

## UINTA COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Uinta County's population decreased from 21,118 in 2010 to 20,904 in 2014, or by 1.0 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age decreased by 2.6 percent, and the number of people from 55 to 64 years of age increased by 11.8 percent. The white population decreased by 2.1 percent, while the black population increased by 195.2 percent. The Hispanic population increased from 1,855 to 1,915 people between 2010 and 2014, or by 3.2 percent. These data are presented in Table II.21.1, below.

<b>Table II.21.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Uinta County						
2010 Census and 2014 Current Census Estimates						
Subject	Uinta County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
<b>Population</b>	<b>21,118</b>	<b>20,904</b>	<b>-1.0%</b>	<b>563,626</b>	<b>584,153</b>	<b>3.6%</b>
<b>Age</b>						
Under 14 years	5,325	5,182	-2.7%	113,371	115,517	1.9%
15 to 24 years	2,653	2,687	1.3%	78,460	80,249	2.3%
25 to 44 years	5,507	5,364	-2.6%	144,615	152,555	5.5%
45 to 54 years	3,195	2,495	-21.9%	83,577	73,372	-12.2%
55 to 64 years	2,564	2,867	11.8%	73,513	80,819	9.9%
65 and Over	1,874	2,309	23.2%	70,090	81,641	16.5%
<b>Race</b>						
White	20,385	19,951	-2.1%	529,110	541,596	2.4%
Black	63	186	195.2%	5,135	9,112	77.4%
American Indian and Alaskan Native	238	259	8.8%	14,457	15,541	7.5%
Asian	66	97	47.0%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	38	42	10.5%	521	632	21.3%
Two or more races	328	369	12.5%	9,754	11,451	17.4%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	1,855	1,915	3.2%	50,231	57,065	13.6%

Table II.21.2, on the following page, presents the population of Uinta County by age and gender from the 2010 Census and 2014 current census estimates. 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. In 2014, the number of males rose to 10,546 persons, and accounted for 50.4 percent of the population, with the remaining 49.6 percent, or 10,358 persons, being female.

<b>Table II.21.2</b> <b>Population by Age and Gender</b> Uinta County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,716	2,609	5,325	2,695	2,487	5,182	-2.7%
15 to 24 years	1,354	1,299	2,653	1,358	1,329	2,687	1.3%
25 to 44 years	2,778	2,729	5,507	2,669	2,695	5,364	-2.6%
45 to 54 years	1,595	1,600	3,195	1,237	1,258	2,495	-21.9%
55 to 64 years	1,309	1,255	2,564	1,464	1,403	2,867	11.8%
65 and Over	910	964	1,874	1,123	1,186	2,309	23.2%
<b>Total</b>	<b>10,662</b>	<b>10,456</b>	<b>21,118</b>	<b>10,546</b>	<b>10,358</b>	<b>20,904</b>	<b>-1.0%</b>
% of Total	50.5%	49.5%	.	50.4%	49.6%	.	

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.21.3, below.

<b>Table II.21.3</b> <b>Group Quarters Population</b> Uinta County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>200</sup>	94	43	-54.3%
Juvenile Facilities	.	.	.
Nursing Homes	74	15	-79.7%
Other Institutions	130	72	-44.6%
<b>Total</b>	<b>298</b>	<b>130</b>	<b>-56.4%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	60	140	133.3%
<b>Total</b>	<b>60</b>	<b>140</b>	<b>133.3%</b>
<b>Group Quarters Population</b>	<b>358</b>	<b>270</b>	<b>-24.6%</b>

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

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

<sup>200</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the census tract level, and considered more robust than the one- or three-year sample estimates.

Table II.21.4, below, shows data on household type by tenure in the 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 5,322 family households, of which 4,230 housed married couple families and 1,092 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 194 families, or a female householder with no husband present, of which there were 898 families. There were also an estimated 1,968 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Uinta County was 73.0 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Uinta County, 79.5 percent were married households, which compared to 80.3 percent in the State of Wyoming.

<b>Table II.21.4</b>				
<b>Household Type by Tenure</b>				
Uinta County				
2009-2013 5-Year ACS Data				
Family Type	Uinta County		State of Wyoming	
	Uinta County	% of Total	State of Wyoming	% of Total
Family households	5,322	73.0%	147,018	66.0%
Married-couple family	4,230	79.5%	118,096	80.3%
Owner-occupied housing units	3,648	86.2%	98,615	83.5%
Renter-occupied housing units	582	13.8%	19,481	16.5%
Other family	1,092	20.5%	28,922	19.7%
Male householder, no wife present	194	3.6%	9,489	32.8%
Owner-occupied housing units	156	80.4%	5,628	59.3%
Renter-occupied housing units	38	19.6%	3,861	40.7%
Female householder, no husband present	898	16.9%	19,433	67.2%
Owner-occupied housing units	415	46.2%	9,887	50.9%
Renter-occupied housing units	483	53.8%	9,546	49.1%
Nonfamily households	1,968	27.0%	75,828	34.0%
Owner-occupied housing units	1,078	54.8%	42,072	55.5%
Renter-occupied housing units	890	45.2%	33,756	44.5%
<b>Total</b>	<b>7,290</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Table II.21.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 2,146 two-person family households, 1,116 three-person family households and 1,021 four-person family households. One-person non-family households made up 86.9 percent of all non-family households, or an estimated 1,711 households. Uinta County's two-person households made up 32.9 percent of total housing units and four-person households made up an additional 14.1 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

<b>Table II.21.5</b>				
<b>Household Type by Household Size</b>				
Uinta County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Uinta County</b>				
One Person	.	1,711	1,711	23.5%
Two Person	2,146	249	2,395	32.9%
Three Person	1,116	0	1,116	15.3%
Four Person	1,021	8	1,029	14.1%
Five Person	672	0	672	9.2%
Six Person	287	0	287	3.9%
Seven Person	80	0	80	1.1%
<b>Total</b>	<b>5,322</b>	<b>1,968</b>	<b>7,290</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
<b>Total</b>	<b>147,018</b>	<b>75,828</b>	<b>222,846</b>	<b>100.0%</b>

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 2,395 two-person households, 1,816 were owner-occupied and 579 were renter-occupied. Of the 1,029 four-person households, 759 were owner-occupied and 270 were renter-occupied. Further household size data by tenure are presented in Table II.21.6, below.

<b>Table II.21.6</b>				
<b>Tenure by Household Size</b>				
Uinta County				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Uinta County</b>				
One Person	1,003	708	1,711	23.5%
Two Person	1,816	579	2,395	32.9%
Three Person	817	299	1,116	15.3%
Four Person	759	270	1,029	14.1%
Five Person	535	137	672	9.2%
Six Person	287	0	287	3.9%
Seven Person or more	80	0	80	1.1%
<b>Total</b>	<b>5,297</b>	<b>1,993</b>	<b>7,290</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

As seen in Table II.21.7, on the following page, Uinta County had a total of 8,713 housing units of which 7,290, or 83.7 percent, were occupied. Of these occupied units, 72.7 percent, or 5,297 units, were owner occupied, which compares to a statewide rate of 70.1. A total of 1,423 units, or 16.3 percent of all units, were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.21.7 Housing Units by Tenure</b> Uinta County 2009-2013 5-Year ACS Data				
Tenure	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,290	83.7%	222,846	84.7
Owner-Occupied	5,297	72.7%	156,202	70.1
Renter-Occupied	1,993	27.3%	66,644	29.9
Vacant Housing Units	1,423	16.3%	40,194	15.3
<b>Total Housing Units</b>	<b>8,713</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0</b>

Table II.21.8, below, shows that of the 1,423 housing units in Uinta County as reported in the 2013 ACS data, 434, or 30.5 percent, were for rent and 72, or 5.1 percent, were for sale. An estimated 390 units were for seasonal, recreational, or occasional use, and 365, or 25.7 percent, of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

<b>Table II.21.8 Disposition of Vacant Housing Units</b> Uinta County 2009-2013 5-Year ACS Data				
Disposition	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	434	30.5%	5,920	14.7%
Rented, but not occupied	131	9.2%	1,757	4.4%
For sale only	72	5.1%	2,733	6.8%
Sold, but not occupied	31	2.2%	774	1.9%
For seasonal, recreational, or occasional use	390	27.4%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	365	25.7%	10,684	26.6%
<b>Total</b>	<b>1,423</b>	<b>100.0%</b>	<b>40,194</b>	<b>100.0%</b>

Table II.21.9, at right, presents different income statistics for Uinta County. According to the 2013 ACS data averages, median family income for Uinta County was \$73,060 compared to the statewide average of \$70,868. Per capita income for Uinta County, which is calculated by dividing total income by population, was \$25,513, which compared to \$28,902 for the State of Wyoming.

<b>Table II.21.9 Median and Per Capita Income</b> Uinta County 2009-2013 5-Year ACS Data		
Income Type	Uinta County	Wyoming
Median Family Income	73,060	70,868
Median Household Income	58,515	57,406
Per Capita Income	25,513	28,902

Table II.21.10, on the following page, shows households by income for Uinta County and the State of Wyoming. In Uinta County, there were a total of 924 households, or 12.7 percent, with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 967 households that had incomes between \$35,000 and \$49,999, which accounted for 13.3 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.1 percent of total households and numbered 1,608 in Uinta County.

<b>Table II.21.10 Households by Income</b> Uinta County 2009-2013 5-Year ACS Data				
Income	Uinta County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	924	12.7%	21,737	9.8%
15,000 - 19,999	316	4.3%	10,770	4.8%
20,000 - 24,999	317	4.3%	10,936	4.9%
25,000 - 34,999	704	9.7%	22,748	10.2%
35,000 - 49,999	967	13.3%	30,917	13.9%
50,000 - 74,999	1,195	16.4%	43,782	19.6%
75,000 - 99,999	1,259	17.3%	32,050	14.4%
100,000 and above	1,608	22.1%	49,906	22.4%
<b>Total</b>	<b>7,290</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.21.11, below. In total, the poverty rate in Uinta County was 13.3 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Uinta County had a poverty rate of 12.2 percent and the female population had a poverty rate of 14.5 percent. There were 151 males and 153 females in poverty under the age of 5. Overall, 10.9 percent of persons in poverty in Uinta County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 193 individuals with incomes below the poverty level which represented 6.9 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.21.11 Poverty by Age</b> Uinta County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Uinta County</b>				
5 and Below	151	153	304	10.9%
6 to 18	350	319	669	24.1%
18 to 64	693	919	1,612	58.0%
65 and Older	101	92	193	6.9%
<b>Total</b>	<b>1,295</b>	<b>1,483</b>	<b>2,778</b>	<b>100.0%</b>
Poverty Rate	12.2%	14.5%	13.3%	.
<b>State of Wyoming</b>				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
<b>Total</b>	<b>28,711</b>	<b>35,032</b>	<b>63,743</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.5%	.

Table II.21.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Uinta County saw an average of 4,232 owner-occupied single-family units compared to 583 single-family rental units. In Uinta County, single-family units comprised 66.0 percent of all households compared with 71.8 percent statewide. Uinta County had a total of 619 apartment rental units and total apartment units accounted for 8.8 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 1,561 mobile homes in Uinta County, which comprised 21.4 percent of all occupied housing units and compared to 13.4 statewide.

<b>Table II.21.12 Households by Unit Type</b>				
Uinta County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Uinta County</b>				
Single-Family Unit	4,232	583	4,815	66.0%
Duplex	0	79	79	1.1%
Tri- or Four-Plex	38	157	195	2.7%
Apartments	21	619	640	8.8%
Mobile Homes	1,006	555	1,561	21.4%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>5,297</b>	<b>1,993</b>	<b>7,290</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

Table II.21.13, below, shows the number of households by year of construction. As shown, 8.3 percent, or 602 units, were built in 1939 or earlier in the county, and another 255 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 707, which accounted for 9.7 percent of all households, and an additional 23 households, or 0.3 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

<b>Table II.21.13 Households by Year Built</b>				
Uinta County 2009-2013 5-Year ACS Data				
Year Built	Uinta County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	602	8.3%	24,806	11.1%
1940 to 1949	255	3.5%	10,660	4.8%
1950 to 1959	258	3.5%	22,003	9.9%
1960 to 1969	274	3.8%	18,965	8.5%
1970 to 1979	1,579	21.7%	50,045	22.5%
1980 to 1989	2,601	35.7%	33,947	15.2%
1990 to 1999	991	13.6%	26,271	11.8%
2000 to 2004	707	9.7%	33,516	15.0%
Built 2005 or Later	23	.3%	2,633	1.2%
<b>Total</b>	<b>7,290</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Table II.21.14, below, 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 accounting for only 1.9 percent of total housing units, while households with five and six rooms accounted for 19.2 and 16.8 percent, respectively. The median number of rooms in Uinta County was 6 rooms, which compared to 6 statewide.

<b>Table II.21.14</b>				
<b>Housing Units by Number of Rooms</b>				
Uinta County				
2009-2013 5-Year ACS Data				
Number of Rooms	Uinta County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	163	1.9%	4,380	1.7%
Two	252	2.9%	6,986	2.7%
Three	445	5.1%	19,468	7.4%
Four	1,482	17.0%	43,545	16.6%
Five	1,671	19.2%	52,356	19.9%
Six	1,467	16.8%	40,659	15.5%
Seven	1,274	14.6%	32,683	12.4%
Eight	594	6.8%	25,669	9.8%
Nine or more	1,365	15.7%	37,294	14.2%
<b>Total</b>	<b>8,713</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.21.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 54 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.2 percent of total households in Uinta County, which compared to 24.2 percent statewide. In Uinta County, the 2,965 households with three bedrooms accounted for 40.7 percent of all households, and there were only 748 five-bedroom or more households, which accounted for 10.3 percent of all households.

<b>Table II.21.15</b>				
<b>Households by Number of Bedrooms</b>				
Uinta County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Uinta County</b>				
None	8	54	62	.9%
One	78	208	286	3.9%
Two	720	897	1,617	22.2%
Three	2,311	654	2,965	40.7%
Four	1,433	179	1,612	22.1%
Five or more	747	1	748	10.3%
<b>Total</b>	<b>5,297</b>	<b>1,993</b>	<b>7,290</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.21.16, at right, structures built in 1939 or earlier had a median value of \$162,900, while structures built between 1950 and 1959 had a median value of \$172,500 and those built between 1990 and 1999 had a median value of \$166,200. 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 \$287,000 and \$270,300, respectively. The total average median value in Uinta County was \$181,700, which compared to \$185,900 in the State of Wyoming.

<b>Table II.21.16</b> <b>Median Value by Year Structure Built</b> Uinta County 2009-2013 5-Year ACS Data		
Year Built	Uinta County	State of Wyoming
1939 or earlier	162,900	154,300
1940 to 1949	136,900	136,700
1950 to 1959	172,500	156,800
1960 to 1969	173,200	176,000
1970 to 1979	151,800	182,000
1980 to 1989	191,300	196,100
1990 to 1999	166,200	225,600
2000 to 2004	287,000	253,100
Built 2005 or Later	270,300	239,800
<b>Total</b>	<b>181,700</b>	<b>185,900</b>

Household mortgage status is reported in Table II.21.17, below. In Uinta County, households with a mortgage accounted for 60.7 percent of all households, or 3,217 housing units, and the remaining 39.3 percent, or 2,080 units, had no mortgage. Of those units with a mortgage, 447 had either a second mortgage or home equity loan, 31 had both a second mortgage and home equity loan, and 2,739, or 85.1 percent, had no second mortgage or no home equity loan.

<b>Table II.21.17</b> <b>Mortgage Status</b> Uinta County 2009-2013 5-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	3,217	60.7%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	447	13.9%	13,352	14.3%
Second mortgage only	177	39.6%	6,691	50.1%
Home equity loan only	270	60.4%	6,661	49.9%
Both second mortgage and home equity loan	31	1.0%	598	.6%
No second mortgage and no home equity loan	2,739	85.1%	79,545	85.1%
Housing units without a mortgage	2,080	39.3%	62,707	40.1%
<b>Total</b>	<b>5,297</b>	<b>100.0%</b>	<b>156,202</b>	<b>100.00%</b>

The median rent in Uinta County was \$532 as compared to \$647 statewide, as seen in Table II.21.18, below.

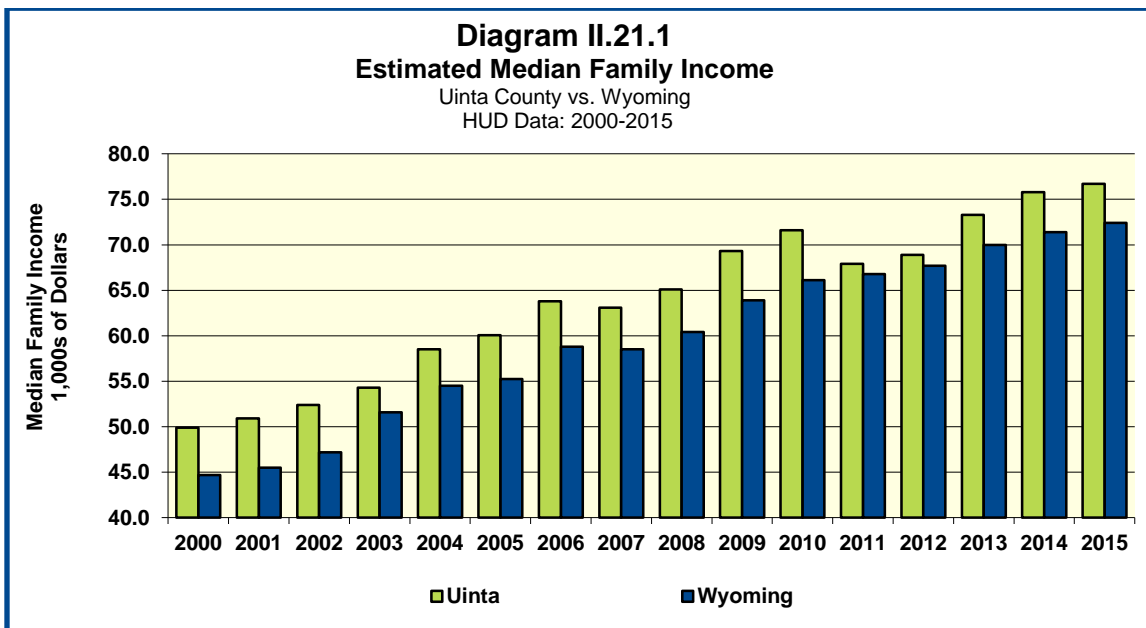
<b>Table II.21.18</b> <b>Median Rent</b> Uinta County 2009-2013 5-Year ACS Data	
Place	Rent
Uinta County	\$532
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 337 persons during the first half of 2015. The driver’s license total exchanges since 2000 for Uinta County are presented in Table II.21.19, below, and indicate a net increase of 1,654 persons over the time period.

<b>Table II.21.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Uinta County			
WYDOT Data, 2000–2014			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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	569	580	-11
2013	517	570	-53
2014	1,259	748	511
2015 – First Half	677	340	337
<b>Total</b>	<b>10,326</b>	<b>8,672</b>	<b>1,654</b>

**Economics**

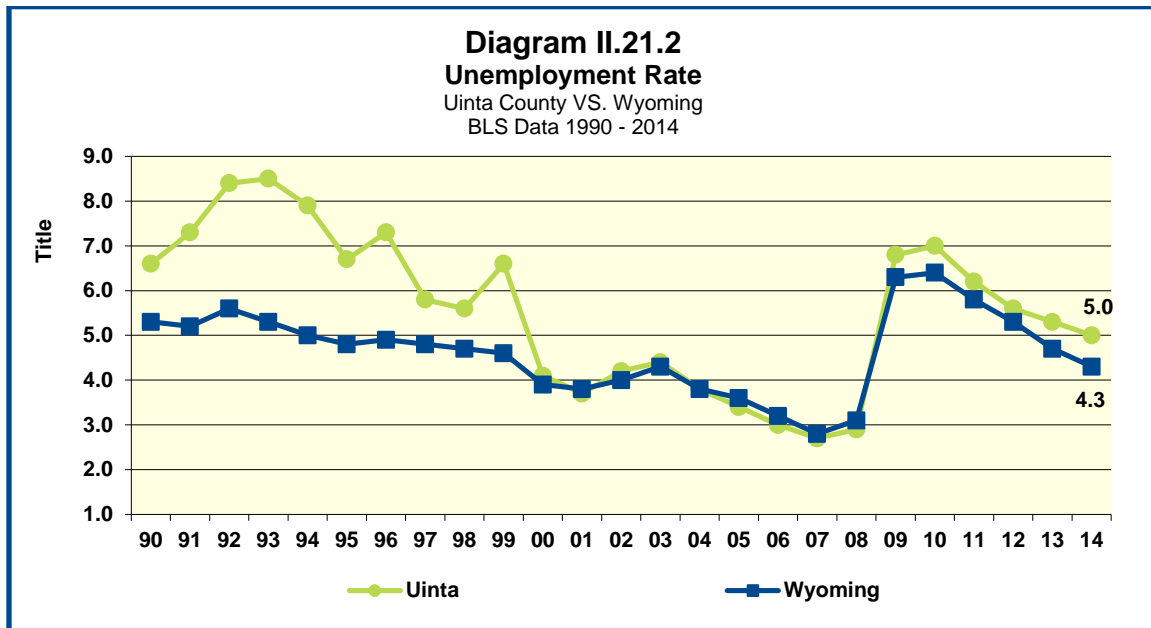
The HUD estimated MFI for Uinta County was \$76,700 in 2015.<sup>201</sup> This compares to Wyoming’s MFI of \$72,400. Diagram II.21.1, below, illustrates the estimated MFI for 2000 through 2015.



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, increased by 273 persons, from 14,114 in 2013 to 14,387 in 2014. Employment increased by 373 persons; unemployment decreased by 100 persons; and the unemployment rate, or the number of

<sup>201</sup> 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 5.6 percent in 2013 to 4.8 percent in 2014, as shown below in Diagram II.21.2.



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.21.20, below, annual total monthly employment increased by 0.53 percent between 2013 and 2014 from a total of 8,850 to 8,897 workers.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	8,375	8,249	9,210	9,335	9,569	9,792	8,708	8,689	8,918	8,781	8,613
Feb	8,360	8,232	8,937	9,359	9,626	9,586	8,731	8,740	9,050	8,710	8,614
Mar	8,445	8,324	8,880	9,479	9,679	9,502	8,960	8,770	9,087	8,751	8,627
Apr	8,641	8,512	9,043	9,612	9,885	9,564	8,931	8,774	9,144	8,760	8,764
May	8,745	8,655	9,283	9,747	10,213	9,757	9,274	8,953	9,376	8,977	9,024
Jun	8,611	8,860	9,542	9,785	10,446	9,559	9,256	9,076	9,339	8,936	8,958
Jul	8,637	9,237	9,435	9,934	10,531	9,634	9,418	8,866	9,037	8,756	9,076
Aug	8,813	9,369	9,514	9,909	10,762	9,695	9,605	9,003	9,016	8,936	9,091
Sep	8,724	9,280	9,523	9,813	10,731	9,692	10,040	9,183	9,196	9,008	9,038
Oct	8,803	9,228	9,694	9,812	10,458	9,553	9,888	9,206	9,169	8,901	9,012
Nov	8,766	9,053	9,736	9,884	10,307	9,378	9,830	9,234	9,108	8,811	8,965
Dec	8,635	9,316	9,840	9,895	10,095	9,204	9,645	9,323	9,080	8,874	8,979
<b>Annual</b>	<b>8,630</b>	<b>8,860</b>	<b>9,386</b>	<b>9,714</b>	<b>10,192</b>	<b>9,576</b>	<b>9,357</b>	<b>8,985</b>	<b>9,127</b>	<b>8,850</b>	<b>8,897</b>
% Change	-0.75	2.67	5.94	3.49	4.92	-6.04	-2.29	-3.98	1.58	-3.03	0.53

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.21.21, on the following page, annual average weekly wages decreased by 5.28 percent between 2013 and 2014, from a total of \$853 to \$808.

<b>Table II.21.21</b> <b>Average Weekly Wages</b> Uinta County BLS QCEW Data, 2001–2014(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	774	749	782	794	775	-5.60
2012	809	765	769	815	789	1.81
2013	794	765	773	1,080	853	8.11
2014(p)	796	790	781	864	808	-5.28

Total business establishments reported by the QCEW are displayed below in Table II.21.22. Annual establishments remained unchanged between 2012 and 2013, remaining at 791 establishments.

<b>Table II.21.22</b> <b>Number of Establishments</b> Uinta County BLS QCEW Data, 2001–2014(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	807	811	823	814	814	-0.12
2012	808	810	810	806	809	-0.61
2013	803	787	790	783	791	-2.22
2014(p)	788	793	797	784	791	0.00

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Uinta County recorded 12,455 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 \$982,509,000, and real per capita income was \$46,640 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$48,003 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

### Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Uinta County decreased from \$612 in fourth quarter 2013 to \$602 in fourth quarter 2014, or by 0.9 percent. Detached single-family home rents increased by 0.8 percent, rents for mobile homes on a lot increased by 2.7 percent, and rents for mobile home lots decreased by 1.1 percent.

Uinta County rental prices experienced average annualized changes of 0.0 percent for apartments, 0.4 percent for houses, -0.2 percent for mobile homes plus a lot, and -0.8 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2014. These figures compare to state average annualized increases in rental prices of 1.1 percent for apartments, 1.6 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.21.23, at right, presents the Uinta County data for each rental type.<sup>202</sup>

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 Uinta County increased from 31 authorizations in 2013 to 34 in 2014.

The real value of single-family building permits increased from \$219,554 in 2013 to \$245,860 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.21.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	608	339	758	647
Q2.87	493	307	680	589
Q4.87	504	256	667	526
Q2.88	441	284	580	491
Q4.88	399	258	608	494
Q2.89	403	240	533	388
Q4.89	380	249	579	438
Q2.90	351	238	517	458
Q4.90	405	228	619	473
Q2.91	386	230	497	412
Q4.91	393	221	594	550
Q2.92	391	225	582	428
Q4.92	405	224	658	406
Q2.93	373	219	629	0
Q4.93	430	225	641	0
Q2.94	0	215	608	513
Q4.94	484	215	636	0
Q2.95	478	211	683	0
Q4.95	475	208	725	0
Q2.96	478	209	695	0
Q4.96	444	244	626	0
Q2.97	441	204	704	456
Q4.97	481	208	639	496
Q2.98	472	206	671	458
Q4.98	487	206	635	453
Q2.99	448	183	641	546
Q4.99	450	203	633	472
Q2.00	431	198	586	549
Q4.00	446	198	641	473
Q2.01	464	194	580	461
Q4.01	445	194	620	485
Q2.02	474	191	626	477
Q4.02	476	191	619	454
Q2.03	472	187	660	406
Q4.03	487	215	663	443
Q2.04	479	209	604	449
Q4.04	480	221	674	401
Q2.05	473	214	646	543
Q4.05	523	232	649	531
Q2.06	496	225	658	505
Q4.06	582	232	681	510
Q2.07	604	264	744	501
Q4.07	618	269	714	524
Q2.08	674	400	771	520
Q4.08	669	264	772	496
Q2.09	683	262	785	535
Q4.09	682	289	825	525
Q2.10	671	286	775	523
Q4.10	647	297	847	513
Q2.11	631	306	746	487
Q4.11	632	341	785	496
Q2.12	619	271	810	508
Q4.12	591	271	862	493
Q2.13	612	262	778	546
Q4.13	606	272	843	600
Q2.14	602	269	764	622

<sup>202</sup> 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.

<b>Table II.21.24</b> <b>Building Permits and Valuation</b> Uinta County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	196	16	.	7	219	133.0	83.6
1981	345	66	.	108	519	98.3	46.2
1982	593	.	.	186	779	78.9	57.2
1983	325	.	32	22	379	90.9	44.6
1984	108	.	3	90	201	82.4	35.7
1985	45	.	.	.	45	88.9	.
1986	14	.	.	.	14	88.2	.
1987	7	.	.	.	7	84.4	.
1988	2	.	.	.	2	100.3	.
1989	.	.	.	.	.	.	.
1990	4	.	.	.	4	90.6	.
1991	24	.	.	.	24	76.7	.
1992	35	.	.	.	35	93.3	.
1993	49	.	.	.	49	84.8	.
1994	70	.	.	.	70	112.1	.
1995	71	.	.	.	71	120.1	.
1996	62	.	.	.	62	110.4	.
1997	60	.	.	.	60	111.1	.
1998	63	.	.	.	63	122.8	.
1999	63	.	.	.	63	113.1	.
2000	72	.	.	.	72	121.0	.
2001	58	.	.	.	58	114.4	.
2002	58	.	.	.	58	111.6	.
2003	56	.	.	.	56	136.4	.
2004	64	.	.	.	64	113.1	.
2005	100	.	.	.	100	132.8	.
2006	109	.	.	.	109	124.0	.
2007	328	.	.	.	328	144.6	.
2008	71	.	16	.	87	210.8	.
2009	51	.	4	.	55	172.0	.
2010	45	.	.	.	45	186.7	.
2011	34	.	.	.	34	205.0	.
2012	38	.	.	.	38	225.1	.
2013	31	.	4	.	35	219.6	.
2014	34	.	.	6	40	245.9	166.6

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Uinta County was \$205,177. This represented a decrease of 2.1 percent from the previous year. In contrast, Wyoming’s weighted average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.21.25, on the following page.

<b>Table II.21.25</b> <b>Average Sales Prices</b> Uinta County vs. Wyoming DOR Data, 2000–2014				
Year	Uinta County Average Price (\$)	Uinta County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	89,238	.	131,207	.
2001	99,157	11.12	128,771	-1.86
2002	101,915	2.78	138,295	7.40
2003	116,031	13.85	148,276	7.22
2004	112,540	-3.01	159,558	7.61
2005	137,911	22.54	178,183	11.67
2006	145,243	5.32	219,438	23.15
2007	168,204	15.81	265,044	20.78
2008	133,754	8.4	256,045	-3.40
2009	194,928	-1.2	241,622	-5.63
2010	181,269	-7.01	250,958	3.86
2011	181,429	0.1	241,301	-3.85
2012	191,065	5.3	266,406	10.4
2013	209,631	9.7	281,345	5.6
2014	205,177	-2.1	263,432	-6.4

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 2015.<sup>203</sup> During June 2015, a total of 55 surveys were completed by property managers in Uinta County. Of the 1,008 rental units surveyed, 117 were vacant, for a vacancy rate of 11.6 percent, as shown in Table II.21.26, below. This rate compares to a 9.7 percent vacancy rate one year ago, and a statewide June 2015 vacancy rate of 5.4 percent.

<b>Table II.21.26</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Uinta County RVS Data, June 2001–June 2015				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	849	34	4.0%
2001b	13	620	69	11.1%
2002a	13	532	67	12.6%
2002b	19	570	20	3.5%
2003a	12	374	39	10.4%
2003b	26	790	72	9.1%
2004a	23	1,153	93	8.1%
2004b	24	973	60	6.2%
2005a	28	1,187	44	3.7%
2005b	25	1,514	24	1.6%
2006a	20	947	24	2.5%
2006b	26	991	3	0.3%
2007a	29	848	0	0.0%
2007b	25	948	6	0.6%
2008a	29	1,195	6	0.5%
2008b	33	1,195	73	6.1%
2009a	23	762	56	7.4%
2009b	40	1,060	135	12.7%
2010a	46	958	88	9.2%
2010b	42	782	84	10.7%
2011a	45	998	165	16.5%
2011b	43	985	65	6.6%
2012a	47	1,131	71	6.3%
2012b	57	1,376	111	8.1%
2013a	61	1,292	129	10.0%
2013b	54	904	174	19.3%
2014a	58	1,243	120	9.7%
2014b	60	1,317	116	8.8%
2015a	55	1,008	117	11.6%

<sup>203</sup>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.

Diagram II.21.3, below, 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.

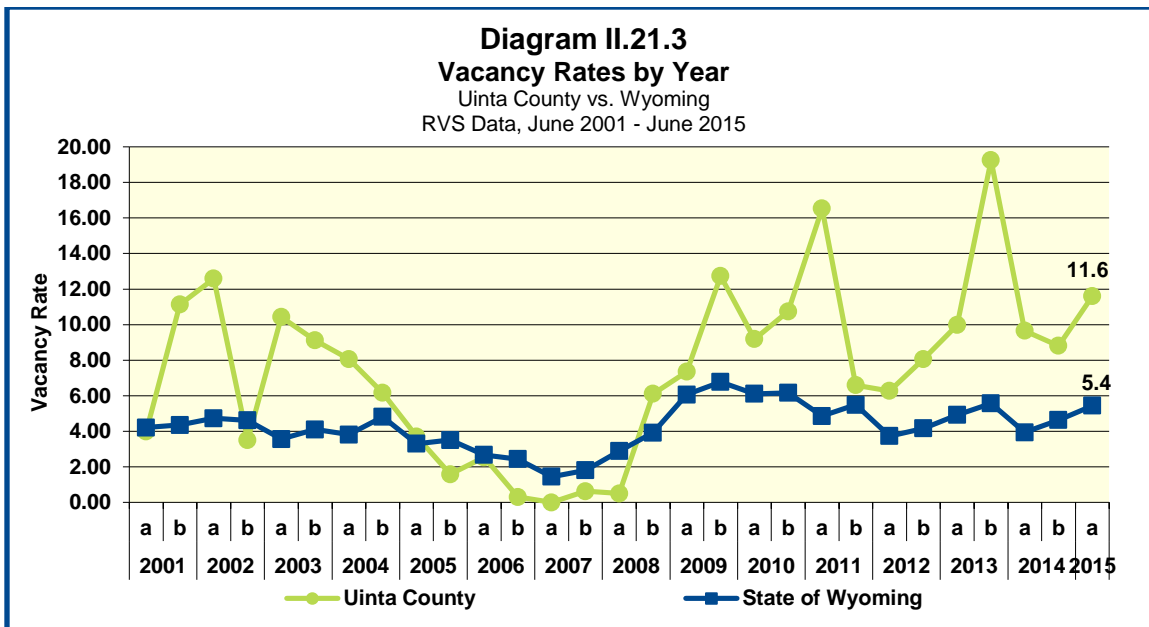


Diagram II.21.4, below, shows the average rent of single-family and apartment units in Uinta County. In 2015, average rents for single-family units increased to \$851 and average rents for apartments rose to \$738.

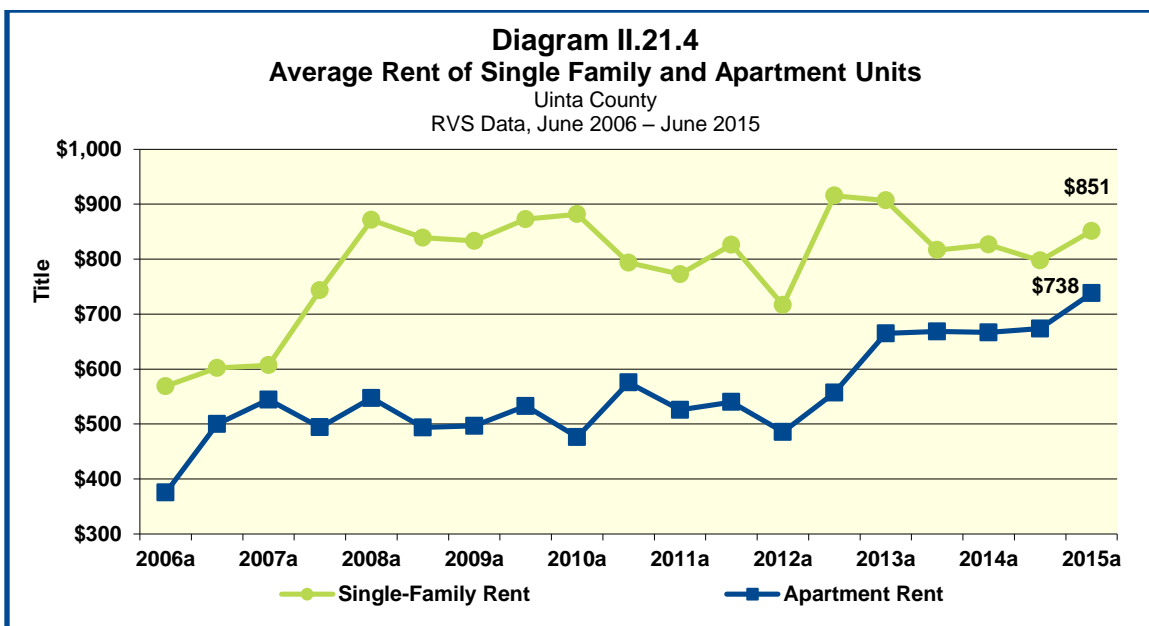




Table II.21.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 93 single family units in Uinta County, with 6 of them available. This translates into a vacancy rate of 6.5 percent in Uinta County, which compares to a single family vacancy rate of 4.7 percent for the State of Wyoming. There were 712 apartment units reported in the survey, with 26 of them available, which resulted in a vacancy rate of 3.7 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

<b>Table II.21.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Uinta County			
RVS Data, June 2015			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	93	6	6.5%
Duplex units	27	5	18.5%
Apartments	712	26	3.7%
Mobile Homes	69	8	11.6%
“Other” Units	32	1	3.1%
Don’t Know	75	71	94.7%
<b>Total</b>	<b>1,008</b>	<b>117</b>	<b>11.6%</b>

Table II.21.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 40 units. The most common apartment units were two bedroom units, with 198 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.21.28</b>							
<b>Rental Units by Bedroom Size</b>							
Uinta County							
RVS Data, June 2015							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	2	0	0	.	2
One	0	2	58	0	0	.	60
Two	8	5	198	13	19	.	243
Three	40	8	37	41	13	.	139
Four	8	0	3	0	0	.	11
Five	3	0	0	0	0	.	3
Don’t Know	34	12	414	15	0	75	550
<b>Total</b>	<b>93</b>	<b>27</b>	<b>712</b>	<b>69</b>	<b>32</b>	<b>75</b>	<b>1,008</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.21.29, on the following page, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family units .

<b>Table II.21.29</b>							
<b>Available Rental Units by Bedroom Size</b>							
Uinta County							
RVS Data, June 2015							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	0	0	0	0	0	.	0
Two	0	1	6	3	0	.	10
Three	2	0	1	2	0	.	5
Four	0	0	0	0	0	.	0
Five	1	0	0	0	0	.	1
Don't Know	3	4	19	3	1	71	101
<b>Total</b>	<b>6</b>	<b>5</b>	<b>26</b>	<b>8</b>	<b>1</b>	<b>71</b>	<b>117</b>

Table II.21.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 3.0 percent, with five bedroom single family units having the highest vacancy rate at 33.3 percent.

<b>Table II.21.30</b>							
<b>Vacancy Rates by Bedroom Size</b>							
Uinta County							
RVS Data, June 2015							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	%	%	.0%	%	%		.0%
One	%	.0%	.0%	%	%		.0%
Two	.0%	20.0%	3.0%	23.1%	.0%		4.1%
Three	5.0%	.0%	2.7%	4.9%	.0%		3.6%
Four	.0%	%	.0%	%	%		.0%
Five	33.3%	%	%	%	%		33.3%
Don't Know	8.8%	33.3%	4.6%	20.0%	%	94.7%	18.4%
<b>Total</b>	<b>6.5%</b>	<b>18.5%</b>	<b>3.7%</b>	<b>11.6%</b>	<b>3.1%</b>	<b>94.7%</b>	<b>11.6%</b>

Average market-rate rents by unit type are shown in Table II.21.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

<b>Table II.21.31</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Uinta County						
RVS Data, June 2015						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$403	\$	\$	\$403
One	\$400	\$	\$536	\$450	\$	\$499
Two	\$610	\$558	\$577	\$690	\$625	\$606
Three	\$817	\$708	\$725	\$670	\$633	\$738
Four	\$1,100	\$	\$838	\$	\$	\$1,025
Five	\$1,374	\$	\$	\$	\$	\$1,374
<b>Total</b>	<b>\$851</b>	<b>\$630</b>	<b>\$738</b>	<b>\$653</b>	<b>\$608</b>	<b>\$700</b>

Table II.21.32 below, shows vacancy rates for single family units by average rental rates for Uinta County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.21.32</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Uinta County RVS Data, June 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	70	5	7.1%
\$1,000 to \$1,500	18	1	5.6%
Above \$1,500			%
Missing	4	0	.0%
<b>Total</b>	<b>93</b>	<b>6</b>	<b>6.5%</b>

The availability of apartment units by average rent is displayed in Table II.21.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 1.1 percent.

<b>Table II.21.33</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Uinta County RVS Data, June 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	88	1	1.1%
\$500 to \$1,000	255	9	3.5%
\$1,000 to \$1,500	48	4	8.3%
Above \$1,500			%
Missing	321	12	3.7%
<b>Total</b>	<b>712</b>	<b>26</b>	<b>3.7%</b>

Table II.21.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of .0 percent.

<b>Table II.21.34</b> <b>Mobile Home Market Rate Rents by Vacancy Status</b> Uinta County RVS Data, June 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	58	8	13.8%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	10	0	.0%
<b>Total</b>	<b>69</b>	<b>8</b>	<b>11.6%</b>

Table II.21.35, on the following page, shows the condition of rental units by unit type for Uinta County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

<b>Table II.21.35</b> <b>Condition by Unit Type</b> Uinta County RVS Data, June 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	0	0	0	0	23	.	23
Fair	1	0	0	0	0	.	1
Average	35	12	207	8	0	.	262
Good	46	11	303	48	9	.	417
Excellent	7	4	61	5	0	.	77
Don’t Know	4	0	141	8	0	75	228
<b>Total</b>	<b>93</b>	<b>27</b>	<b>712</b>	<b>69</b>	<b>32</b>	<b>75</b>	<b>1,008</b>

The availability of single family units based on their condition is displayed in Table II.21.36, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of .0 percent.

<b>Table II.21.36</b> <b>Condition of Single Family Units by Vacancy Status</b> Uinta County RVS Data, June 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	0	0	%
Fair	1	0	.0%
Average	35	3	8.6%
Good	46	3	6.5%
Excellent	7	0	.0%
Don’t Know	4	0	.0%
<b>Total</b>	<b>93</b>	<b>6</b>	<b>6.5%</b>

Table II.21.37, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 3.3 percent.

<b>Table II.21.37</b> <b>Condition of Apartment Units by Vacancy Status</b> Uinta County RVS Data, June 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	0	0	%
Fair	0	0	%
Average	207	10	4.8%
Good	303	12	4.0%
Excellent	61	2	3.3%
Don’t Know	141	2	1.4%
<b>Total</b>	<b>712</b>	<b>26</b>	<b>3.7%</b>

Table II.21.38, on the following page, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent condition, with a vacancy rate of .0 percent.

<b>Table II.21.38</b> <b>Condition of Mobile Home Units by Vacancy Status</b> Uinta County RVS Data, June 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor	0	0	
Fair	0	0	%
Average	8	2	25.0%
Good	48	6	12.5%
Excellent	5	0	.0%
Don't Know	8	0	.0%
<b>Total</b>	<b>69</b>	<b>8</b>	<b>11.6%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.21.39, below, respondents in Uinta County said they would prefer 6 more single family units, 64 more apartment units, and 14 units of all types. In total, respondents indicated they wished to own or manage an additional 114 units.

<b>Table II.21.39</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Uinta County RVS Data, June 2015	
Unit Type	More Units
Single family units	6
Duplex Units	0
Apartments	64
Mobile homes	20
Other	10
Don't Know	
All types	14
<b>Total</b>	<b>114</b>

Table, II.21.40, on the following page, shows the most common answers from the 2015 Fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Uinta County had a total of 27 respondents, with an average persons per household of 3.4 people. Of new residents to Uinta County, 51.9 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 59.3 percent of respondents renting their residence. The average mortgage payment in Uinta County was \$705 and the average rent was \$645. When asked if they were satisfied with their current housing, 74.1 percent said they were satisfied with their current housing.

<b>Table II.21.40</b> <b>Most Replied Response</b> Uinta County HNA Survey: Fiscal Year 2015	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	27
Number of persons in household (Average)	3.4
Current age	25 to 34 years old (34.6%)
Marital status	Married (51.9%)
Primary reason for moving to Wyoming	Other reason (29.6%)
In which industry are you primarily employed	Other (37.0%)
Highest education level completed	Associates Degree/Trade School (29.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (33.3%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (59.3%)
Do you own or rent	Rent (59.3%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	1.8
Average mortgage payment	\$705
Average rental payment	\$645
Are you satisfied with your current housing	Satisfied with current housing (74.1%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (57.1%)
Are you seeking to change your housing situation	Seeking different housing (71.4%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to rent (60.0%)
If own, do you plan on building or buying	Build a new unit (50.0%)
Expected buying price	Not sure (100.0%)
Expected building price	\$200,000 to \$249,999 dollars (100.0%)
Expected rental price	\$501 to \$600 dollars (50.0%)

For residents who are unsatisfied with their current housing, 57.1 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 40.0 percent wanted to buy and 60.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending Not sure if they were buying an existing unit, and \$200,000 to \$249,999 dollars if they anticipated building a new unit. Of those respondents who wished to rent, the most common response, 50.0 percent of respondents, anticipated spending \$501 to \$600 dollars. Additional survey data are presented in **Volume II. Technical Appendix<sup>204</sup>**.

### Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2013 5-year ACS data, 113, or 1.6 percent of households in Uinta County, were overcrowded and another 50, or 0.7

<sup>204</sup> Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

percent of units were severely overcrowded, as shown in Table II.21.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.21.41</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Uinta County				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Uinta County</b>				
<b>Owner</b>				
Households	5,253	36	8	5,297
Percentage	99.2%	.7%	.2%	100.0%
<b>Renter</b>				
Households	1,874	77	42	1,993
Percentage	94.0%	3.9%	2.1%	100.0%
<b>Total</b>				
Households	7,127	113	50	7,290
Percentage	97.8%	1.6%	.7%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
<b>Total</b>				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 127 units, or 1.5 percent of all housing units in Uinta County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.21.42, at right.

<b>Table II.21.42</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Uinta County		
2009-2013 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Kitchen Facilities	8,586	256,276
Lacking Complete Kitchen Facilities	127	6,764
<b>Total Housing Units</b>	<b>8,713</b>	<b>263,040</b>
Percent Lacking	1.5%	2.6%

At the time of the 2013 ACS, a total of 230 units, or 2.6 percent of all housing units in Uinta County, were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.21.43, below.

<b>Table II.21.43</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Uinta County 2009-2013 5-Year ACS Data		
<b>Facilities</b>	<b>Uinta County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	8,483	257,728
Lacking Complete Plumbing Facilities	230	5,312
<b>Total Households</b>	<b>8,713</b>	<b>263,040</b>
Percent Lacking	2.6%	2.0%

The third type of housing problem reported in the 2013 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Uinta County, 12.9 percent of households had a cost burden and 9.4 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 15.6 percent of homeowners with a mortgage in Uinta County experienced a cost burden and 5.9 percent experienced a severe cost burden, while 15.5 percent of renters had a cost burden and 19.5 percent had a severe cost burden, as seen in Table II.21.44, on the following page.



<b>Table II.21.44</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Uinta County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Uinta County</b>					
<b>Owner With a Mortgage</b>					
Households	2,512	502	191	12	3,217
Percent	78.1%	15.6%	5.9%	.4%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,842	127	102	9	2,080
Percent	88.6%	6.1%	4.9%	.4%	100.0%
<b>Renter</b>					
Households	1,077	309	389	218	1,993
Percent	54.0%	15.5%	19.5%	10.9%	100.0%
<b>Total</b>					
Households	5,431	938	682	239	7,290
Percent	74.5%	12.9%	9.4%	3.3%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
<b>Renter</b>					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
<b>Total</b>					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

### 2015 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,554 loans purchased in Uinta County between 1979 and 2015, with 6 occurring in fiscal 2015. The average home size over the period was 1,227 square feet and 1,485 square feet in fiscal 2015. For homes receiving a WCDA loan in fiscal 2015, the average year a home was built was 1987. The average household income in fiscal 2015 in nominal terms, without the effects of inflation being taken into consideration, was \$54,346. The average purchase price in fiscal 2015 was \$160,250. In fiscal 2015, 0.0 percent of loans purchased were for new construction, and 16.7 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.**

## Additional Comments

Uinta County has seen a declining population over the past several years, while the state as a whole experienced a slow rate of growth.<sup>205</sup> This has mainly been attributed to the County's slowing economy, as residents have left seeking additional economic opportunities elsewhere. Uinta County had the second highest rate of unemployment in June at 4.8 percent.<sup>206</sup>

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<sup>205</sup> [http://www.bridgervalley.pioneer.com/v2\\_news\\_articles.php?heading=0&page=77&story\\_id=3714](http://www.bridgervalley.pioneer.com/v2_news_articles.php?heading=0&page=77&story_id=3714)

<sup>206</sup> <http://wyomingbusinessreport.com/wyo-unemployment-holds-at-4-1-in-june/>