

UINTA COUNTY

Demographics

The Census Bureau's current census estimates indicate that Uinta County's population decreased from 21,118 in 2010 to 20,822 in 2015, or by 1.4 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age decreased by 3.7 percent, and the number of people from 55 to 64 years of age increased by 14.2 percent. The white population decreased by 2.6 percent, while the black population increased by 154.0 percent. The Hispanic population increased from 1,855 to 1,889 people between 2010 and 2015 or by 1.8 percent. These data are presented in Table II.21.1, below.

Table II.21.1						
Profile of Population Characteristics						
Uinta County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Uinta County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	21,118	20,822	-1.4%	563,626	586,107	4.0%
Age						
Under 14 years	5,325	5,134	-3.6%	113,371	116,880	3.1%
15 to 24 years	2,653	2,620	-1.2%	78,460	78,529	0.1%
25 to 44 years	5,507	5,304	-3.7%	144,615	153,641	6.2%
45 to 54 years	3,195	2,403	-24.8%	83,577	71,070	-15.0%
55 to 64 years	2,564	2,929	14.2%	73,513	81,288	10.6%
65 and Over	1,874	2,432	29.8%	70,090	84,699	20.8%
Race						
White	20,385	19,864	-2.6%	529,110	543,292	2.7%
Black	63	160	154.0%	5,135	8,286	61.4%
American Indian and Alaskan Native	238	264	10.9%	14,457	15,757	9.0%
Asian	66	106	60.6%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	38	52	36.8%	521	676	29.8%
Two or more races	328	376	14.6%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	1,855	1,889	1.8%	50,231	58,207	15.9%

Table II.21.2, on the following page, presents the population of Uinta County by age and gender from the 2010 Census and 2015 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 2015, the number of males rose to 10,473 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 10,349 persons being female.

Table II.21.2 Population by Age and Gender Uinta County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,716	2,609	5,325	2,646	2,488	5,134	-3.6%
15 to 24 years	1,354	1,299	2,653	1,336	1,284	2,620	-1.2%
25 to 44 years	2,778	2,729	5,507	2,637	2,667	5,304	-3.7%
45 to 54 years	1,595	1,600	3,195	1,184	1,219	2,403	-24.8%
55 to 64 years	1,309	1,255	2,564	1,499	1,430	2,929	14.2%
65 and Over	910	964	1,874	1,171	1,261	2,432	29.8%
Total	10,662	10,456	21,118	10,473	10,349	20,822	-1.4%
% of Total	50.5%	49.5%	.	50.3%	49.7%	.	

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.

Table II.21.3 Group Quarters Population Uinta County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁶⁸	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%

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

¹⁶⁸ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 5,345 family households, of which 4,310 housed married couple families and 1,035 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 176 families, or a female householder with no husband present, of which there were 859 families. There were also an estimated 2,157 "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 71.2 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Uinta County, 80.6 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.21.4				
Household Type by Tenure				
Uinta County				
2010-2015 5-Year ACS Data				
Family Type	Uinta County		State of Wyoming	
	Uinta County	% of Total	State of Wyoming	% of Total
Family households	5,345	71.2%	147,229	64.9%
Married-couple family	4,310	80.6%	117,355	79.7%
Owner-occupied housing units	3,493	81.0%	97,628	83.2%
Renter-occupied housing units	817	19.0%	19,727	16.8%
Other family	1,035	19.4%	29,874	20.3%
Male householder, no wife present	176	17.0%	10,771	36.1%
Owner-occupied housing units	97	55.1%	6,308	58.6%
Renter-occupied housing units	79	44.9%	4,463	41.4%
Female householder, no husband present	859	83.0%	19,103	63.9%
Owner-occupied housing units	433	50.4%	9,562	50.1%
Renter-occupied housing units	426	49.6%	9,541	49.9%
Nonfamily households	2,157	28.8%	79,636	35.1%
Owner-occupied housing units	1,457	67.5%	43,177	54.2%
Renter-occupied housing units	700	32.5%	36,459	45.8%
Total	7,502	100.0%	226,865	100.0%

Table II.21.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 2,170 two-person family households, 1,202 three-person family households and 1,145 four-person family households. One-person non-family households made up 84.7 percent of all non-family households or an estimated 1,826 households. Uinta County's two persons households made up 33.2 percent of total housing units and four person households made up an additional 15.4 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.21.5				
Household Type by Household Size				
Uinta County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Uinta County				
One Person	.	1,826	1,826	24.3%
Two Person	2,170	318	2,488	33.2%
Three Person	1,202	0	1,202	16.0%
Four Person	1,145	13	1,158	15.4%
Five Person	463	0	463	6.2%
Six Person	220	0	220	2.9%
Seven Person	145	0	145	1.9%
Total	5,345	2,157	7,502	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 2,488 two-person households, 1,819 were owner-occupied and 669 were renter-occupied. Of the 1,158 four-person households, 901 were owner-occupied and 257 were renter-occupied. Further household size data by tenure are presented in Table II.21.6, below.

Table II.21.6				
Tenure by Household Size				
Uinta County				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Uinta County				
One Person	1,273	553	1,826	24.3%
Two Person	1,819	669	2,488	33.2%
Three Person	917	285	1,202	16.0%
Four Person	901	257	1,158	15.4%
Five Person	247	216	463	6.2%
Six Person	220	0	220	2.9%
Seven Person or more	103	42	145	1.9%
Total	5,480	2,022	7,502	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.21.7, on the following page, Uinta County had a total of 8,765 housing units of which 7,502 or 85.6 percent were occupied. Of these occupied units, 73.0 percent, or 5,480 units were owner occupied, which compares to a statewide rate of 69.1. A total of 1,263 units or 14.4 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.21.7 Housing Units by Tenure Uinta County 2010-2015 5-Year ACS Data				
Tenure	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,502	85.6%	226,865	85.1
Owner-Occupied	5,480	73.0%	156,675	69.1
Renter-Occupied	2,022	27.0%	70,190	30.9
Vacant Housing Units	1,263	14.4%	39,765	14.9
Total Housing Units	8,765	100.0%	266,630	100.0

Table II.21.8, below, shows that of the 1,263 housing units in Uinta County as reported in the 2014 ACS data, 294 or 23.3 percent were for rent and 131 or 10.4 percent were for sale. An estimated 341 units were for seasonal, recreational, or occasional use, and 300 or 23.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.21.8 Disposition of Vacant Housing Units Uinta County 2010-2015 5-Year ACS Data				
Disposition	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	294	23.3%	6,460	16.2%
Rented, but not occupied	51	4.0%	1,371	3.4%
For sale only	131	10.4%	2,571	6.5%
Sold, but not occupied	146	11.6%	931	2.3%
For seasonal, recreational, or occasional use	341	27.0%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	300	23.8%	10,921	27.5%
Total	1,263	100.0%	39,765	100.0%

Table II.21.9, at right, presents different income statistics for Uinta County. According to the 2014 ACS data averages, median family income for Uinta County was \$62,720 compared to the statewide average of \$73,194.

Table II.21.9 Median and Per Capita Income Uinta County 2010-2015 5-Year ACS Data		
Income Type	Uinta County	Wyoming
Median Family Income	62,720	73,194
Median Household Income	56,569	58,840

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 907 households or 12.1 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 1,133 households that had incomes between \$35,000 and \$49,999, which accounted for 15.1 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.1 percent of total households and numbered 1,657 in Uinta County.

Table II.21.10				
Households by Income				
Uinta County				
2010-2015 5-Year ACS Data				
Income	Uinta County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	907	12.1%	21,426	9.4%
15,000 - 19,999	326	4.3%	10,358	4.6%
20,000 - 24,999	488	6.5%	11,900	5.2%
25,000 - 34,999	520	6.9%	22,435	9.9%
35,000 - 49,999	1,133	15.1%	30,775	13.6%
50,000 - 74,999	1,458	19.4%	43,104	19.0%
75,000 - 99,999	1,013	13.5%	32,540	14.3%
100,000 and above	1,657	22.1%	54,327	23.9%
Total	7,502	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.21.11, below. In total, the poverty rate in Uinta County was 14 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Uinta County had a poverty rate of 14 percent and the female population had a poverty rate of 14 percent. There were 181 males and 114 females in poverty under the age of 5. Overall, 10.4 percent of persons in poverty in Uinta County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 207 individuals with incomes below the poverty level which represented 7.3 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.21.11				
Poverty by Age				
Uinta County				
2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Uinta County				
5 and Below	181	114	295	10.4%
6 to 17	504	327	831	29.2%
18 to 64	662	850	1,512	53.1%
65 and Older	106	101	207	7.3%
Total	1,453	1,392	2,845	100.0%
Poverty Rate	14%	14%	14%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.21.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Uinta County saw an average of 4,258 owner-occupied single-family units compared to 621 single-family rental units. In Uinta County, single-family units comprised 65.0 percent of all households compared with 71.8 percent statewide. Uinta County

had a total of 565 apartment rental units and total apartment units accounted for 8.1 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 1,698 mobile homes in Uinta County, which comprised 22.6 percent of all occupied housing units and compared to 12.9 statewide.

Table II.21.12 Households by Unit Type Uinta County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
Single-Family Unit	4,258	621	4,879	65.0%
Duplex	0	32	32	.4%
Tri- or Four-Plex	36	192	228	3.0%
Apartments	41	565	606	8.1%
Mobile Homes	1,086	612	1,698	22.6%
Boat, RV, Van, Etc.	59	0	59	.8%
Total	5,480	2,022	7,502	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.21.13, below, shows the number of households by year of construction. As shown, 11.1 percent, or 832 units, were built in 1939 or earlier in the county, and another 162 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 870, which accounted for 11.6 percent of all households, and an additional 85 households, or 1.1 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.21.13 Households by Year Built Uinta County 2010-2015 5-Year ACS Data				
Year Built	Uinta County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	832	11.1%	24,616	10.9%
1940 to 1949	162	2.2%	10,203	4.5%
1950 to 1959	275	3.7%	21,453	9.5%
1960 to 1969	322	4.3%	18,653	8.2%
1970 to 1979	1,562	20.8%	48,616	21.4%
1980 to 1989	2,444	32.6%	33,033	14.6%
1990 to 1999	950	12.7%	26,955	11.9%
2000 to 2009	870	11.6%	36,947	16.3%
Built 2010 or Later	85	1.1%	6,389	2.8%
Total	7,502	100.0%	226,865	100.0%

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 accounted for only .9 percent of total housing units, while households with five and six rooms accounted for 20.8 and 15.3 percent, respectively. The median number of rooms in Uinta County was 6 rooms, which compared to 6 statewide.

Table II.21.14				
Housing Units by Number of Rooms				
Uinta County				
2010-2015 5-Year ACS Data				
Number of Rooms	Uinta County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	76	.9%	4,535	1.7%
Two	294	3.4%	7,317	2.7%
Three	420	4.8%	20,228	7.6%
Four	1,606	18.3%	41,849	15.7%
Five	1,822	20.8%	54,574	20.5%
Six	1,339	15.3%	42,082	15.8%
Seven	1,150	13.1%	31,471	11.8%
Eight	775	8.8%	25,750	9.7%
Nine or more	1,283	14.6%	38,824	14.6%
Total	8,765	100.0%	266,630	100.0%
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 34 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.4 percent of total households in Uinta County, which compared to 24.3 percent statewide. In Uinta County, the 2,931 households with three bedrooms accounted for 39.1 percent of all households, and there were only 733 five-bedroom or more households, which accounted for 9.8 percent of all households.

Table II.21.15				
Households by Number of Bedrooms				
Uinta County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
None	7	34	41	.5%
One	103	259	362	4.8%
Two	1,049	859	1,908	25.4%
Three	2,240	691	2,931	39.1%
Four	1,369	158	1,527	20.4%
Five or more	712	21	733	9.8%
Total	5,480	2,022	7,502	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

The age of a structure influences its value. As shown in Table II.21.16, at right, structures built in 1939 or earlier had a median value of \$162,300, while structures built between 1950 and 1959 had a median value of \$184,400 and those built between 1990 to 1999 had a median value of \$172,800. The newest structures tended to have the highest values and those built between 2010 and 2013 had a median value of \$300,000. The total average median value in Uinta County was \$176,700, which compared to \$194,800 in the State of Wyoming.

Table II.21.16 Median Value by Year Structure Built Uinta County 2010-2015 5-Year ACS Data		
Year Built	Uinta County	State of Wyoming
1939 or earlier	162,300	156,400
1940 to 1949	123,700	145,000
1950 to 1959	184,400	159,900
1960 to 1969	150,200	182,000
1970 to 1979	150,900	188,100
1980 to 1989	182,600	205,600
1990 to 1999	172,800	236,200
2000 to 2009	285,000	253,100
2010 to 2013	300,000	272,200
2014 to Later	.	284,800
Total	176,700	194,800

Household mortgage status is reported in Table II.21.17, below. In Uinta County, households with a mortgage accounted for 55.1 percent of all households or 3,018 housing units, and the remaining 44.9 percent or 2,462 units had no mortgage. Of those units with a mortgage, 319 had either a second mortgage or home equity loan, 27 had both a second mortgage and home equity loan, and 2,672 or 88.5 percent had no second mortgage or no home equity loan.

Table II.21.17 Mortgage Status Uinta County 2010-2015 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	3,018	55.1%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	319	10.6%	10,910	11.8%
Second mortgage only	139	43.6%	5,021	46.0%
Home equity loan only	180	56.4%	5,889	54.0%
Both second mortgage and home equity loan	27	.9%	514	.6%
No second mortgage and no home equity loan	2,672	88.5%	81,121	87.7%
Housing units without a mortgage	2,462	44.9%	64,130	40.9%
Total	5,480	100.0%	156,675	100.00%

The median rent in Uinta County was \$533 as compared to \$674 statewide, as seen in Table II.21.18, below.

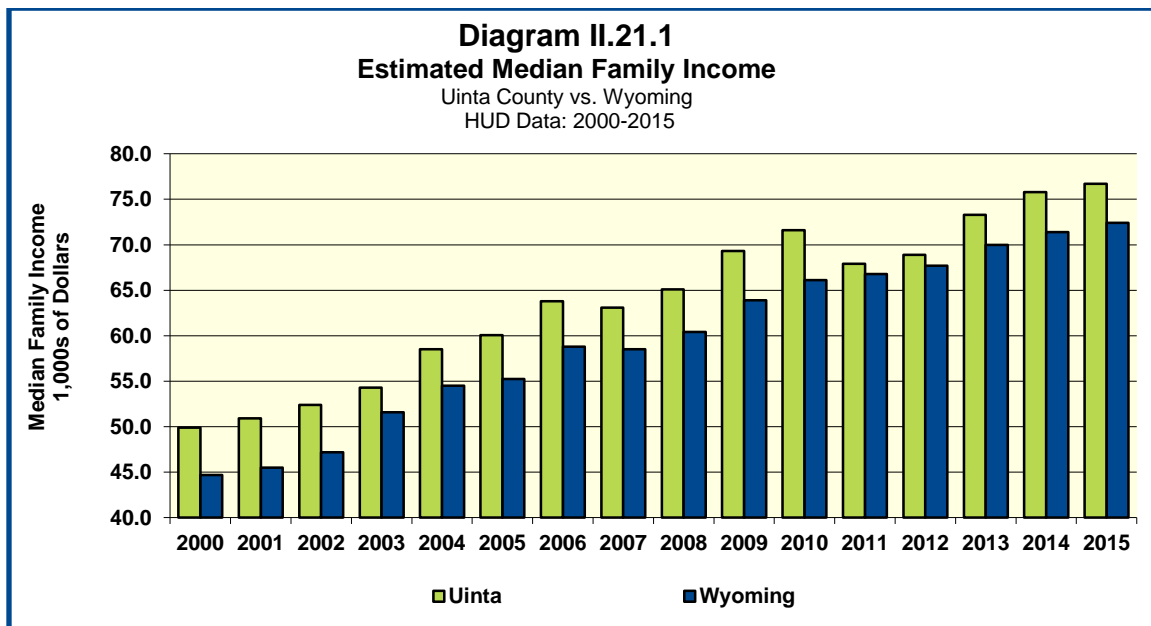
Table II.21.18 Median Rent Uinta County 2010-2015 5-Year ACS Data	
Place	Rent
Uinta County	\$533
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 530 persons during the first half of 2016. 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 530 persons over the time period.

Table II.21.19			
Driver’s Licenses Exchanged and Surrendered			
Uinta County			
WYDOT Data, 2000 – First Half of 2016			
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	569	580	-11
2013	517	570	-53
2014	464	652	-188
2015	503	548	-45
2016 – Frist Half	241	284	-43
Total	9,598	9,068	530

Economics

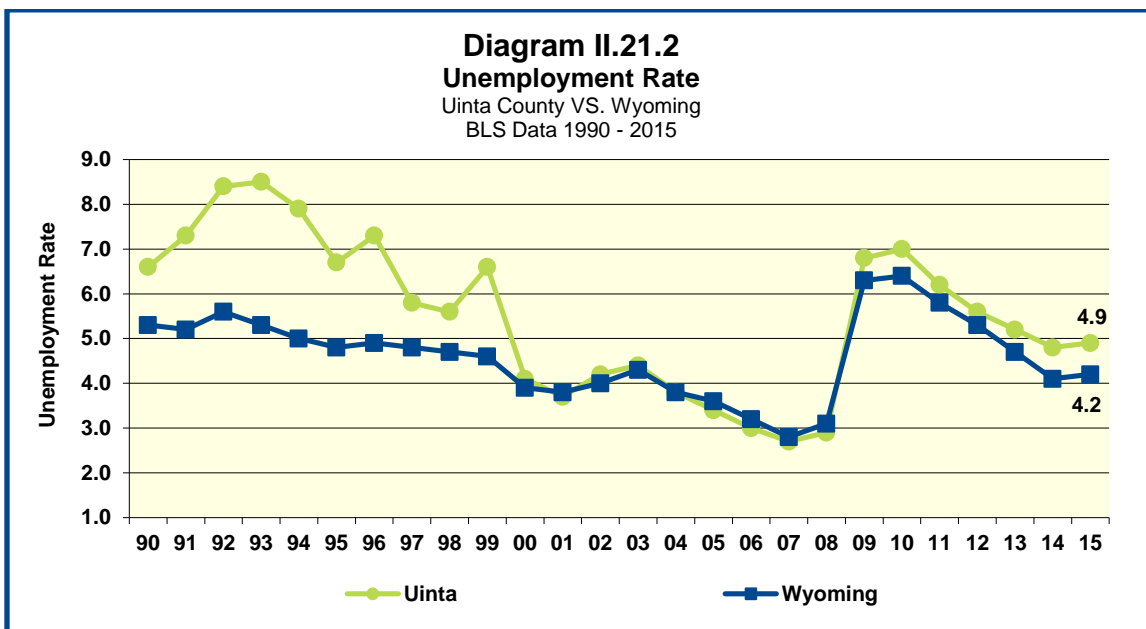
The HUD estimated MFI for Uinta County was \$75,000 in 2016.¹⁶⁹ This compares to Wyoming’s MFI of \$73,300. Diagram II.21.1, below, illustrates the estimated MFI for 2000 through 2016.



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 156 persons, from 9,901 in 2014 to 9,745 in 2015. Employment decreased by 155 persons;

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.

unemployment decreased by one person; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, increased from 4.8 percent in 2014 to 4.9 percent in 2015, as shown below in Diagram II.21.2.



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.21.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 8,720 persons in 2015; this figure was lower than the 2014 average by 179 jobs. In June total preliminary monthly employment was estimated to be 8,376 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	8,249	9,210	9,335	9,569	9,792	8,708	8,689	8,918	8,781	8,613	8,770	8,214
Feb	8,232	8,937	9,359	9,626	9,586	8,731	8,740	9,050	8,710	8,614	8,784	8,293
Mar	8,324	8,880	9,479	9,679	9,502	8,960	8,770	9,087	8,751	8,627	8,828	8,236
Apr	8,512	9,043	9,612	9,885	9,564	8,931	8,774	9,144	8,760	8,764	8,735	8,319
May	8,655	9,283	9,747	10,213	9,757	9,274	8,953	9,376	8,977	9,024	8,988	8,564
Jun	8,860	9,542	9,785	10,446	9,559	9,256	9,076	9,339	8,936	8,958	8,704	8,376
Jul	9,237	9,435	9,934	10,531	9,634	9,418	8,866	9,037	8,756	9,076	8,664	.
Aug	9,369	9,514	9,909	10,762	9,695	9,605	9,003	9,016	8,936	9,091	8,754	.
Sep	9,280	9,523	9,813	10,731	9,692	10,040	9,183	9,196	9,008	9,038	8,690	.
Oct	9,228	9,694	9,812	10,458	9,553	9,888	9,206	9,169	8,901	9,024	8,654	.
Nov	9,053	9,736	9,884	10,307	9,378	9,830	9,234	9,108	8,811	8,973	8,559	.
Dec	9,316	9,840	9,895	10,095	9,204	9,645	9,323	9,080	8,874	8,990	8,509	.
Annual	8,860	9,386	9,714	10,192	9,576	9,357	8,985	9,127	8,850	8,899	8,720	.
% Change	2.67%	5.94%	3.49%	4.92%	-6.04%	-2.29%	-3.98%	1.58%	-3.03%	.55%	-2.01%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$808 in 2014. In 2015, average weekly wages saw a decrease of -1.98 over the prior year, rising to \$792. The most recent preliminary estimates show average weekly wages were 749 in the second quarter on 2016. These data are shown in Table II.21.21, below.

Table II.21.21 Average Weekly Wages Uinta County BLS QCEW Data, 2001–2016(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	.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	796	790	781	863	808	-5.28%
2015	801	772	779	818	792	-1.98%
2016(p)	749	749				

Total business establishments reported by the QCEW are displayed in Table II.21.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming decreased by 0.76 percent to 775 establishments. The most recent preliminary estimates show the number of business establishments were 772 in the second quarter on 2016.

Table II.21.22 Number of Business Establishments Uinta County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	671	686	699	706	706	
2002	707	728	727	727	727	4.49%
2003	729	743	744	749	749	2.63%
2004	762	769	777	782	782	4.32%
2005	765	770	786	786	786	.52%
2006	797	808	808	815	815	3.86%
2007	794	820	813	812	812	.37%
2008	815	817	835	837	837	1.98%
2009	830	840	837	831	831	1.09%
2010	820	813	814	813	813	-2.40%
2011	807	811	823	814	814	-.12%
2012	808	810	810	806	806	-.61%
2013	803	787	790	783	783	-2.22%
2014	788	793	797	785	785	.00%
2015	790	788	785	775	775	-.76%
2016	770	772				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Uinta County recorded 12,180 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 \$853,804,000, and real per capita income was \$41,005 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$44,755 in 2015, while Wyoming average earnings per job was \$53,875. 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 \$606 in second quarter 2015 to \$601 in second quarter 2016, or by 0.8 percent. Detached single-family home rents decreased by 2.0 percent, rents for mobile homes on a lot decreased by 3.7 percent, and rents for mobile home lots increased by 3.1 percent.

Uinta County rental prices experienced an average annualized decreases of 0.1 percent for apartments and 0.1 percent for mobile home lots, with increases of 0.1 percent for houses between fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.21.23, at right, presents the Uinta County data for each rental type.¹⁷⁰

Table II.21.23 Semiannual Average Monthly Rental Prices Uinta County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	626	349	782	667
Q2.87	508	316	700	607
Q4.87	520	264	687	542
Q2.88	455	293	597	506
Q4.88	411	266	627	509
Q2.89	415	247	549	400
Q4.89	391	256	597	452
Q2.90	362	245	532	472
Q4.90	417	235	638	487
Q2.91	397	237	512	425
Q4.91	405	228	612	567
Q2.92	403	232	600	441
Q4.92	417	231	677	419
Q2.93	384	225	648	0
Q4.93	443	231	660	0
Q2.94	0	222	627	529
Q4.94	498	222	656	0
Q2.95	493	217	704	0
Q4.95	490	215	747	0
Q2.96	493	215	716	0
Q4.96	458	251	645	0
Q2.97	454	210	726	470
Q4.97	496	214	659	511
Q2.98	486	212	691	472
Q4.98	502	212	654	466
Q2.99	461	188	660	562
Q4.99	464	209	651	486
Q2.00	444	204	603	565
Q4.00	459	204	660	487
Q2.01	478	200	597	475
Q4.01	458	200	639	499
Q2.02	488	197	645	491
Q4.02	490	197	637	468
Q2.03	486	193	680	418
Q4.03	501	221	682	456
Q2.04	493	215	622	463
Q4.04	494	228	694	413
Q2.05	487	220	665	559
Q4.05	538	239	668	546
Q2.06	510	232	677	520
Q4.06	599	239	701	525
Q2.07	622	271	766	515
Q4.07	637	277	735	539
Q2.08	694	412	794	536
Q4.08	688	272	795	511
Q2.09	703	270	808	551
Q4.09	702	298	849	541
Q2.10	690	294	797	538
Q4.10	666	306	872	528
Q2.11	649	315	768	502
Q4.11	650	351	808	510
Q2.12	637	279	834	522
Q4.12	608	279	887	507
Q2.13	629	269	800	561
Q4.13	622	279	866	616
Q2.14	616	275	782	637
Q4.14	614	275	870	631
Q2.15	606	273	829	672
Q4.15	609	273	882	667
Q2.16	601	281	812	647

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.

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 34 authorizations in 2014 to 35 in 2015.

The real value of single-family building permits decreased from \$248,305 in 2014 to \$224,484 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.21.24, below.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	196	16	.	7	219	135.0	84.8
1981	345	66	.	108	519	99.7	46.9
1982	593	.	.	186	779	80.1	58.0
1983	325	.	32	22	379	92.2	45.3
1984	108	.	3	90	201	83.6	36.3
1985	45	.	.	.	45	90.2	.
1986	14	.	.	.	14	89.5	.
1987	7	.	.	.	7	85.6	.
1988	2	.	.	.	2	101.8	.
1989
1990	4	.	.	.	4	91.9	.
1991	24	.	.	.	24	77.9	.
1992	35	.	.	.	35	94.7	.
1993	49	.	.	.	49	86.0	.
1994	70	.	.	.	70	113.7	.
1995	71	.	.	.	71	121.9	.
1996	62	.	.	.	62	112.0	.
1997	60	.	.	.	60	112.7	.
1998	63	.	.	.	63	124.6	.
1999	63	.	.	.	63	114.7	.
2000	72	.	.	.	72	122.7	.
2001	58	.	.	.	58	116.0	.
2002	58	.	.	.	58	113.1	.
2003	56	.	.	.	56	138.3	.
2004	64	.	.	.	64	114.7	.
2005	100	.	.	.	100	134.7	.
2006	109	.	.	.	109	125.7	.
2007	328	.	.	.	328	146.6	.
2008	71	.	16	.	87	213.7	.
2009	51	.	4	.	55	174.4	.
2010	45	.	.	.	45	189.2	.
2011	34	.	.	.	34	207.8	.
2012	38	.	.	.	38	228.1	.
2013	31	.	4	.	35	222.2	.
2014	34	.	.	6	40	248.3	168.2
2015	35	.	.	.	35	224.5	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Uinta County was \$209,625. This represented an increase of 2.2 percent from the previous year. In contrast, Wyoming’s weighted average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.21.25, on the following page.

Table II.21.25 Average Sales Prices Uinta County vs. Wyoming DOR Data, 2000–2015				
Year	Uinta County Average Price (\$)	Unita 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
2015	209,625	2.2	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in December 2016.¹⁷¹ During December 2016, a total of 45 surveys were completed by property managers in Uinta County. Of the 886 rental units surveyed, 123 were vacant, for a vacancy rate of 13.9 percent, as shown in Table II.21.26, at right. This rate compares to an 15.4 percent vacancy rate one year ago, and a statewide December 2016 vacancy rate of 11.1 percent.

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.

Table II.21.26 Total Units, Vacant Units, and Vacancy Rate Uinta County RVS Data, June 2001– December 2016				
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%
2015b	45	801	123	15.4%
2016a	43	1,068	69	6.5%
2016b	45	886	123	13.9%

¹⁷¹Those 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.

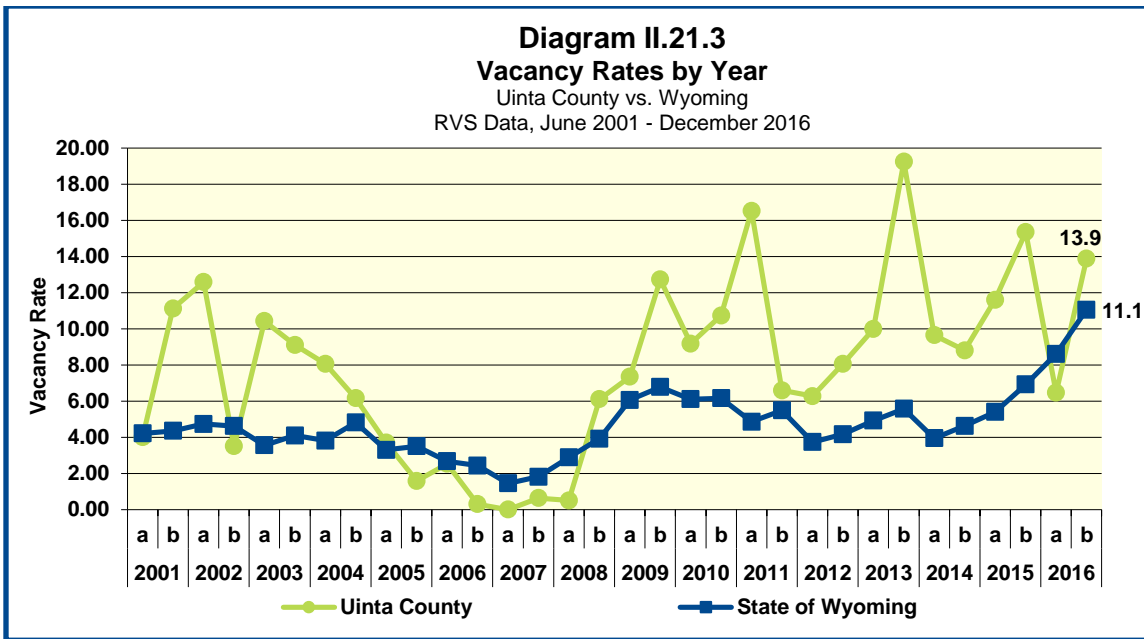


Diagram II.21.4, below, shows the average rent of single-family and apartment units in Uinta County. In 2016, average rents for single-family units decreased to \$786 and average rents for apartments rose to \$634.

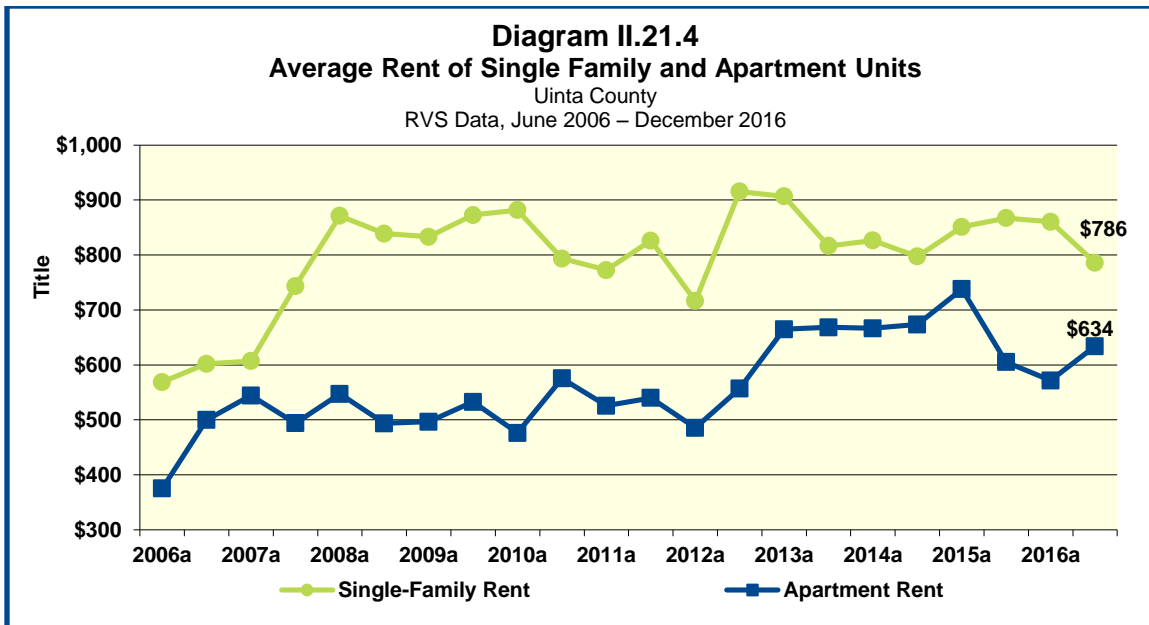


Table II.21.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 31 single family units in Uinta County, with 5 of them available. This translates into a vacancy rate of 16.1 percent in Uinta County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 466 apartment units reported in the survey, with 61 of them available, which resulted in a vacancy rate of 13.1 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.21.27			
Rental Vacancy Survey by Type			
Uinta County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	31	5	16.1%
Duplex units	16	4	25.0%
Apartments	466	61	13.1%
Mobile Homes	44	6	13.6%
“Other” Units	106	8	7.5%
Don't Know	223	39	17.5%
Total	886	123	13.9%

Table II.21.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 12 units. The most common apartment units were two bedroom units, with 143 units. Additional details of unit types by bedrooms are reported below.

Table II.21.28							
Rental Units by Number of Bedrooms							
Uinta County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	108	0	0	.	108
One	2	1	128	3	0	.	134
Two	9	4	143	15	30	.	201
Three	12	8	29	23	28	.	100
Four	4	0	0	3	0	.	7
Five	2	0	0	0	0	.	2
Don't Know	2	3	58	0	48	223	334
Total	31	16	466	44	106	223	886

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

Table II.21.29 Available Rental Units by Number of Bedrooms Uinta County RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	34	0	0	.	34
One	3	3	2	1	0	.	9
Two	1	0	14	3	0	.	18
Three	1	0	3	1	2	.	7
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	1	8	1	6	39	55
Total	5	4	61	6	8	39	123

Table II.21.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 31.5 percent, with one bedroom single family units having the highest vacancy rate at 150.0 percent.

Table II.21.30 Vacancy Rates by Number of Bedrooms Uinta County RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	31.5%	%	%		31.5%
One	150.0%	300.0%	1.6%	33.3%	%		6.7%
Two	11.1%	.0%	9.8%	20.0%	.0%		9.0%
Three	8.3%	.0%	10.3%	4.3%	7.1%		7.0%
Four	.0%	%	%	.0%	%		.0%
Five	.0%	%	%	%	%		.0%
Don't Know	.0%	33.3%	13.8%	%	12.5%	17.5%	16.5%
Total	16.1%	25.0%	13.1%	13.6%	7.5%	17.5%	13.9%

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.

Table II.21.31 Average Market Rate Rents by Number of Bedrooms Uinta County RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$408	\$	\$	\$408
One	\$583	\$450	\$495	\$463	\$	\$507
Two	\$650	\$400	\$580	\$666	\$567	\$606
Three	\$799	\$875	\$673	\$664	\$692	\$726
Four	\$1,233	\$	\$	\$900	\$750	\$1,006
Five	\$1,063	\$	\$	\$	\$	\$1,063
Total	\$786	\$710	\$634	\$683	\$662	\$674

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

Table II.21.32			
Single Family Market Rate Rents by Vacancy Status			
Uinta County			
RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$1,000	20	4	20.0%
\$1,000 to \$1,500	9	1	11.1%
Above \$1,500			%
Missing	2	0	.0%
Total	31	5	16.1%

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 500 to 1,000 dollars, with a vacancy rate of 9.0 percent.

Table II.21.33			
Apartment Market Rate Rents by Vacancy Status			
Uinta County			
RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	311	42	13.5%
\$500 to \$1,000	145	13	9.0%
\$1,000 to \$1,500	0	0	%
Above \$1,500			%
Missing	10	6	60.0%
Total	466	61	13.1%

Table II.21.34, below, 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 excellent condition, with most apartments being in excellent condition. Details by unit type and condition are displayed below.

Table II.21.34							
Condition by Unit Type							
Uinta County							
RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	0	0	0	0	23	.	23
Fair						.	
Average	1	0	0	6	5	.	12
Good	11	6	182	37	9	.	245
Excellent	17	10	274	1	69	.	371
Don’t Know	2	0	10	0	0	223	235
Total	31	16	466	44	106	223	886

The availability of single family units based on their condition is displayed in Table II.21.35, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.21.35 Condition of Single Family Units by Vacancy Status Uinta County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	0	0	%
Fair			%
Average	1	0	.0%
Good	11	1	9.1%
Excellent	17	4	23.5%
Don't Know	2	0	.0%
Total	31	5	16.1%

Table II.21.36, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in good condition, and had a vacancy rate of 6.0 percent.

Table II.21.36 Condition of Apartment Units by Vacancy Status Uinta County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	0	0	%
Fair			%
Average	0	0	%
Good	182	11	6.0%
Excellent	274	44	16.1%
Don't Know	10	6	60.0%
Total	466	61	13.1%

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.21.37, below, 2 respondents said they would prefer more single family units, 5 respondents wanted more apartment units, and 7 respondents indicated they would prefer more units of any type.

Table II.21.37 If you had the opportunity to own/manage more units, how many would you prefer Uinta County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	2
Apartments	5
Mobile homes	4
Other	1
All types	7
Total	21

Table, II.21.38, on the following page, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Uinta

County had a total of 11 respondents, with an average persons per household of 2.6 people. Of new residents to Uinta County, 90.9 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 63.6 percent of respondents owning thier residence. The average mortgage payment in Uinta County was \$825 and the average rent was \$900. When asked if they were satisfied with their current housing, 90.9 percent said they were satisfied with thier current housing.

Table II.21.38 Most Replied Response Uinta County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	11
Number of persons in household (Average)	2.6
Current age	55 to 64 years old (45.5%)
Marital status	Married (90.9%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (27.3%)
In which industry are you primarily employed	Retired (36.4%)
Highest education level completed	Some College (45.5%)
Total household income from all sources	\$75,000 to \$99,999 dollars (33.3%)
Current Housing Characteristics	
Current Residence	Single family home (81.8%)
Do you own or rent	Own (63.6%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	2.2
Average mortgage payment	\$825
Average rental payment	\$900
Are you satisfied with your current housing	Satisfied with current housing (90.9%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is in poor condition (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is in poor condition. 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, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Additional survey data are presented in **Volume II. Technical Appendix.**¹⁷²

¹⁷² 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.

Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2015 5-year ACS data, 132 or 1.8 percent of households in Uinta County were overcrowded and another 74 or 1.0 percent of units were severely overcrowded, as shown in Table II.21.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.21.39				
Overcrowding and Severe Overcrowding				
Uinta County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Uinta County				
Owner				
Households	5,434	39	7	5,480
Percentage	99.2%	.7%	.1%	100.0%
Renter				
Households	1,862	93	67	2,022
Percentage	92.1%	4.6%	3.3%	100.0%
Total				
Households	7,296	132	74	7,502
Percentage	97.3%	1.8%	1.0%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.5%	100.0%

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

At the time of the 2015 5-year ACS, a total of 166 units or 1.9 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.21.40, at right.

Table II.21.40 Housing Units with Incomplete Kitchen Facilities Uinta County 2010-2015 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Kitchen Facilities	8,599	259,728
Lacking Complete Kitchen Facilities	166	6,902
Total Housing Units	8,765	266,630
Percent Lacking	1.9%	2.6%

At the time of the 2015 ACS, a total of 317 units or 3.6 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.21.41, below.

Table II.21.41 Housing Units with Incomplete Plumbing Facilities Uinta County 2010-2015 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Plumbing Facilities	8,448	260,327
Lacking Complete Plumbing Facilities	317	6,303
Total Households	8,765	266,630
Percent Lacking	3.6%	2.4%

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

In Uinta County, 15.4 percent of households had a cost burden and 8.7 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 20.4 percent of homeowners with a mortgage in Uinta County experienced a cost burden and 8.9 percent experienced a severe cost burden, while 17.3 percent of renters had a cost burden and 15.4 percent had a severe cost burden, as seen in Table II.21.42, on the following page.

Table II.21.42 Cost Burden and Severe Cost Burden by Tenure Uinta County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Uinta County					
Owner With a Mortgage					
Households	2,071	617	269	61	3,018
Percent	68.6%	20.4%	8.9%	2.0%	100.0%
Owner Without a Mortgage					
Households	2,205	187	70	0	2,462
Percent	89.6%	7.6%	2.8%	.0%	100.0%
Renter					
Households	1,162	349	312	199	2,022
Percent	57.5%	17.3%	15.4%	9.8%	100.0%
Total					
Households	5,438	1,153	651	260	7,502
Percent	72.5%	15.4%	8.7%	3.5%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 Housing Needs Forecast

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

The household forecast indicated a total increase of 698 households in Uinta County, from 7,668 in 2010 to 8,366 in 2040. Homeowners are expected to increase from 5,759 households in 2010 to 6,364 by 2040. Renters are anticipated to increase from 1,909 households in 2010 to 2,001 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 57 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 50 households and by 87 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 24 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 18 households over the period. Table II.21.43, below, provides details of the household forecast by tenure and income.

Table II.21.43						
Household Forecast by Tenure and Income						
Uinta County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	543	479	824	453	3,460	5,759
2015	516	456	784	431	3,293	5,480
2020	583	515	886	487	3,719	6,190
2025	589	519	894	491	3,754	6,247
2030	595	525	903	497	3,793	6,312
2035	598	528	909	500	3,816	6,351
2040	600	529	911	501	3,824	6,364
Renters by Percent of Median Household Income						
2010	492	377	323	137	579	1,909
2015	521	400	342	146	614	2,022
2020	531	407	349	148	625	2,061
2025	528	405	347	147	621	2,048
2030	526	403	345	147	619	2,040
2035	522	400	343	146	615	2,025
2040	516	396	339	144	607	2,001
Total Households by Percent of Median Household Income						
2010	1,035	856	1,147	590	4,040	7,668
2015	1,037	855	1,126	577	3,906	7,502
2020	1,114	922	1,234	635	4,345	8,250
2025	1,116	924	1,241	639	4,375	8,295
2030	1,121	928	1,249	643	4,412	8,353
2035	1,120	928	1,252	645	4,431	8,376
2040	1,115	925	1,249	645	4,431	8,366

