing units	1,770	2,288	29.3%
Renter-occupied housing units	1,450	1,820	25.5%
Total	**10,312**	**11,885**	**15.3%**

[141] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.15.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 4,335 two-person family households, 1,442 three-person family households, and 1,183 four-person family households. One-person non-family households made up 82.4 percent of all non-family households, or an estimated 3,387 households. Between 2000 and 2010, the number of four-person households decreased by 7.9 percent, or from 1,305 to 1,202 households.

Table II.15.6[142]
Household Type by Household Size
Park County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	2,702	2,702	.	3,387	3,387	25.4%
Two Person	3,598	431	4,029	4,335	610	4,945	22.7%
Three Person	1,392	54	1,446	1,442	81	1,523	5.3%
Four Person	1,284	21	1,305	1,183	19	1,202	-7.9%
Five Person	546	10	556	517	7	524	-5.8%
Six Person	173	2	175	211	1	212	21.1%
Seven Person	99	0	99	89	3	92	-7.1%
Total	**7,092**	**3,220**	**10,312**	**7,777**	**4,108**	**11,885**	**15.3%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 4,945 two-person households, 3,972 were owner-occupied and 973 were renter-occupied. Of the 1,202 four-person households, 849 were owner-occupied and 353 were renter-occupied. Further household size data by tenure are presented in Table II.15.7, below.

Table II.15.7
Tenure by Household Size
Park County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	1,535	1,167	2,702	1,923	1,464	3,387	25.4%
Two Person	3,169	860	4,029	3,972	973	4,945	22.7%
Three Person	1,035	411	1,446	1,096	427	1,523	5.3%
Four Person	1,009	296	1,305	849	353	1,202	-7.9%
Five Person	414	142	556	361	163	524	-5.8%
Six Person	126	49	175	150	62	212	21.1%
Seven Person or More	75	24	99	71	21	92	-7.1%
Total	**7,363**	**2,949**	**10,312**	**8,422**	**3,463**	**11,885**	**15.3%**

[142] 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.15.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 14.4 percent, or from 7,363 to 8,422 households. The number of renter units increased from 2,949 to 3,463 households, or by 17.4 percent. In 2010, Park County had a total of 13,562 housing units, of which 11,885, or 87.6 percent, were occupied. A total of 1,677 units, or 12.4 percent of all units, were vacant, which was an increase of 7.7 percent from the 2000 Census.

Table II.15.8
Housing Units by Tenure
Park County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	10,312	11,885	15.3%
Owner-Occupied	7,363	8,422	14.4%
Renter-Occupied	2,949	3,463	17.4%
Vacant Housing Units	1,557	1,677	7.7%
Total Housing Units	**11,869**	**13,562**	**14.3%**
Homeownership Rate	71.4%	70.9%	.

Table II.15.9, below, shows that, of the 1,677 vacant housing units in Park County at the time of the 2010 Census, 228, or 13.6 percent, were for rent and 156, or 9.3 percent, were for sale. An estimated 952 units were for seasonal, recreational, or occasional use, and 260, or 15.5 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 increased from 53 to 67 units, or by 26.4 percent, and units listed as "other vacant" decreased from 261 to 260 units, or by 0.4 percent.

Table II.15.9
Disposition of Vacant Housing Units
Park County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	253	228	-9.9%
For sale only	146	156	6.8%
Rented or sold but not occupied	53	67	26.4%
For seasonal, recreational, or occasional use	809	952	17.7%
For migrant workers	35	14	-60.0%
Other vacant	261	260	-0.4%
Total	**1,557**	**1,677**	**7.7%**

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.15.10, below, presents different income statistics for Park County. According to the 2010 ACS data averages, Median Family Income (MFI) for Park County was $58,297 compared to the statewide average of $65,964. Per capita income for Park County, which is calculated by dividing total income by population, was $26,203, which compared to $27,860 for the State of Wyoming.

Table II.15.10
Median and Per Capita Income
Park County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Park County	Wyoming
Median Family Income	58,297	65,964
Median Household Income	46,637	53,802
Per Capita Income	26,203	27,860

Table II.15.11, below, shows households by income for Park County and the State of Wyoming in 2010. In Park County, there were a total of 1,321 households, or 11.3 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 1,865 households that had incomes between $35,000 and $49,999 in the county, which accounted for 15.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 14.3 percent of total households and numbered 1,676 in Park County.

Table II.15.11
Households by Income
Park County and the State of Wyoming
2010 Five-Year ACS Data

Income	Park County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	1,321	11.3%	21,963	10.1%
$15,000–$19,999	766	6.5%	10,477	4.8%
$20,000–$24,999	757	6.4%	11,850	5.4%
$25,000–$34,999	1,575	13.4%	23,902	11.0%
$35,000–$49,999	1,865	15.9%	32,677	15.0%
$50,000–$74,999	2,410	20.5%	44,279	20.3%
$75,000–$99,999	1,372	11.7%	30,595	14.1%
$100,000 and Above	1,676	14.3%	41,945	19.3%
Total	**11,742**	**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.15.12, on the following page. In total, the poverty rate in Park County was 9 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Park County had a poverty rate of 7.4 percent, and the female population had a poverty rate of 10.6 percent. There were 193 males and 163 females in poverty aged 5 and under. Overall, 14.9 percent of persons in poverty in Park 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 283 persons, which represented 11.8 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.15.12
Poverty by Age
Park County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Park County				
5 and Under	193	163	356	14.9%
6 to 17	274	202	476	19.9%
18 to 64	465	810	1,275	53.3%
65 and Older	61	222	283	11.8%
Total	**993**	**1,397**	**2,390**	**100.0%**
Poverty Rate	7.4%	10.6%	9.0%	.
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.15.13, 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, Park County saw an average of 6,876 owner-occupied single-family units compared to 2,047 single-family rental units. In Park County, single-family units represented 76 percent of all households compared to 70.8 percent statewide. Park County had a total of 398 apartment rental units, and total apartment units accounted for 3.6 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,625 mobile homes in Park County, which made up 13.8 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.15.13
Households by Unit Type
Park County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Park County				
Single-Family Unit	6,876	2,047	8,923	76.0%
Duplex	40	362	402	3.4%
Tri- or Four-Plex	17	346	363	3.1%
Apartment	28	398	426	3.6%
Mobile Home	1,107	518	1,625	13.8%
Boat, RV, Van, Etc.	3	0	3	.0%
Total	**8,071**	**3,671**	**11,742**	**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.15.14, below, shows the number of households by year of construction. As shown, 8.2 percent, or 966 units, were built in 1939 or earlier in the county, and another 8.7 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 732, which accounted for 6.2 percent of all households, and an additional 585 households, or 5 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.15.14
Households by Year Built
Park County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Park County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	966	8.2%	25,116	11.5%
1940 to 1949	1,022	8.7%	11,481	5.3%
1950 to 1959	1,198	10.2%	21,920	10.1%
1960 to 1969	1,129	9.6%	19,433	8.9%
1970 to 1979	2,473	21.1%	53,519	24.6%
1980 to 1989	1,744	14.9%	34,949	16.1%
1990 to 1999	1,893	16.1%	26,791	12.3%
2000 to 2004	732	6.2%	14,090	6.5%
2005 or Later	585	5.0%	10,389	4.8%
Total	**11,742**	**100.0%**	**217,688**	**100.0%**

Table II.15.15, on the following page, displays housing units for Park County and the State of Wyoming. The number of rooms in Park County varied between households. Households with one room accounted for only 0.9 percent of total housing units, while households with five and six rooms accounted for 21.5 and 15.1 percent, respectively, in the county. The median number of rooms in Park County was six rooms, the same as the statewide median number of rooms.

Table II.15.15
Housing Units by Number of Rooms
Park County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Park County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	117	.9%	3,804	1.5%
Two	539	4.1%	6,391	2.5%
Three	791	6.0%	18,634	7.3%
Four	2,105	15.9%	45,335	17.8%
Five	2,848	21.5%	52,421	20.5%
Six	2,003	15.1%	39,475	15.5%
Seven	1,807	13.6%	31,509	12.4%
Eight	1,309	9.9%	25,135	9.9%
Nine or More	1,756	13.2%	32,392	12.7%
Total	**13,275**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.15.16, below, shows households in the county by number of bedrooms and tenure. There were 122 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.1 percent of total households in Park County, which compared to 25.5 percent statewide. In Park County, the 5,087 households with three bedrooms accounted for 43.3 percent of all households, and there were only 757 five-bedroom or more households, which accounted for 6.4 percent of all households.

Table II.15.16
Households by Number of Bedrooms
Park County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Park County				
None	44	122	166	1.4%
One	205	615	820	7.0%
Two	1,546	1,167	2,713	23.1%
Three	3,727	1,360	5,087	43.3%
Four	1,881	318	2,199	18.7%
Five or More	668	89	757	6.4%
Total	**8,071**	**3,671**	**11,742**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.15.17, at right, structures built in 1939 or earlier had a median value of $193,800, while structures built between 1950 and 1959 had a median value of $159,800 and those built between 1990 and 1999 had a median value of $246,200. 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 $345,100 and $304,300, respectively. The median value in Park County was $191,500, which compared to $174,000 in the State of Wyoming.

Table II.15.17
Median Value by Year Structure Built
Park County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Park County	State of Wyoming
1939 or Earlier	193,800	141,200
1940 to 1949	128,400	129,500
1950 to 1959	159,800	151,800
1960 to 1969	177,500	166,500
1970 to 1979	163,800	169,900
1980 to 1989	199,000	187,000
1990 to 1999	246,200	224,000
2000 to 2004	345,100	243,500
2005 or Later	304,300	244,600
Median Value	**191,500**	**174,000**

Household mortgage status is reported in Table II.15.18, below. In Park County, households with a mortgage accounted for 54.7 percent of all households, or 4,414 housing units, and the remaining 45.3 percent, or 3,657 units, had no mortgage. Of those units with a mortgage, 844 had either a second mortgage or home equity loan, 21 had both a second mortgage and home equity loan, and 3,549, or 80.4 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.15.18
Mortgage Status
Park County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Park County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,414	54.7%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	844	19.1%	17,932	19.1%
Second mortgage only	321	38.0%	8,629	48.1%
Home equity loan only	523	62.0%	9,303	51.9%
Both second mortgage and home equity loan	21	.5%	741	.8%
No second mortgage and no home equity loan	3,549	80.4%	75,088	80.1%
Housing units without a mortgage	3,657	45.3%	59,045	38.6%
Total	**8,071**	**100.0%**	**152,806**	**100.00%**

The median rent in Park County was $504 compared to $552 statewide, as shown in Table II.15.19, below. These figures show that rents were very comparable.

Table II.15.19
Median Rent
Park County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Park County	$504
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 133 persons during the first half of 2012. The driver's license total exchanges since 2000 for Park County are presented in Table II.15.20, below, and indicate a net increase of 4,023 persons over the time period.

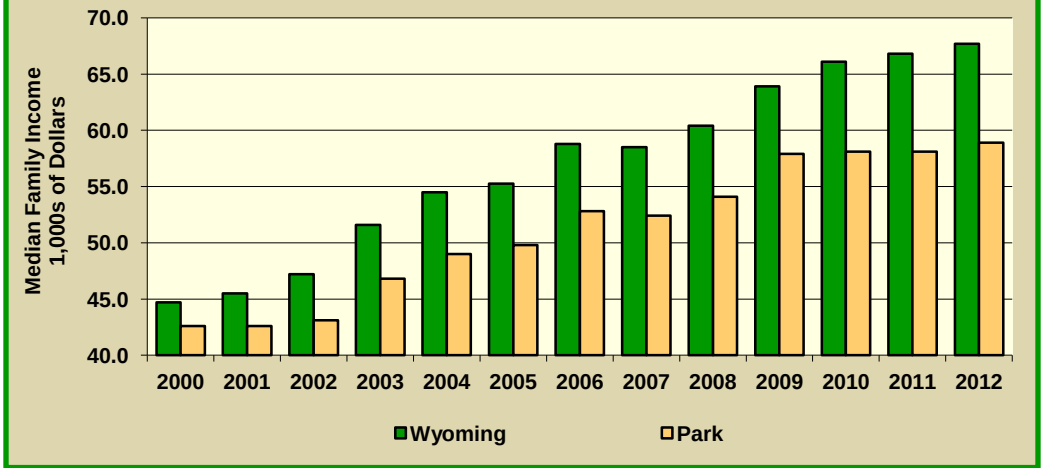
Table II.15.20
Driver's Licenses Exchanged and Surrendered
Park County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	955	753	202
2001	942	733	209
2002	887	628	259
2003	859	530	329
2004	917	693	224
2005	971	641	330
2006	1,018	617	401
2007	1,117	632	485
2008	998	647	351
2009	995	541	454
2010	988	494	494
2011	851	699	152
2012 – First Half	436	303	133
Total	**11,934**	**7,911**	**4,023**

Economics

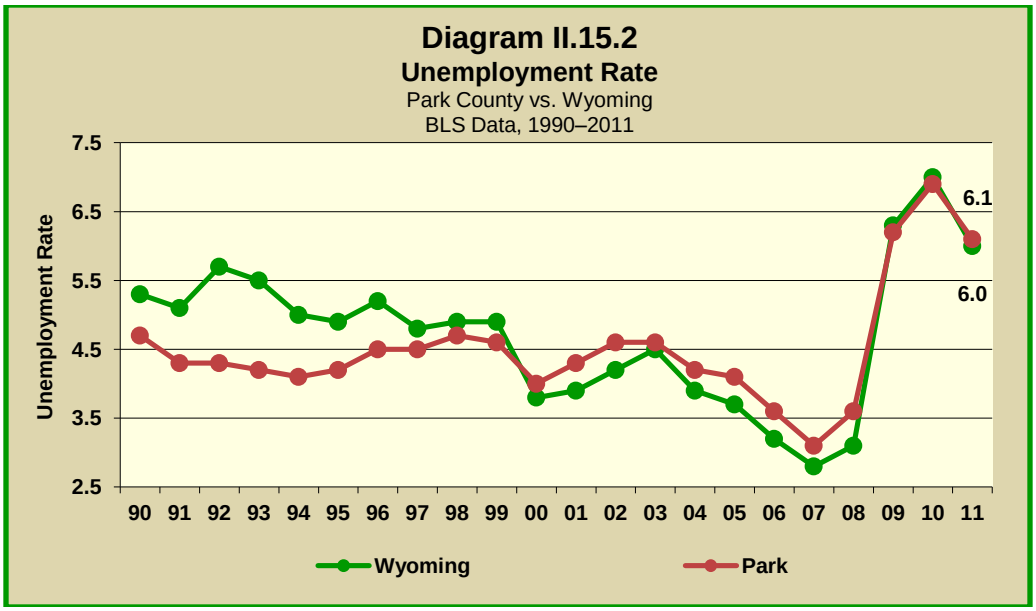
The HUD estimated MFI for Park County was $58,900 in 2012.[143] This compares to Wyoming's MFI of $67,700. Diagram II.15.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.15.1
Estimated Median Family Income
Park County vs. Wyoming
HUD Data: 2000-2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Park County's labor force, defined as the number of persons working or actively seeking work, increased by 233 persons, from 15,218 in 2010 to 15,451 in 2011. Employment increased by 340 persons; unemployment decreased by 107 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 6.1 in 2011, as shown on the following page in Diagram II.15.2.

[143] 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.15.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.74 percent between 2010 and 2011, from a total of 13,409 to 13,642 workers.

Table II.15.21
Total Monthly Employment
Park County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	10,624	11,008	10,957	11,205	11,461	11,670	11,685	12,223	12,149	12,028	12,049
Feb	10,753	11,004	10,930	11,286	11,484	11,644	11,837	12,272	12,180	12,046	12,137
Mar	10,990	11,102	11,078	11,495	11,693	11,920	12,097	12,402	12,265	12,256	12,246
Apr	11,089	11,305	11,462	11,807	12,093	12,166	12,417	12,664	12,533	12,356	12,535
May	12,137	12,531	12,856	12,927	13,190	13,262	13,655	14,174	13,726	13,685	13,721
Jun	13,584	14,081	14,569	14,787	14,902	15,024	15,269	15,542	15,051	15,198	15,408
Jul	13,613	13,991	14,667	14,560	14,829	15,154	15,286	15,682	15,324	15,343	15,692
Aug	13,296	13,636	14,371	14,232	14,344	14,769	15,026	15,366	15,030	15,019	15,444
Sep	12,673	13,213	13,839	13,510	13,824	14,006	14,353	14,511	14,433	14,566	14,849
Oct	11,963	12,293	12,617	12,796	12,824	12,984	13,420	13,617	13,279	13,418	13,807
Nov	11,259	11,590	11,625	12,008	12,069	12,333	12,668	12,868	12,470	12,480	12,921
Dec	11,347	11,668	11,581	11,956	11,949	12,200	12,615	12,795	12,430	12,511	12,895
Annual	**11,944**	**12,285**	**12,546**	**12,714**	**12,889**	**13,094**	**13,361**	**13,676**	**13,406**	**13,409**	**13,642**
% Change	.	2.85	2.12	1.34	1.38	1.59	2.04	2.36	-1.97	0.02	1.74

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.15.22, on the following page, annual average weekly wages increased by 1.45 percent between 2010 and 2011, from a total of $690 to $700.

Table II.15.22
Average Weekly Wages
Park County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	439	455	492	460	.
2002	457	446	461	516	469	1.96
2003	476	457	463	519	478	1.92
2004	497	485	493	536	502	5.02
2005	510	503	525	564	525	4.58
2006	559	543	565	626	573	9.14
2007	642	592	591	666	621	8.38
2008	656	629	652	694	657	5.80
2009	678	639	642	717	667	1.52
2010	698	664	658	747	690	3.45
2011(p)	699	681	680	746	700	1.45

Total business establishments reported by the QCEW are displayed below in Table II.15.23. Annual establishments increased by 0.88 percent between 2010 and 2011, from a total of 1,470 to 1,483 establishments.

Table II.15.23
Number of Establishments
Park County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,266	1,296	1,294	1,277	1,283	.
2002	1,281	1,306	1,318	1,310	1,304	1.64
2003	1,288	1,305	1,306	1,305	1,301	-0.23
2004	1,303	1,356	1,341	1,349	1,337	2.77
2005	1,363	1,380	1,381	1,385	1,377	2.99
2006	1,411	1,435	1,427	1,409	1,421	3.20
2007	1,422	1,448	1,444	1,439	1,438	1.20
2008	1,452	1,458	1,461	1,475	1,462	1.67
2009	1,480	1,487	1,475	1,460	1,476	0.96
2010	1,466	1,481	1,465	1,468	1,470	-0.41
2011(p)	1,476	1,488	1,487	1,480	1,483	0.88

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, Park County recorded 20,584 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 $1,292,381, and real per capita income was $45,717 in 2010. Average earnings per job in the county was $39,066 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Park County increased from $550 in fourth quarter 2010 to $556 in fourth quarter 2011, or by 1.1 percent. Detached single-family home rents increased by 5.2 percent, rents for mobile homes on a lot decreased by 0.5 percent, and rents for mobile home lots increased by 3.8 percent.

Park County rental prices experienced average annualized increases of 2.7 percent for apartments, 2.8 percent for houses, 2.8 percent for mobile homes plus a lot, and 2.1 percent for mobile home lots since fourth quarter 1986 to fourth quarter 2011. 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 over the same period. Table II.15.24, at right, presents the Park County data for each rental type. [144]

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 Park County decreased from 102 authorized units in 2010 to 101 in 2011. Total residential authorizations decreased from 118 units in 2010 to 113 in 2011.

The real value of single-family building permits decreased from $207,000 in 2010 to $197,800 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $205,500 in 2007 to a low of $168,100 in 2004. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details are given in Table II.15.25, on the following page.

Table II.15.24
Semiannual Average Monthly Rental Prices
Park County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	287	130	394	278
Q2.87	282	130	372	252
Q4.87	283	130	341	257
Q2.88	252	130	349	275
Q4.88	250	130	337	281
Q2.89	286	130	376	293
Q4.89	293	130	367	264
Q2.90	293	130	374	280
Q4.90	309	135	376	220
Q2.91	287	132	390	279
Q4.91	315	135	419	263
Q2.92	333	133	431	274
Q4.92	344	132	428	308
Q2.93	366	132	352	319
Q4.93	352	137	403	280
Q2.94	365	153	468	.
Q4.94	371	153	428	339
Q2.95	400	153	499	356
Q4.95	412	158	463	343
Q2.96	398	162	457	360
Q4.96	377	162	491	381
Q2.97	391	162	484	353
Q4.97	386	162	483	336
Q2.98	379	155	438	356
Q4.98	364	155	453	330
Q2.99	367	157	442	359
Q4.99	381	157	448	384
Q2.00	371	180	456	312
Q4.00	392	162	498	346
Q2.01	381	166	487	337
Q4.01	394	166	506	367
Q2.02	387	169	509	350
Q4.02	390	171	534	363
Q2.03	424	170	528	399
Q4.03	413	170	558	430
Q2.04	426	174	578	370
Q4.04	431	180	615	406
Q2.05	439	180	574	391
Q4.05	429	179	563	403
Q2.06	428	175	588	393
Q4.06	459	175	581	454
Q2.07	463	181	647	436
Q4.07	452	182	667	453
Q2.08	470	186	690	500
Q4.08	478	193	674	493
Q2.09	486	193	673	522
Q4.09	480	196	707	539
Q2.10	512	200	702	510
Q4.10	550	212	750	562
Q2.11	522	215	736	538
Q4.11	556	220	789	559

[144] 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.

Table II.15.25
Building Permits and Valuation
Park County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation, 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	29	2	12	6	49	.	.	117.2
1981	60	.	7	.	67	.	.	106.9
1982	55	.	3	.	58	.	.	66.7
1983	64	4	.	32	100	.	.	71.6
1984	77	.	.	10	87	.	.	74.5
1985	56	.	.	25	81	.	.	81.1
1986	44	.	.	15	59	.	.	75.0
1987	41	.	.	10	51	.	.	71.9
1988	8	2	.	.	10	.	.	133.9
1989	12	2	.	.	14	.	.	120.1
1990	16	.	.	.	16	.	.	88.3
1991	80	4	4	.	88	.	.	124.4
1992	141	6	8	.	155	.	.	116.3
1993	156	6	20	.	182	.	.	125.2
1994	211	8	37	10	266	.	2	127.5
1995	133	8	24	9	174	.	.	135.2
1996	177	6	12	.	195	48	.	138.7
1997	127	8	.	.	135	.	.	142.9
1998	150	4	.	.	154	24	.	147.4
1999	130	2	23	.	155	24	10	148.6
2000	137	.	.	.	137	20	.	169.8
2001	112	6	.	.	118	.	.	171.5
2002	164	8	7	.	179	.	.	177.7
2003	174	22	8	6	210	.	.	181.4
2004	230	2	4	6	242	.	.	168.1
2005	183	4	.	.	187	.	.	174.7
2006	237	12	3	.	252	.	.	189.7
2007	234	6	4	.	244	.	.	205.5
2008	177	12	.	12	201	.	.	203.8
2009	126	6	.	12	144	.	.	183.3
2010	102	8	.	8	118	.	.	207.0
2011	101	12	.	.	113	.	.	197.8

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 Park County was $217,902. This represented a 0.3 percent decrease from the previous year. In contrast, Wyoming's weighted average was $241,301, 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.15.26, below.

Table II.15.26
Average Sales Prices
Park County vs. Wyoming
DOR Data, 1999–2011

Year	Park County Average Price ($)	Park County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	111,893	3.33	101,517	4.76
2000	113,178	1.15	111,437	9.77
2001	119,233	5.35	116,469	4.52
2002	132,854	11.42	121,140	4.01
2003	138,941	4.58	132,708	9.55
2004	151,921	9.34	142,501	7.38
2005	161,866	6.55	159,776	12.12
2006	183,326	13.26	187,869	17.58
2007	215,697	17.66	265,044	41.08
2008	215,692	0	256,045	-3.4
2009	207,333	-3.9	241,622	-5.6
2010	217,191	4.75	250,958	3.9
2011	217,902	0.3	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.[145] During June 2012, a total of 95 surveys were completed by property managers in Park County. Of the 1,226 rental units surveyed, 32 were vacant, indicating a vacancy rate of 2.61 percent, as shown in Table II.15.27, below. This rate compares to a 2.74 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.15.27
Total Units, Vacant Units, and Vacancy Rate
Park County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	687	25	3.64
2001b	11	378	24	6.35
2002a	11	429	25	5.83
2002b	10	399	18	4.51
2003a	15	732	18	2.46
2003b	34	875	60	6.86
2004a	34	1,047	56	5.35
2004b	30	617	66	10.70
2005a	33	815	27	3.31
2005b	35	728	38	5.22
2006a	34	577	9	1.56
2006b	42	636	21	3.30
2007a	49	766	8	1.04
2007b	46	932	25	2.68
2008a	55	955	28	2.93
2008b	63	1,003	34	3.39
2009a	51	900	25	2.78
2009b	72	1,013	35	3.46
2010a	78	887	25	2.82
2010b	80	1,091	46	4.22
2011a	92	1,133	31	2.74
2011b	96	934	26	2.78
2012a	95	1,226	32	2.61

Diagram II.15.3 on the following page, shows the historical vacancy rate for Park County and Wyoming. As can be seen, the vacancy rate in Park County was similar to the statewide vacancy rate until late 2008, when it dropped below the statewide rate, falling to 2.61 in June 2012.

[145] Those signified as *a* in the "year" column of Table II.15.10 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.

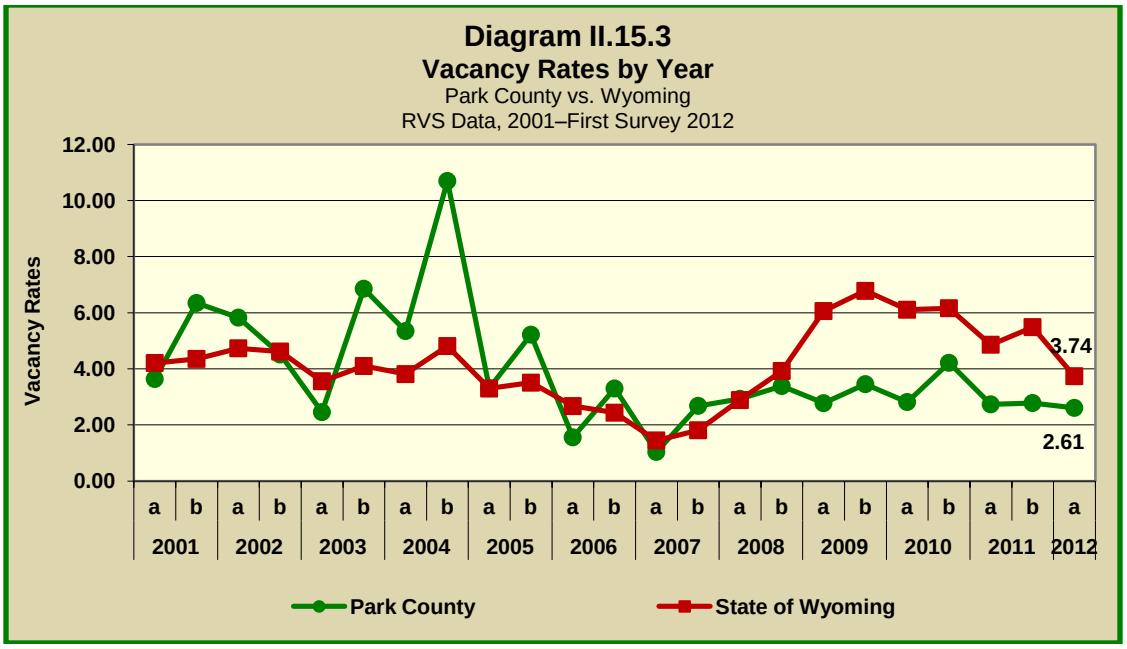
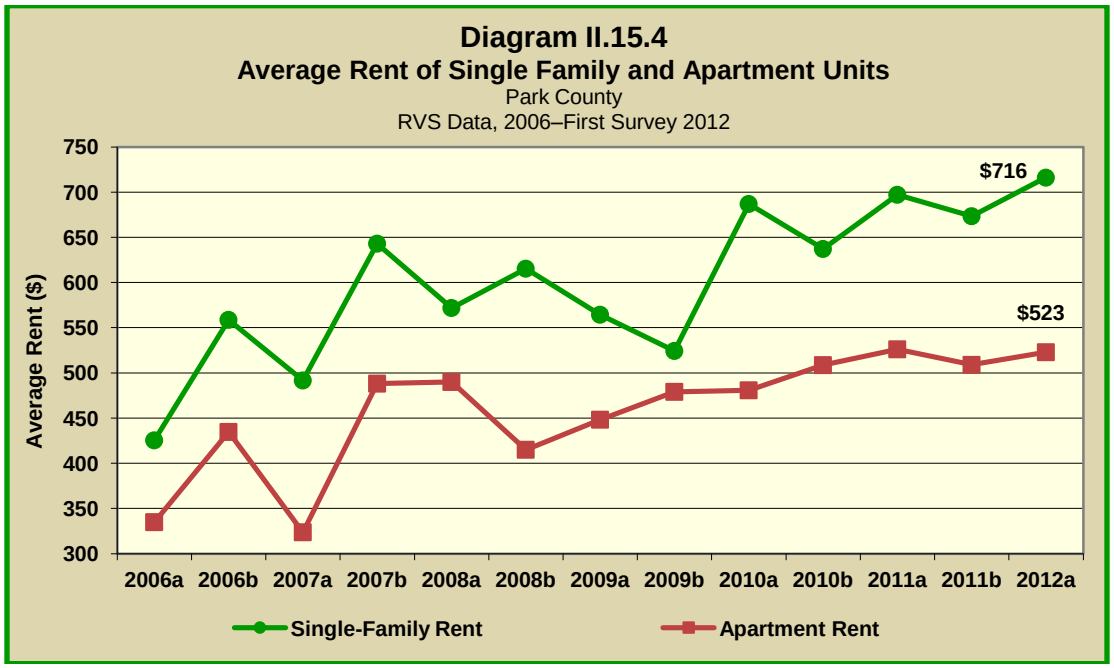


Diagram II.15.4 below, shows the average rent of single-family and apartment units in Park County. In the first half of 2012, average rents for single-family units increased to $716 and average rents for apartments increased to $523.



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 239 respondents in Park County. Of the incoming persons who were unsatisfied with their current housing, 67 percent said they were seeking to own a home and 33 percent of respondents wished to rent. Of those seeking to own a home, 52.6 percent wished to buy existing units, of which 13 percent anticipated spending less than $100,000, 60.9 percent anticipated spending between $100,000 and $249,999, and 26.1 percent anticipated spending above $250,000. The remaining 47.4 percent of aspiring homebuyers expected to build a new home, of which 14.3 percent anticipated spending

less than $100,000, 66.7 percent anticipated spending between $100,000 and $249,999 and 19 percent spending above $250,000.

Of those currently renting or seeking to rent, 31 percent anticipated spending less than $474, 44.8 percent anticipated spending between $475 and $849, and 24.1 percent anticipated spending more than $850. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,326 loans purchased in Park County between 1979 and 2012, with 40 occurring in fiscal 2012. The average home size over the period was 1,234 square feet and 1,288 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1965. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $46,809. The average purchase price in fiscal 2012 was $142,254. In fiscal 2012 30 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 148, or 1.3 percent of households in Park County, were overcrowded and no units were severely overcrowded, as shown in Table II.15.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.15.28
Overcrowding and Severe Overcrowding
Park County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Park County				
Owner				
Households	7,976	95	0	8,071
Percentage	98.8%	1.2%	.0%	100.0%
Renter				
Households	3,618	53	0	3,671
Percentage	98.6%	1.4%	.0%	100.0%
Total				
Households	11,594	148	0	11,742
Percentage	98.7%	1.3%	.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 238 units, or 1.8 percent of all housing units in Park 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.15.29, below.

Table II.15.29
Housing Units with Incomplete Kitchen Facilities
Park County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Park County	State of Wyoming
Complete Kitchen Facilities	13,037	247,608
Lacking Complete Kitchen Facilities	238	7,488
Total Housing Units	**13,275**	**255,096**
Percent Lacking	1.8%	2.9%

At the time of the 2010 ACS, a total of 138 units, or 1 percent of all housing units in Park 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.15.30, on the following page.

Table II.15.30
Housing Units with Incomplete Plumbing Facilities
Park County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Park County	State of Wyoming
Complete Plumbing Facilities	13,137	249,046
Lacking Complete Plumbing Facilities	138	6,050
Total Households	**13,275**	**255,096**
Percent Lacking	1.0%	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 Park County, 13.4 percent of households had a cost burden and 11.7 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 16.9 percent of homeowners with a mortgage in Park County experienced a cost burden and 17.2 percent experienced a severe cost burden, while 16.2 percent of renters had a cost burden and 13.5 percent had a severe cost burden, as shown in Table II.15.31, below.

Table II.15.31
Cost Burden and Severe Cost Burden by Tenure
Park County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Park County					
Owner with a Mortgage					
Households	2,911	744	759	0	4,414
Percent	65.9%	16.9%	17.2%	0.0%	100.0%
Owner without a Mortgage					
Households	3,287	239	122	9	3,657
Percent	89.9%	6.5%	3.3%	0.2%	100.0%
Renter					
Households	1,815	594	497	765	3,671
Percent	49.4%	16.2%	13.5%	20.8%	100.0%
Total					
Households	8,013	1,577	1,378	774	11,742
Percent	68.2%	13.4%	11.7%	6.6%	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%	0.2%	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%

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.

Table II.16.1
Profile of Population Characteristics
Wyoming vs. Platte County
2010 Census and 2011 Intercensal Estimates

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.

Table II.16.6[148]
Household Type by Household Size
Platte County
2000 SF1 and 2010 Census Data

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.

Table II.16.7
Tenure by Household Size
Platte County
2000 SF1 and 2010 Census Data

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.

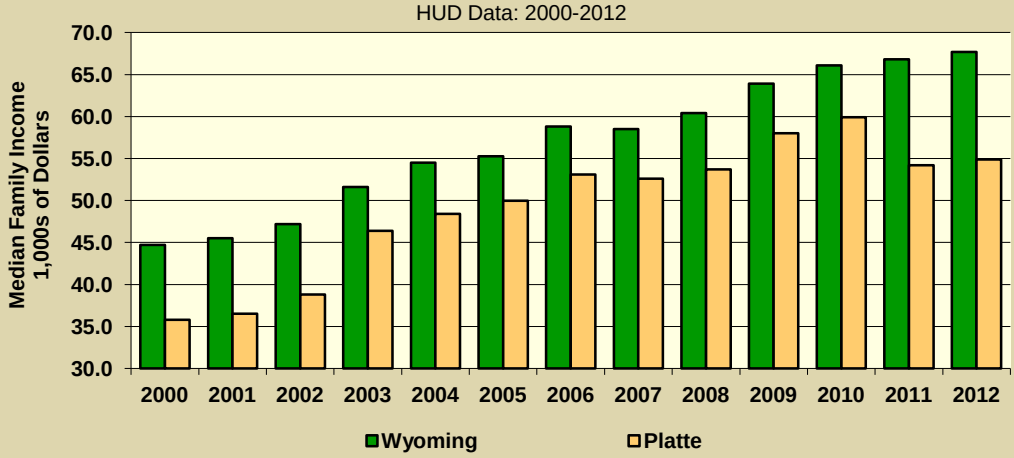
Table II.16.20
Driver's Licenses Exchanged and Surrendered
Platte County
WYDOT Data, 2000–Second Quarter 2012

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

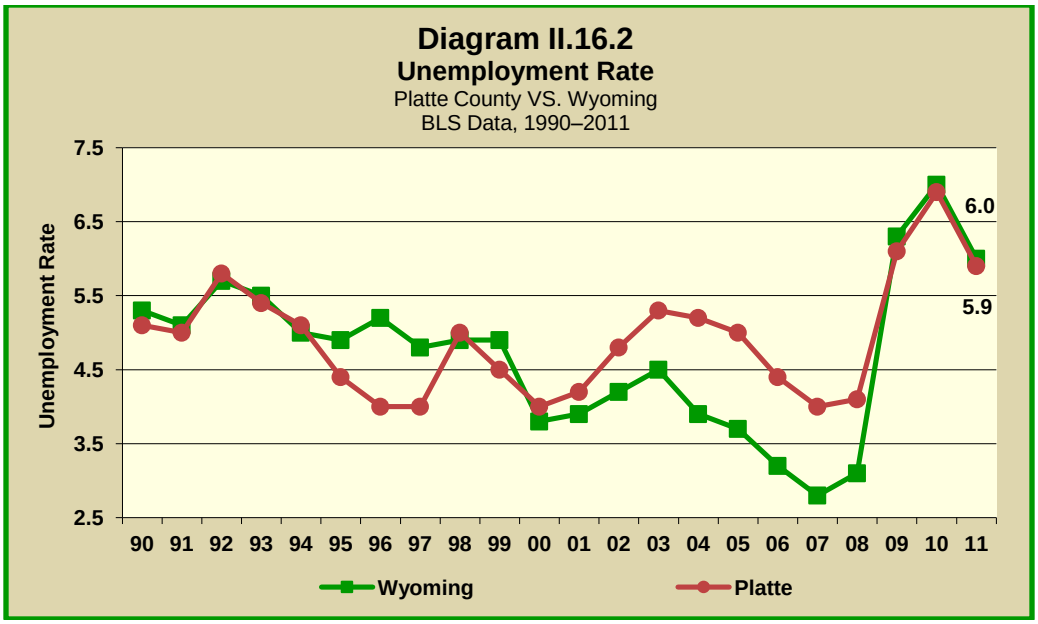
The HUD estimated MFI for Platte County was $54,900 in 2012.[149] This compares to Wyoming's MFI of $67,700. Diagram II.16.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.16.1
Estimated Median Family Income
Platte County vs. Wyoming
HUD Data: 2000-2012



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.

Table II.16.21
Total Monthly Employment
Platte County
BLS QCEW Data, 2001–2011(p)

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 to 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

[152]Those 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.

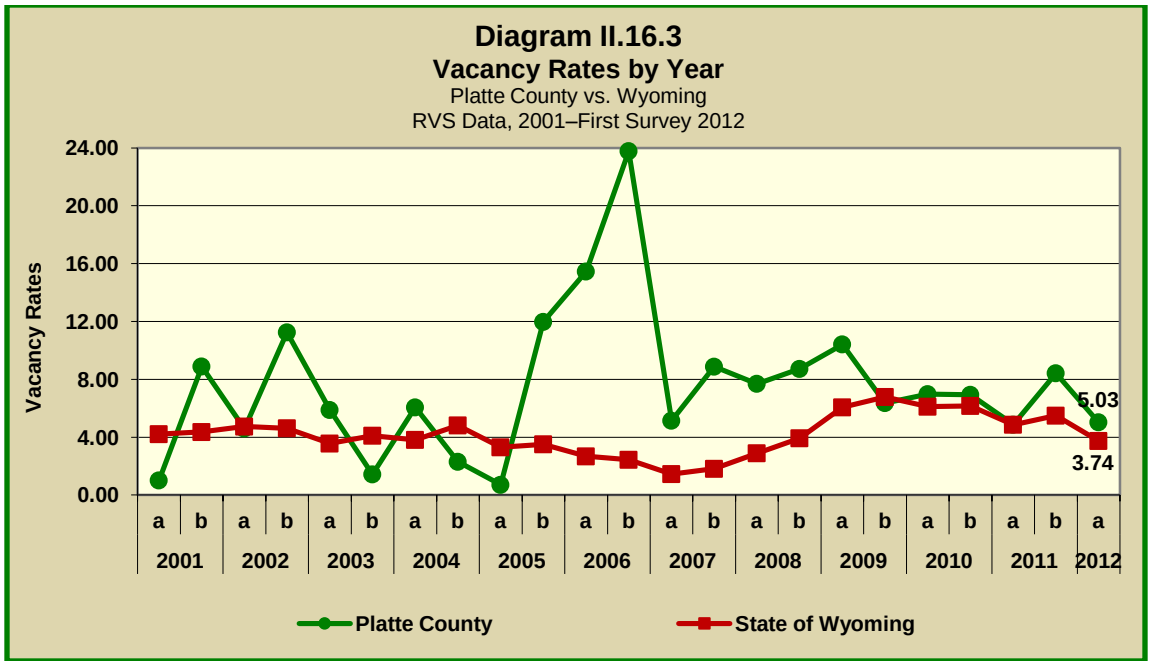
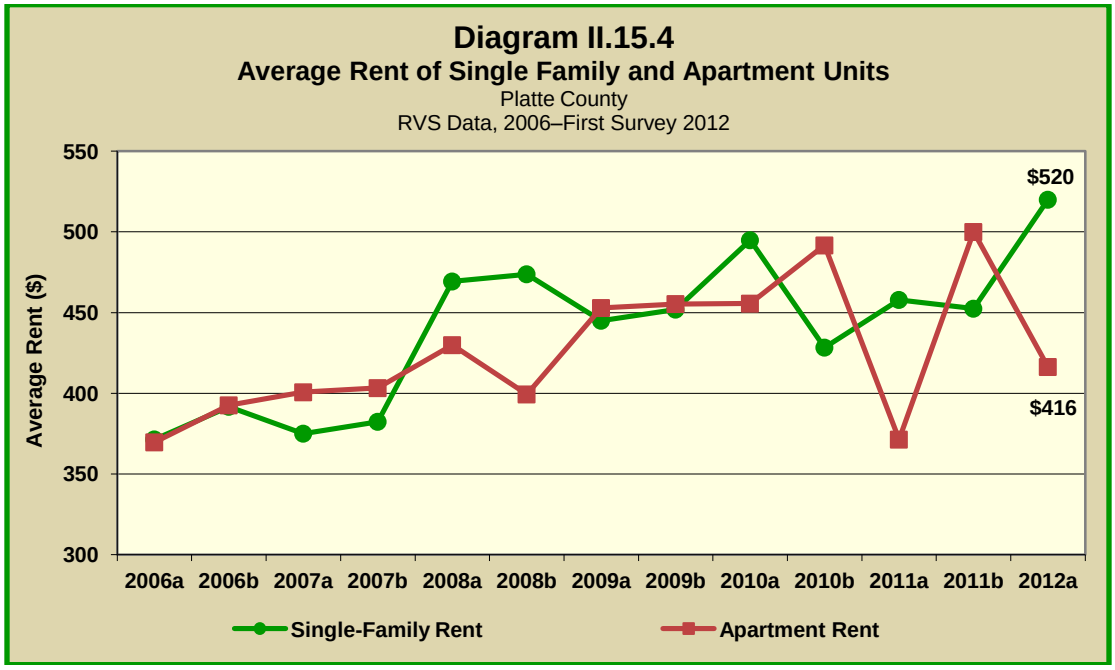


Diagram II.16.4, below, shows the average rent of single-family and apartment units in Platte County. In the first half of 2012, average rents for single-family units increased to $520 and average rents for apartments fell to $416.



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%

Demographics

The Census Bureau's intercensal estimates indicate that Sheridan County's population increased from 29,116 in 2010 to 29,239 in 2011, or by 0.4 percent. This compares to a statewide population growth of 0.8 percent over the period. The number of people from 15 to 24 years of age decreased by 1.6 percent, and the number of people from 55 to 64 years of age increased by 4.2 percent. The white population increased by 0.1 percent, while the black population increased by 45 percent. The Hispanic population increased from 1,013 to 1,056 people between 2010 and 2011 or by 4.2 percent. These data are presented in Table II.17.1, below.

Table II.17.1
Profile of Population Characteristics
Wyoming vs. Sheridan County
2010 Census and 2011 Intercensal Estimates

Subject	Sheridan County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**29,116**	**29,239**	**0.4%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	5,324	5,344	0.4%	113,371	113,462	0.1%
15 to 24 years	3,474	3,417	-1.6%	78,460	78,704	0.3%
25 to 44 years	6,743	6,763	0.3%	144,615	145,669	0.7%
45 to 54 years	4,499	4,329	-3.8%	83,577	80,936	-3.2%
55 to 64 years	4,528	4,719	4.2%	73,513	77,120	4.9%
65 and Over	4,548	4,667	2.6%	70,090	72,267	3.1%
Race						
White	28,034	28,068	0.1%	529,110	531,484	0.4%
Black	109	158	45.0%	5,135	6,024	17.3%
American Indian and Alaskan Native	373	382	2.4%	14,457	14,774	2.2%
Asian	192	207	7.8%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	26	25	-3.8%	521	551	5.8%
Two or more races	382	399	4.5%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,013	1,056	4.2%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Sheridan County's population increased from 26,560 persons in 2000 to 29,116 in 2010, or by 9.6 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 9.1 percent, while the black population increased by 118.4 percent. The Hispanic population increased from 646 to 1,013 persons between 2000 and 2010, or by 56.8 percent. These data are presented in Table II.17.2, on the following page.

Table II.17.2
Population by Race and Ethnicity
Sheridan County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	25,465	95.9%	27,782	95.4%	9.1%
Black	49	0.2%	107	0.4%	118.4%
American Indian	338	1.3%	359	1.2%	6.2%
Asian	102	0.4%	192	0.7%	88.2%
Native Hawaiian/Pacific Islander	33	0.1%	23	0.1%	-30.3%
Other	217	0.8%	209	0.7%	-3.7%
Two or More Races	356	1.3%	444	1.5%	24.7%
Total	**26,560**	**100.0%**	**29,116**	**100.0%**	**9.6%**
Hispanic (Ethnicity)	646	2.4%	1,013	3.5%	56.8%

Table II.17.3, below, presents the population of Sheridan County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 9.6 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,762 persons, or by 63.7 percent. In 2010, the largest age group in Sheridan County was the group aged 35 to 54, which accounted for 26.9 percent of the entire population. The 2010 census count showed a total of 14,565 males, who accounted for 50 percent of the population, and the remaining 50 percent, or 14,551 persons, were female.

Table II.17.3
Population by Age and Gender
Sheridan County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	694	713	1,407	932	933	1,865	32.6%
5 to 19	2,916	2,829	5,745	2,752	2,594	5,346	-6.9%
20 to 24	721	662	1,383	775	812	1,587	14.8%
25 to 34	1,330	1,356	2,686	1,729	1,680	3,409	26.9%
35 to 54	4,148	4,304	8,452	3,929	3,904	7,833	-7.3%
55 to 64	1,427	1,339	2,766	2,324	2,204	4,528	63.7%
65 and Over	1,765	2,356	4,121	2,124	2,424	4,548	10.4%
Total	**13,001**	**13,559**	**26,560**	**14,565**	**14,551**	**29,116**	**9.6%**

At the time of the 2010 Census, there were 1,009 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 41.1 percent, as shown in Table II.17.4, on the following page.

Table II.17.4
Group Quarters Population
Sheridan County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[153]	36	96	166.7%
Juvenile Facilities	.	94	100.0%
Nursing Homes	286	232	-18.9%
Other Institutions	170	.	-100.0%
Total	**492**	**422**	**-14.2%**
Noninstitutionalized			
College Dormitories	149	357	139.6%
Military Quarters	.	.	.
Other Noninstitutions	74	230	210.8%
Total	**223**	**587**	**163.2%**
Group Quarters Population	**715**	**1,009**	**41.1%**

Table II.17.5, 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 7,701 family households, 6,153 of which housed married couple families and 1,548 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 514 families, or a female householder with no husband present, of which there were 1,034 families. There were also an estimated 4,659 "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 8.8 percent, and the number of married couple families increased by 6 percent. The number of male households with no wife present increased by 43.2 percent, the number of female households with no husband present increased by 12.8 percent, and non-family households increased by 14 percent.

Table II.17.5
Household Type by Tenure
Sheridan County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	7,079	7,701	8.8%
Married couple family	5,803	6,153	6.0%
Owner-occupied housing units	4,747	5,157	8.6%
Renter-occupied housing units	1,056	996	-5.7%
Other family	1,276	1,548	21.3%
Male householder, no wife present	359	514	43.2%
Owner-occupied housing units	212	279	31.6%
Renter-occupied housing units	147	235	59.9%
Female householder, no husband present	917	1,034	12.8%
Owner-occupied housing units	476	544	14.3%
Renter-occupied housing units	441	490	11.1%
Non-family households	4,088	4,659	14.0%
Owner-occupied housing units	2,254	2,521	11.8%
Renter-occupied housing units	1,834	2,138	16.6%
Total	**11,167**	**12,360**	**10.7%**

[153] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.17.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 4,071 two-person family households, 1,553 three-person family households, and 1,219 four-person family households. One-person non-family households made up 81.9 percent of all non-family households, or an estimated 3,816 households. Between 2000 and 2010, the number of four-person households decreased by 4.4 percent, or from 1,297 to 1,240 households.

Table II.17.6[154]
Household Type by Household Size
Sheridan County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	3,455	3,455	.	3,816	3,816	10.4%
Two Person	3,524	539	4,063	4,071	753	4,824	18.7%
Three Person	1,495	69	1,564	1,553	54	1,607	2.7%
Four Person	1,282	15	1,297	1,219	21	1,240	-4.4%
Five Person	515	3	518	554	12	566	9.3%
Six Person	173	4	177	192	3	195	10.2%
Seven Person	90	3	93	112	.	112	20.4%
Total	**7,079**	**4,088**	**11,167**	**7,701**	**4,659**	**12,360**	**10.7%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 4,824 two-person households, 3,763 were owner-occupied and 1,061 were renter-occupied. Of the 1,240 four-person households, 908 were owner-occupied and 332 were renter-occupied. Further household size data by tenure are presented in Table II.17.7, below.

Table II.17.7
Tenure by Household Size
Sheridan County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	1,950	1,505	3,455	2,072	1,744	3,816	10.4%
Two Person	3,132	931	4,063	3,763	1,061	4,824	18.7%
Three Person	1,091	473	1,564	1,119	488	1,607	2.7%
Four Person	968	329	1,297	908	332	1,240	-4.4%
Five Person	362	156	518	404	162	566	9.3%
Six Person	119	58	177	152	43	195	10.2%
Seven Person or More	67	26	93	83	29	112	20.4%
Total	**7,689**	**3,478**	**11,167**	**8,501**	**3,859**	**12,360**	**10.7%**

[154] 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.17.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 10.6 percent, or from 7,689 to 8,501 households. The number of renter units increased from 3,478 to 3,859 households, or by 11 percent. In 2010, Sheridan County had a total of 13,939 housing units, of which 12,360, or 88.7 percent, were occupied. A total of 1,579 units, or 11.3 percent of all units, were vacant, which was an increase of 12 percent from the 2000 Census.

Table II.17.8
Housing Units by Tenure
Sheridan County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	11,167	12,360	10.7%
Owner-Occupied	7,689	8,501	10.6%
Renter-Occupied	3,478	3,859	11.0%
Vacant Housing Units	1,410	1,579	12.0%
Total Housing Units	**12,577**	**13,939**	**10.8%**
Homeownership Rate	68.9%	68.8%	.

Table II.17.9, below, shows that, of the 1,579 vacant housing units in Sheridan County at the time of the 2010 Census, 329, or 20.8 percent, were for rent and 152, or 9.6 percent, were for sale. An estimated 674 units were for seasonal, recreational, or occasional use, and 366, or 23.2 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 86 to 57 units, or by 33.7 percent, and units listed as "other vacant" increased from 271 to 366 units, or by 35.1 percent.

Table II.17.9
Disposition of Vacant Housing Units
Sheridan County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	171	329	92.4%
For sale only	88	152	72.7%
Rented or sold but not occupied	86	57	-33.7%
For seasonal, recreational, or occasional use	790	674	-14.7%
For migrant workers	4	1	-75.0%
Other vacant	271	366	35.1%
Total	**1,410**	**1,579**	**12.0%**

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.17.10, below, presents different income statistics for Sheridan County. According to the 2010 ACS data averages, Median Family Income (MFI) for Sheridan County was $61,959 compared to the statewide average of $65,964. Per capita income for Sheridan County, which is calculated by dividing total income by population, was $26,756, which compared to $27,860 for the State of Wyoming.

Table II.17.10
Median and Per Capita Income
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Sheridan County	Wyoming
Median Family Income	61,959	65,964
Median Household Income	48,141	53,802
Per Capita Income	26,756	27,860

Table II.17.11, below, shows households by income for Sheridan County and the State of Wyoming in 2010. In Sheridan County, there were a total of 1,399 households, or 11.5 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 2,091 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 16.4 percent of total households and numbered 2,001 in Sheridan County.

Table II.17.11
Households by Income
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Income	Sheridan County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	1,399	11.5%	21,963	10.1%
$15,000–$19,999	684	5.6%	10,477	4.8%
$20,000–$24,999	620	5.1%	11,850	5.4%
$25,000–$34,999	1,576	12.9%	23,902	11.0%
$35,000–$49,999	2,091	17.2%	32,677	15.0%
$50,000–$74,999	2,279	18.7%	44,279	20.3%
$75,000–$99,999	1,522	12.5%	30,595	14.1%
$100,000 and Above	2,001	16.4%	41,945	19.3%
Total	**12,172**	**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.17.12, on the following page. In total, the poverty rate in Sheridan County was 8.5 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Sheridan County had a poverty rate of 7.8 percent, and the female population had a poverty rate of

9.2 percent. There were 140 males and 127 females in poverty aged 5 and under. Overall, 11.3 percent of persons in poverty in Sheridan 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 292 persons, which represented 12.3 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.17.12
Poverty by Age
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Sheridan County				
5 and Under	140	127	267	11.3%
6 to 17	166	62	228	9.6%
18 to 64	664	916	1,580	66.8%
65 and Older	123	169	292	12.3%
Total	**1,093**	**1,274**	**2,367**	**100.0%**
Poverty Rate	7.8%	9.2%	8.5%	.
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.17.13, 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, Sheridan County saw an average of 7,516 owner-occupied single-family units compared to 1,517 single-family rental units. In Sheridan County, single-family units represented 74.2 percent of all households compared to 70.8 percent statewide. Sheridan County had a total of 850 apartment rental units, and total apartment units accounted for 7.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,306 mobile homes in Sheridan County, which made up 10.7 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.17.13
Households by Unit Type
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sheridan County				
Single-Family Unit	7,516	1,517	9,033	74.2%
Duplex	83	234	317	2.6%
Tri- or Four-Plex	45	594	639	5.2%
Apartment	20	850	870	7.1%
Mobile Home	899	407	1,306	10.7%
Boat, RV, Van, Etc.	7	0	7	.1%
Total	**8,570**	**3,602**	**12,172**	**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.17.14, below, shows the number of households by year of construction. As shown, 18 percent, or 2,194 units, were built in 1939 or earlier in the county and another 5.8 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 826, which accounted for 6.8 percent of all households, and an additional 534 households, or 4.4 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.17.14
Households by Year Built
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Sheridan County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,194	18.0%	25,116	11.5%
1940 to 1949	707	5.8%	11,481	5.3%
1950 to 1959	1,028	8.4%	21,920	10.1%
1960 to 1969	784	6.4%	19,433	8.9%
1970 to 1979	3,107	25.5%	53,519	24.6%
1980 to 1989	1,595	13.1%	34,949	16.1%
1990 to 1999	1,397	11.5%	26,791	12.3%
2000 to 2004	826	6.8%	14,090	6.5%
2005 or Later	534	4.4%	10,389	4.8%
Total	**12,172**	**100.0%**	**217,688**	**100.0%**

Table II.17.15, on the following page, displays housing units for Sheridan County and the State of Wyoming. The number of rooms in Sheridan County varied between households. Households with one room accounted for only 1.3 percent of total housing units, while households with five and six rooms accounted for 19.3 and 15.5 percent, respectively, in the county. The median number of rooms in Sheridan County was five rooms, which compared to six statewide.

Table II.17.15
Housing Units by Number of Rooms
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Sheridan County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	179	1.3%	3,804	1.5%
Two	401	2.9%	6,391	2.5%
Three	995	7.3%	18,634	7.3%
Four	2,881	21.0%	45,335	17.8%
Five	2,640	19.3%	52,421	20.5%
Six	2,124	15.5%	39,475	15.5%
Seven	1,728	12.6%	31,509	12.4%
Eight	1,395	10.2%	25,135	9.9%
Nine or More	1,351	9.9%	32,392	12.7%
Total	**13,694**	**100.0%**	**255,096**	**100.0%**
Median Rooms	5	.	6	.

Table II.17.16, below, shows households in the county by number of bedrooms and tenure. There were 147 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 33.2 percent of total households in Sheridan County, which compared to 25.5 percent statewide. In Sheridan County, the 4,498 households with three bedrooms accounted for 37 percent of all households, and there were only 537 five-bedroom or more households, which accounted for 4.4 percent of all households.

Table II.17.16
Households by Number of Bedrooms
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sheridan County				
None	5	147	152	1.2%
One	273	937	1,210	9.9%
Two	2,426	1,620	4,046	33.2%
Three	3,807	691	4,498	37.0%
Four	1,600	129	1,729	14.2%
Five or More	459	78	537	4.4%
Total	**8,570**	**3,602**	**12,172**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.17.17, at right, structures built in 1939 or earlier had a median value of $175,500, while structures built between 1950 and 1959 had a median value of $189,800 and those built between 1990 and 1999 had a median value of $351,100. 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 $283,300 and $360,300, respectively. The median value in Sheridan County was $211,900, which compared to $174,000 in the State of Wyoming.

Table II.17.17
Median Value by Year Structure Built
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Sheridan County	State of Wyoming
1939 or Earlier	175,500	141,200
1940 to 1949	183,800	129,500
1950 to 1959	189,800	151,800
1960 to 1969	193,600	166,500
1970 to 1979	209,700	169,900
1980 to 1989	179,600	187,000
1990 to 1999	351,100	224,000
2000 to 2004	283,300	243,500
2005 or Later	360,300	244,600
Median Value	**211,900**	**174,000**

Household mortgage status is reported in Table II.17.18, below. In Sheridan County, households with a mortgage accounted for 61.3 percent of all households, or 5,251 housing units, and the remaining 38.7 percent, or 3,319 units, had no mortgage. Of those units with a mortgage, 716 had either a second mortgage or home equity loan, 52 had both a second mortgage and home equity loan, and 4,483, or 85.4 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.17.18
Mortgage Status
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Sheridan County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,251	61.3%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	716	13.6%	17,932	19.1%
Second mortgage only	409	57.1%	8,629	48.1%
Home equity loan only	307	42.9%	9,303	51.9%
Both second mortgage and home equity loan	52	1.0%	741	0.8%
No second mortgage and no home equity loan	4,483	85.4%	75,088	80.1%
Housing units without a mortgage	3,319	38.7%	59,045	38.6%
Total	**8,570**	**100.0%**	**152,806**	**100.00%**

The median rent in Sheridan County was $558 compared to $552 statewide, as shown in Table II.17.19, below. These figures show that rents were very comparable.

Table II.17.19
Median Rent
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Sheridan County	$558
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 85 persons during the first half of 2011. The driver's license total exchanges since 2000 for Sheridan County are presented below in Table II.17.20 and indicate a net increase of 2,629 persons over the time period.

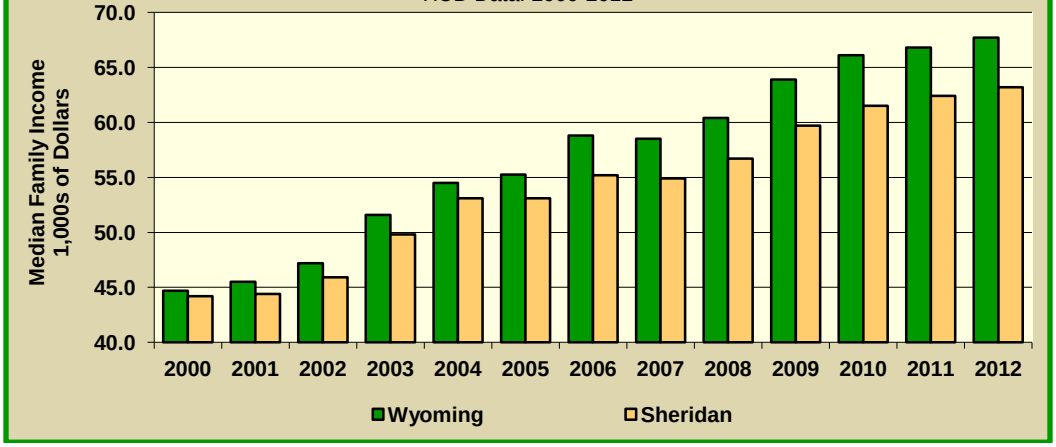
Table II.17.20
Driver's Licenses Exchanged and Surrendered
Sheridan County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	850	624	226
2001	795	563	232
2002	731	553	178
2003	636	462	174
2004	691	662	29
2005	750	595	155
2006	893	567	326
2007	845	579	266
2008	925	566	359
2009	780	550	230
2010	804	449	355
2011	654	640	14
2012 – First Half	394	309	85
Total	**9,748**	**7,119**	**2,629**

Economics

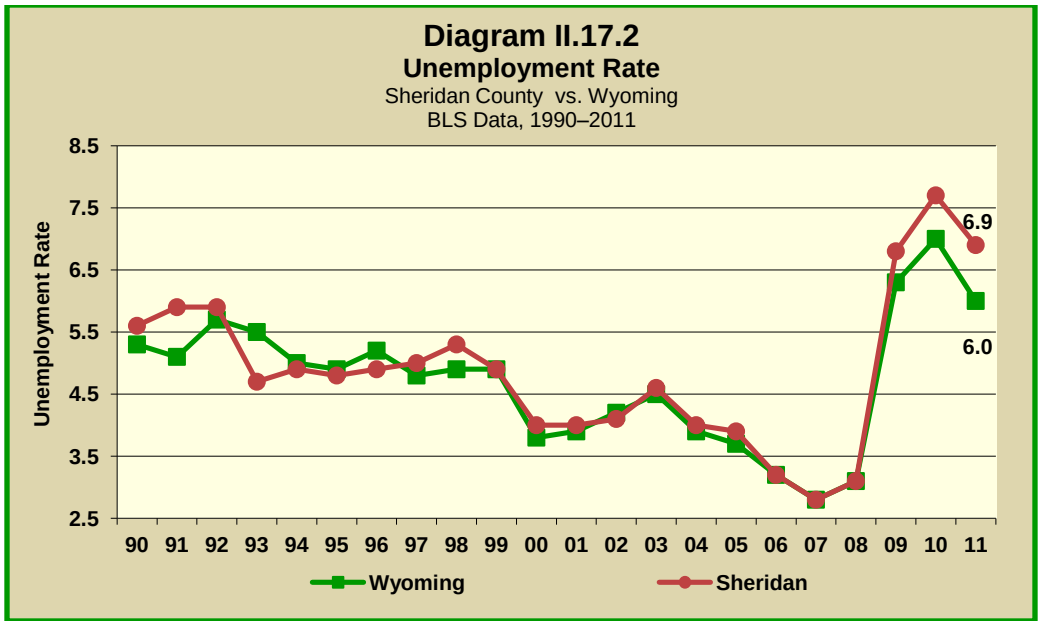
The HUD estimated MFI for Sheridan County was $63,200 in 2012.[155] This compares to Wyoming's MFI of $67,700. Diagram II.17.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.17.1
Estimated Median Family Income
Sheridan County vs. Wyoming
HUD Data: 2000-2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sheridan County's labor force, defined as the number of persons working or actively seeking work, decreased by 218 persons, from 16,530 in 2010 to 16,312 in 2011. Employment decreased by 67 persons; unemployment decreased by 151 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.7 percent in 2010 to 6.9 percent in 2011, as shown on the following page in Diagram II.17.2.

[155] 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 covered 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.17.21, below, with 2011 information considered preliminary (p), annual total monthly employment decreased by 0.82 percent between 2010 and 2011, from a total of 12,916 to 12,810 workers.

Table II.17.21
Total Monthly Employment
Sheridan County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	10,421	10,823	11,218	11,283	11,479	12,040	12,759	13,074	13,235	12,394	12,293
Feb	10,533	10,903	11,219	11,356	11,586	12,147	12,790	13,172	13,087	12,386	12,311
Mar	10,665	11,066	11,170	11,489	11,792	12,326	12,943	13,247	13,077	12,572	12,401
Apr	10,892	11,447	11,500	11,773	12,032	12,505	13,000	13,513	13,189	12,840	12,613
May	11,220	11,748	11,797	12,043	12,245	13,047	13,470	13,848	13,516	13,140	12,851
Jun	11,751	12,151	12,337	12,513	12,925	13,503	14,015	14,333	13,854	13,588	13,341
Jul	10,984	11,607	11,758	11,895	12,137	13,051	13,564	14,043	13,291	13,079	12,939
Aug	10,975	11,565	11,671	11,988	12,152	12,997	13,612	13,891	13,162	12,975	12,978
Sep	11,062	11,764	11,923	12,136	12,401	13,116	13,692	14,136	13,352	13,155	13,146
Oct	11,097	11,823	11,814	12,000	12,331	13,172	13,700	14,115	13,110	13,125	13,058
Nov	10,878	11,721	11,666	11,898	12,326	13,113	13,525	13,896	12,953	12,912	12,941
Dec	10,881	11,613	11,644	11,850	12,257	13,148	13,417	13,839	12,894	12,823	12,843
Annual	**10,947**	**11,519**	**11,643**	**11,852**	**12,139**	**12,847**	**13,374**	**13,759**	**13,227**	**12,916**	**12,810**
% Change	.	5.23	1.08	1.80	2.42	5.83	4.10	2.88	-3.87	-2.35	-0.82

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.17.22, on the following page, annual average weekly wages increased by 1.56 percent between 2010 and 2011, from a total of $705 to $716.

Table II.17.22
Average Weekly Wages
Sheridan County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	468	461	518	476	.
2002	484	501	474	530	497	4.41
2003	517	500	495	538	512	3.02
2004	523	530	525	582	540	5.47
2005	542	557	553	625	570	5.56
2006	596	616	603	677	623	9.30
2007	636	665	667	744	679	8.99
2008	698	708	713	770	723	6.48
2009	690	712	682	775	715	-1.11
2010p	670	696	677	778	705	-1.40
2011(p)	681	709	697	774	716	1.56

Total business establishments reported by the QCEW are displayed in Table II.17.23, below. Annual establishments decreased by 1.49 percent between 2010 and 2011, from a total of 1,405 to 1,384 establishments.

Table II.17.23
Number of Establishments
Sheridan County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,163	1,172	1,183	1,179	1,174	.
2002	1,187	1,213	1,228	1,242	1,218	3.75
2003	1,242	1,251	1,267	1,269	1,257	3.20
2004	1,275	1,287	1,284	1,283	1,282	1.99
2005	1,290	1,304	1,318	1,306	1,305	1.79
2006	1,337	1,367	1,379	1,367	1,363	4.44
2007	1,383	1,414	1,412	1,416	1,406	3.15
2008	1,439	1,434	1,446	1,444	1,441	2.49
2009	1,425	1,442	1,424	1,413	1,426	-1.04
2010	1,402	1,404	1,409	1,403	1,405	-1.47
2011(p)	1,377	1,379	1,388	1,393	1,384	-1.49

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs. For 2010, the most recent year for which data are available, Sheridan County recorded 19,815 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 $1,459,918,000 and real per capita income was $50,088 in 2010. Average earnings per job in the county was $40,569 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Sheridan County decreased from $697 in fourth quarter 2010 to $688 in fourth quarter 2011, or by 3.4 percent. Detached single-family home rents decreased by 1.3 percent, rents for single-family houses increased by 5.2 percent and rents for mobile homes on a lot decreased by 8 percent.

Sheridan County rental prices experienced average annualized increases of 3.9 percent for apartments, 4.6 percent for houses, and 2.7 percent for mobile homes plus a lot since fourth quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.17.24, at right, presents the Sheridan County data for each rental type. [156]

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 Sheridan County decreased from 117 authorized units in 2010 to 101 in 2011. Total residential authorizations increased from 121 units in 2010 to 158 in 2011.

The real value of single-family building permits increased from $180,500 in 2010 to $186,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $206,000 in 2008 to a low of $83,200 in 2003. These figures compare to the state average high

Table II.17.24
Semiannual Average Monthly Rental Prices
Sheridan County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	262	130	313	246
Q2.87	260	133	302	259
Q4.87	273	137	295	272
Q2.88	254	133	319	265
Q4.88	244	130	321	239
Q2.89	253	131	319	237
Q4.89	265	133	323	250
Q2.90	245	133	305	243
Q4.90	265	133	327	254
Q2.91	262	142	321	285
Q4.91	272	134	341	293
Q2.92	294	133	339	298
Q4.92	292	133	415	315
Q2.93	335	138	390	321
Q4.93	321	137	460	0
Q2.94	318	137	400	381
Q4.94	357	140	508	375
Q2.95	379	140	470	370
Q4.95	366	142	491	388
Q2.96	368	145	484	376
Q4.96	359	148	468	381
Q2.97	370	150	491	400
Q4.97	367	144	484	393
Q2.98	359	153	454	346
Q4.98	366	160	470	430
Q2.99	372	153	479	404
Q4.99	374	163	528	380
Q2.00	380	165	539	375
Q4.00	405	175	580	447
Q2.01	433	175	555	436
Q4.01	443	183	596	420
Q2.02	429	138	639	494
Q4.02	469	235	637	595
Q2.03	462	252	627	500
Q4.03	465	273	667	502
Q2.04	511	263	678	507
Q4.04	501	273	670	513
Q2.05	504	273	687	568
Q4.05	489	146	688	514
Q2.06	562	248	743	583
Q4.06	571	285	857	650
Q2.07	597	275	927	520
Q4.07	605	282	970	509
Q2.08	608	345	974	654
Q4.08	606	.	995	650
Q2.09	671	450	992	683
Q4.09	706	.	957	582
Q2.10	701	.	902	555
Q4.10	697	.	922	524
Q2.11	677	.	939	549
Q4.11	688	.	970	482

[156] 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.

of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.17.25, below.

Table II.17.25
Building Permits and Valuation
Sheridan County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	84	36	12	48	180	.	.	118.5
1981	45	32	.	6	83	.	.	94.5
1982	105	8	3	.	116	.	.	82.9
1983	119	.	.	42	161	.	.	102.4
1984	70	.	4	.	74	.	.	96.1
1985	13	.	.	31	44	.	.	102.2
1986	2	.	.	.	2	.	.	158.5
1987	5	.	.	.	5	.	.	80.8
1988	5	.	.	.	5	.	.	93.6
1989	6	.	.	.	6	.	.	112.8
1990	10	.	.	.	10	.	.	115.7
1991	84	.	.	.	84	.	.	123.9
1992	84	.	.	.	84	.	.	127.0
1993	96	2	.	.	98	.	.	111.2
1994	128	4	10	16	158	.	.	121.9
1995	98	2	20	.	120	16	.	117.7
1996	140	22	.	10	172	.	41	108.5
1997	95	6	.	6	107	23	6	121.1
1998	95	2	4	5	106	12	16	132.4
1999	83	2	.	5	90	.	.	123.3
2000	95	4	.	.	99	.	2	129.1
2001	90	4	.	8	102	.	.	117.6
2002	106	6	.	.	112	.	11	118.2
2003	215	.	12	60	287	111	11	83.2
2004	184	2	14	.	200	.	20	108.0
2005	171	4	.	.	175	.	.	117.8
2006	367	2	4	.	377	.	.	105.9
2007	328	4	7	.	339	.	.	146.7
2008	212	12	6	.	230	48	.	206.0
2009	86	.	.	.	86			189.9
2010	117	.	4	.	121			180.5
2011	101	2	7	48	158			186.7

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 Sheridan County was $227,833. This represented a decrease of 6.1 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, 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.17.26, on the following page.

Table II.17.26
Average Sales Prices
Sheridan County and Wyoming
DOR Data, 1999–2011

Year	Sheridan County Average Price ($)	Sheridan County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	104,167	2.97	101,517	4.76
2000	115,003	10.40	111,437	9.77
2001	125,000	8.69	116,469	4.52
2002	142,565	14.05	121,140	4.01
2003	146,776	2.95	132,708	9.55
2004	162,917	11.00	142,501	7.38
2005	186,095	14.23	159,776	12.12
2006	220,225	18.34	187,869	17.58
2007	240,779	9.33	265,044	41.08
2008	240,270	-0.2	256,045	-3.4
2009	233,281	-2.9	241,622	-5.6
2010	242,635	4.01	250,958	3.9
2011	227,833	-6.1	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.[157] During June 2012, a total of 94 surveys were completed by property managers in Sheridan County. Of the 1,904 rental units surveyed, 154 were vacant, indicating a vacancy rate of 8.09 percent, as shown in Table II.17.27, below.[158] This rate compares to a 4.3 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.17.27
Total Units, Vacant Units, and Vacancy Rate
Sheridan County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	21	1,264	13	1.03
2001b	14	845	24	2.84
2002a	13	598	17	2.84
2002b	18	935	42	4.49
2003a	16	768	32	4.17
2003b	26	964	32	3.32
2004a	26	1,149	38	3.31
2004b	24	848	38	4.48
2005a	24	1,003	30	2.99
2005b	24	1,071	25	2.33
2006a	25	877	11	1.25
2006b	27	1,193	6	0.50
2007a	30	1,071	3	0.28
2007b	32	841	10	1.19
2008a	51	1,579	51	3.23
2008b	46	1,281	32	2.50
2009a	50	1,604	54	3.37
2009b	73	1,287	55	4.27
2010a	78	1,549	79	5.10
2010b	89	1,643	71	4.32
2011a	93	1,720	74	4.30
2011b	84	2,177	87	4.00
2012a	94	1,904	154	8.09

Diagram II.17.3, on the following page, shows the historical vacancy rate for Sheridan County and Wyoming. As can be seen, the vacancy rate in Sheridan County has been lower than the statewide average, yet has trended roughly the same, over the 12 year period.

[157] Those signified as *a* in the "year" column of Table II.17.10 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.

[158] The sharp increase in the vacancy rate is due to a recent opening of an apartment complex. When this complex is excluded from the sample, the vacancy rate falls to 4.3 percent.

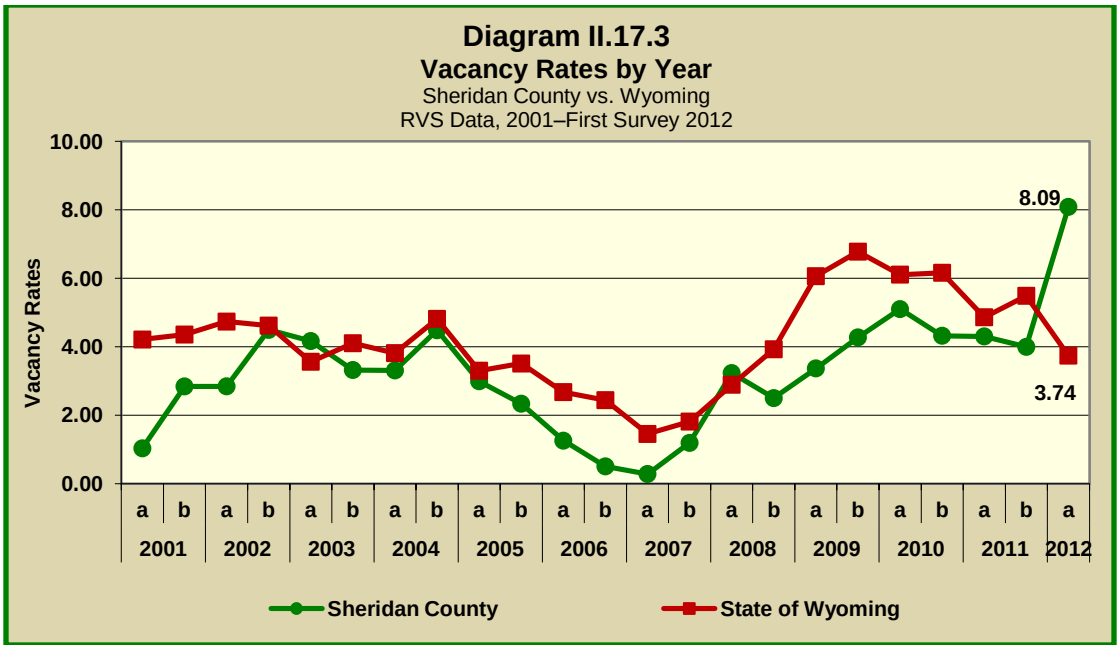
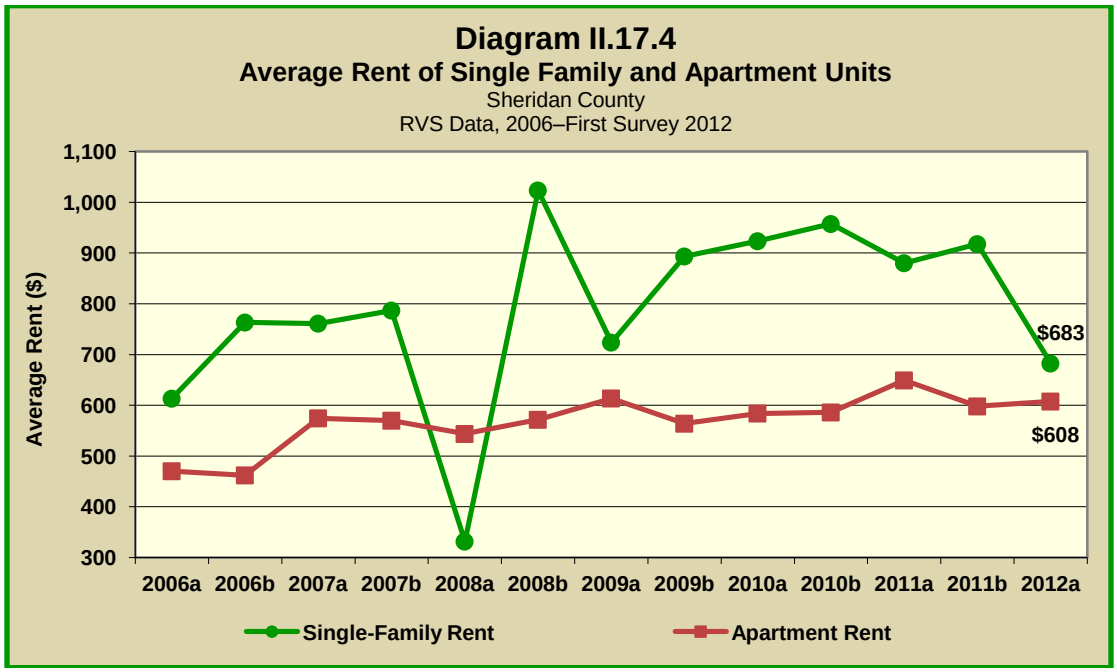


Diagram II.17.4, below, shows the average rent of single-family and apartment units in Sheridan County. In the first half of 2012, average rents for single-family units fell to $683 and average rents for apartments increased to $608.



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 8 respondents in Sheridan County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to own a home. Of those seeking to own a home, 50 percent wished to buy existing units, of which 100 percent sought homes between $100,000 and $250,000. The remainder of those seeking to own a home, 50 percent, wished to build, of which 100 percent for between $100,000 and $249,999. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,289 loans purchased in Sheridan County between 1979 and 2012, with 54 occurring in fiscal 2012. The average home size over the period was 1,198 square feet and 1,325 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1950. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $45,970. The average purchase price in fiscal 2012 was $145,329. In fiscal 2012, 9.3 percent of loans purchased were for new construction, and 35.2 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 122, or 1 percent of households in Sheridan County, were overcrowded and another 84, or 0.7 percent of units, were severely overcrowded, as shown in Table II.17.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.17.28
Overcrowding and Severe Overcrowding
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sheridan County				
Owner				
Households	8,499	71	0	8,570
Percentage	99.2%	0.8%	0.0%	100.0%
Renter				
Households	3,467	51	84	3,602
Percentage	96.3%	1.4%	2.3%	100.0%
Total				
Households	11,966	122	84	12,172
Percentage	98.3%	1.0%	0.7%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 218 units, or 1.6 percent of all housing units in Sheridan 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.17.29, below.

Table II.17.29
Housing Units with Incomplete Kitchen Facilities
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Sheridan County	State of Wyoming
Complete Kitchen Facilities	13,476	247,608
Lacking Complete Kitchen Facilities	218	7,488
Total Housing Units	**13,694**	**255,096**
Percent Lacking	1.6%	2.9%

At the time of the 2010 ACS, a total of 170 units, or 1.2 percent of all housing units in Sheridan 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.17.30, on the following page.

Table II.17.30
Housing Units with Incomplete Plumbing Facilities
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Sheridan County	State of Wyoming
Complete Plumbing Facilities	13,524	249,046
Lacking Complete Plumbing Facilities	170	6,050
Total Households	**13,694**	**255,096**
Percent Lacking	1.2%	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 Sheridan County, 15.1 percent of households had a cost burden and 12.7 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 20.5 percent of homeowners with a mortgage in Sheridan County experienced a cost burden and 13.4 percent experienced a severe cost burden, while 16.7 percent of renters had a cost burden and 17.8 percent had a severe cost burden, as shown in Table II.17.31, below.

Table II.17.31
Cost Burden and Severe Cost Burden by Tenure
Sheridan County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Sheridan County					
Owner with a Mortgage					
Households	3,456	1,079	705	11	5,251
Percent	65.8%	20.5%	13.4%	.2%	100.0%
Owner without a Mortgage					
Households	2,958	162	193	6	3,319
Percent	89.1%	4.9%	5.8%	.2%	100.0%
Renter					
Households	1,879	600	642	481	3,602
Percent	52.2%	16.7%	17.8%	13.4%	100.0%
Total					
Households	8,293	1,841	1,540	498	12,172
Percent	68.1%	15.1%	12.7%	4.1%	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%	.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%

Demographics

The Census Bureau's intercensal estimates indicate that Sublette County's population decreased from 10,247 in 2010 to 10,146 in 2011, or by 1 percent. This compares to a statewide population growth of 0.8 percent over the period.[159] The number of people from 15 to 24 years of age decreased by 1.6 percent, and the number of people from 55 to 64 years of age increased by 3.5 percent. The white population decreased by 1.8 percent, while the black population increased by 50 percent. The Hispanic population increased from 712 to 743 people between 2010 and 2011 or by 4.4 percent. These data are presented in Table II.18.1, below.

Table II.18.1
Profile of Population Characteristics
Wyoming vs. Sublette County
2010 Census and 2011 Intercensal Estimates

Subject	Sublette County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**10,247**	**10,146**	**-1.0%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	2,033	1,996	-1.8%	113,371	113,462	0.1%
15 to 24 years	1,145	1,127	-1.6%	78,460	78,704	0.3%
25 to 44 years	2,885	2,797	-3.1%	144,615	145,669	0.7%
45 to 54 years	1,736	1,666	-4.0%	83,577	80,936	-3.2%
55 to 64 years	1,409	1,458	3.5%	73,513	77,120	4.9%
65 and Over	1,039	1,102	6.1%	70,090	72,267	3.1%
Race						
White	9,929	9,751	-1.8%	529,110	531,484	0.4%
Black	44	66	50.0%	5,135	6,024	17.3%
American Indian and Alaskan Native	105	130	23.8%	14,457	14,774	2.2%
Asian	57	68	19.3%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	2	3	50.0%	521	551	5.8%
Two or more races	110	128	16.4%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	712	743	4.4%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Sublette County's population increased from 5,920 persons in 2000 to 10,247 in 2010, or by 73.1 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 65.5 percent, while the black population increased by 166.7 percent. The Hispanic population increased from 112 to 712 persons between 2000 and 2010, or by 535.7 percent. These data are presented in Table II.18.2, on the following page.

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

Table II.18.2
Population by Race and Ethnicity
Sublette County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	5,771	97.5%	9,552	93.2%	65.5%
Black	12	0.2%	32	0.3%	166.7%
American Indian	29	0.5%	87	0.8%	200.0%
Asian	14	0.2%	51	0.5%	264.3%
Native Hawaiian/Pacific Islander	5	0.1%	1	.	-80.0%
Other	31	0.5%	383	3.7%	1135.5%
Two or More Races	58	1.0%	141	1.4%	143.1%
Total	**5,920**	**100.0%**	**10,247**	**100.0%**	**73.1%**
Hispanic (Ethnicity)	112	1.9%	712	6.9%	535.7%

Table II.18.3, below, presents the population of Sublette County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 73.1 percent, with the largest total increase occurring in the group aged 35 to 54, which rose by 1,053 persons, or by 50.9 percent. In 2010, the largest age group in Sublette County was the group aged 35 to 54, which accounted for 30.5 percent of the entire population. The 2010 census count showed a total of 5,550 males, who accounted for 54.2 percent of the population, and the remaining 45.8 percent, or 4,697 persons, were female.

Table II.18.3
Population by Age and Gender
Sublette County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	172	176	348	381	339	720	106.9%
5 to 19	671	618	1,289	969	925	1,894	46.9%
20 to 24	120	124	244	313	251	564	131.1%
25 to 34	303	303	606	857	641	1,498	147.2%
35 to 54	1,067	1,003	2,070	1,692	1,431	3,123	50.9%
55 to 64	333	319	652	785	624	1,409	116.1%
65 and Over	357	354	711	553	486	1,039	46.1%
Total	**3,023**	**2,897**	**5,920**	**5,550**	**4,697**	**10,247**	**73.1%**

At the time of the 2010 Census, there were 550 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 663.9 percent, as shown in Table II.18.4, on the following page.

Table II.18.4
Group Quarters Population
Sublette County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[160]	7	18	157.1%
Juvenile Facilities	.	.	.
Nursing Homes	63	1	-98.4%
Other Institutions	.	.	.
Total	**70**	**19**	**-72.9%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	2	531	2,6450.0%
Total	**2**	**531**	**2,6450.0%**
Group Quarters Population	**72**	**550**	**663.9%**

Table II.18.5, 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 2,594 family households, 2,200 of which housed married couple families and 394 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 196 families, or a female householder with no husband present, of which there were 198 families. There were also an estimated 1,312 "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 52 percent, and the number of married couple families increased by 46.5 percent. The number of male households with no wife present increased by 145 percent, the number of female households with no husband present increased by 58.4 percent, and non-family households increased by 97.6 percent.

Table II.18.5
Household Type by Tenure
Sublette County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	1,707	2,594	52.0%
Married couple family	1,502	2,200	46.5%
Owner-occupied housing units	1,222	1,720	40.8%
Renter-occupied housing units	280	480	71.4%
Other family	205	394	92.2%
Male householder, no wife present	80	196	145.0%
Owner-occupied housing units	41	111	170.7%
Renter-occupied housing units	39	85	117.9%
Female householder, no husband present	125	198	58.4%
Owner-occupied housing units	75	107	42.7%
Renter-occupied housing units	50	91	82.0%
Non-family households	664	1,312	97.6%
Owner-occupied housing units	399	720	80.5%
Renter-occupied housing units	265	592	123.4%
Total	**2,371**	**3,906**	**64.7%**

[160] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.18.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,212 two-person family households, 537 three-person family households, and 492 four-person family households. One-person non-family households made up 76.2 percent of all non-family households, or an estimated 1,000 households. Between 2000 and 2010, the number of four-person households increased by 61.8 percent, or from 314 to 508 households.

Table II.18.6[161]
Household Type by Household Size
Sublette County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	559	559	.	1,000	1,000	78.9%
Two Person	825	90	915	1,212	249	1,461	59.7%
Three Person	388	12	400	537	36	573	43.3%
Four Person	313	1	314	492	16	508	61.8%
Five Person	123	1	124	227	7	234	88.7%
Six Person	41	1	42	80	2	82	95.2%
Seven Person	17	0	17	46	2	48	182.4%
Total	**1,707**	**664**	**2,371**	**2,594**	**1,312**	**3,906**	**64.7%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,461 two-person households, 1,093 were owner-occupied and 368 were renter-occupied. Of the 508 four-person households, 355 were owner-occupied and 153 were renter-occupied. Further household size data by tenure are presented in Table II.18.7, below.

Table II.18.7
Tenure by Household Size
Sublette County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	349	210	559	583	417	1,000	78.9%
Two Person	731	184	915	1,093	368	1,461	59.7%
Three Person	282	118	400	384	189	573	43.3%
Four Person	229	85	314	355	153	508	61.8%
Five Person	100	24	124	152	82	234	88.7%
Six Person	32	10	42	63	19	82	95.2%
Seven Person or More	14	3	17	28	20	48	182.4%
Total	**1,737**	**634**	**2,371**	**2,658**	**1,248**	**3,906**	**64.7%**

[161] 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.18.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 53 percent, or from 1,737 to 2,658 households. The number of renter units increased from 634 to 1,248 households, or by 96.8 percent. In 2010, Sublette County had a total of 5,770 housing units, of which 3,906, or 67.7 percent, were occupied. A total of 1,864 units, or 32.3 percent of all units, were vacant, which was an increase of 57.8 percent from the 2000 Census.

Table II.18.8
Housing Units by Tenure
Sublette County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	2,371	3,906	64.7%
Owner-Occupied	1,737	2,658	53.0%
Renter-Occupied	634	1,248	96.8%
Vacant Housing Units	1,181	1,864	57.8%
Total Housing Units	**3,552**	**5,770**	**62.4%**
Homeownership Rate	73.3%	68.0%	.

Table II.18.9, below, shows that, of the 1,864 vacant housing units in Sublette County at the time of the 2010 Census, 123, or 6.6 percent, were for rent and 66, or 3.5 percent, were for sale. An estimated 1,446 units were for seasonal, recreational, or occasional use, and 175, or 9.4 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 increased from 17 to 28 units, and units listed as "other vacant" increased from 121 to 175 units, or by 44.6 percent.

Table II.18.9
Disposition of Vacant Housing Units
Sublette County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	51	123	141.2%
For sale only	42	66	57.1%
Rented or sold but not occupied	17	28	64.7%
For seasonal, recreational, or occasional use	930	1,446	55.5%
For migrant workers	20	26	30.0%
Other vacant	121	175	44.6%
Total	**1,181**	**1,864**	**57.8%**

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.18.10, below, presents different income statistics for Sublette County. According to the 2010 ACS data averages, Median Family Income (MFI) for Sublette County was $81,389 compared to the statewide average of $65,964. Per capita income for Sublette County, which is calculated by dividing total income by population, was $31,433, which compared to $27,860 for the State of Wyoming.

Table II.18.10
Median and Per Capita Income
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Sublette County	Wyoming
Median Family Income	81,389	65,964
Median Household Income	70,147	53,802
Per Capita Income	31,433	27,860

Table II.18.11, below, shows households by income for Sublette County and the State of Wyoming in 2010. In Sublette County, there were a total of 137 households, or 4.4 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 358 households that had incomes between $35,000 and $49,999 in the county, which accounted for 11.4 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 31.8 percent of total households and numbered 1,002 in Sublette County.

Table II.18.11
Households by Income
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Income	Sublette County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	137	4.4%	21,963	10.1%
$15,000–$19,999	115	3.7%	10,477	4.8%
$20,000–$24,999	127	4.0%	11,850	5.4%
$25,000–$34,999	294	9.3%	23,902	11.0%
$35,000–$49,999	358	11.4%	32,677	15.0%
$50,000–$74,999	606	19.3%	44,279	20.3%
$75,000–$99,999	509	16.2%	30,595	14.1%
$100,000 and Above	1,002	31.8%	41,945	19.3%
Total	**3,148**	**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.18.12, on the following page. In total, the poverty rate in Sublette County was 4.2 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Sublette County had a poverty rate of 3.5 percent, and the female population had a poverty rate of

5 percent. There were no males and seven females in poverty aged 5 and under. Overall, 1.8 percent of persons in poverty in Sublette 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 12 persons, which represented 3.1 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.18.12
Poverty by Age
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Sublette County				
5 and Under	0	7	7	1.8%
6 to 17	14	27	41	10.7%
18 to 64	157	167	324	84.4%
65 and Older	0	12	12	3.1%
Total	**171**	**213**	**384**	**100.0%**
Poverty Rate	3.5%	5.0%	4.2%	.
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.18.13, 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, Sublette County saw an average of 2,096 owner-occupied single-family units compared to 591 single-family rental units. In Sublette County, single-family units represented 85.4 percent of all households compared to 70.8 percent statewide. Sublette County had a total of 23 apartment rental units, and total apartment units accounted for 0.7 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 347 mobile homes in Sublette County, which made up 11 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.18.13
Households by Unit Type
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
Single-Family Unit	2,096	591	2,687	85.4%
Duplex	6	7	13	0.4%
Tri- or Four-Plex	0	78	78	2.5%
Apartment	0	23	23	.7%
Mobile Home	214	133	347	11.0%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	**2,316**	**832**	**3,148**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.18.14, below, shows the number of households by year of construction. As shown, 5.1 percent, or 159 units, were built in 1939 or earlier in the county and another 5.7 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 217, which accounted for 6.9 percent of all households, and an additional 269 households, or 8.5 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.18.14
Households by Year Built
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Sublette County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	159	5.1%	25,116	11.5%
1940 to 1949	181	5.7%	11,481	5.3%
1950 to 1959	272	8.6%	21,920	10.1%
1960 to 1969	345	11.0%	19,433	8.9%
1970 to 1979	539	17.1%	53,519	24.6%
1980 to 1989	733	23.3%	34,949	16.1%
1990 to 1999	433	13.8%	26,791	12.3%
2000 to 2004	217	6.9%	14,090	6.5%
2005 or Later	269	8.5%	10,389	4.8%
Total	**3,148**	**100.0%**	**217,688**	**100.0%**

Table II.18.15, on the following page, displays housing units for Sublette County and the State of Wyoming. The number of rooms in Sublette County varied between households. Households with one room accounted for only 2.2 percent of total housing units, while households with five and six rooms accounted for 24.1 and 22.7 percent, respectively, in the county. The median number of rooms in Sublette County was five rooms, which compared to six statewide.

Table II.18.15
Housing Units by Number of Rooms
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Sublette County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	115	2.2%	3,804	1.5%
Two	123	2.3%	6,391	2.5%
Three	412	7.8%	18,634	7.3%
Four	1,272	24.0%	45,335	17.8%
Five	1,279	24.1%	52,421	20.5%
Six	1,204	22.7%	39,475	15.5%
Seven	463	8.7%	31,509	12.4%
Eight	263	5.0%	25,135	9.9%
Nine or More	175	3.3%	32,392	12.7%
Total	**5,306**	**100.0%**	**255,096**	**100.0%**
Median Rooms	5	.	6	.

Table II.18.16, below, shows households in the county by number of bedrooms and tenure. There were no rental households without bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 19.9 percent of total households in Sublette County, which compared to 25.5 percent statewide. In Sublette County, the 1,620 households with three bedrooms accounted for 51.5 percent of all households, and there were only 207 five-bedroom or more households, which accounted for 6.6 percent of all households.

Table II.18.16
Households by Number of Bedrooms
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
None	2	0	2	0.1%
One	100	75	175	5.6%
Two	307	318	625	19.9%
Three	1,294	326	1,620	51.5%
Four	421	98	519	16.5%
Five or More	192	15	207	6.6%
Total	**2,316**	**832**	**3,148**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.18.17, at right, structures built in 1939 or earlier had a median value of $228,800, while structures built between 1950 and 1959 had a median value of $260,400 and those built between 1990 and 1999 had a median value of $282,000. 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 $379,900 and $319,000, respectively. The median value in Sublette County was $278,300, which compared to $174,000 in the State of Wyoming.

Table II.18.17
Median Value by Year Structure Built
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Sublette County	State of Wyoming
1939 or Earlier	228,800	141,200
1940 to 1949	168,300	129,500
1950 to 1959	260,400	151,800
1960 to 1969	233,300	166,500
1970 to 1979	234,700	169,900
1980 to 1989	297,700	187,000
1990 to 1999	282,000	224,000
2000 to 2004	379,900	243,500
2005 or Later	319,000	244,600
Median Value	**278,300**	**174,000**

Household mortgage status is reported in Table II.18.18, below. In Sublette County, households with a mortgage accounted for 56 percent of all households, or 1,297 housing units, and the remaining 44 percent, or 1,019 units, had no mortgage. Of those units with a mortgage, 197 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 1,100, or 84.8 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.18.18
Mortgage Status
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Sublette County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,297	56.0%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	197	15.2%	17,932	19.1%
Second mortgage only	121	61.4%	8,629	48.1%
Home equity loan only	76	38.6%	9,303	51.9%
Both second mortgage and home equity loan	0	0.0%	741	0.8%
No second mortgage and no home equity loan	1,100	84.8%	75,088	80.1%
Housing units without a mortgage	1,019	44.0%	59,045	38.6%
Total	**2,316**	**100.0%**	**152,806**	**100.00%**

The median rent in Sublette County was $765 compared to $552 statewide, as shown in Table II.18.19, below. These figures show that rents in Sublette County were significantly higher than rents statewide.

Table II.18.19
Median Rent
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Sublette County	$765
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net change of 25 persons during the first half of 2012. The driver's license total exchanges since 2000 for Sublette County are presented in Table II.18.20, below, and indicate a net increase of 2,276 persons over the time period.

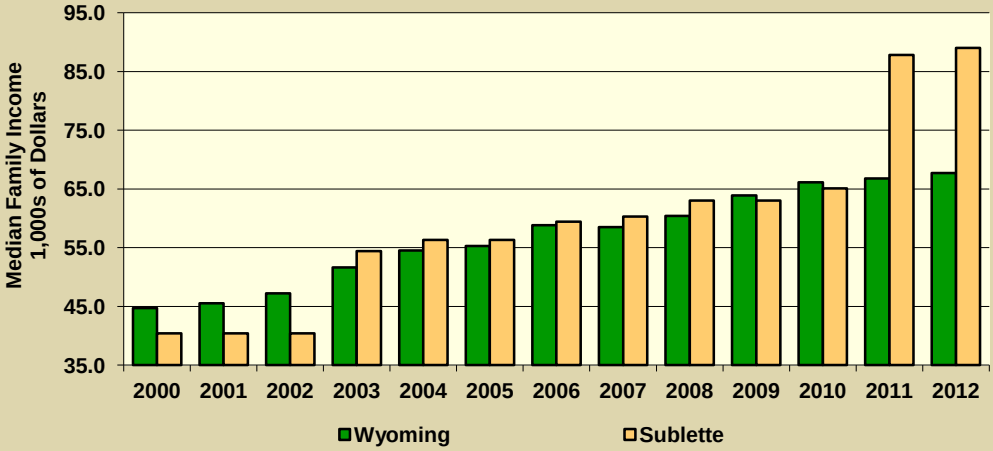
Table II.18.20
Driver's Licenses Exchanged and Surrendered
Sublette County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	220	179	41
2001	264	155	109
2002	286	148	138
2003	276	104	172
2004	339	175	164
2005	338	182	156
2006	444	183	261
2007	582	259	323
2008	653	253	400
2009	523	283	240
2010	408	263	145
2011	412	310	102
2012 – First Half	176	151	25
Total	**4,921**	**2,645**	**2,276**

Economics

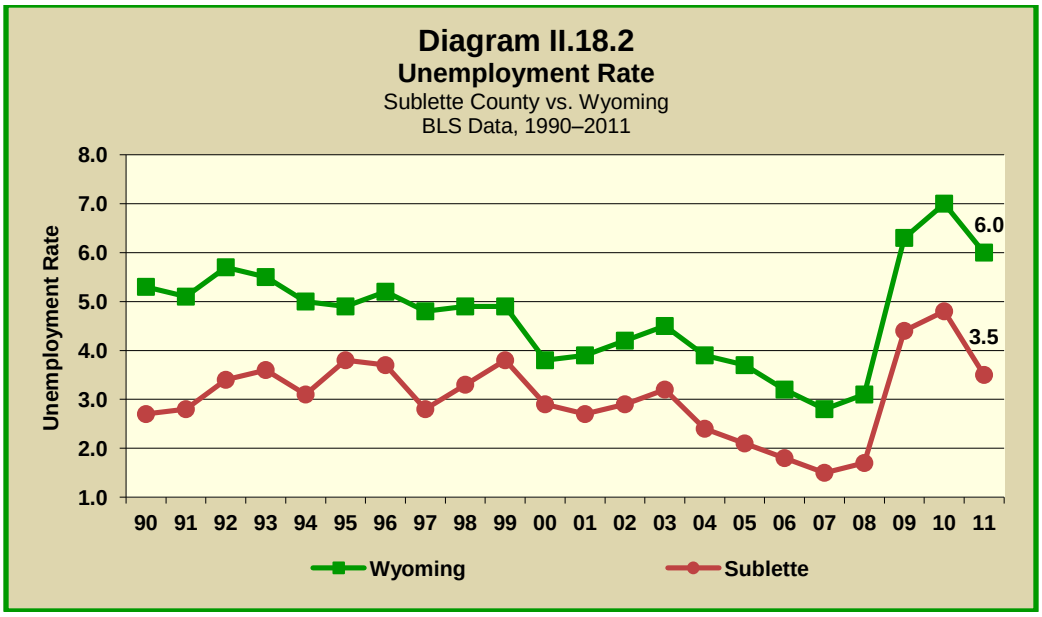
The HUD estimated MFI for Sublette County was $89,000 in 2012.[162] This compares to Wyoming's MFI of $67,700. Diagram II.18.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.18.1
Estimated Median Family Income
Sublette County vs. Wyoming
HUD Data: 2000-2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sublette County's labor force, defined as the number of persons working or actively seeking work, increased by 333 persons, from 7,443 in 2010 to 7,776 in 2011. Employment increased by 421 persons; unemployment decreased by 88 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.8 percent in 2010 to 3.5 in 2011, as shown on the following page in Diagram II.18.2.

[162] 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 covered 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.18.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 0.53 percent between 2010 and 2011, from a total of 5,552 to 5,889 workers.

Table II.18.21
Total Monthly Employment
Sublette County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	2,123	2,348	2,446	2,798	3,098	3,790	4,827	5,054	5,887	5,111	5,362
Feb	2,098	2,330	2,424	2,836	3,110	3,838	4,843	5,087	5,644	5,105	5,336
Mar	2,132	2,373	2,434	2,841	3,122	3,855	4,935	5,331	5,535	5,142	5,341
Apr	2,174	2,405	2,484	2,859	3,207	3,930	4,992	5,224	5,406	5,305	5,577
May	2,359	2,613	2,717	3,026	3,433	4,242	5,205	5,448	5,452	5,581	5,652
Jun	2,582	2,780	2,980	3,330	3,851	4,554	5,535	5,810	5,608	5,871	6,058
Jul	2,589	2,770	3,106	3,366	4,003	4,612	5,418	5,844	5,438	5,898	6,121
Aug	2,617	2,790	3,088	3,357	4,015	4,582	5,491	5,840	5,482	5,928	6,266
Sep	2,562	2,713	3,077	3,319	4,019	4,545	5,488	5,877	5,553	5,800	6,436
Oct	2,477	2,606	2,957	3,252	3,891	4,417	5,354	5,858	5,464	5,753	6,288
Nov	2,378	2,528	2,741	3,172	3,765	4,404	5,155	5,801	5,433	5,650	6,194
Dec	2,373	2,480	2,713	3,158	3,687	4,417	5,033	5,661	5,375	5,480	6,039
Annual	**2,372**	**2,561**	**2,764**	**3,110**	**3,600**	**4,266**	**5,190**	**5,570**	**5,523**	**5,552**	**5,889**
% Change	.	7.97	7.93	12.52	15.76	18.50	21.66	7.32	-0.84	0.53	6.07

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.18.22, on the following page, annual average weekly wages increased by 5.65 percent between 2010 and 2011, from a total of $1,079 to $1,140.

Table II.18.22
Average Weekly Wages
Sublette County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	474	477	463	534	487	.
2002	516	524	488	587	528	8.42
2003	551	579	522	637	572	8.33
2004	611	579	579	684	613	7.17
2005	658	653	714	788	707	15.33
2006	806	710	784	950	814	15.13
2007	1,005	930	963	1,082	994	22.11
2008	1,073	1,193	1,069	1,086	1,105	11.17
2009	1,144	976	975	1,101	1,050	-4.98
2010	1,054	1,050	1,065	1,145	1,079	2.76
2011(p)	1,181	1,098	1,132	1,152	1,140	5.65

Total business establishments reported by the QCEW are displayed in Table II.18.23, below. Annual establishments decreased by 0.96 percent between 2010 and 2011, from at a total of 624 to 618 establishments.

Table II.18.23
Number of Establishments
Sublette County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	396	407	409	409	405	.
2002	407	415	416	411	412	1.73
2003	432	450	454	450	447	8.50
2004	448	468	478	482	469	4.92
2005	485	499	508	517	502	7.04
2006	528	561	577	571	559	11.35
2007	598	618	625	624	616	10.20
2008	628	638	638	647	638	3.57
2009	642	641	637	631	638	0.00
2010	624	627	623	623	624	-2.19
2011(p)	613	613	619	628	618	-0.96

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, Sublette County recorded 8,121 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 $578,631,000, and real per capita income was $56,523 in 2010. Average earnings per job in the county was $59,024 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Sublette County increased from $908 in fourth quarter 2010 to $922 in fourth quarter 2011, or by 1.5 percent. Detached single-family home rents decreased by 4.7 percent.

Sublette County rental prices experienced average annualized increases of 4.8 percent for apartments and 7 percent for houses, since second quarter 1998 through fourth quarter 2011.[163] 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.18.24, at right, presents the Sublette County data for each rental type.[164]

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 Sublette County decreased from 40 authorized units in 2010 to 13 in 2011. Total residential authorizations decreased from 42 units in 2010 to 25 in 2011.

The real value of single-family building permits increased from $207,400 in 2010 to $231,600 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $224,200 in 2009 to a low of $151,200 in 2005. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity are given in Table II.18.25, on the following page.

Table II.18.24
Semiannual Average Monthly Rental Prices
Sublette 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	387	150	546	415
Q4.98	501	150	575	365
Q2.99	425	150	588	338
Q4.99	463	175	581	371
Q2.00	433	175	624	435
Q4.00	464	165	566	325
Q2.01	455	165	608	.
Q4.01	441	175	613	350
Q2.02	472	200	611	.
Q4.02	534	165	655	457
Q2.03	520	200	769	472
Q4.03	611	200	794	.
Q2.04	647	225	808	624
Q4.04	765	240	888	600
Q2.05	699	240	882	590
Q4.05	728	275	1,083	595
Q2.06	781	265	1,195	643
Q4.06	750	275	1,238	693
Q2.07	822	275	1,338	667
Q4.07	860	275	1,387	674
Q2.08	872	275	1,390	675
Q4.08	864	.	1,397	670
Q2.09	866	.	1,416	600
Q4.09	869	.	1,349	596
Q2.10	868	.	1,324	550
Q4.10	908	.	1,322	582
Q2.11	962	.	1,247	550
Q4.11	922	.	1,384	.

[163] Data from 1986 to 1997 for Sublette County is not reported by the EAD.

[164] 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.

Table II.18.25
Building Permits and Valuation
Sublette County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	82	.	.	.	82	.	.	99.8
1981	90	2	12	.	104	.	.	102.1
1982	90	2	4	5	101	.	.	93.8
1983	87	.	8	5	100	.	.	95.1
1984	72	.	.	.	72	.	.	77.1
1985	58	4	.	5	67	.	.	88.6
1986	64	4	.	.	68	.	.	104.9
1987	34	.	.	.	34	.	.	105.9
1988	21	.	.	.	21	.	.	117.9
1989	19	.	.	.	19	.	.	124.2
1990	37	.	.	.	37	.	.	128.7
1991	59	.	.	.	59	.	.	129.9
1992	50	.	.	.	50	.	.	127.5
1993	49	4	.	.	53	.	.	127.3
1994	70	.	4	.	74	.	.	135.5
1995	86	4	4	.	94	.	.	136.1
1996	58	2	9	.	69	.	.	135.7
1997	44	2	.	.	46	.	.	140.8
1998	68	.	.	.	68	.	.	152.1
1999	75	.	.	.	75	.	.	161.2
2000	54	.	.	.	54	.	.	166.8
2001	72	4	.	.	76	.	.	175.0
2002	74	6	8	.	88	.	.	183.4
2003	83	4	8	.	95	.	.	184.9
2004	77	12	4	.	93	.	.	200.1
2005	179	.	.	6	185	.	.	151.2
2006	232	.	.	6	238	.	.	167.0
2007	257	6	.	.	263	.	.	205.6
2008	100	4	10	.	114	.	.	220.3
2009	44	.	.	.	44	.	.	224.2
2010	40	2	.	.	42	.	.	207.4
2011	13	.	.	12	25	.	.	231.6

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 Sublette County was $246,674. This represented a decrease of 4.4 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, 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.18.26, below.

Table II.18.26
Average Sales Prices
Sublette County vs. Wyoming
DOR Data, 1999–2011

Year	Sublette County Average Price ($)	Sublette County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	114,020	9.24	101,517	4.76
2000	125,922	10.44	111,437	9.77
2001	149,179	18.47	116,469	4.52
2002	163,473	9.58	121,140	4.01
2003	173,116	5.90	132,708	9.55
2004	218,343	26.13	142,501	7.38
2005	249,029	14.05	159,776	12.12
2006	269,795	8.34	187,869	17.58
2007	334,073	23.82	265,044	41.08
2008	296,638	-11.2	256,045	-3.4
2009	247,842	-16.4	241,622	-5.6
2010	257,988	4.09	250,958	3.9
2011	246,674	-4.4	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.[165] During June 2012, a total of 27 surveys were completed by property managers in Sublette County. Of the 264 rental units surveyed, 32 were vacant, indicating a vacancy rate of 12.12 percent, as shown in Table II.18.27, below. This compares to a 5.34 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.18.27
Total Units, Vacant Units, and Vacancy Rate
Sublette County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	41	2	4.88
2001b	2	39	.	.
2002a	3	41	.	.
2002b	5	37	2	5.41
2003a	7	50	2	4.00
2003b	6	55	2	3.64
2004a	6	59	1	1.69
2004b	9	75	4	5.33
2005a	12	96	4	4.17
2005b	13	154	7	4.55
2006a	13	159	3	1.89
2006b	11	157	1	0.64
2007a	9	131	3	2.29
2007b	13	111	1	0.90
2008a	17	141	4	2.84
2008b	33	320	11	3.44
2009a	27	226	26	11.50
2009b	35	328	27	8.23
2010a	30	325	24	7.38
2010b	23	256	11	4.30
2011a	22	206	11	5.34
2011b	27	203	5	2.46
2012a	27	264	32	12.12

Diagram II.18.3, on the following page, shows the historical vacancy rate for Sublette County and Wyoming. As can be seen, the vacancy rate in Sublette County has been similar to the statewide vacancy rate, trending roughly the same, except for a spike in the first part of 2009 and 2012 over the 12 year period.

[165]Those signified as *a* in the "year" column of Table II.18.10 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.

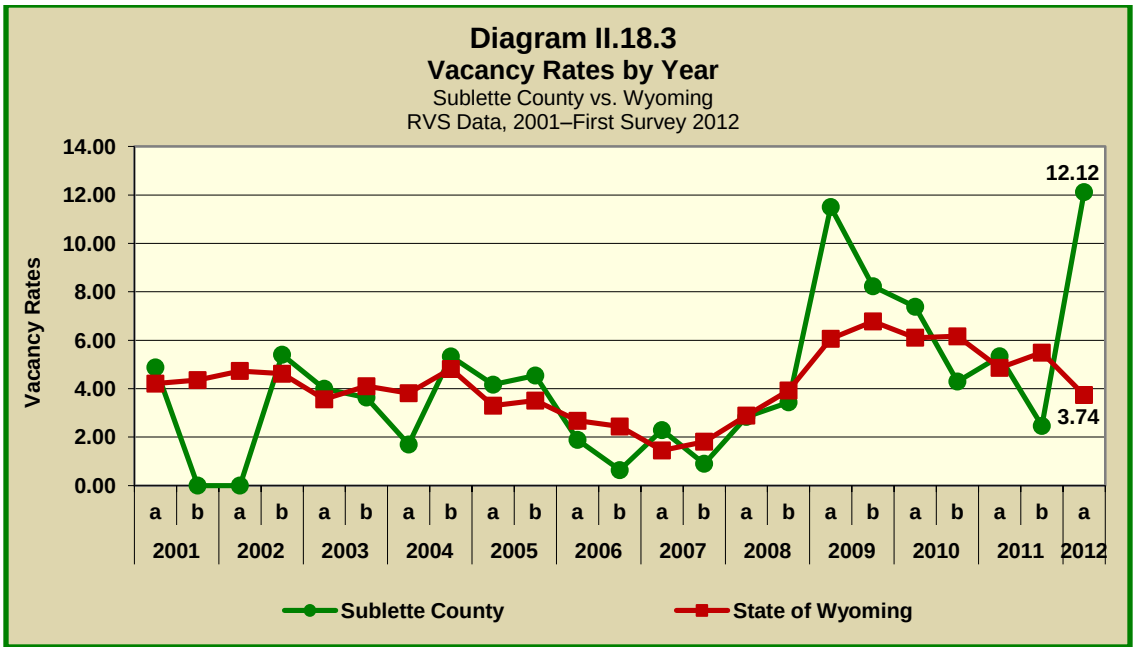
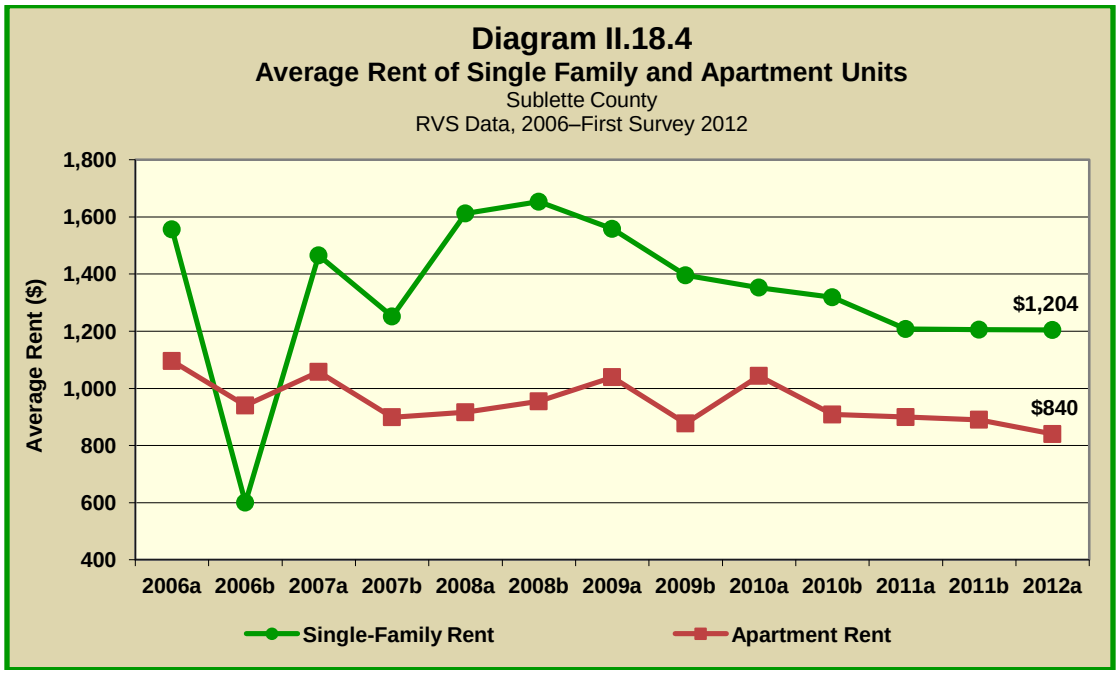


Diagram II.18.4, below, shows the average rent of single-family and apartment units in Sublette County. In the first half of 2012, average rents for single-family units remained at $1,204 and average rents for apartments fell, to $840.



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 3 respondents in Sublette County. Of the incoming population who were unsatisfied with their current housing, 100 percent of respondents wished to rent.

Of those respondents who were seeking to rent, 100 percent anticipated spending above $850.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 276 loans purchased in Sublette County between 1979 and 2012, with one occurring in fiscal 2012. The average home size over the period was 1,302 square feet and 1,400 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 2007. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $61,508. The average purchase price in fiscal 2012 was $144,000. Fiscal year data for the entire operating history of the WCDA can be found 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, 129, or 4.1 percent of households in Sublette County, were overcrowded and another 2, or 0.1 percent of units, were severely overcrowded, as shown on the following page in Table II.18.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.18.28
Overcrowding and Severe Overcrowding
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sublette County				
Owner				
Households	2,306	8	2	2,316
Percentage	99.6%	0.3%	0.1%	100.0%
Renter				
Households	711	121	0	832
Percentage	85.5%	14.5%	0.0%	100.0%
Total				
Households	3,017	129	2	3,148
Percentage	95.8%	4.1%	0.1%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 429 units, or 8.1 percent of all housing units in Sublette 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.18.29, below.

Table II.18.29
Housing Units with Incomplete Kitchen Facilities
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Sublette County	State of Wyoming
Complete Kitchen Facilities	4,877	247,608
Lacking Complete Kitchen Facilities	429	7,488
Total Housing Units	**5,306**	**255,096**
Percent Lacking	8.1%	2.9%

At the time of the 2010 ACS, a total of 473 units, or 8.9 percent of all housing units in Sublette 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.18.30, on the following page.

Table II.18.30
Housing Units with Incomplete Plumbing Facilities
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Sublette County	State of Wyoming
Complete Plumbing Facilities	4,833	249,046
Lacking Complete Plumbing Facilities	473	6,050
Total Households	**5,306**	**255,096**
Percent Lacking	8.9%	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 Sublette County, 11.9 percent of households had a cost burden and 4.4 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 13.7 percent of homeowners with a mortgage in Sublette County experienced a cost burden and 8.3 percent experienced a severe cost burden, while 23.1 percent of renters had a cost burden and 1 percent had a severe cost burden, as shown in Table II.18.31, below.

Table II.18.31
Cost Burden and Severe Cost Burden by Tenure
Sublette County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Sublette County					
Owner with a Mortgage					
Households	1,011	178	108	0	1,297
Percent	77.9%	13.7%	8.3%	0.0%	100.0%
Owner without a Mortgage					
Households	992	6	21	0	1,019
Percent	97.4%	.6%	2.1%	0.0%	100.0%
Renter					
Households	464	192	8	168	832
Percent	55.8%	23.1%	1.0%	20.2%	100.0%
Total					
Households	2,467	376	137	168	3,148
Percent	78.4%	11.9%	4.4%	5.3%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Sweetwater County's population increased from 43,806 in 2010 to 44,175 in 2011, or by 2.6 percent. This compares to a statewide population growth of 0.8 percent over the period.[166] The number of people from 15 to 24 years of age decreased by 0.8 percent, and the number of people from 55 to 64 years of age increased by 4 percent. The white population increased by 0.5 percent, while the black population increased by 12.1 percent. The Hispanic population increased from 6,689 to 6,865 people between 2010 and 2011 or by 2.6 percent. These data are presented in Table II.19.1, below.

Table II.19.1
Profile of Population Characteristics
Wyoming vs. Sweetwater County
2010 Census and 2011 Intercensal Estimates

Subject	Sweetwater County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**43,806**	**44,175**	**0.8%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	10,158	10,243	0.8%	113,371	113,462	0.1%
15 to 24 years	6,044	5,997	-0.8%	78,460	78,704	0.3%
25 to 44 years	12,329	12,511	1.5%	144,615	145,669	0.7%
45 to 54 years	6,484	6,292	-3.0%	83,577	80,936	-3.2%
55 to 64 years	5,148	5,356	4.0%	73,513	77,120	4.9%
65 and Over	3,643	3,776	3.7%	70,090	72,267	3.1%
Race						
White	41,739	41,929	0.5%	529,110	531,484	0.4%
Black	489	548	12.1%	5,135	6,024	17.3%
American Indian and Alaskan Native	506	559	10.5%	14,457	14,774	2.2%
Asian	354	378	6.8%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	56	62	10.7%	521	551	5.8%
Two or more races	662	699	5.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	6,689	6,865	2.6%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Sweetwater County's population increased from 37,613 persons in 2000 to 43,806 in 2010, or by 16.5 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 12.4 percent, while the black population increased by 59.3 percent. The Hispanic population increased from 3,545 to 6,689 persons between 2000 and 2010, or by 88.7 percent. These data are presented in Table II.19.2, on the following page.

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

Table II.19.2
Population by Race and Ethnicity
Sweetwater County
2010 Five-Year ACS Data

Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	34,461	91.6%	38,748	88.5%	12.4%
Black	275	0.7%	438	1.0%	59.3%
American Indian	380	1.0%	423	1.0%	11.3%
Asian	240	0.6%	336	0.8%	40.0%
Native Hawaiian/Pacific Islander	16	.	42	0.1%	162.5%
Other	1,349	3.6%	2,799	6.4%	107.5%
Two or More Races	892	2.4%	1,020	2.3%	14.3%
Total	**37,613**	**100.0%**	**43,806**	**100.0%**	**16.5%**
Hispanic (Ethnicity)	3,545	9.4%	6,689	15.3%	88.7%

Table II.19.3, below, presents the population of Sweetwater County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 16.5 percent, with the largest total increase occurring in the group aged 25 to 34, which rose by 2,501 persons, or by 55.3 percent. In 2010, the largest age group in Sweetwater County was the group aged 35 to 54, which accounted for 26.9 percent of the entire population. The 2010 census count showed a total of 22,849 males, who accounted for 52.2 percent of the population, and the remaining 47.8 percent, or 20,957 persons, were female.

Table II.19.3
Population by Age and Gender
Sweetwater County
2010 Five-Year ACS Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	1,310	1,270	2,580	1,877	1,789	3,666	42.1%
5 to 19	4,968	4,675	9,643	4,938	4,493	9,431	-2.2%
20 to 24	1,188	1,243	2,431	1,603	1,502	3,105	27.7%
25 to 34	2,216	2,303	4,519	3,746	3,274	7,020	55.3%
35 to 54	6,469	5,993	12,462	6,220	5,573	11,793	-5.4%
55 to 64	1,589	1,380	2,969	2,731	2,417	5,148	73.4%
65 and Over	1,286	1,723	3,009	1,734	1,909	3,643	21.1%
Total	**19,026**	**18,587**	**37,613**	**22,849**	**20,957**	**43,806**	**16.5%**

At the time of the 2010 Census, there were 679 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.19.4, on the following page.

Table II.19.4
Group Quarters Population
Sweetwater County
2010 Five-Year ACS Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[167]	75	132	76.0%
Juvenile Facilities	.	12	.
Nursing Homes	119	121	1.7%
Other Institutions	.	.	.
Total	**194**	**265**	**36.6%**
Noninstitutionalized			
College Dormitories	327	363	11.0%
Military Quarters	.	.	.
Other Noninstitutions	92	51	-44.6%
Total	**419**	**414**	**-1.2%**
Group Quarters Population	**613**	**679**	**10.8%**

Table II.19.5, 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 11,405 family households, 8,813 of which housed married couple families and 2,592 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 1,116 families, or a female householder with no husband present, of which there were 1,476 families. There were also an estimated 5,070 "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 13 percent, and the number of married couple families increased by 8 percent. The number of male households with no wife present increased by 72.8 percent, the number of female households with no husband present increased by 14.2 percent, and non-family households increased by 26.5 percent.

Table II.19.5
Household Type by Tenure
Sweetwater County
2010 Five-Year ACS Data

Family Type	2000	2010	% Change 00-10
Family households	10,096	11,405	13.0%
Married couple family	8,158	8,813	8.0%
Owner-occupied housing units	7,084	7,460	5.3%
Renter-occupied housing units	1,074	1,353	26.0%
Other family	1,938	2,592	33.7%
Male householder, no wife present	646	1,116	72.8%
Owner-occupied housing units	436	673	54.4%
Renter-occupied housing units	210	443	111.0%
Female householder, no husband present	1,292	1,476	14.2%
Owner-occupied housing units	712	789	10.8%
Renter-occupied housing units	580	687	18.4%
Non-family households	4,009	5,070	26.5%
Owner-occupied housing units	2,354	2,950	25.3%
Renter-occupied housing units	1,655	2,120	28.1%
Total	**14,105**	**16,475**	**16.8%**

[167] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.19.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 4,737 two-person family households, 2,593 three-person family households, and 2,183 four-person family households. One-person non-family households made up 77.9 percent of all non-family households, or an estimated 3,949 households. Between 2000 and 2010, the number of four-person households increased by 3.5 percent, or from 2,161 to 2,237 households.

Table II.19.6[168]
Household Type by Household Size
Sweetwater County
2010 Five-Year ACS Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	3,325	3,325	.	3,949	3,949	18.8%
Two Person	4,036	548	4,584	4,737	907	5,644	23.1%
Three Person	2,437	91	2,528	2,593	131	2,724	7.8%
Four Person	2,130	31	2,161	2,183	54	2,237	3.5%
Five Person	987	10	997	1,196	16	1,212	21.6%
Six Person	357	2	359	446	7	453	26.2%
Seven Person	149	2	151	250	6	256	69.5%
Total	**10,096**	**4,009**	**14,105**	**11,405**	**5,070**	**16,475**	**16.8%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 5,644 two-person households, 4,450 were owner-occupied and 1,194 were renter-occupied. Of the 2,237 four-person households, 1,692 were owner-occupied and 545 were renter-occupied. Further household size data by tenure are presented in Table II.19.7, below.

Table II.19.7
Tenure by Household Size
Sweetwater County
2010 Five-Year ACS Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	1,994	1,331	3,325	2,372	1,577	3,949	18.8%
Two Person	3,651	933	4,584	4,450	1,194	5,644	23.1%
Three Person	1,939	589	2,528	1,973	751	2,724	7.8%
Four Person	1,767	394	2,161	1,692	545	2,237	3.5%
Five Person	824	173	997	883	329	1,212	21.6%
Six Person	284	75	359	317	136	453	26.2%
Seven Person or More	127	24	151	185	71	256	69.5%
Total	**10,586**	**3,519**	**14,105**	**11,872**	**4,603**	**16,475**	**16.8%**

[168] 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.19.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 12.1 percent, or from 10,586 to 11,872 households. The number of renter units increased from 3,519 to 4,603 households, or by 30.8 percent. In 2010, Sweetwater County had a total of 18,735 housing units, of which 16,475, or 87.9 percent, were occupied. A total of 2,260 units, or 12.1 percent of all units, were vacant, which was a change of 24.4 percent from the 2000 Census.

Table II.19.8
Housing Units by Tenure
Sweetwater County
2010 Five-Year ACS Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	14,105	16,475	16.8%
Owner-Occupied	10,586	11,872	12.1%
Renter-Occupied	3,519	4,603	30.8%
Vacant Housing Units	1,816	2,260	24.4%
Total Housing Units	**15,921**	**18,735**	**17.7%**
Homeownership Rate	75.1%	72.1%	.

Table II.19.9, below, shows that, of the 2,260 vacant housing units in Sweetwater County at the time of the 2010 Census, 934, or 41.3 percent, were for rent and 337, or 14.9 percent, were for sale. An estimated 295 units were for seasonal, recreational, or occasional use, and 518, or 22.9 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 increased from 59 to 69 units, or by 16.9 percent, and units listed as "other vacant" decreased from 539 to 518 units, or by 3.9 percent.

Table II.19.9
Disposition of Vacant Housing Units
Sweetwater County
2010 Five-Year ACS Data

Disposition	2000	2010	% Change 00-10
For rent	681	934	37.2%
For sale only	282	337	19.5%
Rented or sold but not occupied	59	69	16.9%
For seasonal, recreational, or occasional use	243	295	21.4%
For migrant workers	12	107	791.7%
Other vacant	539	518	-3.9%
Total	**1,816**	**2,260**	**24.4%**

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.19.10, below, presents different income statistics for Sweetwater County. According to the 2010 ACS data averages, Median Family Income (MFI) for Sweetwater County was $79,527 compared to the statewide average of $65,964. Per capita income for Sweetwater County, which is calculated by dividing total income by population, was $30,961, which compared to $27,860 for the State of Wyoming.

Table II.19.10
Median and Per Capita Income
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Sweetwater County	Wyoming
Median Family Income	79,527	65,964
Median Household Income	69,828	53,802
Per Capita Income	30,961	27,860

Table II.19.11, below, shows households by income for Sweetwater County and the State of Wyoming in 2010. In Sweetwater County, there were a total of 1,109 households, or 6.8 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 1,823 households that had incomes between $35,000 and $49,999 in the county, which accounted for 11.1 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 27.9 percent of total households and numbered 4,577 in Sweetwater County.

Table II.19.11
Households by Income
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Income	Sweetwater County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	1,109	6.8%	21,963	10.1%
$15,000–$19,999	611	3.7%	10,477	4.8%
$20,000–$24,999	603	3.7%	11,850	5.4%
$25,000–$34,999	1,294	7.9%	23,902	11.0%
$35,000–$49,999	1,823	11.1%	32,677	15.0%
$50,000–$74,999	3,608	22.0%	44,279	20.3%
$75,000–$99,999	2,790	17.0%	30,595	14.1%
$100,000 and Above	4,577	27.9%	41,945	19.3%
Total	**16,415**	**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.19.12, on the following page. In total, the poverty rate in Sweetwater County was 8.2 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Sweetwater County had a poverty rate of 6.6 percent, and the female population had a poverty

rate of 9.9 percent. There were 251 males and 250 females in poverty aged 5 and under. Overall, 14.7 percent of persons in poverty in Sweetwater 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 167 persons, which represented 4.9 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.19.12
Poverty by Age
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Sweetwater County				
5 and Under	251	250	501	14.7%
6 to 17	469	378	847	24.9%
18 to 64	662	1,230	1,892	55.5%
65 and Older	42	125	167	4.9%
Total	**1,424**	**1,983**	**3,407**	**100.0%**
Poverty Rate	6.6%	9.9%	8.2%	.
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.19.13, 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, Sweetwater County saw an average of 9,097 owner-occupied single-family units compared to 1,323 single-family rental units. In Sweetwater County, single-family units represented 63.5 percent of all households compared to 70.8 percent statewide. Sweetwater County had a total of 1,142 apartment rental units, and total apartment units accounted for 7 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 3,731 mobile homes in Sweetwater County, which made up 22.7 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.19.13
Households by Unit Type
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
Single-Family Unit	9,097	1,323	10,420	63.5%
Duplex	16	540	556	3.4%
Tri- or Four-Plex	3	555	558	3.4%
Apartment	8	1,142	1,150	7.0%
Mobile Home	2,972	759	3,731	22.7%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	**12,096**	**4,319**	**16,415**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.19.14, below, shows the number of households by year of construction. As shown, 11.8 percent, or 1,936 units, were built in 1939 or earlier in the county, and another 5.9 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 569, which accounted for 3.5 percent of all households, and an additional 1,137 households, or 6.9 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.19.14
Households by Year Built
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Sweetwater County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,936	11.8%	25,116	11.5%
1940 to 1949	966	5.9%	11,481	5.3%
1950 to 1959	917	5.6%	21,920	10.1%
1960 to 1969	1,045	6.4%	19,433	8.9%
1970 to 1979	5,161	31.4%	53,519	24.6%
1980 to 1989	2,929	17.8%	34,949	16.1%
1990 to 1999	1,755	10.7%	26,791	12.3%
2000 to 2004	569	3.5%	14,090	6.5%
2005 or Later	1,137	6.9%	10,389	4.8%
Total	**16,415**	**100.0%**	**217,688**	**100.0%**

Table II.19.15, on the following page, displays housing units for Sweetwater County and the State of Wyoming. The number of rooms in Sweetwater County varied between households. Households with one room accounted for only 0.5 percent of total housing units, while households with five and six rooms accounted for 23.4 and 13.5 percent, respectively, in the county. The median number of rooms in Sweetwater County was five rooms, which compared to six statewide.

Table II.19.15
Housing Units by Number of Rooms
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Sweetwater County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	88	.5%	3,804	1.5%
Two	223	1.2%	6,391	2.5%
Three	1,023	5.7%	18,634	7.3%
Four	3,672	20.4%	45,335	17.8%
Five	4,208	23.4%	52,421	20.5%
Six	2,426	13.5%	39,475	15.5%
Seven	2,185	12.1%	31,509	12.4%
Eight	2,164	12.0%	25,135	9.9%
Nine or More	2,018	11.2%	32,392	12.7%
Total	**18,007**	**100.0%**	**255,096**	**100.0%**
Median Rooms	5	.	6	.

Table II.19.16, below, shows households in the county by number of bedrooms and tenure. There were 79 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.7 percent of total households in Sweetwater County, which compared to 25.5 percent statewide. In Sweetwater County, the 6,360 households with three bedrooms accounted for 38.7 percent of all households, and there were only 1,276 five-bedroom or more households, which accounted for 7.8 percent of all households.

Table II.19.16
Households by Number of Bedrooms
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sweetwater County				
None	17	79	96	.6%
One	159	927	1,086	6.6%
Two	2,285	1,940	4,225	25.7%
Three	5,315	1,045	6,360	38.7%
Four	3,099	273	3,372	20.5%
Five or More	1,221	55	1,276	7.8%
Total	**12,096**	**4,319**	**16,415**	**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.19.17, at right, structures built in 1939 or earlier had a median value of $117,400, while structures built between 1950 and 1959 had a median value of $151,600 and those built between 1990 and 1999 had a median value of $217,900. 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 $278,500 and $168,800, respectively. The median value in Sweetwater County was $169,500, which compared to $174,000 in the State of Wyoming.

Table II.19.17
Median Value by Year Structure Built
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Sweetwater County	State of Wyoming
1939 or Earlier	117,400	141,200
1940 to 1949	132,200	129,500
1950 to 1959	151,600	151,800
1960 to 1969	169,900	166,500
1970 to 1979	164,500	169,900
1980 to 1989	204,300	187,000
1990 to 1999	217,900	224,000
2000 to 2004	278,500	243,500
2005 or Later	168,800	244,600
Median Value	**169,500**	**174,000**

Household mortgage status is reported in Table II.19.18, below. In Sweetwater County, households with a mortgage accounted for 59.6 percent of all households, or 7,211 housing units, and the remaining 40.4 percent, or 4,885 units, had no mortgage. Of those units with a mortgage, 1,159 had either a second mortgage or home equity loan, 55 had both a second mortgage and home equity loan, and 5,997, or 83.2 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.19.18
Mortgage Status
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Sweetwater County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	7,211	59.6%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	1,159	16.1%	17,932	19.1%
Second mortgage only	509	43.9%	8,629	48.1%
Home equity loan only	650	56.1%	9,303	51.9%
Both second mortgage and home equity loan	55	0.8%	741	0.8%
No second mortgage and no home equity loan	5,997	83.2%	75,088	80.1%
Housing units without a mortgage	4,885	40.4%	59,045	38.6%
Total	**12,096**	**100.0%**	**152,806**	**100.00%**

The median rent in Sweetwater County was $690 compared to $552 statewide, as shown in Table II.19.19, below. These figures show that rents in Sweetwater County were considerably higher than rents statewide.

Table II.19.19
Median Rent
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Sweetwater County	$690
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net change of 259 persons during the first half of 2012. The driver's license total exchanges since 2000 for Sweetwater County are presented in Table II.19.20, below, and indicate a net increase of 3,911 persons over the time period.

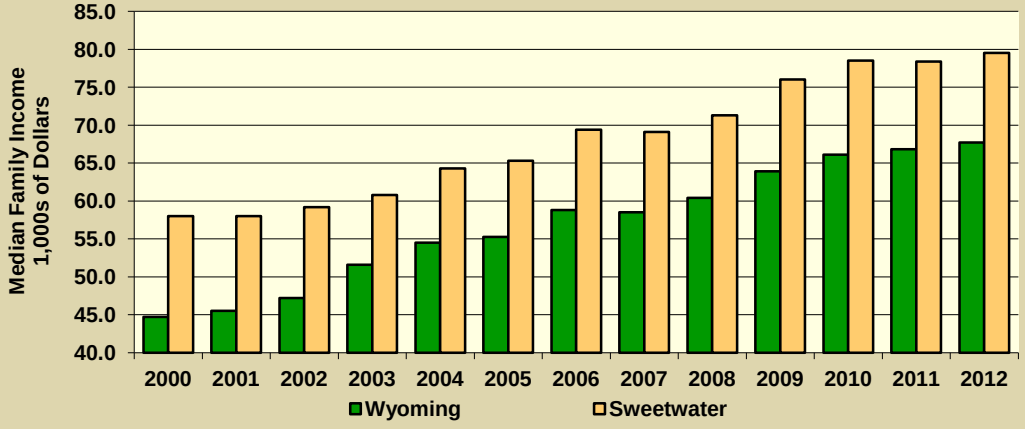
Table I.19.20
Driver's Licenses Exchanged and Surrendered
Sweetwater County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	866	1,190	-324
2001	1,076	1,039	37
2002	912	927	-15
2003	825	815	10
2004	1,174	976	198
2005	1,255	1,012	243
2006	1,560	849	711
2007	1,705	1,074	631
2008	1,905	1,170	735
2009	1,453	1,159	294
2010	1,498	931	567
2011	1,722	1,157	565
2012 – First Half	856	597	259
Total	**16,807**	**12,896**	**3,911**

Economics

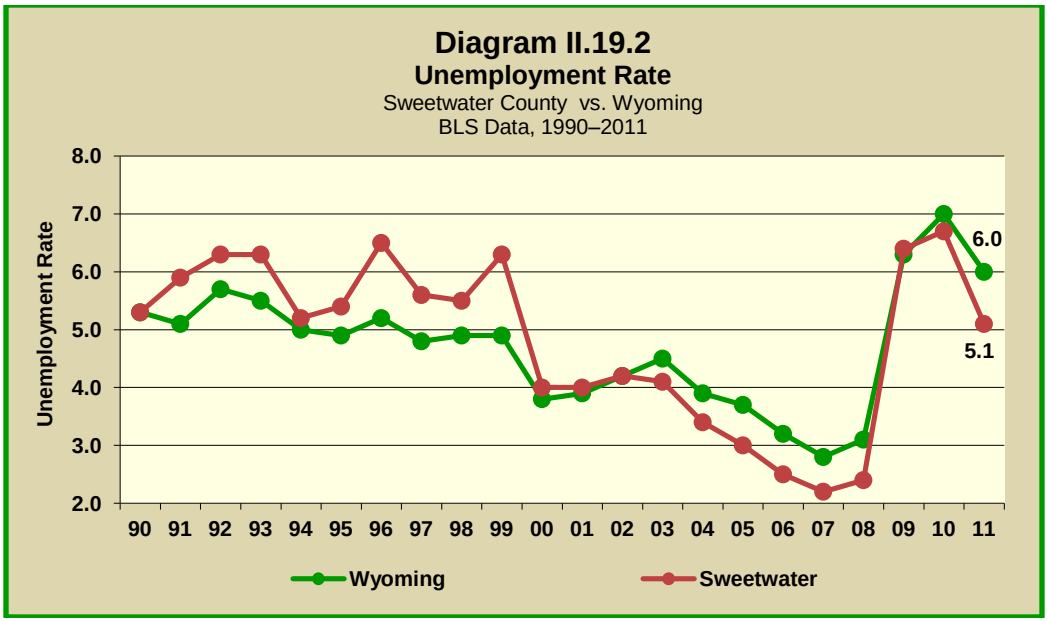
The HUD estimated MFI for Sweetwater County was $79,500 in 2012.[169] This compares to Wyoming's MFI of $67,700. Diagram II.19.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.19.1
Estimated Median Family Income
Sweetwater County vs. Wyoming
HUD Data 2000-2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sweetwater County's labor force, defined as the number of persons working or actively seeking work, decreased by 562 persons, from 24,576 in 2010 to 25,138 in 2011. Employment increased by 946 persons; unemployment decreased by 384 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 6.7 percent in 2010 to 5.1 in 2011, as shown on the following page in Diagram II.19.2.

[169] 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.19.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 3.84 percent between 2010 and 2011, from a total of 23,668 to 24,578 workers.

Table II.19.21
Total Monthly Employment
Sweetwater County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	18,209	18,120	18,536	19,373	20,387	21,995	23,748	24,916	25,028	22,262	23,574
Feb	18,300	18,114	18,417	19,387	20,820	22,448	24,100	25,116	24,770	22,431	23,545
Mar	18,447	18,268	18,798	19,698	21,315	22,900	24,503	25,196	24,776	22,813	23,967
Apr	18,612	18,386	19,277	20,128	21,671	23,639	24,724	24,981	24,482	23,744	24,302
May	19,099	18,776	19,753	20,712	22,328	24,335	25,268	25,577	24,423	24,212	24,623
Jun	19,247	18,468	19,588	20,483	22,089	24,581	25,235	25,675	24,108	23,991	25,075
Jul	18,664	18,309	19,237	20,542	21,740	23,852	24,614	25,505	23,186	23,411	24,700
Aug	18,876	18,934	19,862	20,825	22,225	24,755	24,958	26,117	23,593	24,077	25,074
Sep	19,043	19,238	20,247	20,890	22,297	24,658	24,804	26,133	23,528	24,297	25,133
Oct	19,383	19,065	20,271	20,999	22,499	24,547	24,723	26,186	23,244	24,470	24,987
Nov	19,378	18,586	19,756	21,145	22,577	24,403	25,106	26,056	23,010	24,239	24,934
Dec	18,998	18,593	19,695	21,089	22,249	24,559	25,302	25,867	22,892	24,070	25,027
Annual	**18,855**	**18,571**	**19,453**	**20,439**	**21,850**	**23,889**	**24,757**	**25,610**	**23,920**	**23,668**	**24,578**
% Change	.	-1.51	4.75	5.07	6.90	9.33	3.63	3.45	-6.60	-1.05	3.84

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.19.22, on the following page, annual average weekly wages increased by 5.57 percent between 2010 and 2011 from a total of $987 to $1,042.

Table II.19.22
Average Weekly Wages
Sweetwater County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	678	682	673	713	687	.
2002	686	712	680	719	699	1.75
2003	709	722	697	762	723	3.43
2004	722	739	735	796	749	3.60
2005	759	808	800	867	809	8.01
2006	835	877	876	950	885	9.39
2007	900	930	906	991	932	5.31
2008	955	977	967	1,063	991	6.33
2009	950	936	897	1,009	948	-4.34
2010	951	993	942	1,060	987	4.11
2011(p)	1,013	1,045	1,040	1,068	1,042	5.57

Total business establishments reported by the QCEW are displayed below in Table II.19.23. Annual establishments increased by 0.06 percent between 2010 and 2011, from a total of 1,690 to 1,691 establishments.

Table II.19.23
Number of Establishments
Sweetwater County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,236	1,248	1,257	1,251	1,248	.
2002	1,253	1,280	1,292	1,297	1,281	2.64
2003	1,308	1,317	1,332	1,325	1,321	3.12
2004	1,362	1,391	1,409	1,428	1,398	5.83
2005	1,442	1,473	1,509	1,532	1,489	6.51
2006	1,589	1,628	1,650	1,646	1,628	9.34
2007	1,645	1,662	1,675	1,672	1,664	2.21
2008	1,682	1,694	1,715	1,736	1,707	2.58
2009	1,720	1,744	1,721	1,708	1,723	0.94
2010	1,689	1,703	1,680	1,686	1,690	-1.92
2011(p)	1,670	1,696	1,699	1,699	1,691	0.06

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, Sweetwater County recorded 29,611 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 $1,993,094,000, and real per capita income was $45,689 in 2010. Average earnings per job in the county was $62,158 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Sweetwater County decreased from $688 in fourth quarter 2010 to $720 in fourth quarter 2011, or by 4.7 percent. Detached single-family home rents increased by 9.3 percent, rents for mobile homes on a lot decreased by 0.2 percent, and rents for mobile home lots decreased by 1.9 percent.

Sweetwater County rental prices experienced average annualized increases of 3.3 percent for apartments, 3.5 percent for houses, 3.6 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. 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.19.24, at right, presents the Sweetwater County data for each rental type.[170]

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 Sweetwater County increased from 100 authorized units in 2010 to 102 in 2011. Total residential authorizations decreased from 147 units in 2010 to 122 in 2011.

The real value of single-family building permits decreased from $177,500 in 2010 to $177,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $270,950 in 2003 to a low of $184,110

Table II.19.24
Semiannual Average Monthly Rental Prices
Sweetwater County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	317	160	434	331
Q2.87	302	164	375	318
Q4.87	316	164	394	304
Q2.88	282	169	346	300
Q4.88	249	167	395	312
Q2.89	269	167	366	321
Q4.89	303	163	402	307
Q2.90	282	166	400	327
Q4.90	324	166	448	355
Q2.91	337	166	443	353
Q4.91	358	166	476	351
Q2.92	346	169	481	361
Q4.92	368	169	430	388
Q2.93	384	174	486	332
Q4.93	375	174	482	394
Q2.94	387	174	467	388
Q4.94	393	173	477	403
Q2.95	385	173	461	372
Q4.95	390	174	518	373
Q2.96	380	182	499	359
Q4.96	396	182	493	381
Q2.97	366	182	460	346
Q4.97	372	185	441	378
Q2.98	363	183	459	405
Q4.98	358	188	470	406
Q2.99	354	188	472	392
Q4.99	363	195	474	360
Q2.00	367	196	485	389
Q4.00	333	196	498	401
Q2.01	368	200	534	439
Q4.01	390	201	533	422
Q2.02	387	202	518	443
Q4.02	392	197	516	422
Q2.03	391	208	539	449
Q4.03	412	218	595	457
Q2.04	427	212	635	566
Q4.04	469	212	654	546
Q2.05	512	214	674	594
Q4.05	624	224	773	619
Q2.06	684	238	816	669
Q4.06	686	253	922	701
Q2.07	709	261	1,013	741
Q4.07	751	283	1,074	774
Q2.08	779	294	1,113	749
Q4.08	776	306	1,136	806
Q2.09	740	306	1,015	821
Q4.09	683	307	937	817
Q2.10	691	325	935	756
Q4.10	688	319	932	801
Q2.11	673	319	998	764
Q4.11	720	325	1,019	799

[170] 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.

in 2007. Additional details of permit activity are given in Table II.19.25, below.

Table II.19.25
Building Permits and Valuation
Sweetwater County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	325	6	56	414	801	.	.	101.3
1981	385	8	60	63	516	.	.	89.8
1982	278	12	19	16	325	.	.	87.9
1983	189	2	.	22	213	.	.	87.5
1984	123	.	.	16	139	.	.	87.6
1985	93	.	.	.	93	.	.	98.8
1986	85	.	.	.	85	.	.	103.9
1987	50	2	.	20	72	.	.	106.6
1988	30	.	.	.	30	.	.	118.2
1989	34	.	.	.	34	.	.	104.3
1990	56	.	.	.	56	.	.	122.3
1991	80	.	.	.	80	.	.	127.1
1992	102	.	.	.	102	.	.	137.1
1993	99	.	.	.	99	.	.	168.8
1994	115	.	.	8	123	48	.	182.5
1995	90	.	.	.	90	.	.	174.5
1996	90	.	.	.	90	.	.	169.2
1997	75	.	.	.	75	.	.	178.5
1998	73	.	.	.	73	.	.	193.3
1999	39	.	.	12	51	.	.	162.4
2000	36	.	.	5	41	.	.	171.4
2001	38	.	.	.	38	.	.	209.7
2002	48	.	.	.	48	.	.	189.4
2003	63	.	.	.	63	.	.	213.8
2004	216	.	.	.	216	60	6	187.5
2005	260	.	.	.	260	101	.	173.7
2006	236	.	8	24	268	.	.	183.7
2007	438	8	.	26	472	69	.	162.7
2008	144	.	22	79	245	.	.	186.4
2009	130	.	7	214	351	.	.	167.7
2010	100	.	.	47	147	.	.	177.5
2011	102	.	4	16	122	.	.	177.0

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 Sweetwater County was $217,245. This represented an increase of 1.7 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, 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.19.26, on the following page.

Table II.19.26
Average Sales Prices
Sweetwater County vs. Wyoming
DOR Data, 1999–2011

Year	Sweetwater Average Price ($)	Sweetwater Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	108,324	2.82	101,517	4.76
2000	108,633	0.29	111,437	9.77
2001	111,056	2.23	116,469	4.52
2002	114,838	3.41	121,140	4.01
2003	121,652	5.93	132,708	9.55
2004	142,688	17.29	142,501	7.38
2005	179,000	25.45	159,776	12.12
2006	195,981	9.49	187,869	17.58
2007	230,063	17.39	265,044	41.08
2008	242,470	5.4	256,045	-3.4
2009	232,959	-3.9	241,622	-5.6
2010	213,689	-8.27	250,958	3.9
2011	217,245	1.7	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.[171] During June 2012, a total of 90 surveys were completed by property managers in Sweetwater County. Of the 2,281 rental units surveyed, 58 were vacant, indicating a vacancy rate of 2.54 percent, as shown in Table II.19.27, below. This rate compares to a 2.18 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.19.27
Total Units, Vacant Units, Vacancy Rate
Sweetwater County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	821	67	8.16
2001b	19	1,083	49	4.52
2002a	20	1,060	65	6.13
2002b	21	1,439	65	4.52
2003a	24	1,620	34	2.10
2003b	33	1,942	18	0.93
2004a	29	1,369	12	0.88
2004b	28	1,264	20	1.58
2005a	24	1,440	34	2.36
2005b	27	923	22	2.38
2006a	29	1,290	24	1.86
2006b	30	1,433	9	0.63
2007a	30	1,416	17	1.20
2007b	32	1,484	13	0.88
2008a	36	1,684	20	1.19
2008b	52	1,906	30	1.57
2009a	67	1,924	107	5.56
2009b	72	2,085	148	7.10
2010a	82	2,381	129	5.42
2010b	93	2,687	156	5.81
2011a	86	2,478	54	2.18
2011b	94	2,417	116	4.80
2012a	90	2,281	58	2.54

Diagram II.19.3, on the following page, shows the historical vacancy rate for Sweetwater County and Wyoming. As can be seen, after 2002 the vacancy rate remained at or below the statewide vacancy rate over the 12 year period.

[171] Those signified as *a* in the "year" column of Table II.19.10 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.

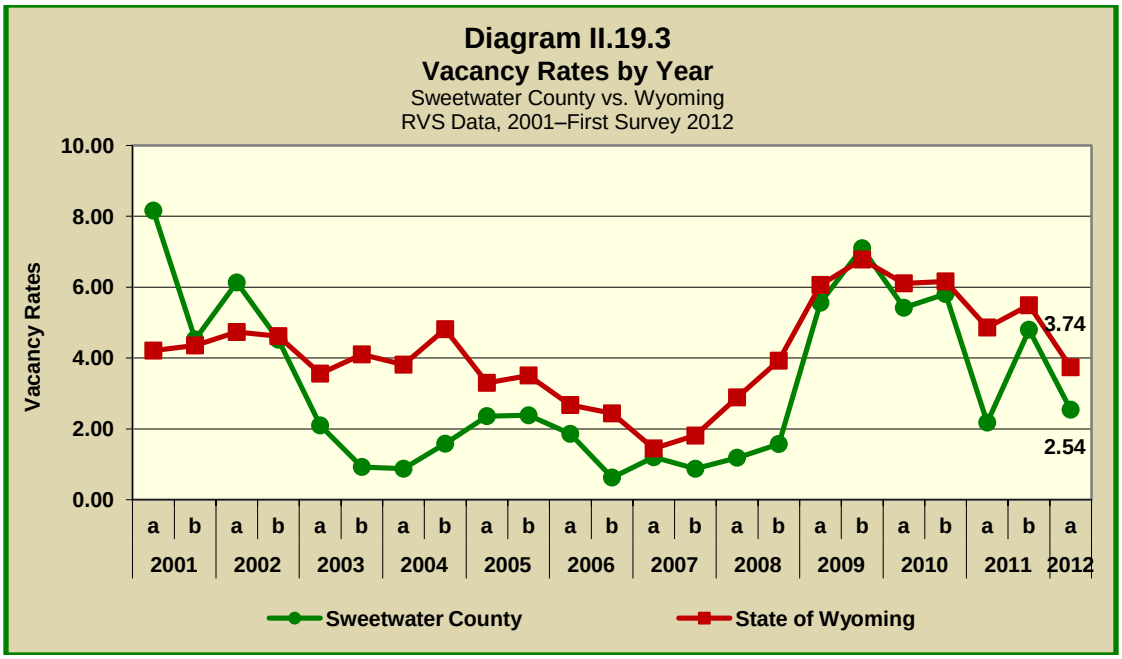
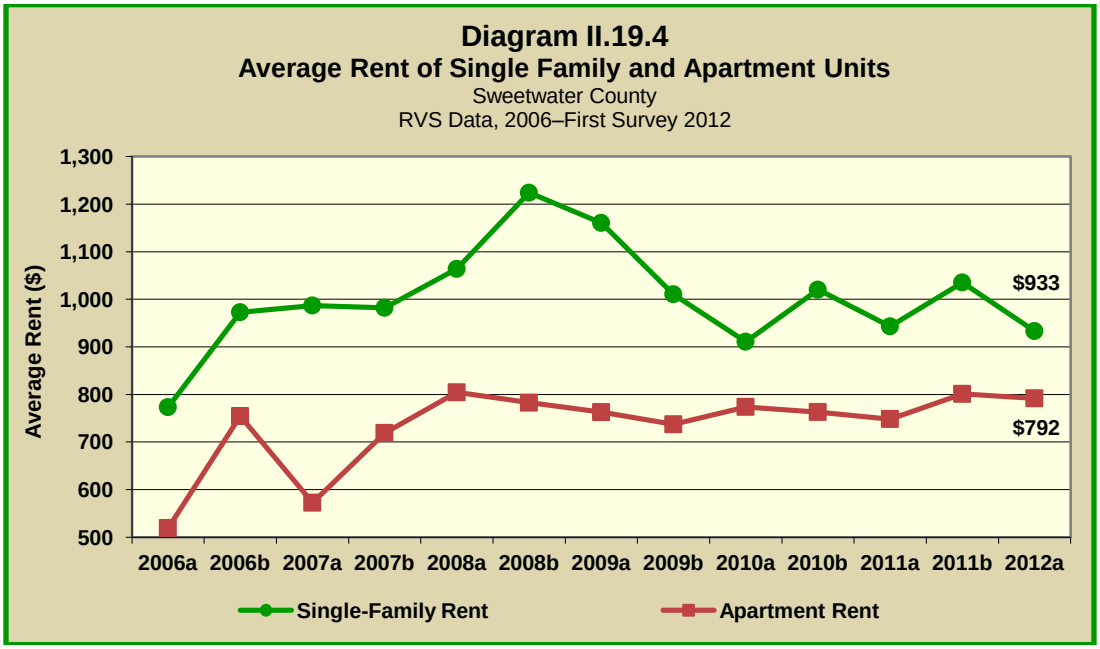


Diagram II.19.4, below, shows the average rent of single-family and apartment units in Sweetwater County. In the first half of 2012, average rents for single-family units fell to $933 and average rents for apartments fell slightly, to $792.



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 25 respondents in Sweetwater County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to own a home. Of those seeking to own a home, 75 percent wished to buy existing units, of which 60 percent sought homes between $100,000 and $250,000 and the remaining 40 percent anticipating spending above $250,000 . The remainder of those seeking to own a home, 25 percent, wished to build, of which 100 percent for between $100,000 and $249,999. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 3,757 loans purchased in Sweetwater County between 1979 and 2012, with 12 occurring in fiscal 2012. The average home size over the period was 1,113 square feet and 1,231 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1983. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $58,422. The average purchase price in fiscal 2012 was $180,361. In fiscal 2012, 8.3 percent of loans purchased were for new construction, and 25 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found 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, 448, or 2.7 percent of households in Sweetwater County, were overcrowded and another 44, or 0.3 percent of units, were severely overcrowded, as shown below in Table II.19.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.19.28
Overcrowding and Severe Overcrowding
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sweetwater County				
Owner				
Households	11,827	261	8	12,096
Percentage	97.8%	2.2%	0.1%	100.0%
Renter				
Households	4,096	187	36	4,319
Percentage	94.8%	4.3%	0.8%	100.0%
Total				
Households	15,923	448	44	16,415
Percentage	97.0%	2.7%	0.3%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 528 units, or 2.9 percent of all housing units in Sweetwater 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.19.29, below.

Table II.19.29
Housing Units with Incomplete Kitchen Facilities
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Sweetwater County	State of Wyoming
Complete Kitchen Facilities	17,479	247,608
Lacking Complete Kitchen Facilities	528	7,488
Total Housing Units	**18,007**	**255,096**
Percent Lacking	2.9%	2.9%

At the time of the 2010 ACS, a total of 301 units, or 1.7 percent of all housing units in Sweetwater 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.19.30, on the following page.

Table II.19.30
Housing Units with Incomplete Plumbing Facilities
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Sweetwater County	State of Wyoming
Complete Plumbing Facilities	17,706	249,046
Lacking Complete Plumbing Facilities	301	6,050
Total Households	**18,007**	**255,096**
Percent Lacking	1.7%	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 Sweetwater County, 10.3 percent of households had a cost burden and 5.8 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 13.4 percent of homeowners with a mortgage in Sweetwater County experienced a cost burden and 6 percent experienced a severe cost burden, while 12.9 percent of renters had a cost burden and 8.7 percent had a severe cost burden, as shown in Table II.19.31, below.

Table II.19.31
Cost Burden and Severe Cost Burden by Tenure
Sweetwater County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Sweetwater County					
Owner with a Mortgage					
Households	5,808	967	436	0	7,211
Percent	80.5%	13.4%	6.0%	0.0%	100.0%
Owner without a Mortgage					
Households	4,532	172	138	43	4,885
Percent	92.8%	3.5%	2.8%	0.9%	100.0%
Renter					
Households	2,964	559	375	421	4,319
Percent	68.6%	12.9%	8.7%	9.7%	100.0%
Total					
Households	13,304	1,698	949	464	16,415
Percent	81.0%	10.3%	5.8%	2.8%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Teton County's population increased from 21,294 in 2010 to 21,548 in 2011, or by 1.2 percent. This compares to a statewide population growth of 0.8 percent over the period.[172] The number of people from 15 to 24 years of age decreased by 7.4 percent, and the number of people from 55 to 64 years of age increased by 6.1 percent. The white population increased by 0.7 percent, while the black population increased by 42.6 percent. The Hispanic population increased from 3,191 to 3,314 people between 2010 and 2011 or by 3.9 percent. These data are presented in Table II.20.1, below.

Table II.20.1
Profile of Population Characteristics
Wyoming vs. Teton County
2010 Census and 2011 Intercensal Estimates

Subject	Teton County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**21,294**	**21,548**	**1.2%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	3,422	3,532	3.2%	113,371	113,462	0.1%
15 to 24 years	2,353	2,179	-7.4%	78,460	78,704	0.3%
25 to 44 years	7,526	7,573	0.6%	144,615	145,669	0.7%
45 to 54 years	3,114	3,060	-1.7%	83,577	80,936	-3.2%
55 to 64 years	2,781	2,951	6.1%	73,513	77,120	4.9%
65 and Over	2,098	2,253	7.4%	70,090	72,267	3.1%
Race						
White	20,500	20,648	0.7%	529,110	531,484	0.4%
Black	61	87	42.6%	5,135	6,024	17.3%
American Indian and Alaskan Native	204	229	12.3%	14,457	14,774	2.2%
Asian	242	268	10.7%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	27	28	3.7%	521	551	5.8%
Two or more races	260	288	10.8%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	3,191	3,314	3.9%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Teton County's population increased from 18,251 persons in 2000 to 21,294 in 2010, or by 16.7 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 10.2 percent, while the black population increased by 81.5 percent. The Hispanic population increased from 1,185 to 3,191 persons between 2000 and 2010, or by 169.3 percent. These data are presented in Table II.20.2, on the following page.

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

Table II.20.2
Population by Race and Ethnicity
Teton County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	17,081	93.6%	18,821	88.4%	10.2%
Black	27	0.1%	49	0.2%	81.5%
American Indian	97	0.5%	111	0.5%	14.4%
Asian	99	0.5%	235	1.1%	137.4%
Native Hawaiian/Pacific Islander	6	.	15	0.1%	150.0%
Other	718	3.9%	1,715	8.1%	138.9%
Two or More Races	223	1.2%	348	1.6%	56.1%
Total	**18,251**	**100.0%**	**21,294**	**100.0%**	**16.7%**
Hispanic (Ethnicity)	1,185	6.5%	3,191	15.0%	169.3%

Table II.20.3, below, presents the population of Teton County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 16.7 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,249 persons, or by 81.5 percent. In 2010, the largest age group in Teton County was the group aged 35 to 54, which accounted for 30.1 percent of the entire population. The 2010 census count showed a total of 11,191 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 10,103 persons, were female.

Table II.20.3
Population by Age and Gender
Teton County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	497	444	941	660	623	1,283	36.3%
5 to 19	1,597	1,444	3,041	1,574	1,529	3,103	2.0%
20 to 24	774	666	1,440	755	634	1,389	-3.5%
25 to 34	2,131	1,560	3,691	2,282	1,948	4,230	14.6%
35 to 54	3,325	3,017	6,342	3,418	2,992	6,410	1.1%
55 to 64	816	716	1,532	1,469	1,312	2,781	81.5%
65 and Over	593	671	1,264	1,033	1,065	2,098	66.0%
Total	**9,733**	**8,518**	**18,251**	**11,191**	**10,103**	**21,294**	**16.7%**

At the time of the 2010 Census, there were 271 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 99.3 percent, as shown in Table II.20.4, on the following page.

Table II.20.4
Group Quarters Population
Teton County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[173]	31	.	-100.0%
Juvenile Facilities	.	23	100.0%
Nursing Homes	49	34	-30.6%
Other Institutions	.	47	100.0%
Total	**80**	**104**	**30.0%**
Noninstitutionalized			
College Dormitories	.	51	100.0%
Military Quarters	.	.	.
Other Noninstitutions	56	116	107.1%
Total	**56**	**167**	**198.2%**
Group Quarters Population	**136**	**271**	**99.3%**

Table II.20.5, 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 4,938 family households, 4,102 of which housed married couple families and 836 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 333 families, or a female householder with no husband present, of which there were 503 families. There were also an estimated 4,035 "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 18.2 percent, and the number of married couple families increased by 17.7 percent. The number of male households with no wife present increased by 29.6 percent, the number of female households with no husband present increased by 15.4 percent, and non-family households increased by 14.9 percent.

Table II.20.5
Household Type by Tenure
Teton County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	4,177	4,938	18.2%
Married couple family	3,484	4,102	17.7%
Owner-occupied housing units	2,557	2,995	17.1%
Renter-occupied housing units	927	1,107	19.4%
Other family	693	836	20.6%
Male householder, no wife present	257	333	29.6%
Owner-occupied housing units	115	124	7.8%
Renter-occupied housing units	142	209	47.2%
Female householder, no husband present	436	503	15.4%
Owner-occupied housing units	240	281	17.1%
Renter-occupied housing units	196	222	13.3%
Non-family households	3,511	4,035	14.9%
Owner-occupied housing units	1,303	1,683	29.2%
Renter-occupied housing units	2,208	2,352	6.5%
Total	**7,688**	**8,973**	**16.7%**

[173] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.20.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 2,397 two-person family households, 1,098 three-person family households, and 902 four-person family households. One-person non-family households made up 65 percent of all non-family households, or an estimated 2,621 households. Between 2000 and 2010, the number of four-person households increased by 8.1 percent, or from 940 to 1,016 households.

Table II.20.6[174]
Household Type by Household Size
Teton County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	2,096	2,096	.	2,621	2,621	25.0%
Two Person	1,976	1,004	2,980	2,397	960	3,357	12.7%
Three Person	927	276	1,203	1,098	285	1,383	15.0%
Four Person	848	92	940	902	114	1,016	8.1%
Five Person	266	30	296	295	39	334	12.8%
Six Person	87	8	95	135	12	147	54.7%
Seven Person	73	5	78	111	4	115	47.4%
Total	**4,177**	**3,511**	**7,688**	**4,938**	**4,035**	**8,973**	**16.7%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 3,357 two-person households, 2,196 were owner-occupied and 1,161 were renter-occupied. Of the 1,016 four-person households, 604 were owner-occupied and 412 were renter-occupied. Further household size data by tenure are presented in Table II.20.7, below.

Table II.20.7
Tenure by Household Size
Teton County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	855	1,241	2,096	1,204	1,417	2,621	25.0%
Two Person	1,777	1,203	2,980	2,196	1,161	3,357	12.7%
Three Person	723	480	1,203	800	583	1,383	15.0%
Four Person	614	326	940	604	412	1,016	8.1%
Five Person	168	128	296	172	162	334	12.8%
Six Person	49	46	95	73	74	147	54.7%
Seven Person or More	29	49	78	34	81	115	47.4%
Total	**4,215**	**3,473**	**7,688**	**5,083**	**3,890**	**8,973**	**16.7%**

[174] 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.20.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 20.6 percent, or from 4,215 to 5,083 households. The number of renter units increased from 3,473 to 3,890 households, or by 12 percent. In 2010, Teton County had a total of 12,813 housing units, of which 8,973, or 70 percent, were occupied. A total of 3,840 units, or 30 percent of all units, were vacant, which was an increase of 48.9 percent from the 2000 Census.

Table II.20.8
Housing Units by Tenure
Teton County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	7,688	8,973	16.7%
Owner-Occupied	4,215	5,083	20.6%
Renter-Occupied	3,473	3,890	12.0%
Vacant Housing Units	2,579	3,840	48.9%
Total Housing Units	**10,267**	**12,813**	**24.8%**
Homeownership Rate	54.8%	56.6%	.

Table II.20.9, below, shows that, of the 3,840 vacant housing units in Teton County at the time of the 2010 Census, 614, or 16 percent, were for rent and 138, or 3.6 percent, were for sale. An estimated 2,832 units were for seasonal, recreational, or occasional use, and 177, or 4.6 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 increased from 50 to 71 units, or by 42 percent, and units listed as "other vacant" increased from 149 to 177 units, or by 18.8 percent.

Table II.20.9
Disposition of Vacant Housing Units
Teton County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	191	614	221.5%
For sale only	54	138	155.6%
Rented or sold but not occupied	50	71	42.0%
For seasonal, recreational, or occasional use	2,121	2,832	33.5%
For migrant workers	14	8	-42.9%
Other vacant	149	177	18.8%
Total	**2,579**	**3,840**	**48.9%**

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.20.10, below, presents different income statistics for Teton County. According to the 2010 ACS data averages, Median Family Income (MFI) for Teton County was $90,596 compared to the statewide average of $65,964. Per capita income for Teton County, which is calculated by dividing total income by population, was $42,224, which compared to $27,860 for the State of Wyoming.

Table II.20.10
Median and Per Capita Income
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Teton County	Wyoming
Median Family Income	90,596	65,964
Median Household Income	70,271	53,802
Per Capita Income	42,224	27,860

Table II.20.11, below, shows households by income for Teton County and the State of Wyoming in 2010. In Teton County, there were a total of 300 households, or 4 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 1,038 households that had incomes between $35,000 and $49,999 in the county, which accounted for 13.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 33 percent of total households and numbered 2,464 in Teton County.

Table II.20.11
Households by Income
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Income	Teton County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	300	4.0%	21,963	10.1%
$15,000–$19,999	248	3.3%	10,477	4.8%
$20,000–$24,999	463	6.2%	11,850	5.4%
$25,000–$34,999	397	5.3%	23,902	11.0%
$35,000–$49,999	1,038	13.9%	32,677	15.0%
$50,000–$74,999	1,542	20.6%	44,279	20.3%
$75,000–$99,999	1,018	13.6%	30,595	14.1%
$100,000 and Above	2,464	33.0%	41,945	19.3%
Total	**7,470**	**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.20.12, on the following page. In total, the poverty rate in Teton County was 8.2 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Teton County had a poverty rate of 9.6 percent, and the female population had a poverty rate of 6.7 percent. There were 162 males and 128 females in poverty aged 5 and under. Overall, 16.9 percent of persons in poverty in Teton 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

Table II.20.13
Households by Unit Type
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Teton County				
Single-Family Unit	3,844	1,396	5,240	70.1%
Duplex	135	269	404	5.4%
Tri- or Four-Plex	123	470	593	7.9%
Apartment	280	669	949	12.7%
Mobile Home	160	124	284	3.8%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	**4,542**	**2,928**	**7,470**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.20.14, below, shows the number of households by year of construction. As shown, 6.1 percent, or 454 units, were built in 1939 or earlier in the county, and another 1.9 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 495, which accounted for 6.6 percent of all households, and an additional 123 households, or 1.6 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.20.14
Households by Year Built
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Teton County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	454	6.1%	25,116	11.5%
1940 to 1949	141	1.9%	11,481	5.3%
1950 to 1959	360	4.8%	21,920	10.1%
1960 to 1969	333	4.5%	19,433	8.9%
1970 to 1979	1,912	25.6%	53,519	24.6%
1980 to 1989	1,747	23.4%	34,949	16.1%
1990 to 1999	1,905	25.5%	26,791	12.3%
2000 to 2004	495	6.6%	14,090	6.5%
2005 or Later	123	1.6%	10,389	4.8%
Total	**7,470**	**100.0%**	**217,688**	**100.0%**

Table II.20.15, on the following page, displays housing units for Teton County and the State of Wyoming. The number of rooms in Teton County varied between households. Households with one room accounted for only 7.4 percent of total housing units, while households with five and six rooms accounted for 14.6 and 12.9 percent, respectively, in the county. The median number of rooms in Teton County was five rooms, which compared to six statewide.

Table II.20.15
Housing Units by Number of Rooms
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Teton County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	926	7.4%	3,804	1.5%
Two	1,317	10.5%	6,391	2.5%
Three	1,485	11.9%	18,634	7.3%
Four	2,177	17.4%	45,335	17.8%
Five	1,818	14.6%	52,421	20.5%
Six	1,612	12.9%	39,475	15.5%
Seven	1,031	8.3%	31,509	12.4%
Eight	1,069	8.6%	25,135	9.9%
Nine or More	1,052	8.4%	32,392	12.7%
Total	**12,487**	**100.0%**	**255,096**	**100.0%**
Median Rooms	5	.	6	.

Table II.20.16, below, shows households in the county by number of bedrooms and tenure. There were 344 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.6 percent of total households in Teton County, which compared to 25.5 percent statewide. In Teton County, the 2,518 households with three bedrooms accounted for 33.7 percent of all households, and there were only 476 five-bedroom or more households, which accounted for 6.4 percent of all households.

Table II.20.16
Households by Number of Bedrooms
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Teton County				
None	0	344	344	4.6%
One	237	723	960	12.9%
Two	1,138	925	2,063	27.6%
Three	1,939	579	2,518	33.7%
Four	854	255	1,109	14.8%
Five or More	374	102	476	6.4%
Total	**4,542**	**2,928**	**7,470**	**100.0%**
State of Wyoming				
None	275	1,668	1,943	0.9%
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.20.17, at right, structures built in 1939 or earlier had a median value of $630,700, while structures built between 1950 and 1959 had a median value of $615,900 and those built between 1990 and 1999 had a median value of $879,600. 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 $794,900 and $1,000,001, respectively. The median value in Teton County was $723,700, which compared to $174,000 in the State of Wyoming.

Table II.20.17
Median Value by Year Structure Built
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Teton County	State of Wyoming
1939 or Earlier	630,700	141,200
1940 to 1949	664,100	129,500
1950 to 1959	615,900	151,800
1960 to 1969	578,700	166,500
1970 to 1979	632,500	169,900
1980 to 1989	721,100	187,000
1990 to 1999	879,600	224,000
2000 to 2004	794,900	243,500
2005 or Later	1,000,001	244,600
Median Value	**723,700**	**174,000**

Household mortgage status is reported in Table II.20.18, below. In Teton County, households with a mortgage accounted for 67.5 percent of all households, or 3,064 housing units, and the remaining 32.5 percent, or 1,478 units, had no mortgage. Of those units with a mortgage, 634 had either a second mortgage or home equity loan, 27 had both a second mortgage and home equity loan, and 2,403, or 78.4 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.20.18
Mortgage Status
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Teton County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,064	67.5%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	634	20.7%	17,932	19.1%
Second mortgage only	211	33.3%	8,629	48.1%
Home equity loan only	423	66.7%	9,303	51.9%
Both second mortgage and home equity loan	27	.9%	741	0.8%
No second mortgage and no home equity loan	2,403	78.4%	75,088	80.1%
Housing units without a mortgage	1,478	32.5%	59,045	38.6%
Total	**4,542**	**100.0%**	**152,806**	**100.00%**

The median rent in Teton County was $868 compared to $552 statewide, as shown in Table II.20.19, below. These figures show that rents in Teton County were significantly higher than rents statewide.

Table II.20.19
Median Rent
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Teton County	$868
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net change of 68 persons during the first half of 2012. The driver's license total exchanges since 2000 for Teton County are presented in Table II.20.20, below, and indicate a net increase of 5,616 persons over the period.

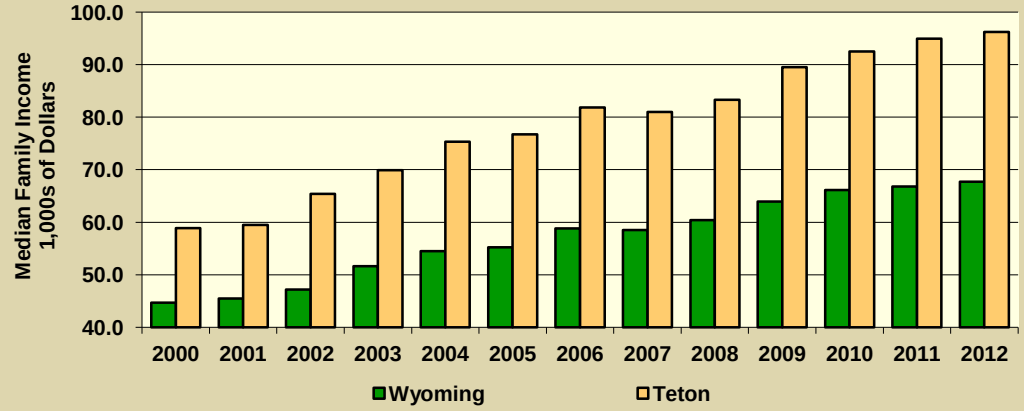
Table II.20.20
Driver's Licenses Exchanged and Surrendered
Teton County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	1,485	874	611
2001	1,399	827	572
2002	1,305	729	576
2003	1,082	655	427
2004	1,177	907	270
2005	1,148	844	304
2006	1,231	770	461
2007	1,266	816	450
2008	1,324	753	571
2009	1,237	701	536
2010	1,081	598	483
2011	1,086	799	287
2012- First Half	472	404	68
Total	**15,293**	**9,677**	**5,616**

Economics

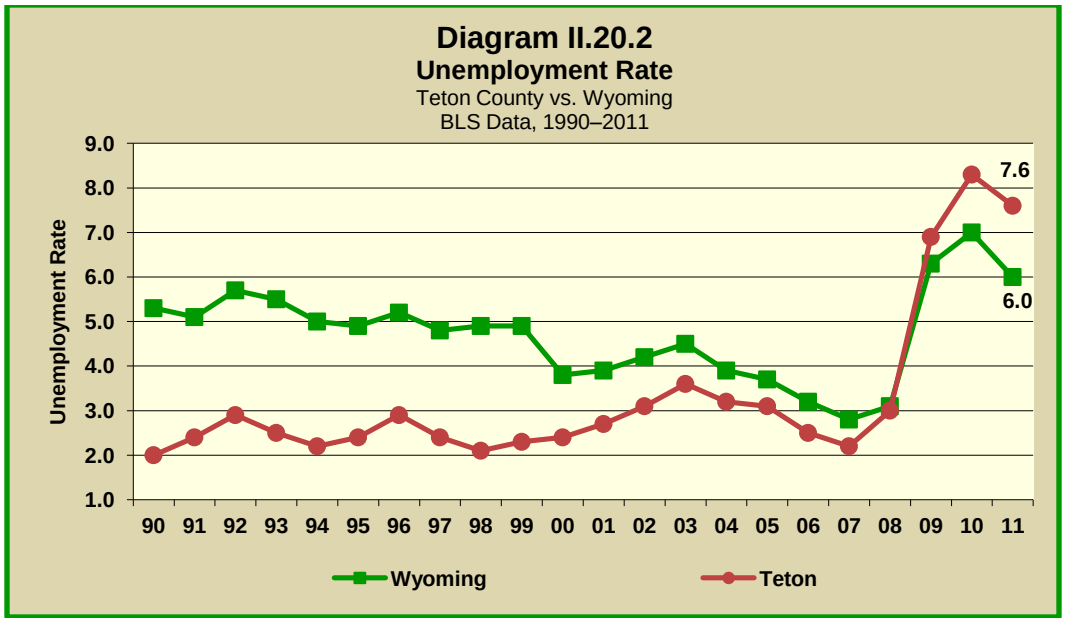
The HUD estimated MFI for Teton County was $96,200 in 2012.[175] This compares to Wyoming's MFI of $67,700. Diagram II.20.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.20.1
Estimated Median Family Income
Teton County vs. Wyoming
HUD Data: 2000-2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Teton County's labor force, defined as the number of persons working or actively seeking work, decreased by 130 persons, from 13,669 in 2010 to 13,539 in 2011. Employment decreased by 22 persons; unemployment decreased by 108 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 8.3 percent in 2010 to 7.6 percent in 2011, as shown on the following page in Diagram II.20.2.

[175] 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.20.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 0.04 percent between 2010 and 2011, from a total of 16,938 to 16,944 workers.

Table II.20.21
Total Monthly Employment
Teton County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	15,496	14,905	15,436	15,457	15,750	16,580	17,341	17,945	17,123	15,930	15,808
Feb	15,462	14,884	15,372	15,365	15,756	16,671	17,287	18,061	16,822	15,931	15,806
Mar	15,374	14,863	15,252	15,292	15,741	16,718	17,292	17,896	16,600	15,650	15,677
Apr	14,664	14,332	14,661	14,912	15,291	15,704	16,097	16,575	15,176	14,425	13,891
May	16,145	15,844	15,656	15,556	16,112	16,668	17,182	18,209	16,572	15,968	15,423
Jun	19,642	19,474	18,975	19,136	19,583	20,591	20,836	21,860	19,770	19,404	19,208
Jul	20,632	20,743	19,993	20,138	20,630	21,605	21,794	22,404	20,395	20,400	20,561
Aug	20,494	20,402	19,847	19,994	20,542	21,300	21,576	22,113	20,194	20,180	20,410
Sep	18,447	18,791	18,052	18,358	18,989	19,492	20,207	20,373	18,886	18,793	19,053
Oct	15,311	15,769	15,305	16,137	17,001	17,172	17,763	18,061	16,628	16,371	16,870
Nov	13,898	14,433	14,378	14,516	15,014	15,599	16,172	16,024	14,407	13,867	14,099
Dec	15,264	15,821	15,626	15,900	16,601	17,211	17,790	17,353	16,405	16,332	16,520
Annual	**16,736**	**16,688**	**16,546**	**16,730**	**17,251**	**17,943**	**18,445**	**18,906**	**17,415**	**16,938**	**16,944**
% Change	.	-0.29	-0.85	1.11	3.11	4.01	2.80	2.50	-7.89	-2.74	0.04

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.20.22, on the following page, annual average weekly wages increased by 2.46 percent between 2010 and 2011, from a total of $732 to $750.

Table II.20.22
Average Weekly Wages
Teton County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	513	491	497	700	544	.
2002	535	514	521	667	556	2.21
2003	562	535	552	716	588	5.76
2004	599	568	563	701	604	2.72
2005	614	596	639	688	634	4.97
2006	659	636	663	775	682	7.57
2007	690	685	679	811	713	4.55
2008	745	717	732	799	746	4.63
2009	742	702	686	806	731	-2.01
2010	704	682	702	850	732	0.14
2011(p)	750	726	710	826	750	2.46

Total business establishments reported by the QCEW are displayed below in Table II.20.23. Annual establishments decreased by 0.14 percent between 2010 and 2011, from a total of 2,134 to 2,137 establishments.

Table II.20.23
Number of Establishments
Teton County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,838	1,874	1,875	1,869	1,864	.
2002	1,852	1,904	1,920	1,947	1,906	2.25
2003	1,914	1,932	1,963	1,975	1,946	2.10
2004	1,967	1,997	1,995	2,010	1,992	2.36
2005	1,997	2,037	2,056	2,061	2,038	2.31
2006	2,058	2,095	2,120	2,121	2,099	2.99
2007	2,114	2,145	2,148	2,157	2,141	2.00
2008	2,155	2,183	2,179	2,180	2,174	1.54
2009	2,153	2,152	2,147	2,157	2,152	-1.01
2010	2,119	2,129	2,144	2,144	2,134	-0.84
2011(p)	2,120	2,132	2,135	2,160	2,137	0.14

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, Teton County recorded 26,781 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 $2,060,807,000, and real per capita income was $96,693 in 2010. Average earnings per job in the county was $44,202 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Teton County increased from $1,199 in fourth quarter 2010 to $1,231 in fourth quarter 2011, or by 2.7 percent. Detached single-family home rents increased by 6.9 percent, rents for mobile homes on a lot increased by 6.4 percent, and rents for mobile home lots decreased by 5 percent.

Teton County rental prices experienced average annualized increases of 5.1 percent for apartments, 6 percent for houses, 3.5 percent for mobile homes plus a lot, and 4.2 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.20.24, at right, presents the Teton County data for each rental type. [176]

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 Teton County decreased from 73 authorized units in 2010 to 60 in 2011. Total residential authorizations increased from 115 units in 2010 to 118 in 2011.

The real value of single-family building permits increased from $1,081,900 in 2010 to $1,542,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $1,542,000 in 2010 to a low of $491,100 in 2003. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.20.25, on the following page.

Table II.20.24
Semiannual Average Monthly Rental Prices
Teton County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	353	114	431	326
Q2.87	367	128	478	270
Q4.87	366	128	431	331
Q2.88	387	142	501	315
Q4.88	407	140	457	349
Q2.89	425	137	475	371
Q4.89	438	147	585	374
Q2.90	475	148	716	579
Q4.90	542	153	886	475
Q2.91	496	167	928	568
Q4.91	590	195	992	405
Q2.92	569	190	1,042	475
Q4.92	656	170	906	475
Q2.93	643	173	1,009	523
Q4.93	656	173	1,159	.
Q2.94	713	208	1,130	693
Q4.94	705	211	1,061	638
Q2.95	684	211	1,051	.
Q4.95	711	211	1,029	691
Q2.96	721	208	1,077	.
Q4.96	701	212	1,034	748
Q2.97	682	248	1,053	785
Q4.97	750	240	1,152	610
Q2.98	728	269	1,078	728
Q4.98	766	285	1,257	610
Q2.99	674	288	1,247	638
Q4.99	699	309	1,435	621
Q2.00	625	313	1,426	618
Q4.00	817	294	1,451	599
Q2.01	883	294	1,473	602
Q4.01	905	313	1,463	640
Q2.02	973	319	1,447	630
Q4.02	1,019	295	1,386	634
Q2.03	955	363	1,369	632
Q4.03	965	367	1,422	629
Q2.04	963	295	1,491	669
Q4.04	1,084	307	1,397	657
Q2.05	1,126	300	1,477	654
Q4.05	1,015	300	1,464	638
Q2.06	1,074	308	1,549	641
Q4.06	1,024	308	1,667	671
Q2.07	1,046	320	1,782	697
Q4.07	1,004	333	1,703	671
Q2.08	1,413	320	2,041	705
Q4.08	1,359	333	2,006	704
Q2.09	1,328	328	1,881	744
Q4.09	1,265	328	1,744	715
Q2.10	1,219	328	1,675	715
Q4.10	1,199	338	1,727	719
Q2.11	1,259	325	1,788	768
Q4.11	1,231	321	1,846	765

[176] 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.

Table II.20.25
Building Permits and Valuation
Teton County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	172	8	32	56	268	.	.	109.4
1981	129	6	8	37	180	.	.	132.4
1982	81	2	.	51	134	.	.	202.6
1983	113	2	4	47	166	.	.	165.6
1984	113	4	53	.	170	.	.	137.6
1985	38	.	.	25	63	.	.	195.4
1986	67	8	10	.	85	.	.	175.7
1987	89	6	.	.	95	.	.	203.8
1988	162	4	4	28	198	.	.	181.5
1989	253	12	.	.	265	27	.	190.1
1990	245	8	26	54	333	.	.	202.2
1991	134	.	8	16	158	.	.	244.6
1992	243	4	8	.	255	.	.	225.4
1993	255	4	13	.	272	.	.	279.2
1994	235	8	.	34	277	.	.	293.3
1995	140	8	3	36	187	.	.	280.7
1996	150	2	19	6	177	.	10	270.3
1997	198	6	.	.	204	25	.	385.3
1998	300	4	.	.	304	.	.	439.9
1999	241	2	37	52	332	.	.	578.7
2000	257	18	3	48	326	.	4	785.1
2001	150	.	6	55	211	.	.	671.4
2002	131	6	16	44	197	.	.	591.1
2003	172	50	25	45	292	.	.	491.1
2004	204	18	31	48	301	24	6	677.9
2005	208	10	35	55	308	25	6	737.0
2006	180	10	36	65	291	.	6	804.4
2007	179	4	3	46	232	.	.	1,021.9
2008	166	4	6	40	216	.	.	1,020.3
2009	62	2	.	25	89	.	.	1,129.9
2010	73	.	6	36	115	.	.	1,081.9
2011	60	.	.	58	118	.	.	1,542.0

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 Teton County was $1,223,911. This represented a decrease of 38 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, 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.20.26, below.

Table II.20.26
Average Sales Prices
Teton County vs. Wyoming
DOR Data, 1999–2011

Year	Teton County Average Price ($)	Teton County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	365,909	-2.39	101,517	4.76
2000	422,897	15.57	111,437	9.77
2001	460,240	8.83	116,469	4.52
2002	434,110	-5.68	121,140	4.01
2003	463,015	6.66	132,708	9.55
2004	495,500	7.02	142,501	7.38
2005	551,265	11.25	159,776	12.12
2006	806,287	46.26	187,869	17.58
2007	1,441,115	78.7	265,044	41.08
2008	1,829,237	26.9	256,045	-3.4
2009	1,453,628	-20.5	241,622	-5.6
2010	1,974,629	35.84	250,958	3.9
2011	1,223,911	-38.0	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent conducted in June 2012.[177] During June 2012, a total of 106 surveys were completed by property managers in Teton County. Of the 1,315 rental units surveyed, 13 were vacant, indicating a vacancy rate of 0.99 percent, as shown in Table II.20.27, at right. This rate compares to a 10.57 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent. Additional calls were made to verify and discern the large drop in the vacancy rate. The additional comments point to a large increase in jobs over the past year. Three years ago when the recession hit, many tenants left due to lack of employment, which increased the vacancy rate to a high of 16.87 in June of 2010. Now there appears to be many jobs available, which is drawing more people back into the county increasing the demand for rental units.

Table II.20.27
Total Units, Vacant Units, and Vacancy Rate
Teton County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	529	3	0.57
2001b	7	580	29	5.00
2002a	6	517	2	0.39
2002b	13	621	44	7.09
2003a	17	768	26	3.39
2003b	22	1,071	78	7.28
2004a	25	1,114	23	2.06
2004b	20	1,066	90	8.44
2005a	15	800	13	1.63
2005b	16	692	43	6.21
2006a	16	717	5	0.70
2006b	18	807	8	0.99
2007a	14	776	14	1.80
2007b	19	955	28	2.93
2008a	21	453	0	0.00
2008b	31	947	70	7.39
2009a	48	983	114	11.60
2009b	68	941	147	15.62
2010a	81	1,061	179	16.87
2010b	91	1,525	208	13.64
2011a	98	1,268	134	10.57
2011b	98	1,518	152	10.01
2012a	106	1,315	13	0.99

Diagram II.20.3, on the following page, shows the historical vacancy rate for Teton County and Wyoming. As can be seen, over the period from 2001 to 2008 the vacancy rate in Teton County has been similar to the statewide vacancy rate, until it began to rise and jumped to a high of 16.87 in the first half of 2010. However, since then, the vacancy rate has been decreasing, falling to a low of 0.99 in June of 2012.

[177] Those signified as *a* in the "year" column of Table II.20.10 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.

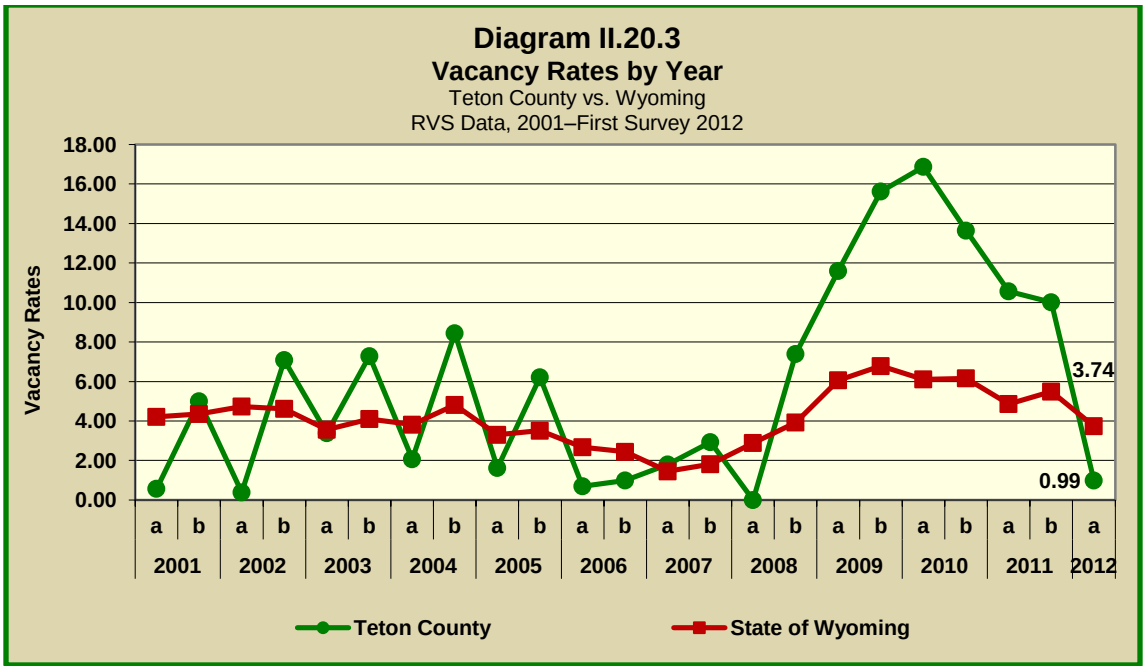
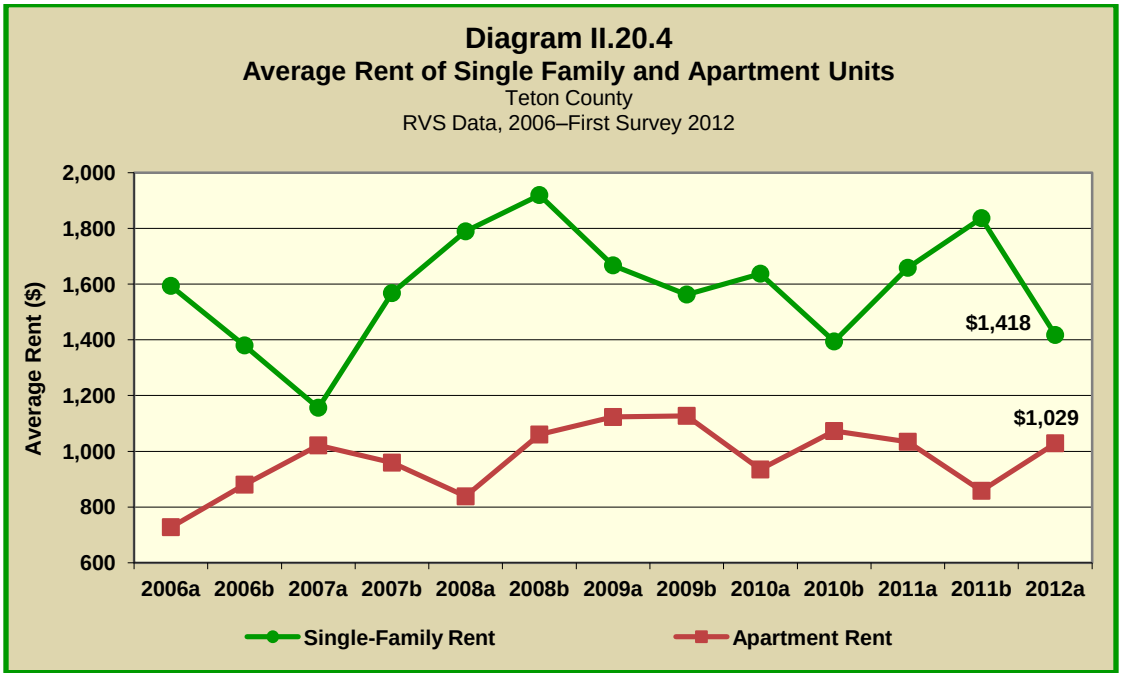


Diagram II.20.4, below, shows the average rent of single-family and apartment units in Teton County. In the first half of 2012, rents for single-family units fell to $1,418 and average rents for apartments increased to $1,029.



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 6 respondents in Teton County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to own a home. Of those seeking to own a home, 75 percent wished to buy existing units, of which 66.7 percent sought homes between $100,000 and $250,000, and 33.3 percent anticipated spending above $250,000. The remainder of those seeking to own a home, 25 percent, wished to build, of which 100 percent for above $250,000. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 775 loans purchased in Teton County between 1979 and 2012, with one occurring in fiscal 2012. The average home size over the period was 1,131 square feet. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 2007. The average purchase price in fiscal 2012 was $1,816,389. Fiscal year data for the entire operating history of the WCDA can be found 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, 160, or 2.1 percent of households in Teton County, were overcrowded and another 139, or 1.9 percent of units, were severely overcrowded, as shown below in Table II.20.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.20.28
Overcrowding and Severe Overcrowding
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Teton County				
Owner				
Households	4,499	43	0	4,542
Percentage	99.1%	0.9%	0.0%	100.0%
Renter				
Households	2,672	117	139	2,928
Percentage	91.3%	4.0%	4.7%	100.0%
Total				
Households	7,171	160	139	7,470
Percentage	96.0%	2.1%	1.9%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 640 units, or 5.1 percent of all housing units in Teton 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.20.29, below.

Table II.20.29
Housing Units with Incomplete Kitchen Facilities
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Teton County	State of Wyoming
Complete Kitchen Facilities	11,847	247,608
Lacking Complete Kitchen Facilities	640	7,488
Total Housing Units	**12,487**	**255,096**
Percent Lacking	5.1%	2.9%

At the time of the 2010 ACS, a total of 272 units, or 2.2 percent of all housing units in Teton 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.20.30, on the following page.

Table II.20.30
Housing Units with Incomplete Plumbing Facilities
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Teton County	State of Wyoming
Complete Plumbing Facilities	12,215	249,046
Lacking Complete Plumbing Facilities	272	6,050
Total Households	**12,487**	**255,096**
Percent Lacking	2.2%	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 Teton County, 14.6 percent of households had a cost burden and 15.9 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 15.5 percent of homeowners with a mortgage in Teton County experienced a cost burden and 21.6 percent experienced a severe cost burden, while 19.8 percent of renters had a cost burden and 12.1 percent had a severe cost burden, as shown in Table II.20.31, below.

Table II.20.31
Cost Burden and Severe Cost Burden by Tenure
Teton County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Teton County					
Owner with a Mortgage					
Households	1,878	475	662	49	3,064
Percent	61.3%	15.5%	21.6%	1.6%	100.0%
Owner without a Mortgage					
Households	1,273	32	173	0	1,478
Percent	86.1%	2.2%	11.7%	0.0%	100.0%
Renter					
Households	1,656	580	354	338	2,928
Percent	56.6%	19.8%	12.1%	11.5%	100.0%
Total					
Households	4,807	1,087	1,189	387	7,470
Percent	64.4%	14.6%	15.9%	5.2%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Uinta County's population decreased from 15,793 in 2010 to 15,698 in 2011, or by 0.6 percent. This compares to a statewide population growth of 0.8 percent over the period.[178] The number of people from 15 to 24 years of age decreased by 2.1 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population decreased by 1.1 percent, while the black population increased by 50.8 percent. The Hispanic population increased from 1,855 to 1,900 people between 2010 and 2011 or by 2.4 percent. These data are presented in Table II.21.1, below.

Table II.21.1
Profile of Population Characteristics
Wyoming vs. Uinta County
2010 Census and 2011 Intercensal Estimates

Subject	Uinta County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**15,793**	**15,698**	**-0.6%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	5,325	5,287	-0.7%	113,371	113,462	0.1%
15 to 24 years	2,653	2,596	-2.1%	78,460	78,704	0.3%
25 to 44 years	5,507	5,407	-1.8%	144,615	145,669	0.7%
45 to 54 years	3,195	3,034	-5.0%	83,577	80,936	-3.2%
55 to 64 years	2,564	2,695	5.1%	73,513	77,120	4.9%
65 and Over	1,874	1,966	4.9%	70,090	72,267	3.1%
Race						
White	20,385	20,152	-1.1%	529,110	531,484	0.4%
Black	63	95	50.8%	5,135	6,024	17.3%
American Indian and Alaskan Native	238	248	4.2%	14,457	14,774	2.2%
Asian	66	80	21.2%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	38	41	7.9%	521	551	5.8%
Two or more races	328	369	12.5%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,855	1,900	2.4%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Uinta County's population increased from 19,742 persons in 2000 to 21,118 in 2010, or by 7 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 4.8 percent, while the black population increased by 150 percent. The Hispanic population increased from 1,055 to 1,855 persons between 2000 and 2010, or by 75.8 percent. These data are presented in Table II.21.2, on the following page.

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

Table II.21.2
Population by Race and Ethnicity
Uinta County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	18,621	94.3%	19,514	92.4%	4.8%
Black	22	0.1%	55	0.3%	150.0%
American Indian	172	0.9%	168	0.8%	-2.3%
Asian	54	0.3%	61	0.3%	13.0%
Native Hawaiian/Pacific Islander	13	0.1%	36	0.2%	176.9%
Other	564	2.9%	860	4.1%	52.5%
Two or More Races	296	1.5%	424	2.0%	43.2%
Total	**19,742**	**100.0%**	**21,118**	**100.0%**	**7.0%**
Hispanic (Ethnicity)	1,055	5.3%	1,855	8.8%	75.8%

Table II.21.3, below, presents the population of Uinta County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 7 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,206 persons, or by 88.8 percent. In 2010, the largest age group in Uinta County was the group aged 35 to 54, which accounted for 27.5 percent of the entire population. The 2010 census count showed a total of 10,662 males, who accounted for 50.5 percent of the population, and the remaining 49.5 percent, or 10,456 persons, were female.

Table II.21.3
Population by Age and Gender
Uinta County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	845	776	1,621	915	866	1,781	9.9%
5 to 19	2,987	2,672	5,659	2,630	2,483	5,113	-9.6%
20 to 24	544	552	1,096	525	559	1,084	-1.1%
25 to 34	1,164	1,190	2,354	1,458	1,436	2,894	22.9%
35 to 54	3,187	3,089	6,276	2,915	2,893	5,808	-7.5%
55 to 64	683	675	1,358	1,309	1,255	2,564	88.8%
65 and Over	644	734	1,378	910	964	1,874	36.0%
Total	**10,054**	**9,688**	**19,742**	**10,662**	**10,456**	**21,118**	**7.0%**

At the time of the 2010 Census, there were 270 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 decreased by 24.6 percent, as shown in Table II.21.4, on the following page.

Table II.21.4
Group Quarters Population
Uinta County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[179]	94	43	-54.3%
Juvenile Facilities	.	.	.
Nursing Homes	74	15	-79.7%
Other Institutions	130	72	-44.6%
Total	**298**	**130**	**-56.4%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	60	140	133.3%
Total	**60**	**140**	**133.3%**
Group Quarters Population	**358**	**270**	**-24.6%**

Table II.21.5, 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 5,577 family households, 4,472 of which housed married couple families and 1,105 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 364 families, or a female householder with no husband present, of which there were 741 families. There were also an estimated 2,091 "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 8.4 percent, and the number of married couple families increased by 7.2 percent. The number of male households with no wife present increased by 22.6 percent, the number of female households with no husband present increased by 9.5 percent, and non-family households increased by 24.8 percent.

Table II.21.5
Household Type by Tenure
Uinta County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	5,147	5,577	8.4%
Married couple family	4,173	4,472	7.2%
Owner-occupied housing units	3,539	3,871	9.4%
Renter-occupied housing units	634	601	-5.2%
Other family	974	1,105	13.4%
Male householder, no wife present	297	364	22.6%
Owner-occupied housing units	206	237	15.0%
Renter-occupied housing units	91	127	39.6%
Female householder, no husband present	677	741	9.5%
Owner-occupied housing units	387	392	1.3%
Renter-occupied housing units	290	349	20.3%
Non-family households	1,676	2,091	24.8%
Owner-occupied housing units	1,004	1,259	25.4%
Renter-occupied housing units	672	832	23.8%
Total	**6,823**	**7,668**	**12.4%**

[179] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.21.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 2,360 two-person family households, 1,126 three-person family households, and 1,030 four-person family households. One-person non-family households made up 83 percent of all non-family households, or an estimated 1,735 households. Between 2000 and 2010, the number of four-person households decreased by 8.5 percent, or from 1,144 to 1,047 households.

Table II.21.6[180]
Household Type by Household Size
Uinta County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,424	1,424	.	1,735	1,735	21.8%
Two Person	1,852	207	2,059	2,360	281	2,641	28.3%
Three Person	1,153	33	1,186	1,126	44	1,170	-1.3%
Four Person	1,134	10	1,144	1,030	17	1,047	-8.5%
Five Person	593	1	594	617	7	624	5.1%
Six Person	255	1	256	272	3	275	7.4%
Seven Person	160	0	160	172	4	176	10.0%
Total	**5,147**	**1,676**	**6,823**	**5,577**	**2,091**	**7,668**	**12.4%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 2,641 two-person households, 2,185 were owner-occupied and 456 were renter-occupied. Of the 1,047 four-person households, 801 were owner-occupied and 246 were renter-occupied. Further household size data by tenure are presented in Table II.21.7, below.

Table II.21.7
Tenure by Household Size
Uinta County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	876	548	1,424	1,052	683	1,735	21.8%
Two Person	1,656	403	2,059	2,185	456	2,641	28.3%
Three Person	890	296	1,186	887	283	1,170	-1.3%
Four Person	889	255	1,144	801	246	1,047	-8.5%
Five Person	468	126	594	476	148	624	5.1%
Six Person	218	38	256	216	59	275	7.4%
Seven Person or More	139	21	160	142	34	176	10.0%
Total	**5,136**	**1,687**	**6,823**	**5,759**	**1,909**	**7,668**	**12.4%**

[180] 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.21.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 12.1 percent, or from 5,136 to 5,759 households. The number of renter units increased from 1,687 to 1,909 households, or by 13.2 percent. In 2010, Uinta County had a total of 8,713 housing units, of which 7,668, or 88 percent, were occupied. A total of 1,045 units, or 12 percent of all units, were vacant, which was a decrease of 12 percent from the 2000 Census.

Table II.21.8
Housing Units by Tenure
Uinta County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	6,823	7,668	12.4%
Owner-Occupied	5,136	5,759	12.1%
Renter-Occupied	1,687	1,909	13.2%
Vacant Housing Units	1,188	1,045	-12.0%
Total Housing Units	**8,011**	**8,713**	**8.8%**
Homeownership Rate	75.3%	75.1%	.

Table II.21.9, below, shows that, of the 1,045 vacant housing units in Uinta County at the time of the 2010 Census, 304, or 29.1 percent, were for rent and 138, or 13.2 percent, were for sale. An estimated 230 units were for seasonal, recreational, or occasional use, and 336, or 32.2 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 77 to 32 units, or by 58.4 percent, and units listed as "other vacant" increased from 308 to 336 units, or by 9.1 percent.

Table II.21.9
Disposition of Vacant Housing Units
Uinta County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	363	304	-16.3%
For sale only	191	138	-27.7%
Rented or sold but not occupied	77	32	-58.4%
For seasonal, recreational, or occasional use	242	230	-5.0%
For migrant workers	7	5	-28.6%
Other vacant	308	336	9.1%
Total	**1,188**	**1,045**	**-12.0%**

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.21.10, below, presents different income statistics for Uinta County. According to the 2010 ACS data averages, Median Family Income (MFI) for Uinta County was $68,949 compared to the statewide average of $65,964. Per capita income for Uinta County, which is calculated by dividing total income by population, was $24,460, which compared to $27,860 for the State of Wyoming.

Table II.21.10
Median and Per Capita Income
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Uinta County	Wyoming
Median Family Income	68,949	65,964
Median Household Income	58,346	53,802
Per Capita Income	24,460	27,860

Table II.21.11, below, shows households by income for Uinta County and the State of Wyoming in 2010. In Uinta County, there were a total of 757 households, or 10.4 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 991 households that had incomes between $35,000 and $49,999 in the county, which accounted for 13.6 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 21.1 percent of total households and numbered 1,539 in Uinta County.

Table II.21.11
Households by Income
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Income	Uinta County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	757	10.4%	21,963	10.1%
$15,000–$19,999	365	5.0%	10,477	4.8%
$20,000–$24,999	347	4.8%	11,850	5.4%
$25,000–$34,999	645	8.9%	23,902	11.0%
$35,000–$49,999	991	13.6%	32,677	15.0%
$50,000–$74,999	1,559	21.4%	44,279	20.3%
$75,000–$99,999	1,076	14.8%	30,595	14.1%
$100,000 and Above	1,539	21.1%	41,945	19.3%
Total	**7,279**	**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.21.12, on the following page. In total, the poverty rate in Uinta County was 12.1 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Uinta County had a poverty rate of 10.4 percent, and the female population had a poverty rate of 13.9 percent. There were 188 males and 127 females in poverty aged 5 and under. Overall, 12.8 percent of persons in poverty in Uinta 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 126 persons, which represented 5.1 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.21.12
Poverty by Age
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Uinta County				
5 and Under	188	127	315	12.8%
6 to 17	334	237	571	23.2%
18 to 64	496	954	1,450	58.9%
65 and Older	48	78	126	5.1%
Total	**1,066**	**1,396**	**2,462**	**100.0%**
Poverty Rate	10.4%	13.9%	12.1%	.
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.21.13, 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, Uinta County saw an average of 4,390 owner-occupied single-family units compared to 451 single-family rental units. In Uinta County, single-family units represented 66.5 percent of all households compared to 70.8 percent statewide. Uinta County had a total of 681 apartment rental units, and total apartment units accounted for 10 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,315 mobile homes in Uinta County, which made up 18.1 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.21.13
Households by Unit Type
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
Single-Family Unit	4,390	451	4,841	66.5%
Duplex	0	136	136	1.9%
Tri- or Four-Plex	0	262	262	3.6%
Apartment	44	681	725	10.0%
Mobile Home	931	384	1,315	18.1%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	**5,365**	**1,914**	**7,279**	**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.21.14, below, shows the number of households by year of construction. As shown, 9.8 percent, or 714 units, were built in 1939 or earlier in the county, and another 2.8 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 201, which accounted for 2.8 percent of all households, and an additional 241 households, or 3.3 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.21.14
Households by Year Built
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Uinta County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	714	9.8%	25,116	11.5%
1940 to 1949	202	2.8%	11,481	5.3%
1950 to 1959	166	2.3%	21,920	10.1%
1960 to 1969	361	5.0%	19,433	8.9%
1970 to 1979	1,909	26.2%	53,519	24.6%
1980 to 1989	2,482	34.1%	34,949	16.1%
1990 to 1999	1,003	13.8%	26,791	12.3%
2000 to 2004	201	2.8%	14,090	6.5%
2005 or Later	241	3.3%	10,389	4.8%
Total	**7,279**	**100.0%**	**217,688**	**100.0%**

Table II.21.15, on the following page, displays housing units for Uinta County and the State of Wyoming. The number of rooms in Uinta County varied between households. Households with one room accounted for only 2.6 percent of total housing units, while households with five and six rooms accounted for 20.6 and 18.8 percent, respectively, in the county. The median number of rooms in Uinta County was six rooms, the same as the statewide median number of rooms.

Table II.21.15
Housing Units by Number of Rooms
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Uinta County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	220	2.6%	3,804	1.5%
Two	153	1.8%	6,391	2.5%
Three	343	4.0%	18,634	7.3%
Four	1,406	16.4%	45,335	17.8%
Five	1,761	20.6%	52,421	20.5%
Six	1,605	18.8%	39,475	15.5%
Seven	1,109	13.0%	31,509	12.4%
Eight	695	8.1%	25,135	9.9%
Nine or More	1,266	14.8%	32,392	12.7%
Total	**8,558**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.21.16, below, shows households in the county by number of bedrooms and tenure. There were 60 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.2 percent of total households in Uinta County, which compared to 25.5 percent statewide. In Uinta County, the 2,978 households with three bedrooms accounted for 40.9 percent of all households, and there were only 746 five-bedroom or more households, which accounted for 10.2 percent of all households.

Table II.21.16
Households by Number of Bedrooms
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
None	0	60	60	.8%
One	48	171	219	3.0%
Two	722	1,037	1,759	24.2%
Three	2,464	514	2,978	40.9%
Four	1,427	90	1,517	20.8%
Five or More	704	42	746	10.2%
Total	**5,365**	**1,914**	**7,279**	**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.21.17, at right, structures built in 1939 or earlier had a median value of $143,500, while structures built between 1950 and 1959 had a median value of $137,500 and those built between 1990 and 1999 had a median value of $172,600. 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 $301,300 and $251,700, respectively. The median value in Uinta County was $171,600, which compared to $174,000 in the State of Wyoming.

Table II.21.17
Median Value by Year Structure Built
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Uinta County	State of Wyoming
1939 or Earlier	143,500	141,200
1940 to 1949	150,600	129,500
1950 to 1959	137,500	151,800
1960 to 1969	177,300	166,500
1970 to 1979	158,800	169,900
1980 to 1989	182,300	187,000
1990 to 1999	172,600	224,000
2000 to 2004	301,300	243,500
2005 or Later	251,700	244,600
Median Value	**171,600**	**174,000**

Household mortgage status is reported in Table II.21.18, below. In Uinta County, households with a mortgage accounted for 67.8 percent of all households, or 3,637 housing units, and the remaining 32.2 percent, or 1,728 units, had no mortgage. Of those units with a mortgage, 591 had either a second mortgage or home equity loan, 46 had both a second mortgage and home equity loan, and 3,000, or 82.5 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.21.18
Mortgage Status
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Uinta County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,637	67.8%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	591	16.2%	17,932	19.1%
Second mortgage only	183	31.0%	8,629	48.1%
Home equity loan only	408	69.0%	9,303	51.9%
Both second mortgage and home equity loan	46	1.3%	741	0.8%
No second mortgage and no home equity loan	3,000	82.5%	75,088	80.1%
Housing units without a mortgage	1,728	32.2%	59,045	38.6%
Total	**5,365**	**100.0%**	**152,806**	**100.00%**

The median rent in Uinta County was $487 compared to $552 statewide, as shown in Table II.21.19, below. These figures show that rents were very comparable.

Table II.21.19
Median Rent
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Uinta County	$487
State of Wyoming	$552

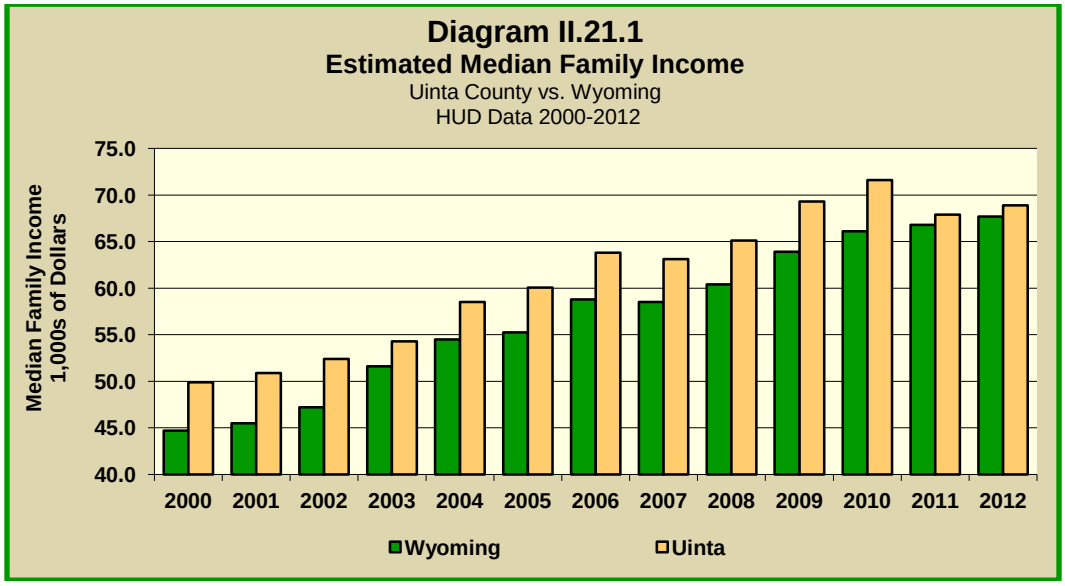
The Wyoming driver's license data provided by the WYDOT indicated a net increase of 45 persons during the first half of 2012. The driver's license total exchanges since 2000 for Uinta County are presented in Table II.21.20, below, and indicate a net increase of 915 persons over the time period.

Table II.21.20
Driver's Licenses Exchanged and Surrendered
Uinta County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	680	784	-104
2001	677	648	29
2002	591	568	23
2003	473	540	-67
2004	562	584	-22
2005	655	568	87
2006	653	367	286
2007	676	527	149
2008	658	504	154
2009	594	498	96
2010	556	346	210
2011	529	500	29
2012 – First Half	289	244	45
Total	**7,593**	**6,678**	**915**

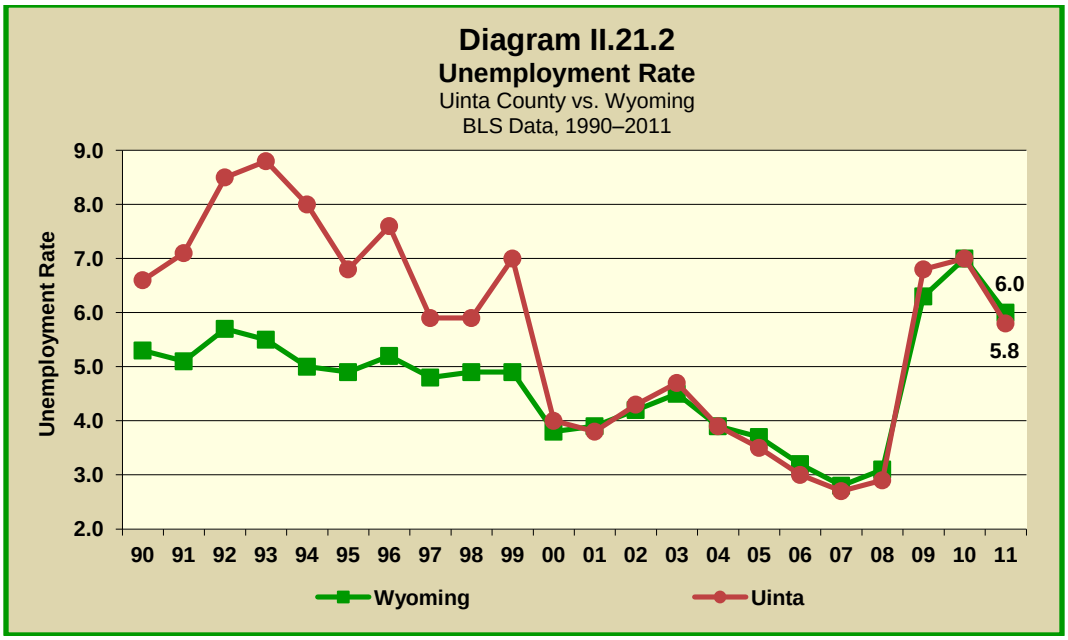
Economics

The HUD estimated MFI for Uinta County was $68,900 in 2012.[181] This compares to Wyoming's MFI of $67,700. Diagram II.21.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Uinta County's labor force, defined as the number of persons working or actively seeking work, decreased by 553 persons, from 11,561 in 2010 to 11,008 in 2011. Employment decreased by 389 persons; unemployment decreased by 164 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, increased from 7 percent in 2010 to 5.8 percent in 2011, as shown on the following page in Diagram II.21.2.

[181] 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.21.21, below, with 2011 information considered preliminary (p), annual total monthly employment decreased by 4.06 percent between 2010 and 2011 from a total of 9,357 to 8,977 workers.

Table II.21.21
Total Monthly Employment
Uinta County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	7,910	8,408	8,190	8,375	8,249	9,210	9,335	9,569	9,792	8,708	8,689
Feb	7,874	8,342	8,126	8,360	8,232	8,937	9,359	9,626	9,586	8,731	8,740
Mar	7,859	8,419	8,254	8,445	8,324	8,880	9,479	9,679	9,502	8,960	8,770
Apr	8,019	8,667	8,255	8,641	8,512	9,043	9,612	9,885	9,564	8,931	8,774
May	8,422	8,824	8,458	8,745	8,655	9,283	9,747	10,213	9,757	9,274	8,953
Jun	8,808	8,809	8,660	8,611	8,860	9,542	9,785	10,446	9,559	9,256	9,076
Jul	8,474	8,725	8,634	8,637	9,237	9,435	9,934	10,531	9,634	9,418	8,866
Aug	8,559	9,236	9,257	8,813	9,369	9,514	9,909	10,762	9,695	9,605	9,003
Sep	8,677	9,449	9,257	8,724	9,280	9,523	9,813	10,731	9,692	10,040	9,183
Oct	8,657	9,378	9,288	8,803	9,228	9,694	9,812	10,458	9,553	9,888	9,180
Nov	8,682	9,050	9,183	8,766	9,053	9,736	9,884	10,307	9,378	9,830	9,203
Dec	8,540	8,614	8,781	8,635	9,316	9,840	9,895	10,095	9,204	9,645	9,286
Annual	**8,373**	**8,827**	**8,695**	**8,630**	**8,860**	**9,386**	**9,714**	**10,192**	**9,576**	**9,357**	**8,977**
% Change	.	5.42	-1.50	-0.75	2.67	5.94	3.49	4.92	-6.04	-2.29	-4.06

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.21.22, on the following page, annual average weekly wages decreased by 5.48 percent between 2010 and 2011, from a total of $821 to $776.

Table II.21.22
Average Weekly Wages
Uinta County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	515	484	503	523	506	.
2002	562	494	521	571	537	6.13
2003	557	511	543	589	551	2.61
2004	584	537	542	582	561	1.81
2005	590	576	604	616	597	6.42
2006	653	621	628	690	648	8.54
2007	722	691	694	774	720	11.11
2008	760	736	737	814	761	5.69
2009	798	742	714	804	764	0.39
2010	789	772	799	915	821	7.46
2011(p)	774	749	782	798	776	-5.48

Total business establishments reported by the QCEW are displayed below in Table II.21.23. Annual establishments increased by 0.12 percent between 2010 and 2011, from a total of 815 to 816 establishments.

Table II.21.23
Number of Establishments
Uinta County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	671	686	699	706	691	.
2002	707	728	727	727	722	4.49
2003	729	743	744	749	741	2.63
2004	762	769	777	782	773	4.32
2005	765	770	786	786	777	0.52
2006	797	808	808	815	807	3.86
2007	794	820	813	812	810	0.37
2008	815	817	835	837	826	1.98
2009	830	840	837	831	835	1.09
2010	820	813	814	813	815	-2.40
2011(p)	807	811	823	822	816	0.12

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, Uinta County recorded 13,065 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 $884,118,000, and real per capita income was $41,868 in 2010. Average earnings per job in the county was $47,005 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Uinta County decreased from $605 in fourth quarter 2010 to $603 in fourth quarter 2011, or by 0.3 percent. Detached single-family home rents decreased by 5.4 percent, rents for mobile homes on a lot decreased by 1.5 percent, and rents for mobile home lots increased by 16.9 percent.

Uinta County rental prices experienced average annualized increases of 2.5 percent for apartments, 2.4 percent for houses, 1.2 percent for mobile homes plus a lot, and 2.3 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.21.24, at right, presents the Uinta County data for each rental type. [182]

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 unit authorizations in Uinta County decreased from 45 authorized units in 2010 to 34 in 2011. Total units decreased from 45 units in 2010 to 34 in 2011.

The real value of single-family building permits increased from $178,200 in 2010 to $195,600 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $201,800 in 2008 to a low of $107,800 in 2002. These figures compare to the state average high of $270,950 in 2000 and low of $184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.21.25, on the following page.

Table II.21.24
Semiannual Average Monthly Rental Prices
Uinta County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	328	183	410	349
Q2.87	273	170	376	326
Q4.87	279	142	369	291
Q2.88	253	163	332	281
Q4.88	229	148	349	283
Q2.89	240	143	317	231
Q4.89	226	148	345	261
Q2.90	217	147	319	283
Q4.90	250	141	382	292
Q2.91	246	147	317	263
Q4.91	251	141	379	351
Q2.92	255	147	380	279
Q4.92	264	146	429	265
Q2.93	249	146	420	.
Q4.93	287	150	428	.
Q2.94	.	147	415	350
Q4.94	330	147	434	.
Q2.95	333	147	476	.
Q4.95	331	145	505	.
Q2.96	339	148	493	.
Q4.96	315	173	444	.
Q2.97	318	147	508	329
Q4.97	347	150	461	358
Q2.98	344	150	489	334
Q4.98	355	150	463	330
Q2.99	331	135	474	404
Q4.99	333	150	468	349
Q2.00	326	150	443	415
Q4.00	337	150	485	358
Q2.01	359	150	449	357
Q4.01	344	150	480	375
Q2.02	372	150	492	375
Q4.02	374	150	486	357
Q2.03	378	150	529	325
Q4.03	390	172	531	355
Q2.04	394	172	497	370
Q4.04	395	182	555	330
Q2.05	402	182	549	461
Q4.05	444	197	551	451
Q2.06	434	197	576	442
Q4.06	510	203	596	447
Q2.07	543	237	669	450
Q4.07	556	242	642	471
Q2.08	618	367	707	477
Q4.08	613	242	708	455
Q2.09	631	242	725	494
Q4.09	630	267	762	485
Q2.10	627	267	724	489
Q4.10	605	278	792	480
Q2.11	602	292	712	465
Q4.11	603	325	749	473

[182] 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.

Table II.21.25
Building Permits and Valuation
Uinta County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	196	16	.	7	219	.	.	129.5
1981	345	66	.	108	519	.	.	95.6
1982	593	.	.	186	779	.	.	76.8
1983	325	.	32	22	379	.	.	88.5
1984	108	.	3	90	201	.	.	80.1
1985	45	.	.	.	45	.	.	86.5
1986	14	.	.	.	14	.	.	85.7
1987	7	.	.	.	7	.	.	81.7
1988	2	.	.	.	2	.	.	97.2
1989	.	.	.	.	.	.	.	.
1990	4	.	.	.	4	.	.	87.7
1991	24	.	.	.	24	.	.	74.2
1992	35	.	.	.	35	.	.	90.1
1993	49	.	.	.	49	.	.	82.0
1994	70	.	.	.	70	.	12	108.4
1995	71	.	.	.	71	.	.	116.2
1996	62	.	.	.	62	24	5	106.7
1997	60	.	.	.	60	.	.	107.3
1998	63	.	.	.	63	.	14	118.6
1999	63	.	.	.	63	.	9	109.2
2000	72	.	.	.	72	24	14	116.9
2001	58	.	.	.	58	.	.	110.6
2002	58	.	.	.	58	.	.	107.8
2003	56	.	.	.	56	.	.	131.6
2004	64	.	.	.	64	.	.	109.1
2005	100	.	.	.	100	.	.	127.9
2006	109	.	.	.	109	.	.	119.2
2007	328	.	.	.	328	.	.	138.7
2008	71	.	16	.	87	48	.	201.8
2009	51	.	4	.	55	.	.	164.1
2010	45	.	.	.	45	.	.	178.2
2011	34	.	.	.	34	.	.	195.6

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 Uinta County was $181,429. This represented an increase of 0.1 percent from the previous year. In contrast, Wyoming's weighted average was $241,301, 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.21.26, below.

Table II.21.26
Average Sales Prices
Uinta County vs. Wyoming
DOR Data, 1999–2011

Year	Uinta County Average Price ($)	Unita County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,806	-2.39	101,517	4.76
2000	89,238	4.00	111,437	9.77
2001	99,157	11.12	116,469	4.52
2002	101,915	2.78	121,140	4.01
2003	116,031	13.85	132,708	9.55
2004	112,540	-3.01	142,501	7.38
2005	137,911	22.54	159,776	12.12
2006	145,243	5.32	187,869	17.58
2007	168,204	15.81	265,044	41.08
2008	133,754	8.4	256,045	-3.4
2009	194,928	-1.2	241,622	-5.6
2010	181,269	-7.01	250,958	3.9
2011	181,429	0.1	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in June 2012.[183] During June 2012, a total of 47 surveys were completed by property managers in Uinta County. Of the 1,131 rental units surveyed, 71 were vacant, for a vacancy rate of 6.28 percent, as shown in Table II.21.27, below. This rate compares to a 16.53 percent vacancy rate one year ago, and a statewide June 2012 vacancy rate of 6.28 percent. The decrease in the vacancy rate can be attributed to the additional rental stock being absorbed into the market.

Table II.21.27
Total Units, Vacant Units, and Vacancy Rate
Uinta County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	849	34	4.00
2001b	13	620	69	11.13
2002a	13	532	67	12.59
2002b	19	570	20	3.51
2003a	12	374	39	10.43
2003b	26	790	72	9.11
2004a	23	1,153	93	8.07
2004b	24	973	60	6.17
2005a	28	1,187	44	3.71
2005b	25	1,514	24	1.59
2006a	20	947	24	2.53
2006b	26	991	3	0.30
2007a	29	848	0	0.00
2007b	25	948	6	0.63
2008a	29	1,195	6	0.50
2008b	33	1,195	73	6.11
2009a	23	762	56	7.35
2009b	40	1,060	135	12.74
2010a	46	958	88	9.19
2010b	42	782	84	10.74
2011a	45	998	165	16.53
2011b	43	985	65	6.60
2012a	47	1,131	71	6.28

Diagram II.21.3, on the following page, shows the historical vacancy rate for Uinta County and Wyoming. As can be seen, the vacancy rate in Uinta County was above the statewide rate, except for the period between 2005 and 2008, when the vacancy rate hovered around zero.

[183]Those signified as *a* in the "year" column of Table II.21.10 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.

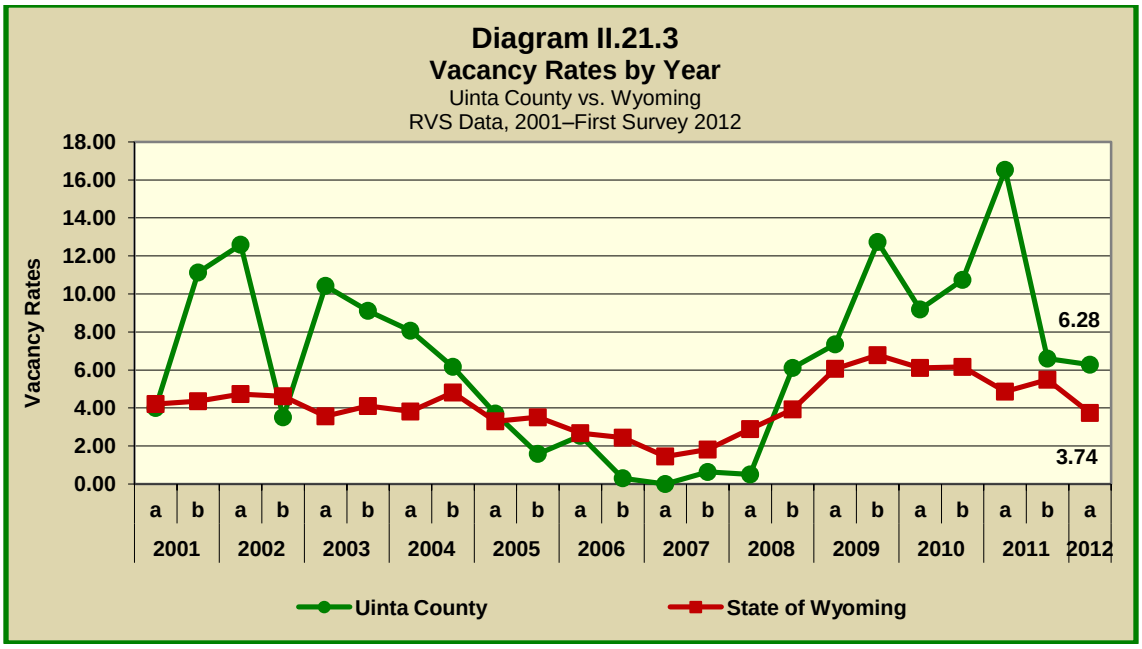
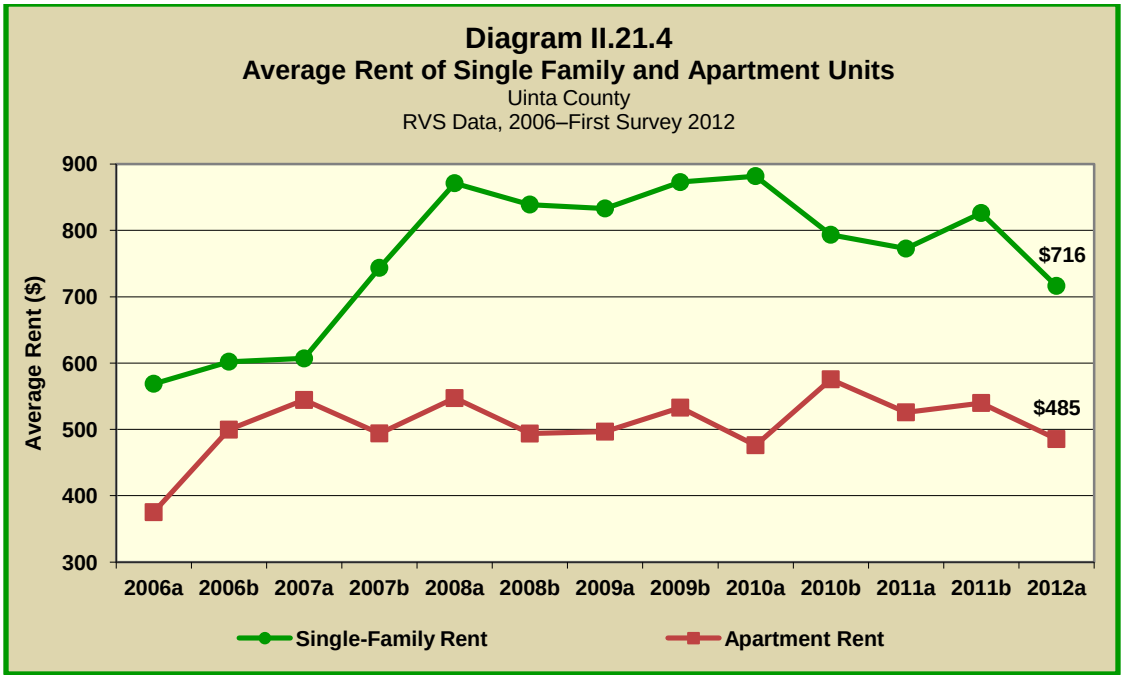


Diagram II.21.4, below, shows the average rent of single-family and apartment units in Uinta County. In the first half of 2012, average rents for single-family units decreased to $716 and average rents for apartments fell slightly, to $485.



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 4 respondents in Uinta County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to own a home. Of those seeking to own a home, 100 percent wished to buy existing units, of which 100 percent sought homes between $100,000 and $250,000. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,544 loans purchased in Uinta County between 1979 and 2012, with six occurring in fiscal 2012. The average home size over the period was 1,227 square feet and 1,752 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1975. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $50,381. The average purchase price in fiscal 2012 was $259,137. Fiscal year data for the entire operating history of the WCDA can be found 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, 192, or 2.6 percent of households in Uinta County, were overcrowded and another 64, or 0.9 percent of units, were severely overcrowded, as shown in Table II.21.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.21.28
Overcrowding and Severe Overcrowding
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Uinta County				
Owner				
Households	5,291	27	47	5,365
Percentage	98.6%	.5%	0.9%	100.0%
Renter				
Households	1,732	165	17	1,914
Percentage	90.5%	8.6%	0.9%	100.0%
Total				
Households	7,023	192	64	7,279
Percentage	96.5%	2.6%	0.9%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 254 units, or 3 percent of all housing units in Uinta 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.21.29, below.

Table II.21.29
Housing Units with Incomplete Kitchen Facilities
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Uinta County	State of Wyoming
Complete Kitchen Facilities	8,304	247,608
Lacking Complete Kitchen Facilities	254	7,488
Total Housing Units	**8,558**	**255,096**
Percent Lacking	3.0%	2.9%

At the time of the 2010 ACS, a total of 278 units, or 3.2 percent of all housing units in Uinta 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.21.30, on the following page.

Table II.21.30
Housing Units with Incomplete Plumbing Facilities
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Uinta County	State of Wyoming
Complete Plumbing Facilities	8,280	249,046
Lacking Complete Plumbing Facilities	278	6,050
Total Households	**8,558**	**255,096**
Percent Lacking	3.2%	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 Uinta County, 11.8 percent of households had a cost burden and 7.5 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 14.5 percent of homeowners with a mortgage in Uinta County experienced a cost burden and 6.7 percent experienced a severe cost burden, while 16.1 percent of renters had a cost burden and 11.4 percent had a severe cost burden, as shown in Table II.21.31, below.

Table II.21.31
Cost Burden and Severe Cost Burden by Tenure
Uinta County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Uinta County					
Owner with a Mortgage					
Households	2,856	526	245	10	3,637
Percent	78.5%	14.5%	6.7%	0.3%	100.0%
Owner without a Mortgage					
Households	1,598	24	83	23	1,728
Percent	92.5%	1.4%	4.8%	1.3%	100.0%
Renter					
Households	1,076	309	218	311	1,914
Percent	56.2%	16.1%	11.4%	16.2%	100.0%
Total					
Households	5,530	859	546	344	7,279
Percent	76.0%	11.8%	7.5%	4.7%	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%	0.2%	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%

Demographics

The Census Bureau's intercensal estimates indicate that Washakie County's population increased from 6,737 in 2010 to 6,738 in 2011, or by 0 percent. This compares to a statewide population growth of 0.8 percent over the period.[184] 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 2.6 percent. The white population increased by 0.8 percent, while the black population increased by 16.7 percent. The Hispanic population increased from 1,162 to 1,166 people between 2010 and 2011 or by 0.3 percent. These data are presented in Table II.22.1, below.

Table II.22.1
Profile of Population Characteristics
Wyoming vs. Washakie County
2010 Census and 2011 Intercensal Estimates

Subject	Washakie **County**			**Wyoming**		
	2010 Census	**Jul-11**	**% Change**	**2010 Census**	**Jul-11**	**% Change**
Population	**6,737**	**6,738**	**0.0%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	1,796	1,749	-2.6%	113,371	113,462	0.1%
15 to 24 years	890	893	0.3%	78,460	78,704	0.3%
25 to 44 years	1,897	1,849	-2.5%	144,615	145,669	0.7%
45 to 54 years	1,254	1,216	-3.0%	83,577	80,936	-3.2%
55 to 64 years	1,188	1,219	2.6%	73,513	77,120	4.9%
65 and Over	1,508	1,561	3.5%	70,090	72,267	3.1%
Race						
White	8,175	8,106	-0.8%	529,110	531,484	0.4%
Black	24	28	16.7%	5,135	6,024	17.3%
American Indian and Alaskan Native	135	146	8.1%	14,457	14,774	2.2%
Asian	59	58	-1.7%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	8	7	-12.5%	521	551	5.8%
Two or more races	132	142	7.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,162	1,166	0.3%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Washakie County's population increased from 8,289 persons in 2000 to 8,533 in 2010, or by 2.9 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 4.2 percent, while the black population increased by 144.4 percent. The Hispanic population increased from 951 to 1,162 persons between 2000 and 2010, or by 22.2 percent. These data are presented in Table II.22.2, on the following page.

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

Table II.22.1
Population by Race and Ethnicity
Washakie County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	7,478	90.2%	7,795	91.4%	4.2%
Black	9	0.1%	22	0.3%	144.4%
American Indian	46	0.6%	93	1.1%	102.2%
Asian	61	0.7%	48	0.6%	-21.3%
Native Hawaiian/Pacific Islander	.	.	1	0.0%	100.0%
Other	515	6.2%	373	4.4%	-27.6%
Two or More Races	180	2.2%	201	2.4%	11.7%
Total	**8,289**	**100.0%**	**8,533**	**100.0%**	**2.9%**
Hispanic (Ethnicity)	951	11.5%	1,162	13.6%	22.2%

Table II.22.3, below, presents the population of Washakie County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 2.9 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 319 persons, or by 36.7 percent. In 2010, the largest age group in Washakie County was the group aged 35 to 54, which accounted for 25.5 percent of the entire population. The 2010 census count showed a total of 4,255 males, who accounted for 49.9 percent of the population, and the remaining 50.1 percent, or 4,278 persons, were female.

Table II.22.3
Population by Age and Gender
Washakie County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	239	249	488	297	303	600	23.0%
5 to 19	1,059	921	1,980	911	836	1,747	-11.8%
20 to 24	157	165	322	177	162	339	5.3%
25 to 34	415	410	825	483	493	976	18.3%
35 to 54	1,225	1,264	2,489	1,072	1,103	2,175	-12.6%
55 to 64	458	411	869	593	595	1,188	36.7%
65 and Over	579	737	1,316	722	786	1,508	14.6%
Total	**4,132**	**4,157**	**8,289**	**4,255**	**4,278**	**8,533**	**2.9%**

At the time of the 2010 Census, there were 140 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 decreased by 29.3 percent, as shown in Table II.22.4, on the following page.

Table II.22.4
Group Quarters Population
Washakie County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[185]	32	10	-68.8%
Juvenile Facilities	.	57	.
Nursing Homes	71	65	-8.5%
Other Institutions	87	.	-100.0%
Total	**190**	**132**	**-30.5%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	8	8	0.0%
Total	**8**	**8**	**0.0%**
Group Quarters Population	**198**	**140**	**-29.3%**

Table II.22.5, 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 2,395 family households, 1,969 of which housed married couple families and 426 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 149 families, or a female householder with no husband present, of which there were 277 families. There were also an estimated 1,097 "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 3.6 percent, and the number of married couple families increased by 0.4 percent. The number of male households with no wife present increased by 36.7 percent, the number of female households with no husband present decreased by 15.4 percent, and non-family households increased by 13.4 percent.

Table II.22.5
Household Type by Tenure
Washakie County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	2,311	2,395	3.6%
Married couple family	1,962	1,969	0.4%
Owner-occupied housing units	1,622	1,679	3.5%
Renter-occupied housing units	340	290	-14.7%
Other family	349	426	22.1%
Male householder, no wife present	109	149	36.7%
Owner-occupied housing units	60	85	41.7%
Renter-occupied housing units	49	64	30.6%
Female householder, no husband present	240	277	15.4%
Owner-occupied housing units	131	159	21.4%
Renter-occupied housing units	109	118	8.3%
Non-family households	967	1,097	13.4%
Owner-occupied housing units	583	637	9.3%
Renter-occupied housing units	384	460	19.8%
Total	**3,278**	**3,492**	**6.5%**

[185] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.22.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,270 two-person family households, 424 three-person family households, and 387 four-person family households. One-person non-family households made up 88.1 percent of all non-family households, or an estimated 967 households. Between 2000 and 2010, the number of four-person households decreased by 7.2 percent, or from 418 to 388 households.

Table II.22.6[186]
Household Type by Household Size
Washakie County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	870	870	.	967	967	11.1%
Two Person	1,110	90	1,200	1,270	118	1,388	15.7%
Three Person	474	5	479	424	9	433	-9.6%
Four Person	417	1	418	387	1	388	-7.2%
Five Person	202	0	202	176	1	177	-12.4%
Six Person	72	1	73	92	1	93	27.4%
Seven Person	36	0	36	46	.	46	27.8%
Total	**2,311**	**967**	**3,278**	**2,395**	**1,097**	**3,492**	**6.5%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,388 two-person households, 1,150 were owner-occupied and 238 were renter-occupied. Of the 388 four-person households, 274 were owner-occupied and 114 were renter-occupied. Further household size data by tenure are presented in Table II.22.7, below.

Table II.22.7
Tenure by Household Size
Washakie County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	530	340	870	572	395	967	11.1%
Two Person	971	229	1,200	1,150	238	1,388	15.7%
Three Person	343	136	479	328	105	433	-9.6%
Four Person	330	88	418	274	114	388	-7.2%
Five Person	147	55	202	138	39	177	-12.4%
Six Person	53	20	73	65	28	93	27.4%
Seven Person or More	22	14	36	33	13	46	27.8%
Total	**2,396**	**882**	**3,278**	**2,560**	**932**	**3,492**	**6.5%**

[186] 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.22.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 6.8 percent, or from 2,396 to 2,560 households. The number of renter units increased from 882 to 932 households, or by 5.7 percent. In 2010, Washakie County had a total of 3,833 housing units, of which 3,492, or 91.1 percent, were occupied. A total of 341 units, or 8.9 percent of all units, were vacant, which was a decrease of 9.3 percent from the 2000 Census.

Table II.22.8
Housing Units by Tenure
Washakie County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	3,278	3,492	6.5%
Owner-Occupied	2,396	2,560	6.8%
Renter-Occupied	882	932	5.7%
Vacant Housing Units	376	341	-9.3%
Total Housing Units	**3,654**	**3,833**	**4.9%**
Homeownership Rate	73.1%	73.3%	.

Table II.22.9, below, shows that, of the 341 vacant housing units in Washakie County at the time of the 2010 Census, 54, or 15.8 percent, were for rent and 25, or 7.3 percent, were for sale. An estimated 83 units were for seasonal, recreational, or occasional use, and 150, or 44 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 increased from 10 units to 16 units, and units listed as "other vacant" increased from 113 to 150 units, or by 32.7 percent.

Table II.22.9
Disposition of Vacant Housing Units
Washakie County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	108	54	-50.0%
For sale only	30	25	-16.7%
Rented or sold but not occupied	10	16	60.0%
For seasonal, recreational, or occasional use	109	83	-23.9%
For migrant workers	6	13	116.7%
Other vacant	113	150	32.7%
Total	**376**	**341**	**-9.3%**

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.22.10, below, presents different income statistics for Washakie County. According to the 2010 ACS data averages, Median Family Income (MFI) for Washakie County was $61,340 compared to the statewide average of $65,964. Per capita income for Washakie County, which is calculated by dividing total income by population, was $28,557, which compared to $27,860 for the State of Wyoming.

Table II.22.10
Median and Per Capita Income
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Washakie County	Wyoming
Median Family Income	61,340	65,964
Median Household Income	48,379	53,802
Per Capita Income	28,557	27,860

Table II.22.11, below, shows households by income for Washakie County and the State of Wyoming in 2010. In Washakie County, there were a total of 298 households, or 8.8 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 598 households that had incomes between $35,000 and $49,999 in the county, which accounted for 17.6 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 14.7 percent of total households and numbered 501 in Washakie County.

Table II.22.11
Households by Income
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Income	Washakie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	298	8.8%	21,963	10.1%
$15,000–$19,999	213	6.3%	10,477	4.8%
$20,000–$24,999	189	5.6%	11,850	5.4%
$25,000–$34,999	443	13.0%	23,902	11.0%
$35,000–$49,999	598	17.6%	32,677	15.0%
$50,000–$74,999	724	21.3%	44,279	20.3%
$75,000–$99,999	433	12.7%	30,595	14.1%
$100,000 and Above	501	14.7%	41,945	19.3%
Total	**3,399**	**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.22.12, on the following page. In total, the poverty rate in Washakie County was 5.6 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Washakie County had a poverty rate of 3.4 percent, and the female population had a poverty

rate of 7.9 percent. There were seven males and no females in poverty aged 5 and under. Overall, 1.5 percent of persons in poverty in Washakie 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 135 persons, which represented 29.6 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.22.12
Poverty by Age
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Washakie County				
5 and Under	7	0	7	1.5%
6 to 17	10	20	30	6.6%
18 to 64	112	172	284	62.3%
65 and Older	11	124	135	29.6%
Total	**140**	**316**	**456**	**100.0%**
Poverty Rate	3.4%	7.9%	5.6%	.
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.22.13, 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, Washakie County saw an average of 2,202 owner-occupied single-family units compared to 429 single-family rental units. In Washakie County, single-family units represented 77.4 percent of all households compared to 70.8 percent statewide. Washakie County had a total of 64 apartment rental units, and total apartment units accounted for 2.2 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 426 mobile homes in Washakie County, which made up 12.5 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.22.13
Households by Unit Type
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
Single-Family Unit	2,202	429	2,631	77.4%
Duplex	18	55	73	2.1%
Tri- or Four-Plex	0	195	195	5.7%
Apartment	10	64	74	2.2%
Mobile Home	179	247	426	12.5%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	**2,409**	**990**	**3,399**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.22.14, below, shows the number of households by year of construction. As shown, 11.7 percent, or 399 units, were built in 1939 or earlier in the county, and another 8.6 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 47, which accounted for 1.4 percent of all households, and an additional 82 households, or 2.4 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.22.14
Households by Year Built
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Washakie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	399	11.7%	25,116	11.5%
1940 to 1949	292	8.6%	11,481	5.3%
1950 to 1959	790	23.2%	21,920	10.1%
1960 to 1969	307	9.0%	19,433	8.9%
1970 to 1979	781	23.0%	53,519	24.6%
1980 to 1989	490	14.4%	34,949	16.1%
1990 to 1999	211	6.2%	26,791	12.3%
2000 to 2004	47	1.4%	14,090	6.5%
2005 or Later	82	2.4%	10,389	4.8%
Total	**3,399**	**100.0%**	**217,688**	**100.0%**

Table II.22.15, on the following page, displays housing units for Washakie County and the State of Wyoming. The number of rooms in Washakie County varied between households. Households with one room accounted for only 0.6 percent of total housing units, while households with five and six rooms accounted for 18.6 and 14.3 percent, respectively, in the county. The median number of rooms in Washakie County was six rooms, the same as the statewide median number of rooms.

Table II.22.15
Housing Units by Number of Rooms
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Washakie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	24	.6%	3,804	1.5%
Two	59	1.5%	6,391	2.5%
Three	257	6.8%	18,634	7.3%
Four	765	20.1%	45,335	17.8%
Five	708	18.6%	52,421	20.5%
Six	544	14.3%	39,475	15.5%
Seven	490	12.9%	31,509	12.4%
Eight	450	11.8%	25,135	9.9%
Nine or More	510	13.4%	32,392	12.7%
Total	**3,807**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.22.16, below, shows households in the county by number of bedrooms and tenure. There were 10 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 32.3 percent of total households in Washakie County, which compared to 25.5 percent statewide. In Washakie County, the 1,141 households with three bedrooms accounted for 33.6 percent of all households, and there were only 179 five-bedroom or more households, which accounted for 5.3 percent of all households.

Table II.22.16
Households by Number of Bedrooms
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
None	0	10	10	0.3%
One	47	192	239	7.0%
Two	613	485	1,098	32.3%
Three	925	216	1,141	33.6%
Four	661	71	732	21.5%
Five or More	163	16	179	5.3%
Total	**2,409**	**990**	**3,399**	**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.22.17, at right, structures built in 1939 or earlier had a median value of $133,600, while structures built between 1950 and 1959 had a median value of $88,300 and those built between 1990 and 1999 had a median value of $217,000. 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 $345,000 and $244,800, respectively. The median value in Washakie County was $130,000, which compared to $174,000 in the State of Wyoming.

Table II.22.17
Median Value by Year Structure Built
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Washakie County	State of Wyoming
1939 or Earlier	133,600	141,200
1940 to 1949	85,000	129,500
1950 to 1959	88,300	151,800
1960 to 1969	136,800	166,500
1970 to 1979	153,700	169,900
1980 to 1989	179,000	187,000
1990 to 1999	217,000	224,000
2000 to 2004	345,000	243,500
2005 or Later	244,800	244,600
Median Value	**130,000**	**174,000**

Household mortgage status is reported in Table II.22.18, below. In Washakie County, households with a mortgage accounted for 61.2 percent of all households, or 1,474 housing units, and the remaining 38.8 percent, or 935 units, had no mortgage. Of those units with a mortgage, 299 had either a second mortgage or home equity loan, 13 had both a second mortgage and home equity loan, and 1,162, or 78.8 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.22.18
Mortgage Status
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Washakie County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,474	61.2%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	299	20.3%	17,932	19.1%
Second mortgage only	143	47.8%	8,629	48.1%
Home equity loan only	156	52.2%	9,303	51.9%
Both second mortgage and home equity loan	13	0.9%	741	0.8%
No second mortgage and no home equity loan	1,162	78.8%	75,088	80.1%
Housing units without a mortgage	935	38.8%	59,045	38.6%
Total	**2,409**	**100.0%**	**152,806**	**100.00%**

The median rent in Washakie County was $385 compared to $552 statewide, as shown in Table II.22.19, below. These figures show that rents in Washakie County were significantly lower than rents statewide.

Table II.22.19
Median Rent
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Washakie County	$385
State of Wyoming	$552

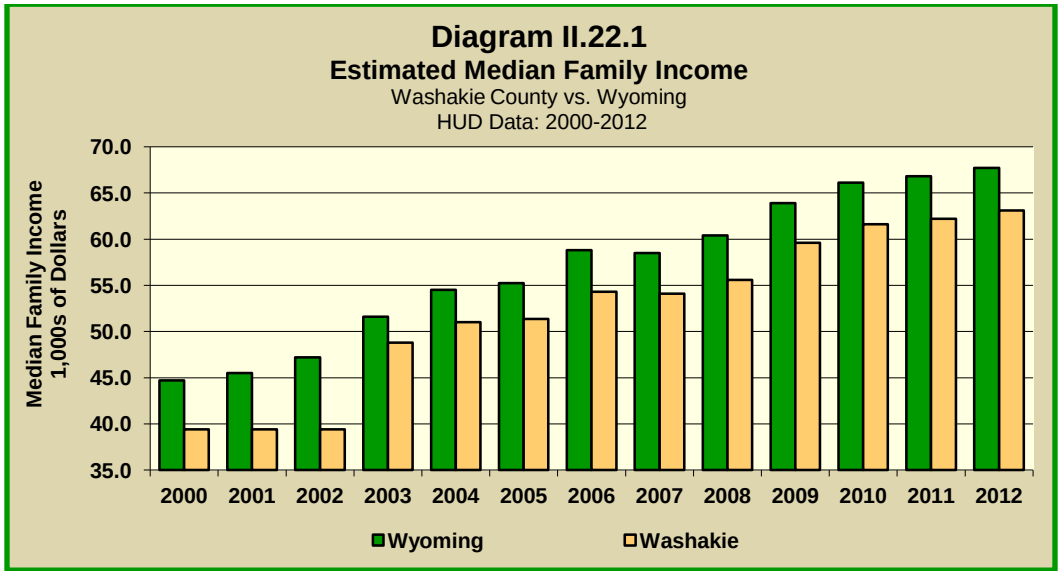
The Wyoming driver's license data provided by the WYDOT indicated a net change of 37 persons during the first half of 2012. The driver's license total exchanges since 2000 for Washakie County are presented below in Table II.22.20 and indicate a net increase of 37 persons over the time period.

Table II.22.20
Driver's Licenses Exchanged and Surrendered
Washakie County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	187	218	-31
2001	184	170	14
2002	155	183	-28
2003	163	131	32
2004	193	173	20
2005	192	141	51
2006	196	127	69
2007	198	141	57
2008	182	140	42
2009	158	102	56
2010	185	96	89
2011	167	151	16
2012 – First Half	91	54	37
Total	**2,251**	**1,827**	**424**

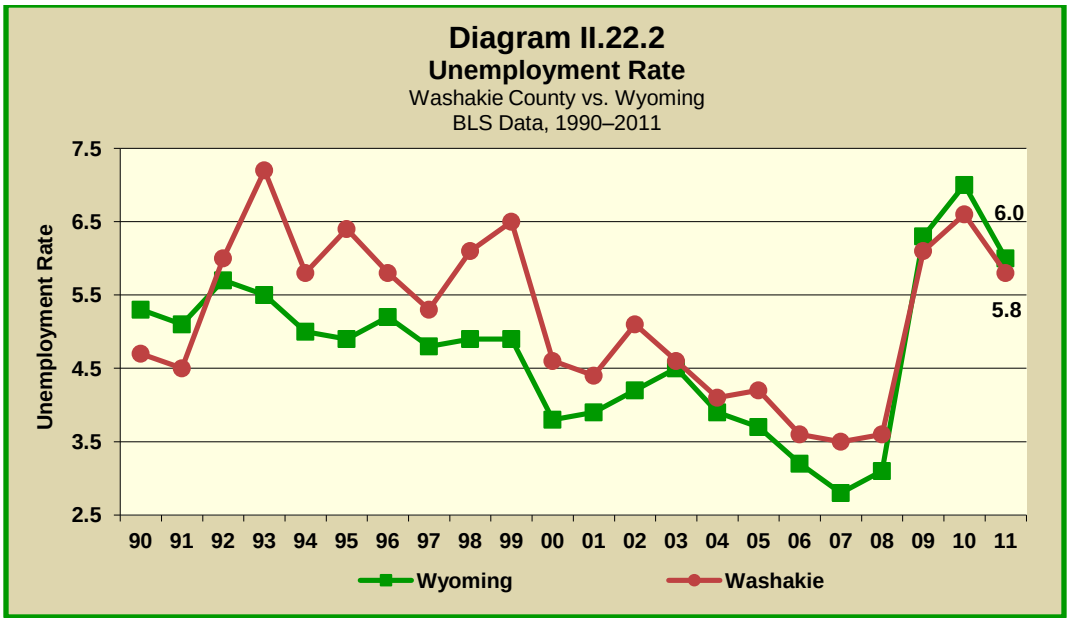
Economics

The HUD estimated MFI for Washakie County was $63,100 in 2012.[187] This compares to Wyoming's MFI of $67,700. Diagram II.22.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Washakie County's labor force, defined as the number of persons working or actively seeking work, decreased by 8 persons, from 4,462 in 2010 to 4,454 in 2011. Employment increased by 26 persons; unemployment decreased by 34 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 6.6 percent in 2010 to 5.8 percent in 2011, as shown on the following page in Diagram II.22.2.

[187] 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.22.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 0.25 percent between 2010 and 2011, from a total of 3,948 to 3,958 workers.

Table II.22.21
Total Monthly Employment
Washakie County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	3,560	3,325	3,492	3,563	3,728	3,739	3,810	3,905	3,872	3,816	3,803
Feb	3,498	3,391	3,446	3,475	3,614	3,695	3,712	3,816	3,875	3,750	3,759
Mar	3,432	3,439	3,494	3,569	3,624	3,676	3,804	3,754	3,871	3,758	3,840
Apr	3,487	3,445	3,549	3,615	3,728	3,778	3,847	3,962	3,910	3,861	3,929
May	3,550	3,535	3,669	3,719	3,817	3,912	3,981	4,116	4,042	4,005	4,017
Jun	3,625	3,649	3,781	3,842	3,947	4,077	4,093	4,268	4,178	4,137	4,160
Jul	3,466	3,643	3,736	3,759	3,922	3,953	4,020	4,163	4,027	4,048	4,026
Aug	3,447	3,546	3,670	3,724	3,853	3,889	4,008	4,111	3,985	3,978	3,964
Sep	3,454	3,497	3,699	3,741	3,888	3,911	4,025	4,234	4,013	3,994	4,003
Oct	3,585	3,554	3,727	3,786	3,909	3,846	4,131	4,218	4,036	4,052	4,000
Nov	3,501	3,564	3,702	3,785	3,903	3,883	4,123	4,175	3,976	4,012	3,988
Dec	3,519	3,699	3,682	3,804	3,987	3,939	4,029	4,184	3,987	3,970	4,001
Annual	**3,510**	**3,524**	**3,637**	**3,699**	**3,827**	**3,858**	**3,965**	**4,076**	**3,981**	**3,948**	**3,958**
% Change	.	0.40	3.21	1.70	3.46	0.81	2.77	2.80	-2.33	-0.83	0.25

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.22.22, at right, annual average weekly wages increased by 4.26 percent between 2010 and 2011, from a total of $680 to $709.

Table II.22.22
Average Weekly Wages
Washakie County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	472	478	488	518	489	.
2002	475	488	492	528	496	1.43
2003	477	492	496	532	500	0.81
2004	514	523	555	583	544	8.80
2005	540	554	563	585	561	3.13
2006	577	577	593	636	596	6.24
2007	613	656	629	656	639	7.21
2008	640	626	648	707	656	2.66
2009	641	664	644	702	663	1.07
2010	633	677	683	725	680	2.56
2011(p)	667	705	728	732	709	4.26

Total business establishments reported by the QCEW are displayed on the below in Table II.22.23. Annual establishments decreased by 1.28 percent between 2010 and 2011, from a total of 467 to 461 establishments.

Table II.22.23
Number of Establishments
Washakie County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	424	431	420	424	425	.
2002	416	417	425	422	420	-1.18
2003	420	423	420	419	421	0.24
2004	414	420	420	416	418	-0.71
2005	420	426	431	432	427	2.15
2006	439	451	461	458	452	5.85
2007	463	462	455	454	459	1.55
2008	453	454	456	453	454	-1.09
2009p	459	463	467	464	463	1.98
2010	468	470	465	466	467	0.86
2011(p)	460	456	463	463	461	-1.28

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, Washakie 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 $341,828,000 and real per capita income was $39,970 in 2010. Average earnings per job in the county was $39,771 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Washakie County decreased from $458 in fourth quarter 2010 to $451 in fourth quarter 2011, or by 1.5 percent. Detached single-family home rents increased by 2.6 percent, rents for mobile homes on a lot increased by 0.7 percent, and mobile home lots remained unchanged.

Washakie County rental prices experienced average annualized increases of 2.2 percent for apartments, 3.3 percent for houses, 1.8 percent for mobile homes plus a lot, and 2.8 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.22.24, at right, presents the Washakie County data for each rental type. [188]

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 Washakie County increased from one authorized units in 2010 to two in 2011.

The real value of single-family building permits increased from $132,800 in 2010 to $230,500 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $228,800 in 2005 to a low of $46,300 in 2002. These figures compare to the state average high of $270,950 in 2000 and a low of $184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.22.25, on the following page.

Table II.22.24
Semiannual Average Monthly Rental Prices
Washakie County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	261	100	282	278
Q2.87	248	115	284	238
Q4.87	258	110	322	247
Q2.88	241	115	303	225
Q4.88	220	115	253	219
Q2.89	264	117	282	289
Q4.89	233	127	242	210
Q2.90	250	113	285	267
Q4.90	274	120	247	192
Q2.91	261	128	304	244
Q4.91	314	128	256	225
Q2.92	277	125	328	242
Q4.92	273	118	300	200
Q2.93	262	118	354	213
Q4.93	297	118	.	.
Q2.94	310	125	348	.
Q4.94	308	127	347	.
Q2.95	319	127	375	.
Q4.95	301	115	380	.
Q2.96	343	115	369	.
Q4.96	339	125	428	.
Q2.97	340	157	363	327
Q4.97	340	157	469	314
Q2.98	356	125	409	263
Q4.98	352	165	449	277
Q2.99	327	208	407	264
Q4.99	339	128	366	.
Q2.00	337	139	365	263
Q4.00	327	130	373	330
Q2.01	331	188	361	310
Q4.01	334	155	364	345
Q2.02	323	158	342	313
Q4.02	338	155	372	283
Q2.03	339	155	342	265
Q4.03	339	155	416	283
Q2.04	343	155	425	240
Q4.04	333	175	392	243
Q2.05	306	125	421	258
Q4.05	294	125	419	294
Q2.06	360	150	412	292
Q4.06	409	150	421	275
Q2.07	411	150	441	375
Q4.07	431	150	496	396
Q2.08	436	150	515	375
Q4.08	451	150	533	389
Q2.09	465	150	525	390
Q4.09	427	200	533	383
Q2.10	480	200	592	430
Q4.10	458	200	612	432
Q2.11	438	200	599	463
Q4.11	451	200	628	435

[188] 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.

Table II.22.25
Building Permits and Valuation
Washakie County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	25	.	8	24	57	.	.	130.2
1981	20	2	4	.	26	.	.	108.2
1982	47	.	4	.	51	.	.	84.2
1983	16	2	4	10	32	.	.	112.2
1984	11	.	.	.	11	.	.	138.5
1985	5	.	.	.	5	.	.	119.2
1986	5	.	.	24	29	.	.	91.1
1987	2	.	.	.	2	.	.	81.3
1988	.	.	.	.	.	.	.	.
1989	1	.	.	.	1	.	.	162.9
1990	.	.	.	.	.	.	.	.
1991	1	.	.	.	1	.	.	136.4
1992	5	.	.	.	5	.	.	136.8
1993	1	.	.	.	1	.	.	137.6
1994	3	.	.	.	3	.	.	159.1
1995	5	2	23	.	30	.	2	167.2
1996	3	.	.	.	3	23	8	170.7
1997	5	.	4	14	23	.	.	153.2
1998	3	.	.	.	3	.	.	145.4
1999	2	.	.	6	8	.	.	188.7
2000	1	.	.	7	8	.	.	164.9
2001	.	2	.	.	2	.	.	.
2002	3	.	.	.	3	.	.	46.3
2003	4	6	.	.	10	.	.	81.0
2004	3	4	.	.	7	.	2	72.6
2005	5	4	.	.	9	.	.	228.8
2006	8	2	.	.	10	.	.	130.3
2007	25	.	.	.	25	.	.	190.6
2008	6	.	.	.	6	.	.	214.5
2009	5	.	.	.	5	.	.	203.5
2010	1	.	.	.	1	.	.	132.8
2011	2	.	.	12	14	.	.	230.5

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 Washakie County was $153,093. This represented an increase of 3.8 percent from the previous year. In contrast, Wyoming's average was $241,301, 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.22.26, below.

Table II.22.26
Average Sales Prices
Washakie County vs. Wyoming
DOR Data, 1999–2011

Year	Washakie County Average Price ($)	Washakie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	80,338	1.14	101,517	4.76
2000	84,564	5.26	111,437	9.77
2001	86,412	2.19	116,469	4.52
2002	90,405	4.62	121,140	4.01
2003	94,206	4.20	132,708	9.55
2004	102,144	8.43	142,501	7.38
2005	102,948	0.79	159,776	12.12
2006	123,072	19.55	187,869	17.58
2007	123,363	0.24	265,044	41.08
2008	133,754	8.4	256,045	-3.4
2009	150,202	12.3	241,622	-5.6
2010	147,467	-1.82	250,958	3.9
2011	153,093	3.8	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in June 2012.[189] During June 2012, a total of 24 surveys were completed in Washakie County. Of the 277 rental units surveyed, seven were vacant, indicating a vacancy rate of 2.53 percent, as shown in Table II.22.27, below. This rate compares to a 3.64 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.22.27
Total Units, Vacant Units, and Vacancy Rate
Washakie County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	11	144	7	4.86
2001b	8	126	12	9.52
2002a	7	118	12	10.17
2002b	8	160	10	6.25
2003a	4	102	6	5.88
2003b	6	112	7	6.25
2004a	11	186	3	1.61
2004b	8	180	2	1.11
2005a	10	159	5	3.14
2005b	13	249	4	1.61
2006a	12	196	3	1.53
2006b	16	266	0	0
2007a	14	196	2	1.02
2007b	13	193	14	7.25
2008a	17	191	7	3.66
2008b	17	185	5	2.70
2009a	18	182	7	3.85
2009b	17	174	6	3.45
2010a	19	245	9	3.67
2010b	19	258	13	5.04
2011a	17	275	10	3.64
2011b	23	337	7	2.08
2012a	24	277	7	2.53

Diagram II.22.3, on the following page, shows the historical vacancy rate for Washakie County and Wyoming. As can be seen, the vacancy rate in Washakie County was above the statewide rate early in the decade, but except for a single spike in 2007, has remained below the statewide rate since 2004.

[189]Those signified as *a* in the "year" column of Table II.22.10 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.

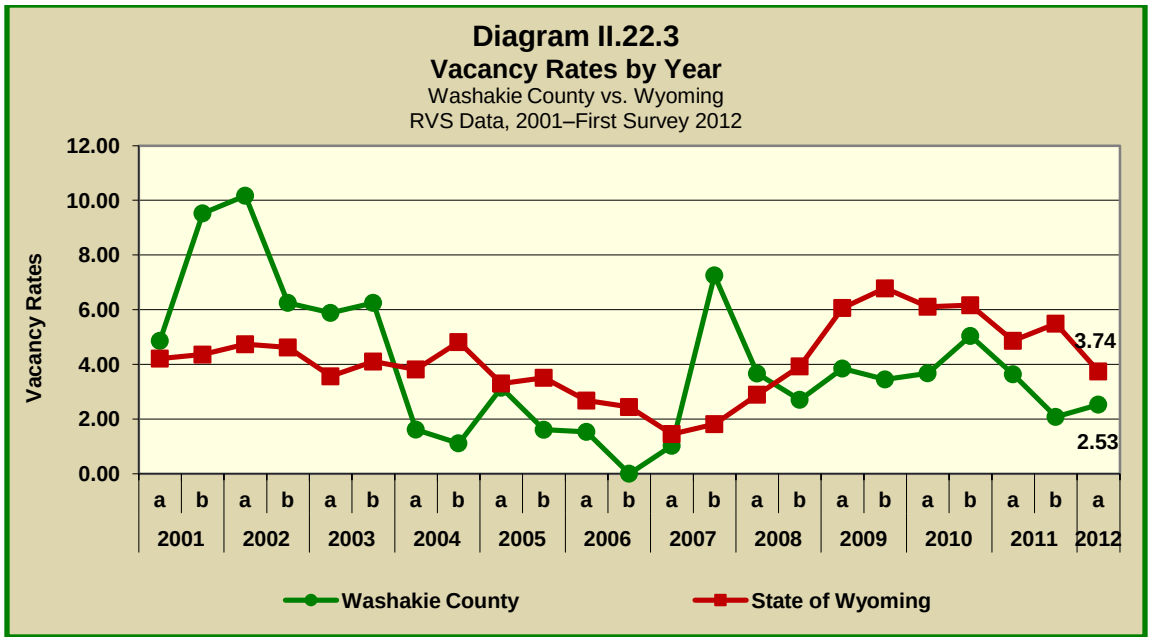
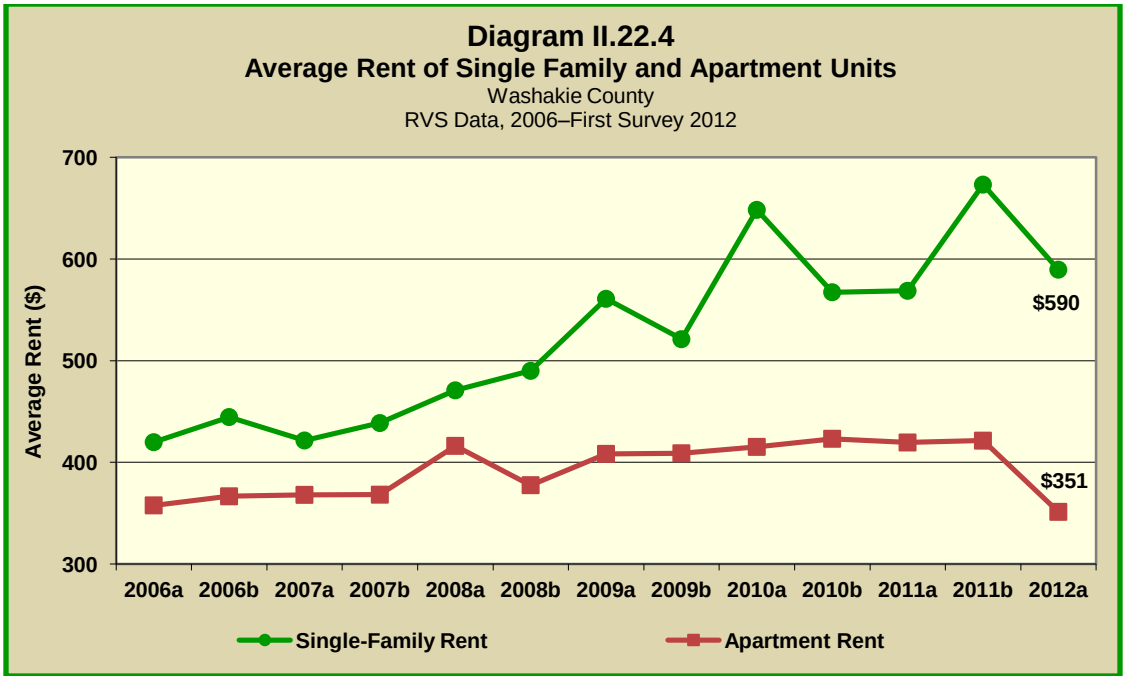


Diagram II.22.4, below, shows the average rent of single-family and apartment units in Washakie County. In the first half of 2012, average rents for single-family units fell, to $590, and average rents for apartments fell to $351.



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 58 respondents in Washakie County. Of the incoming persons who were unsatisfied with their current housing, 68.4 percent said they were seeking to own a home and the remaining 31.6 percent were seeking to rent. Of those seeking to own a home, 50 percent wished to buy existing units, of which 40 percent of respondents anticipated spending below $100,000 and 60 percent anticipated spending between $100,000 and $249,999. Of those seeking to build a home 25 percent anticipated

building for less than $99,999, 50 percent anticipated spending between $100,000 and $249,999 and the remaining 25 percent anticipated spending above $250,000

Of the 31.6 percent of respondents seeking to rent, 66.7 percent anticipated spending below $474, 16.7 percent anticipated spending between $475 to $849 and 16.7 percent anticipated spending above $850. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 895 loans purchased in Washakie County between 1979 and 2012, with 10 occurring in fiscal 2012. The average home size over the period was 1,168 square feet and 1,170 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1956. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $41,818. The average purchase price in fiscal 2012 was $105,780. Fiscal year data for the entire operating history of the WCDA can be found 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, 26, or 0.8 percent of households in Washakie County, were overcrowded, as shown on the following page in Table II.22.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.22.28
Overcrowding and Severe Overcrowding
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Washakie County				
Owner				
Households	2,409	0	0	2,409
Percentage	100.0%	0.0%	0.0%	100.0%
Renter				
Households	964	26	0	990
Percentage	97.4%	2.6%	0.0%	100.0%
Total				
Households	3,373	26	0	3,399
Percentage	99.2%	0.8%	0.0%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 107 units, or 2.8 percent of all housing units in Washakie 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.22.29, below.

Table II.22.29
Housing Units with Incomplete Kitchen Facilities
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Washakie County	State of Wyoming
Complete Kitchen Facilities	3,700	247,608
Lacking Complete Kitchen Facilities	107	7,488
Total Housing Units	**3,807**	**255,096**
Percent Lacking	2.8%	2.9%

At the time of the 2010 ACS, a total of 55 units, or 1.4 percent of all housing units in Washakie 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.22.30, on the following page.

Table II.22.30
Housing Units with Incomplete Plumbing Facilities
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Washakie County	State of Wyoming
Complete Plumbing Facilities	3,752	249,046
Lacking Complete Plumbing Facilities	55	6,050
Total Households	**3,807**	**255,096**
Percent Lacking	1.4%	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 Washakie County, 17.8 percent of households had a cost burden and 4.2 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 25.1 percent of homeowners with a mortgage in Washakie County experienced a cost burden and 3.9 percent experienced a severe cost burden, while 16.6 percent of renters had a cost burden and 6 percent had a severe cost burden, as shown in Table II.22.31, below.

Table II.22.31
Cost Burden and Severe Cost Burden by Tenure
Washakie County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Washakie County					
Owner with a Mortgage					
Households	1,047	370	57	0	1,474
Percent	71.0%	25.1%	3.9%	.0%	100.0%
Owner without a Mortgage					
Households	838	70	27	0	935
Percent	89.6%	7.5%	2.9%	.0%	100.0%
Renter					
Households	596	164	59	171	990
Percent	60.2%	16.6%	6.0%	17.3%	100.0%
Total					
Households	2,481	604	143	171	3,399
Percent	73.0%	17.8%	4.2%	5.0%	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%	.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%

Demographics

The Census Bureau's intercensal estimates indicate that Weston County's population decreased from 5,902 in 2010 to 5,794 in 2011, or by 1.8 percent. This compares to a statewide population growth of 0.8 percent over the period.[190] The number of people from 15 to 24 years of age decreased by 3.5 percent, and the number of people from 55 to 64 years of age increased by 2.4 percent. The white population decreased by 1.9 percent, while the black population increased by 50 percent. The Hispanic population increased from 216 to 230 people between 2010 and 2011 or by 6.5 percent. These data are presented in Table II.23.1, below.

Table II.23.1
Profile of Population Characteristics
Wyoming vs. Weston County
2010 Census and 2011 Intercensal Estimates

Subject	Weston County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	**5,902**	**5,794**	**-1.8%**	**563,626**	**568,158**	**0.8%**
Age						
Under 14 years	1,306	1,314	0.6%	113,371	113,462	0.1%
15 to 24 years	810	782	-3.5%	78,460	78,704	0.3%
25 to 44 years	1,711	1,723	0.7%	144,615	145,669	0.7%
45 to 54 years	1,173	1,087	-7.3%	83,577	80,936	-3.2%
55 to 64 years	1,059	1,084	2.4%	73,513	77,120	4.9%
65 and Over	1,149	1,118	-2.7%	70,090	72,267	3.1%
Race						
White	6,954	6,819	-1.9%	529,110	531,484	0.4%
Black	22	33	50.0%	5,135	6,024	17.3%
American Indian and Alaskan Native	97	106	9.3%	14,457	14,774	2.2%
Asian	21	26	23.8%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	3	2	-33.3%	521	551	5.8%
Two or more races	111	122	9.9%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	216	230	6.5%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Weston County's population increased from 6,644 persons in 2000 to 7,208 in 2010, or by 8.5 percent. This compares to a statewide population growth of 14.4 percent over the period. The white population increased by 8 percent, while the black population increased by 162.5 percent. The Hispanic population increased from 137 to 216 persons between 2000 and 2010, or by 57.7 percent. These data are presented in Table II.23.2, on the following page.

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

Table II.23.2
Population by Race and Ethnicity
Weston County
2000 SF1 and 2010 Census Data

Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	6,374	95.9%	6,885	95.5%	8.0%
Black	8	0.1%	21	0.3%	162.5%
American Indian	84	1.3%	91	1.3%	8.3%
Asian	13	0.2%	20	0.3%	53.8%
Native Hawaiian/Pacific Islander	1	.	3	.	200.0%
Other	62	0.9%	67	0.9%	8.1%
Two or More Races	102	1.5%	121	1.7%	18.6%
Total	**6,644**	**100.0%**	**7,208**	**100.0%**	**8.5%**
Hispanic (Ethnicity)	137	2.1%	216	3.0%	57.7%

Table II.23.3, below, presents the population of Weston County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 8.5 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 347 persons, or by 48.7 percent. In 2010, the largest age group in Weston County was the group aged 35 to 54, which accounted for 27.7 percent of the entire population. The 2010 census count showed a total of 3,790 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 3,418 persons, were female.

Table II.23.3
Population by Age and Gender
Weston County
2000 SF1 and 2010 Census Data

Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	179	169	348	217	193	410	17.8%
5 to 19	731	716	1,447	681	620	1,301	-10.1%
20 to 24	184	112	296	235	170	405	36.8%
25 to 34	336	323	659	486	398	884	34.1%
35 to 54	1,146	1,000	2,146	1,084	916	2,000	-6.8%
55 to 64	336	376	712	580	479	1,059	48.7%
65 and Over	461	575	1,036	507	642	1,149	10.9%
Total	**3,373**	**3,271**	**6,644**	**3,790**	**3,418**	**7,208**	**8.5%**

At the time of the 2010 Census, there were 313 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 5.4 percent, as shown in Table II.23.3, on the following page.

Table II.23.4
Group Quarters Population
Weston County
2000 SF1 and 2010 Census Data

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions[191]	194	261	34.5%
Juvenile Facilities	.	.	.
Nursing Homes	48	52	8.3%
Other Institutions	.	.	.
Total	**242**	**313**	**29.3%**
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	55	.	-100.0%
Total	**55**	**.**	**-100.0%**
Group Quarters Population	**297**	**313**	**5.4%**

Table II.23.5, 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 1,957 family households, 1,608 of which housed married couple families and 349 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 140 families, or a female householder with no husband present, of which there were 209 families. There were also an estimated 1,064 "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 4.7 percent, and the number of married couple families decreased by 1.4 percent. The number of male households with no wife present increased by 52.2 percent, the number of female households with no husband present increased by 9.4 percent, and non-family households increased by 40.9 percent.

Table II.23.5
Household Type by Tenure
Weston County
2000 SF1 and 2010 Census Data

Family Type	2000	2010	% Change 00-10
Family households	1,869	1,957	4.7%
Married couple family	1,586	1,608	1.4%
Owner-occupied housing units	1,368	1,421	3.9%
Renter-occupied housing units	218	187	-14.2%
Other family	283	349	23.3%
Male householder, no wife present	92	140	52.2%
Owner-occupied housing units	65	104	60.0%
Renter-occupied housing units	27	36	33.3%
Female householder, no husband present	191	209	9.4%
Owner-occupied housing units	124	132	6.5%
Renter-occupied housing units	67	77	14.9%
Non-family households	755	1,064	40.9%
Owner-occupied housing units	488	692	41.8%
Renter-occupied housing units	267	372	39.3%
Total	**2,624**	**3,021**	**15.1%**

[191] In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.23.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,103 two-person family households, 327 three-person family households, and 326 four-person family households. One-person non-family households made up 84.8 percent of all non-family households, or an estimated 902 households. Between 2000 and 2010, the number of four-person households decreased by 9.1 percent, or from 364 to 331 households.

Table II.23.6[192]
Household Type by Household Size
Weston County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	655	655	.	902	902	37.7%
Two Person	966	89	1,055	1,103	142	1,245	18.0%
Three Person	343	6	349	327	12	339	-2.9%
Four Person	362	2	364	326	5	331	-9.1%
Five Person	145	3	148	110	1	111	-25.0%
Six Person	36	0	36	61	2	63	75.0%
Seven Person	17	0	17	30	.	30	76.5%
Total	**1,869**	**755**	**2,624**	**1,957**	**1,064**	**3,021**	**15.1%**

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,245 two-person households, 1,068 were owner-occupied and 177 were renter-occupied. Of the 331 four-person households, 269 were owner-occupied and 62 were renter-occupied. Further household size data by tenure are presented in Table II.23.7, below.

Table II.23.7
Tenure by Household Size
Weston County
2000 SF1 and 2010 Census Data

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	433	222	655	591	311	902	37.7%
Two Person	886	169	1,055	1,068	177	1,245	18.0%
Three Person	270	79	349	257	82	339	-2.9%
Four Person	301	63	364	269	62	331	-9.1%
Five Person	117	31	148	88	23	111	-25.0%
Six Person	26	10	36	54	9	63	75.0%
Seven Person or More	12	5	17	22	8	30	76.5%
Total	**2,045**	**579**	**2,624**	**2,349**	**672**	**3,021**	**15.1%**

[192] 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.23.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 14.9 percent, or from 2,045 to 2,349 households. The number of renter units increased from 579 to 672 households, or by 16.1 percent. In 2010, Weston County had a total of 3,533 housing units, of which 3,021, or 85.5 percent, were occupied. A total of 512 units, or 14.5 percent of all units, were vacant, which was a decrease of 15.7 percent from the 2000 Census.

Table II.23.8
Housing Units by Tenure
Weston County
2000 SF1 and 2010 Census Data

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	2,624	3,021	15.1%
Owner-Occupied	2,045	2,349	14.9%
Renter-Occupied	579	672	16.1%
Vacant Housing Units	607	512	-15.7%
Total Housing Units	**3,231**	**3,533**	**9.3%**
Homeownership Rate	77.9%	77.8%	.

Table II.23.9, below, shows that, of the 512 vacant housing units in Weston County at the time of the 2010 Census, 78, or 15.2 percent, were for rent and 64, or 12.5 percent, were for sale. An estimated 124 units were for seasonal, recreational, or occasional use, and 186, or 36.3 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 60 to 58 units, or by 3.3 percent, and units listed as "other vacant" decreased from 220 to 186 units, or by 15.5 percent.

Table II.23.9
Disposition of Vacant Housing Units
Weston County
2000 SF1 and 2010 Census Data

Disposition	2000	2010	% Change 00-10
For rent	79	78	-1.3%
For sale only	104	64	-38.5%
Rented or sold but not occupied	60	58	-3.3%
For seasonal, recreational, or occasional use	141	124	-12.1%
For migrant workers	3	2	-33.3%
Other vacant	220	186	-15.5%
Total	**607**	**512**	**-15.7%**

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.23.10, below, presents different income statistics for Weston County. According to the 2010 ACS data averages, Median Family Income (MFI) for Weston County was $63,438 compared to the statewide average of $65,964. Per capita income for Weston County, which is calculated by dividing total income by population, was $28,463, which compared to $27,860 for the State of Wyoming.

Table II.23.10
Median and Per Capita Income
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Income Type	Weston County	Wyoming
Median Family Income	63,438	65,964
Median Household Income	53,853	53,802
Per Capita Income	28,463	27,860

Table II.23.11, below, shows households by income for Weston County and the State of Wyoming in 2010. In Weston County, there were a total of 321 households, or 10.4 percent, with incomes under $15,000 compared to 10.1 percent of households in Wyoming. There were another 481 households that had incomes between $35,000 and $49,999 in the county, which accounted for 15.5 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of $100,000 or more accounted for 15.5 percent of total households and numbered 481 in Weston County.

Table II.23.11
Households by Income
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Income	Weston County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under $15,000	321	10.4%	21,963	10.1%
$15,000–$19,999	118	3.8%	10,477	4.8%
$20,000–$24,999	95	3.1%	11,850	5.4%
$25,000–$34,999	445	14.4%	23,902	11.0%
$35,000–$49,999	481	15.5%	32,677	15.0%
$50,000–$74,999	688	22.2%	44,279	20.3%
$75,000–$99,999	468	15.1%	30,595	14.1%
$100,000 and Above	481	15.5%	41,945	19.3%
Total	**3,097**	**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.23.12, on the following page. In total, the poverty rate in Weston County was 7.9 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Weston County had a poverty rate of 2.7 percent, and the female population had a poverty rate of

13.3 percent. There were 24 males and 69 females in poverty aged 5 and under. Overall, 17.2 percent of persons in poverty in Weston 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 115 persons, which represented 21.3 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.23.12
Poverty by Age
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Age	Male	Female	Total	% of Total
Weston County				
5 and Under	24	69	93	17.2%
6 to 17	33	18	51	9.4%
18 to 64	27	254	281	52.0%
65 and Older	9	106	115	21.3%
Total	**93**	**447**	**540**	**100.0%**
Poverty Rate	2.7%	13.3%	7.9%	.
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.23.13, 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, Weston County saw an average of 1,727 owner-occupied single-family units compared to 368 single-family rental units. In Weston County, single-family units represented 67.6 percent of all households compared to 70.8 percent statewide. Weston County had a total of 48 apartment rental units, and total apartment units accounted for 1.9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 792 mobile homes in Weston County, which made up 25.6 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.23.13
Households by Unit Type
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Weston County				
Single-Family Unit	1,727	368	2,095	67.6%
Duplex	0	60	60	1.9%
Tri- or Four-Plex	0	90	90	2.9%
Apartment	12	48	60	1.9%
Mobile Home	673	119	792	25.6%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	**2,412**	**685**	**3,097**	**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	0.1%
Total	**152,806**	**64,882**	**217,688**	**100.0%**

Table II.23.14, below, shows the number of households by year of construction. As shown, 16 percent, or 495 units, were built in 1939 or earlier in the county and another 7.7 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 130, which accounted for 4.2 percent of all households, and an additional 62 households, or 2 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.23.14
Households by Year Built
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Weston County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	495	16.0%	25,116	11.5%
1940 to 1949	239	7.7%	11,481	5.3%
1950 to 1959	481	15.5%	21,920	10.1%
1960 to 1969	175	5.7%	19,433	8.9%
1970 to 1979	561	18.1%	53,519	24.6%
1980 to 1989	579	18.7%	34,949	16.1%
1990 to 1999	375	12.1%	26,791	12.3%
2000 to 2004	130	4.2%	14,090	6.5%
2005 or Later	62	2.0%	10,389	4.8%
Total	**3,097**	**100.0%**	**217,688**	**100.0%**

Table II.23.15, on the following page, displays housing units for Weston County and the State of Wyoming. The number of rooms in Weston County varied between households. Households with one room accounted for only 1.9 percent of total housing units, while households with five and six rooms accounted for 17.4 and 15.2 percent, respectively, in the county. The median number of rooms in Weston County was six rooms, the same as the statewide median number of rooms.

Table II.23.15
Housing Units by Number of Rooms
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Number of Rooms	Weston County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	65	1.9%	3,804	1.5%
Two	55	1.6%	6,391	2.5%
Three	231	6.6%	18,634	7.3%
Four	783	22.4%	45,335	17.8%
Five	607	17.4%	52,421	20.5%
Six	533	15.2%	39,475	15.5%
Seven	500	14.3%	31,509	12.4%
Eight	327	9.4%	25,135	9.9%
Nine or More	395	11.3%	32,392	12.7%
Total	**3,496**	**100.0%**	**255,096**	**100.0%**
Median Rooms	6	.	6	.

Table II.23.16, below, shows households in the county by number of bedrooms and tenure. There were 31 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25 percent of total households in Weston County, which compared to 25.5 percent statewide. In Weston County, the 1,392 households with three bedrooms accounted for 44.9 percent of all households, and there were only 169 five-bedroom or more households, which accounted for 5.5 percent of all households.

Table II.23.16
Households by Number of Bedrooms
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Weston County				
None	0	31	31	1.0%
One	49	178	227	7.3%
Two	545	230	775	25.0%
Three	1,177	215	1,392	44.9%
Four	476	27	503	16.2%
Five or More	165	4	169	5.5%
Total	**2,412**	**685**	**3,097**	**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.23.17, at right, structures built in 1939 or earlier had a median value of $130,500, while structures built between 1950 and 1959 had a median value of $109,200 and those built between 1990 and 1999 had a median value of $106,000. 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 $234,500 and $222,700, respectively. The median value in Weston County was $115,200, which compared to $174,000 in the State of Wyoming.

Table II.23.17
Median Value by Year Structure Built
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Year Built	Weston County	State of Wyoming
1939 or Earlier	130,500	141,200
1940 to 1949	109,600	129,500
1950 to 1959	109,200	151,800
1960 to 1969	110,000	166,500
1970 to 1979	107,100	169,900
1980 to 1989	111,500	187,000
1990 to 1999	106,000	224,000
2000 to 2004	234,500	243,500
2005 or Later	222,700	244,600
Median Value	**115,200**	**174,000**

Household mortgage status is reported in Table II.23.18, below. In Weston County, households with a mortgage accounted for 51.5 percent of all households, or 1,241 housing units, and the remaining 48.5 percent, or 1,171 units, had no mortgage. Of those units with a mortgage, 200 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 1,041, or 83.9 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.23.18
Mortgage Status
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Mortgage Status	Weston County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,241	51.5%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	200	16.1%	17,932	19.1%
Second mortgage only	97	48.5%	8,629	48.1%
Home equity loan only	103	51.5%	9,303	51.9%
Both second mortgage and home equity loan	0	0.0%	741	0.8%
No second mortgage and no home equity loan	1,041	83.9%	75,088	80.1%
Housing units without a mortgage	1,171	48.5%	59,045	38.6%
Total	**2,412**	**100.0%**	**152,806**	**100.00%**

The median rent in Weston County was $443 compared to $552 statewide, as shown in Table II.23.19, below. These figures show that rents were comparable.

Table II.23.19
Median Rent
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Place	Rent
Weston County	$443
State of Wyoming	$552

The Wyoming driver's license data provided by the WYDOT indicated a net change of 21 persons during the first half of 2012. The driver's license total exchanges since 2000 for Weston County are presented in Table II.23.20, below, and indicate a net increase of 587 persons over the time period.

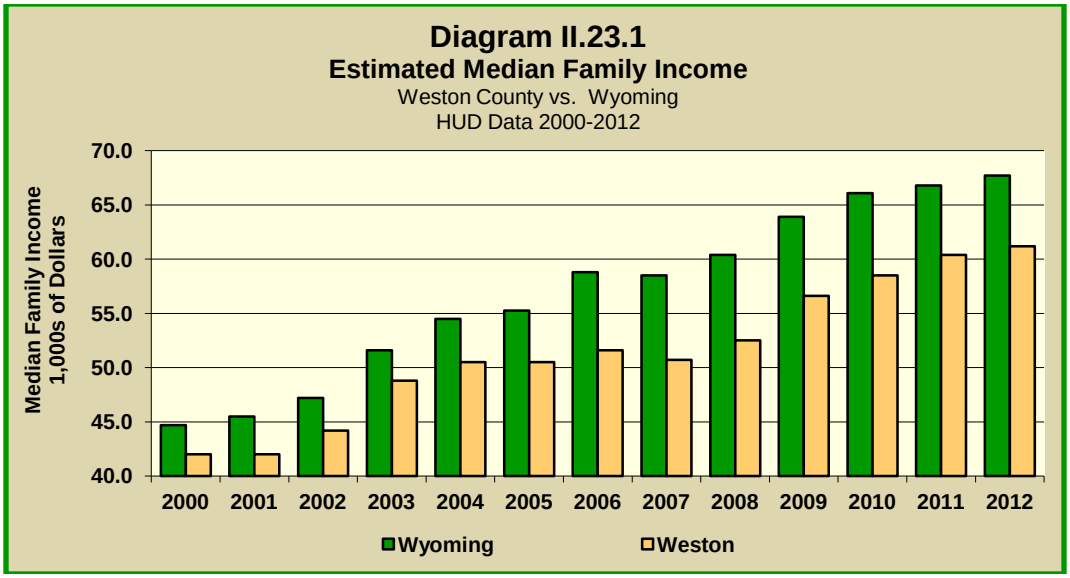
Table II.23.20
Driver's Licenses Exchanged and Surrendered
Weston County
WYDOT Data, 2000–Second Quarter 2012

Year	In-Migrants	Out-Migrants	Net Change
2000	199	190	9
2001	196	166	30
2002	169	135	34
2003	146	121	25
2004	173	161	12
2005	177	174	3
2006	209	123	86
2007	248	115	133
2008	232	173	59
2009	223	149	74
2010	196	103	93
2011	148	140	8
2012 – First Half	81	60	21
Total	**2,397**	**1,810**	**587**

Economics

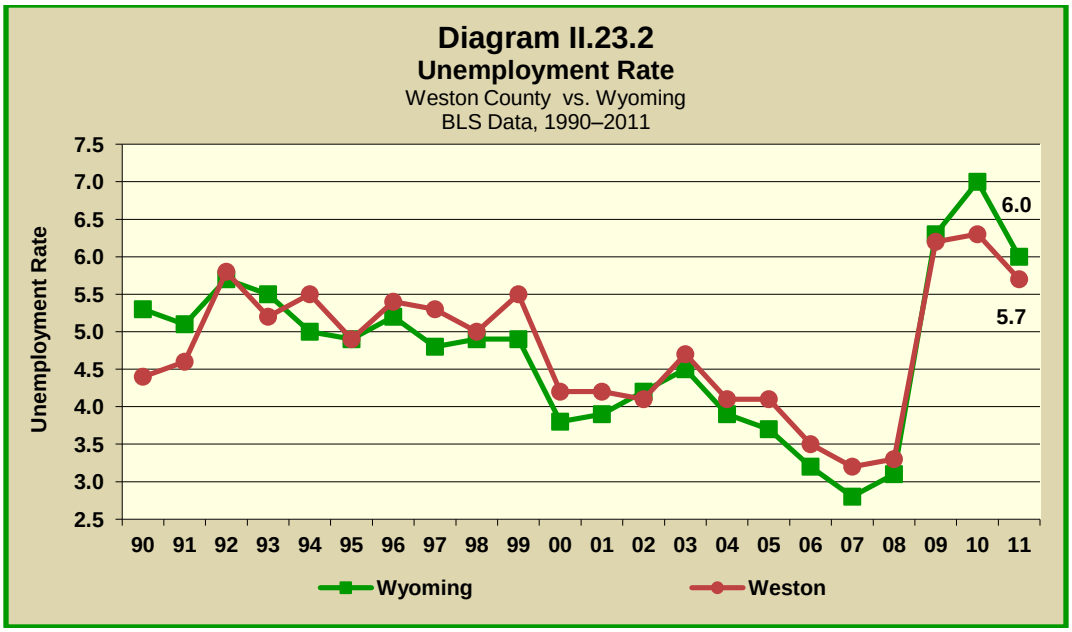
The HUD estimated MFI for Weston County was $61,200 in 2012.[193] This rate compares to Wyoming's MFI of $67,700. Diagram II.23.1, below, illustrates the estimated MFI for 2000 through 2012.

Diagram II.23.1
Estimated Median Family Income
Weston County vs. Wyoming
HUD Data 2000-2012



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Weston County's labor force, defined as the number of persons working or actively seeking work, decreased by 75 persons, from 3,379 in 2010 to 3,304 in 2011. Employment decreased by 50 persons; unemployment decreased by 25 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.3 percent in 2010 to 5.7 in 2011, as shown on the following page in Diagram II.23.2.

[193] 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.23.21, below, with 2011 information considered preliminary (p), annual total monthly employment decreased by 1.69 percent between 2010 and 2011, from a total of 2,304 to 2,265 workers.

Table II.23.21
Total Monthly Employment
Weston County
BLS QCEW Data, 2001–2011(p)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	2,120	2,215	2,073	2,103	2,141	2,143	2,249	2,278	2,277	2,270	2,207
Feb	2,106	2,219	2,086	2,089	2,155	2,140	2,231	2,300	2,255	2,246	2,202
Mar	2,136	2,193	2,098	2,097	2,167	2,181	2,261	2,328	2,273	2,285	2,209
Apr	2,191	2,237	2,118	2,141	2,181	2,165	2,281	2,357	2,262	2,308	2,196
May	2,246	2,293	2,248	2,212	2,259	2,192	2,347	2,386	2,299	2,400	2,315
Jun	2,288	2,340	2,238	2,214	2,233	2,220	2,377	2,397	2,269	2,349	2,300
Jul	2,186	2,234	2,094	2,133	2,178	2,106	2,219	2,286	2,275	2,232	2,169
Aug	2,149	2,250	2,110	2,150	2,173	2,099	2,249	2,324	2,212	2,257	2,245
Sep	2,296	2,329	2,214	2,252	2,284	2,186	2,311	2,398	2,289	2,331	2,347
Oct	2,297	2,272	2,227	2,205	2,272	2,149	2,310	2,334	2,255	2,339	2,358
Nov	2,263	2,228	2,180	2,190	2,265	2,179	2,355	2,360	2,271	2,362	2,315
Dec	2,249	2,209	2,131	2,186	2,264	2,217	2,348	2,348	2,286	2,270	2,313
Annual	**2,211**	**2,252**	**2,151**	**2,164**	**2,214**	**2,165**	**2,295**	**2,341**	**2,269**	**2,304**	**2,265**
% Change	.	1.85	-4.48	0.60	2.31	-2.21	6.00	2.00	-3.08	1.54	-1.69

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.23.22, on the following page, annual average weekly wages increased by 3.03 percent between 2010 and 2011, from a total of $659 to $679.

Table II.23.22
Average Weekly Wages
Weston County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	493	493	473	524	496	.
2002	521	511	506	499	509	2.62
2003	458	475	482	507	480	-5.70
2004	470	491	492	503	489	1.88
2005	486	502	489	521	500	2.25
2006	546	548	543	587	556	11.20
2007	617	625	605	676	631	13.49
2008	658	676	670	672	669	6.02
2009	609	632	590	654	621	-7.17
2010	607	689	641	696	659	6.12
2011(p)	629	764	654	666	679	3.03

Total business establishments reported by the QCEW are displayed below in Table II.23.23. Annual establishments decreased by 1.45 percent between 2010 and 2011, from a total of 276 to 272 establishments.

Table II.23.23
Number of Establishments
Weston County
BLS QCEW Data, 2001–2011(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	246	261	264	259	258	.
2002	255	257	259	257	257	-0.39
2003	259	260	264	266	262	1.95
2004	262	262	261	263	262	0.00
2005	264	266	265	267	266	1.53
2006	268	271	269	268	269	1.13
2007	269	276	279	276	275	2.23
2008	279	283	278	278	280	1.82
2009	285	283	283	278	282	0.71
2010	278	277	273	274	276	-2.13
2011(p)	275	275	272	266	272	-1.45

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, Weston 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 $341,828,000, and real per capita income was $39,970 in 2010. Average earnings per job in the county was $39,771 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Weston County increased from $558 in fourth quarter 2010 to $572 in fourth quarter 2011, or by 2.5 percent. Detached single-family home rents increased by 0.8 percent, rents for mobile homes on a lot increased by 0.9 percent, and rents for mobile home lots increased by 8.5 percent.

Weston County rental prices experienced average annualized increases of 2.8 percent for apartments, 3.7 percent for houses, 3 percent for mobile homes plus a lot, and 2.2 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. 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 over the same period. Table II.23.24, at right, presents the Weston County data for each rental type.[194]

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 Weston County remained unchanged between 2009 and 2010 at 4 units.

The real value of single-family building permits decreased from $153,200 in 2010 to $124,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of $161,400 in 2002 to a low of $26,200 in 2001. Additional details of permit activity and per unit valuations are given in Table II.23.25, on the following page.

Table II.23.24
Semiannual Average Monthly Rental Prices
Weston County
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	284	82	262	213
Q2.87	293	83	289	225
Q4.87	303	83	297	298
Q2.88	312	79	282	207
Q4.88	194	83	246	214
Q2.89	235	87	269	222
Q4.89	222	83	259	224
Q2.90	249	115	269	240
Q4.90	222	82	255	208
Q2.91	271	154	282	248
Q4.91	225	115	275	183
Q2.92	243	90	247	230
Q4.92	.	82	250	243
Q2.93	.	82	.	.
Q4.93	.	82	.	.
Q2.94	.	83	303	260
Q4.94	.	87	336	.
Q2.95	.	81	338	280
Q4.95	280	88	318	.
Q2.96	.	88	365	294
Q4.96	275	88	328	.
Q2.97	275	88	298	.
Q4.97	346	89	355	360
Q2.98	345	98	334	295
Q4.98	346	95	312	272
Q2.99	292	80	339	325
Q4.99	.	95	344	304
Q2.00	304	90	367	328
Q4.00	340	92	361	339
Q2.01	330	97	350	350
Q4.01	341	94	352	335
Q2.02	329	93	371	354
Q4.02	292	93	380	343
Q2.03	357	97	358	344
Q4.03	333	99	380	365
Q2.04	329	95	352	345
Q4.04	312	101	416	396
Q2.05	319	107	448	397
Q4.05	350	119	496	431
Q2.06	400	109	510	438
Q4.06	459	119	567	505
Q2.07	500	125	655	403
Q4.07	525	119	675	402
Q2.08	576	120	647	396
Q4.08	563	120	657	431
Q2.09	556	121	650	434
Q4.09	564	123	636	428
Q2.10	547	123	647	438
Q4.10	558	130	639	439
Q2.11	570	143	681	446
Q4.11	572	141	644	443

[194] 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.

Table II.23.25
Building Permits and Valuation
Weston County
Census Bureau Data, 1980–2011

Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	23	4	.	.	27	.	.	97.0
1981	24	.	20	8	52	.	.	69.7
1982	8	4	8	.	20	.	.	72.4
1983	18	.	.	.	18	.	.	67.5
1984	8	.	.	.	8	.	.	97.3
1985	7	.	.	.	7	.	.	61.6
1986	6	.	.	.	6	.	.	58.0
1987	3	.	.	.	3	.	.	52.7
1988	4	.	.	.	4	.	.	61.4
1989	6	.	.	.	6	.	.	44.6
1990	4	.	.	.	4	.	.	59.0
1991	2	.	.	.	2	.	.	61.4
1992	.	.	.	.	.	.	.	.
1993	5	.	.	.	5	.	.	52.7
1994	5	.	.	.	5	.	.	83.8
1995	5	4	.	.	9	.	.	91.0
1996	3	.	.	.	3	.	10	78.6
1997	2	2	.	.	4	.	.	77.6
1998	6	.	.	.	6	.	.	139.6
1999	3	.	.	.	3	.	.	108.8
2000	1	.	.	10	11	.	.	86.9
2001	3	.	.	.	3	.	.	26.2
2002	4	.	.	.	4	.	.	161.4
2003	2	.	.	.	2	.	.	90.3
2004	8	4	4	.	16	.	.	92.2
2005	5	.	.	.	5	.	.	159.4
2006	8	2	.	.	10	.	.	152.9
2007	19	.	.	.	19	.	.	120.1
2008	12	.	.	.	12	.	.	134.6
2009	7	.	.	.	7	.	.	124.0
2010	4	.	.	.	4	.	.	153.2
2011	4	.	.	.	4	.	.	124.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2010, the average sales price in Weston County was $145,512. This represented a decrease of 11.5 percent from the previous year. In contrast, Wyoming's average was $250,958, an increase of 3.9 percent over the previous year. A comparison of average sales prices between 1999 and 2010 is displayed in Table II.23.26, below.

Table II.23.26
Average Sales Prices
Weston County vs. Wyoming
DOR Data, 1999–2011

Year	Weston County Average Price ($)	Weston County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	56,283	-2.05	101,517	4.76
2000	74,379	32.15	111,437	9.77
2001	65,422	-12.04	116,469	4.52
2002	70,674	8.03	121,140	4.01
2003	72,765	2.96	132,708	9.55
2004	64,784	-10.97	142,501	7.38
2005	80,313	23.97	159,776	12.12
2006	107,437	33.77	187,869	17.58
2007	140,127	30.43	265,044	41.08
2008	129,108	-7.9	256,045	-3.4
2009	164,337	27.3	241,622	-5.6
2010	145,512	-11.46	250,958	3.9
2011	142,007	-2.4	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in June 2012.[195] During June 2012, a total of 23 surveys were completed by property managers in Weston County. Of the 215 rental units surveyed, 9 were vacant, indicating a vacancy rate of 4.19 percent, as shown in Table II.23.27, below. This rate compares to a 8.9 percent vacancy last year and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.23.27
Total Units, Vacant Units, and Vacancy Rate
Weston County
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	60	3	5.00
2001b	4	23	0	0
2002a	4	11	0	0
2002b	4	16	2	12.50
2003a	3	35	1	2.86
2003b	9	91	7	7.69
2004a	11	91	3	3.30
2004b	9	79	4	5.06
2005a	7	51	5	9.80
2005b	7	53	2	3.77
2006a	3	13	0	0
2006b	10	113	0	0
2007a	8	97	4	4.12
2007b	13	193	14	7.25
2008a	7	88	3	3.41
2008b	9	116	6	5.17
2009a	11	128	6	4.69
2009b	7	89	1	1.12
2010a	16	167	7	4.19
2010b	13	129	8	6.20
2011a	14	146	13	8.90
2011b	19	206	29	14.08
2012a	23	215	9	4.19

Diagram II.23.3, on the following page, shows the historical vacancy rate for Weston County and Wyoming. As can be seen, the vacancy rate in Weston County has been volatile over the 12 year period, moving above and below the statewide rate, with several periods matching the statewide average, as the most recent estimate for June 2012 shows.

[195]Those signified as *a* in the "year" column of Table II.23.10 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.

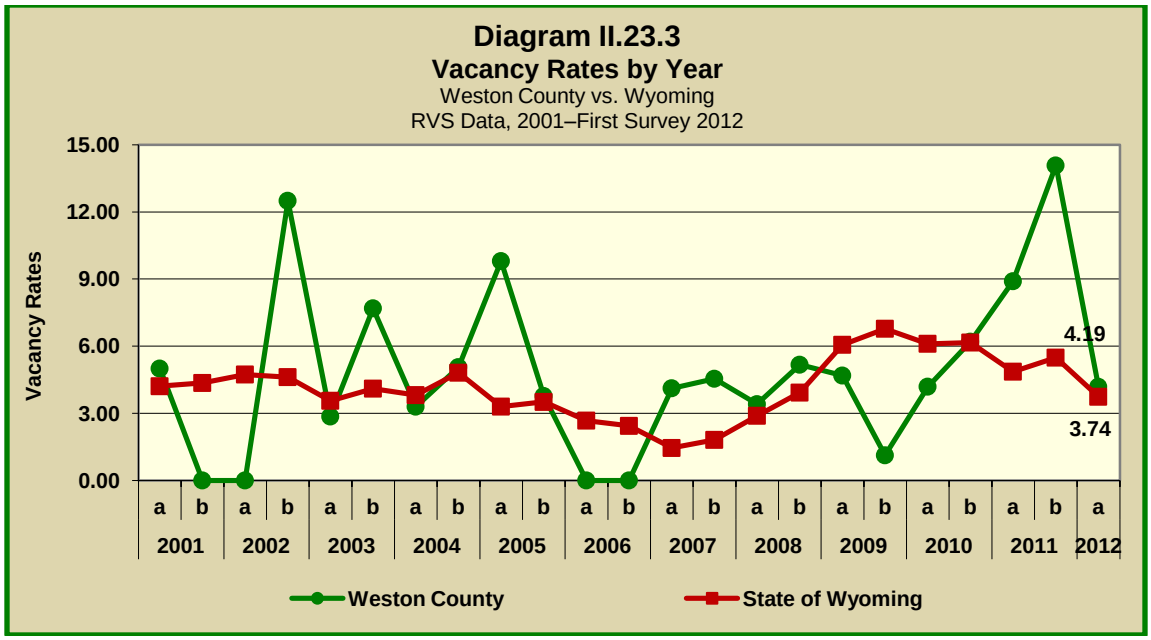
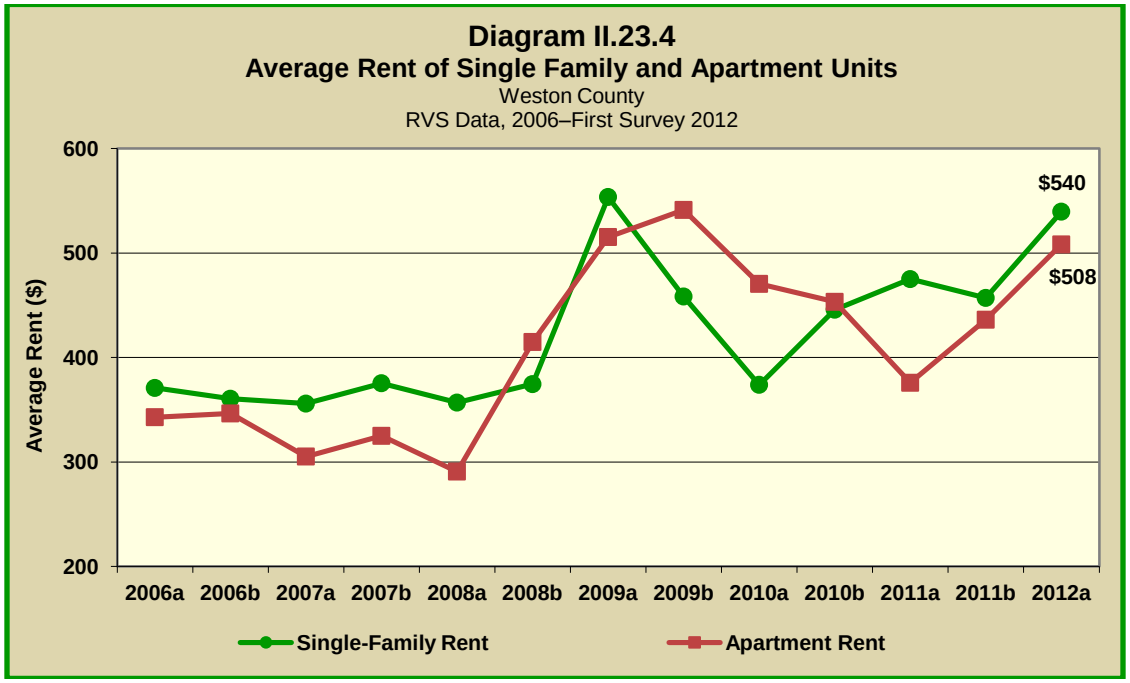


Diagram II.23.4, below, shows the average rent of single-family and apartment units in Weston County. In the first half of 2012, average rents for single-family units increased to $540 and average rents for apartments slightly, to $508.



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 seven respondents in Weston County. Of the incoming persons who were unsatisfied with their current housing, 75 percent said they were seeking to own a home. Of those seeking to own a home, 50 percent wished to build new units, of which 100 percent anticipated spending between $100,000 and $249,999. Of those respondents who wished to buy an existing home, 100 percent anticipated spending less than $100,000.

Of those seeking to rent, 100 percent anticipated spending under $474. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 387 loans purchased in Weston County between 1979 and 2012, with three occurring in fiscal 2012. The average home size over the period was 1,294 square feet and 1,344 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1967. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was $43,276. The average purchase price in fiscal 2012 was $106,667. In fiscal 2012, 33.3 percent of loans purchased were for new construction and 33.3 percent had female head of households. Fiscal year data for the entire operating history of the WCDA can be found 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, 26, or 0.8 percent of households in Weston County, were overcrowded and no units were severely overcrowded, as shown on the following page in Table II.23.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.23.28
Overcrowding and Severe Overcrowding
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Weston County				
Owner				
Households	2,386	26	0	2,412
Percentage	98.9%	1.1%	0.0%	100.0%
Renter				
Households	685	0	0	685
Percentage	100.0%	.0%	0.0%	100.0%
Total				
Households	3,071	26	0	3,097
Percentage	99.2%	.8%	0.0%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 154 units, or 4.4 percent of all housing units in Weston 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.23.29, below.

Table II.23.29
Housing Units with Incomplete Kitchen Facilities
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Weston County	State of Wyoming
Complete Kitchen Facilities	3,342	247,608
Lacking Complete Kitchen Facilities	154	7,488
Total Housing Units	**3,496**	**255,096**
Percent Lacking	4.4%	2.9%

At the time of the 2010 ACS, a total of 109 units, or 3.1 percent of all housing units in Weston 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.23.30, on the following page.

Table II.23.30
Housing Units with Incomplete Plumbing Facilities
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Facilities	Weston County	State of Wyoming
Complete Plumbing Facilities	3,387	249,046
Lacking Complete Plumbing Facilities	109	6,050
Total Households	**3,496**	**255,096**
Percent Lacking	3.1%	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 Weston County, 11.3 percent of households had a cost burden and 4.5 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 14.3 percent of homeowners with a mortgage in Weston County experienced a cost burden and 5.4 percent experienced a severe cost burden, while 8 percent of renters had a cost burden and 6.4 percent had a severe cost burden, as shown in Table II.23.31, below.

Table II.23.31
Cost Burden and Severe Cost Burden by Tenure
Weston County and the State of Wyoming
2010 Five-Year ACS Data

Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Weston County					
Owner with a Mortgage					
Households	987	177	67	10	1,241
Percent	79.5%	14.3%	5.4%	0.8%	100.0%
Owner without a Mortgage					
Households	1,027	117	27	0	1,171
Percent	87.7%	10.0%	2.3%	0.0%	100.0%
Renter					
Households	470	55	44	116	685
Percent	68.6%	8.0%	6.4%	16.9%	100.0%
Total					
Households	2,484	349	138	126	3,097
Percent	80.2%	11.3%	4.5%	4.1%	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%	.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%