

UINTA COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Uinta County’s population decreased from 21,118 in 2010 to 20,773 in 2016, or by 1.6 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age decreased by 10.7 percent, and the number of people from 55 to 64 years of age increased by 13.3 percent. The white population decreased by 2.7 percent, while the black population increased by 166.7 percent. The Hispanic population increased from 1,855 to 1,873 people between 2010 and 2016 or by 1.0 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 2016 Current Census Estimates						
Subject	Uinta County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	21,118	20,773	-1.6%	563,626	585,501	3.9%
Age						
Under 14 years	5,325	5,125	-3.8%	113,371	116,796	3.0%
15 to 24 years	2,653	2,529	-4.7%	78,460	77,293	-1.5%
25 to 34 years	2,894	2,583	-10.7%	77,649	81,948	5.5%
35 to 44 years	2,613	2,690	2.9%	66,966	71,334	6.5%
45 to 54 years	3,195	2,325	-27.2%	83,577	69,052	-17.4%
55 to 64 years	2,564	2,904	13.3%	73,513	81,266	10.5%
65 and Over	1,874	2,617	39.6%	70,090	87,812	25.3%
Race						
White	20,385	19,837	-2.7%	529,110	543,387	2.7%
Black	63	168	166.7%	5,135	7,753	51.0%
American Indian and Alaskan Native	238	266	11.8%	14,457	15,762	9.0%
Asian	66	115	74.2%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	38	43	13.2%	521	673	29.2%
Two or more races	328	344	4.9%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	1,855	1,873	1.0%	50,231	58,413	16.3%

Table II.21.2, on the following page, presents the population of Uinta County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 10,505 persons, and accounted for 50.6 percent of the population, with the remaining 49.4 percent, or 10,268 persons being female.

Table II.21.2 Population by Age and Gender Uinta County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,716	2,609	5,325	2,623	2,502	5,125	-3.8%
15 to 24 years	1,354	1,299	2,653	1,316	1,213	2,529	-4.7%
25 to 44 years	1,458	1,436	2,894	1,278	1,305	2,583	-10.7%
45 to 54 years	1,320	1,293	2,613	1,373	1,317	2,690	2.9%
55 to 64 years	1,595	1,600	3,195	1,156	1,169	2,325	-27.2%
65 and Over	1,309	1,255	2,564	1,489	1,415	2,904	13.3%
Total	10,662	10,456	21,118	10,505	10,268	20,773	-1.6%
% of Total	50.5%	49.5%	.	50.6%	49.4%	.	

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 ²¹¹	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.

²¹¹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.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				
Household 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 2015 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 vacant housing units in Uinta County as reported in the 2015 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 2015 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, on the following page, 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		Total	% of Total
	Own	Rent		
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 median value in Uinta County was \$176,700, which compared to \$194,800 in the State of Wyoming.

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.

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.

Place	Rent
Uinta County	\$533
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 71 persons during the first half of 2017. 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 372 persons over the time period.

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	470	600	-130
2017 – First Half	204	275	-71
Total	10,031	9,659	372

Economics

The HUD estimated MFI for Uinta County was \$66,300 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.21.1, below, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.21.1
Estimated Median Family Income**
Uinta County vs. Wyoming
HUD Data: 2000-2017

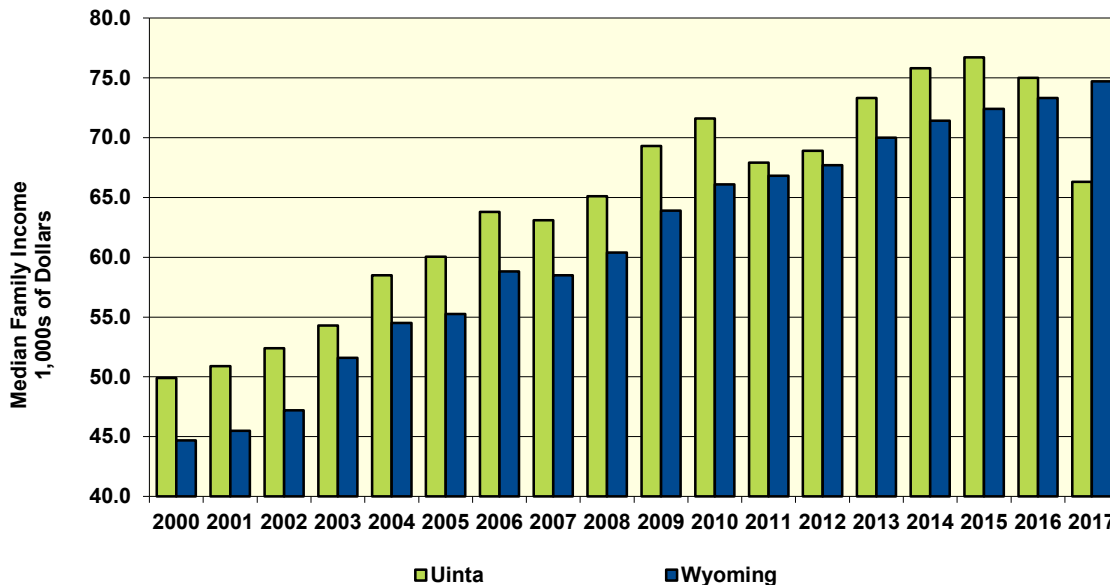


Table II.21.20 below shows the labor force statistics for Uinta County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.7 percent. The highest level of unemployment occurred during 1993 rising to a rate of 8.5 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Uinta County increased from 5 percent in 2015 to 5.8 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.21.20 Labor Force Statistics Uinta County 1990 - 2016 BLS Data					
Year	Uinta County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	653	9,246	9,899	6.6%	5.3%
1991	738	9,348	10,086	7.3%	5.2%
1992	858	9,394	10,252	8.4%	5.6%
1993	915	9,787	10,702	8.5%	5.3%
1994	843	9,829	10,672	7.9%	5%
1995	735	10,182	10,917	6.7%	4.8%
1996	802	10,211	11,013	7.3%	4.9%
1997	622	10,029	10,651	5.8%	4.8%
1998	601	10,141	10,742	5.6%	4.75
1999	700	9,828	10,528	6.6%	4.6%
2000	427	10,031	10,458	4.1%	3.9%
2001	401	10,375	10,776	3.7%	3.8%
2002	469	10,617	11,086	4.2%	4%
2003	488	10,488	10,976	4.4%	4.3%
2004	402	10,240	10,642	3.8%	3.8%
2005	361	10,285	10,646	3.4%	3.6%
2006	330	10,620	10,950	3%	3.2%
2007	295	10,818	11,113	2.7%	2.8%
2008	333	11,179	11,512	2.9%	3.1%
2009	781	10,789	11,570	6.8%	6.3%
2010	742	9,815	10,557	7%	6.4%
2011	630	9,537	10,167	6.2%	5.8%
2012	574	9,689	10,263	5.6%	5.3%
2013	522	9,428	9,950	5.2%	4.7%
2014	476	9,411	9,887	4.8%	4.2%
2015	482	9,223	9,705	5%	4.2%
2016	546	8,922	9,468	5.8%	5.3%

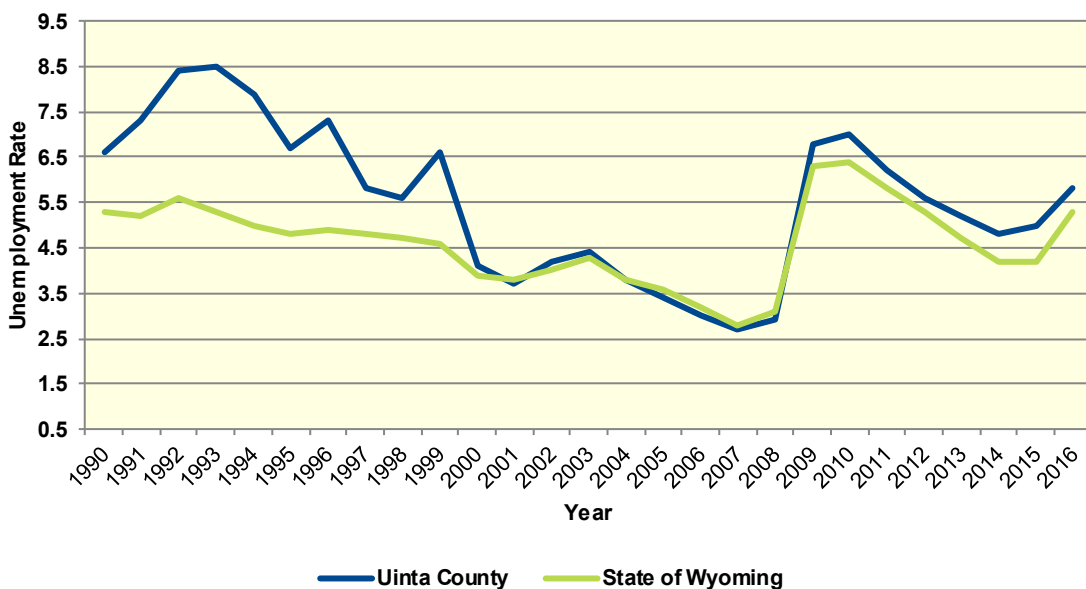
Diagram II.21.2 on the following page, shows the employment and labor force for Uinta County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 8,922 persons, with the labor force reaching 9,468, indicating there were a total of 546 unemployed persons.

Diagram II.21.2
Employment and Labor Force
 Uinta County
 1990 – 2016 BLS Data



Diagram II.21.3 below shows the unemployment rate for both the state and Uinta County. During the 1990s the average rate for Uinta County was 7.1 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.9 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.7 percent. Over the course of the entire period Uinta County had an average unemployment rate higher than the state, 5.5 percent for Uinta County, versus 4.6 statewide.

Diagram II.21.3
Annual Unemployment Rate
 Uinta County
 1990 – 2016 BLS Data



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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2005 through December 2016 and are presented in Table II.21.21, below, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 8,720 persons in 2015 to 8,310 in 2016, a change of -4.7 percent.

Table II.21.21											
Total Monthly Employment											
Uinta County											
BLS QCEW Data, 2001–2016(p)											
Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	9,210	9,335	9,569	9,792	8,708	8,689	8,918	8,781	8,613	8,770	8,215
Feb	8,937	9,359	9,626	9,586	8,731	8,740	9,050	8,710	8,614	8,784	8,294
Mar	8,880	9,479	9,679	9,502	8,960	8,770	9,087	8,751	8,627	8,828	8,237
Apr	9,043	9,612	9,885	9,564	8,931	8,774	9,144	8,760	8,764	8,735	8,311
May	9,283	9,747	10,213	9,757	9,274	8,953	9,376	8,977	9,024	8,988	8,555
Jun	9,542	9,785	10,446	9,559	9,256	9,076	9,339	8,936	8,958	8,704	8,367
Jul	9,435	9,934	10,531	9,634	9,418	8,866	9,037	8,756	9,076	8,664	8,286
Aug	9,514	9,909	10,762	9,695	9,605	9,003	9,016	8,936	9,091	8,754	8,248
Sep	9,523	9,813	10,731	9,692	10,040	9,183	9,196	9,008	9,038	8,690	8,322
Oct	9,694	9,812	10,458	9,553	9,888	9,206	9,169	8,901	9,024	8,654	8,403
Nov	9,736	9,884	10,307	9,378	9,830	9,234	9,108	8,811	8,973	8,559	8,301
Dec	9,840	9,895	10,095	9,204	9,645	9,323	9,080	8,874	8,990	8,509	8,183
Annual	9,386	9,714	10,192	9,576	9,357	8,985	9,127	8,850	8,899	8,720	8,310
% Change	5.9%	3.5%	4.9%	-6.0%	-2.3%	-4.0%	1.6%	-3.0%	0.6%	-2.0%	-4.7%

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 \$792 in 2015. In 2016, average weekly wages saw a decrease of 4.2 percent over the prior year, rising to \$759, or by 33 dollars. These data are shown in Table II.21.22, below.

Table II.21.22						
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	6.1%
2003	557	511	543	589	551	2.6%
2004	584	537	542	582	561	1.8%
2005	590	576	604	616	597	6.4%
2006	653	621	628	690	648	8.5%
2007	722	691	694	774	720	11.1%
2008	760	736	737	814	761	5.7%
2009	798	742	714	804	764	0.4%
2010	789	772	799	915	821	7.5%
2011	774	749	782	794	775	-5.6%
2012	809	765	769	815	789	1.8%
2013	794	765	773	1,080	853	8.1%
2014	796	790	781	863	808	-5.3%
2015	801	772	779	818	792	-2.0%
2016(p)	749	749	770	768	759	-4.2%

Total business establishments reported by the QCEW are displayed in Table II.21.23, below. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 2.3 percent, from 785 to 767 establishments.

Table II.21.23						
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	691	
2002	707	728	727	727	722	4.5%
2003	729	743	744	749	741	2.6%
2004	762	769	777	782	773	4.3%
2005	765	770	786	786	777	0.5%
2006	797	808	808	815	807	3.9%
2007	794	820	813	812	810	0.4%
2008	815	817	835	837	826	2.0%
2009	830	840	837	831	835	1.1%
2010	820	813	814	813	815	-2.4%
2011	807	811	823	814	814	-0.1%
2012	808	810	810	806	809	-0.6%
2013	803	787	790	783	791	-2.2%
2014	788	793	797	785	791	0.0%
2015	790	788	785	775	785	-0.8%
2016	770	768	764	764	767	-2.3%

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 \$609 in fourth quarter 2015 to \$602 in fourth quarter 2016, or by 1.1 percent. Detached single-family home rents decreased by 8.0 percent, rents for mobile homes on a lot increased by 0.2 percent, and rents for mobile home lots increased by 3.1 percent.

Uinta County rental prices experienced average annualized decreases of 0.1 percent for apartments and 0.7 percent for mobile home lots, with increases of 0.1 percent for houses between fourth quarter 1986 through fourth quarter 2016. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.21.24, at right, presents the Uinta County data for each rental type.²¹²

Table II.21.24 Semiannual Average Monthly Rental Prices Uinta County EAD Data, 1986:Q4 – 2016:Q4, 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
Q4.16	602	281	812	668

²¹² 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 decreased from 35 authorizations in 2015 to 34 in 2016.

The real value of single-family building permits increased from \$227,441 in 2015 to \$237,629 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.21.25, below.

Table II.21.25 Building Permits and Valuation Uinta County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	196	16	0	7	219	137,055	86,102
1981	345	66	0	108	519	101,268	47,588
1982	593	0	0	186	779	81,289	58,931
1983	325	0	32	22	379	93,637	45,965
1984	108	0	3	90	201	84,903	36,809
1985	45	0	0	0	45	91,608	0
1986	14	0	0	0	14	90,832	0
1987	7	0	0	0	7	86,946	0
1988	2	0	0	0	2	103,380	0
1989	0	0	0	0	0	0	0
1990	4	0	0	0	4	93,337	0
1991	24	0	0	0	24	79,076	0
1992	35	0	0	0	35	96,104	0
1993	49	0	0	0	49	87,331	0
1994	70	0	0	0	70	115,484	0
1995	71	0	0	0	71	123,767	0
1996	62	0	0	0	62	113,765	0
1997	60	0	0	0	60	114,432	0
1998	63	0	0	0	63	126,549	0
1999	63	0	0	0	63	116,425	0
2000	72	0	0	0	72	124,558	0
2001	58	0	0	0	58	117,750	0
2002	58	0	0	0	58	114,839	0
2003	56	0	0	0	56	140,396	0
2004	64	0	0	0	64	116,427	0
2005	100	0	0	0	100	136,741	0
2006	109	0	0	0	109	127,627	0
2007	336	0	0	0	336	146,519	0
2008	71	0	16	0	87	217,014	0
2009	51	0	4	0	55	177,043	0
2010	45	0	0	0	45	192,133	0
2011	34	0	0	0	34	211,029	0
2012	38	0	0	0	38	231,604	0
2013	31	0	4	0	35	225,616	0
2014	34	0	0	6	40	251,777	170,575
2015	35	0	0	0	35	227,441	0
2016	34	0	0	12	46	237,629	80,000

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Uinta County was \$198,154. This represented a decrease of -5.5 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.21.26, on the following page.

Table II.21.26 Average Sales Prices Uinta County vs. Wyoming DOR Data, 2000–2015				
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
2015	209,625	2.2	275,611	4.6
2016	198,154	-5.5	280,428	1.7

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 2017.²¹³ During June 2017, a total of 40 surveys were completed by property managers in Uinta County. Of the 1,010 rental units surveyed, 213 were vacant, for a vacancy rate of 21.1 percent, as shown in Table II.21.27, at right. This rate compares to a 6.5 percent vacancy rate one year ago, and a statewide June 2017 vacancy rate of 10.2 percent.

Diagram II.21.4, 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.21.27 Total Units, Vacant Units, and Vacancy Rate Uinta County RVS Data, June 2001– June 2017				
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%
2017a	40	1,010	213	21.1%

²¹³ Those signified as a in the “year” column of Table II.21.27 are conducted in June/July of each year. Those signified as b are conducted each November/December.

Diagram II.21.4
Vacancy Rates by Year
 Uinta County vs. Wyoming
 RVS Data, June 2001 – June 2017

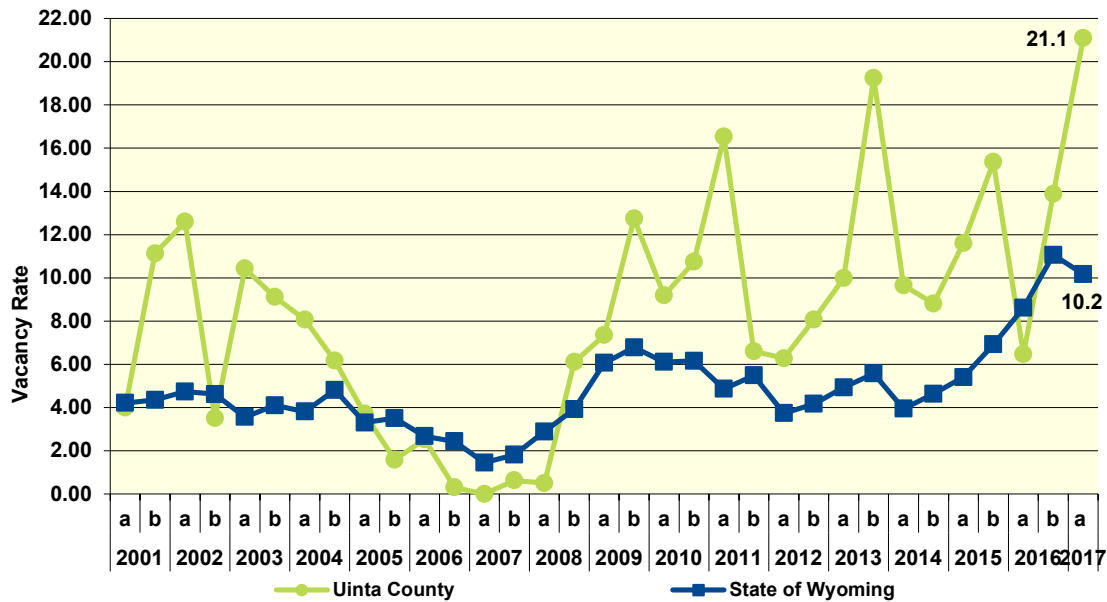


Diagram II.21.5, below, shows the average rent of single-family and apartment units in Uinta County. In 2017, average rents for single-family units increased to \$899 and average rents for apartments fell to \$585.

Diagram II.21.5
Average Rent of Single Family and Apartment Units
 Uinta County
 RVS Data, June 2006 – June 2017

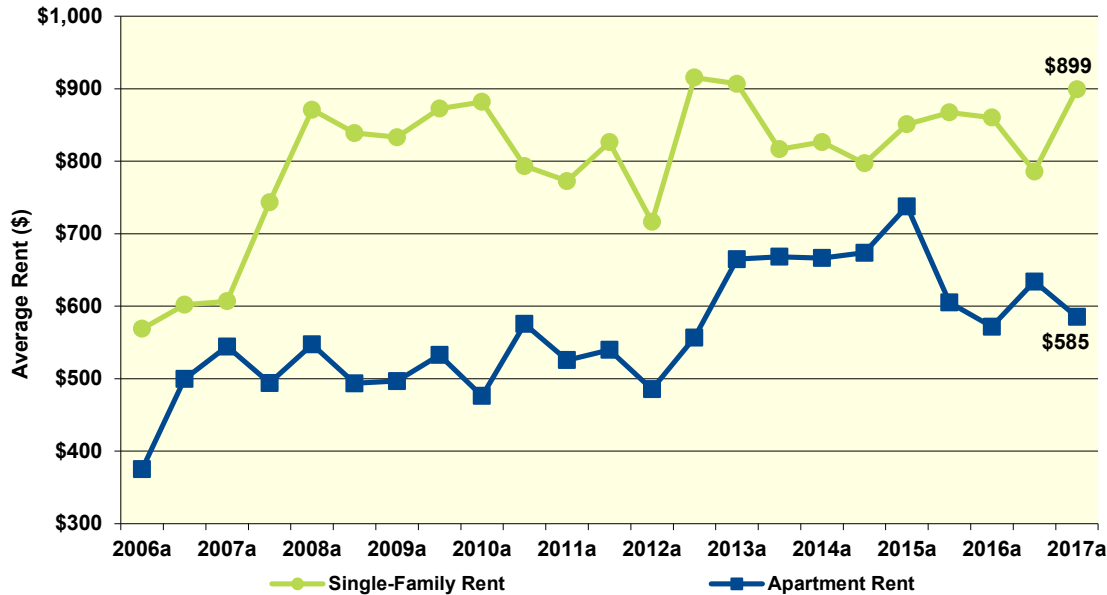


Table II.21.28 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 27 single family units in Uinta County, with 2 of them available. This translates into a vacancy rate of 7.4 percent in Uinta County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 707 apartment units reported in the survey, with 147 of them available, which resulted in a vacancy rate of 20.8 percent. This compares to a statewide vacancy rate of 11.2 percent for apartment units across the state.

Table II.21.28			
Rental Vacancy Survey by Type			
Uinta County			
RVS Data, June 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	27	2	7.4%
Duplex units	9	1	11.1%
Apartments	707	147	20.8%
Mobile Homes	27	3	11.1%
“Other” Units	21	2	9.5%
Don't Know	219	58	26.5%
Total	1,010	213	21.1%

Table II.21.29 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 15 units. The most common apartment units were two bedroom units, with 297 units. Additional details of unit types by bedrooms are reported below.

Table II.21.29							
Rental Units by Number of Bedrooms							
Uinta County							
RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	222	0	0	.	222
One	1	0	103	2	0	.	106
Two	8	4	297	9	10	.	328
Three	15	5	49	14	11	.	94
Four	3	0	0	2	0	.	5
Five	0	0	0	0	0	.	0
Don't Know	0	0	36	0	0	219	255
Total	27	9	707	27	21	219	1,010

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.21.30, on the following page, two bedroom apartments were the most available apartment units, with four bedroom units being the most available single family unit.

Table II.21.30							
Available Rental Units by Number of Bedrooms							
Uinta County							
RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	62	0	0	.	62
One	0	0	4	0	0	.	4
Two	1	1	73	2	0	.	77
Three	0	0	3	1	0	.	4
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	0	0	5	0	2	58	65
Total	2	1	147	3	2	58	213

Table II.21.31 below shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 24.6 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of .0 percent.

Table II.21.31							
Vacancy Rates by Number of Bedrooms							
Uinta County							
RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	27.9%	%	%		27.9%
One	.0%	%	3.9%	.0%	%		3.8%
Two	12.5%	25.0%	24.6%	22.2%	.0%		23.5%
Three	.0%	.0%	6.1%	7.1%	.0%		4.3%
Four	33.3%	%	%	.0%	%		20.0%
Five	%	%	%	%	%		%
Don't Know	%	%	13.9%	%	%	26.5%	25.5%
Total	7.4%	11.1%	20.8%	11.1%	9.5%	26.5%	21.1%

Average market-rate rents by unit type are shown in Table II.21.32, 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.21.32						
Average Market Rate Rents by Number of Bedrooms						
Uinta County						
RVS Data, June 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$483	\$	\$	\$483
One	\$60	\$	\$546	\$625	\$	\$488
Two	\$675	\$500	\$563	\$625	\$575	\$584
Three	\$953	\$800	\$703	\$748	\$703	\$791
Four	\$1,050	\$	\$	\$900	\$750	\$930
Five	\$	\$	\$	\$	\$	\$
Total	\$899	\$720	\$585	\$738	\$656	\$710

Table II.21.33 below shows vacancy rates for single family units by average rental rates for Uinta County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 4.76 percent.

Table II.21.33 Single Family Market Rate Rents by Vacancy Status Uinta County RVS Data, June 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	21	1	4.8%
\$1,000 to \$1,500	5	1	20.0%
Above \$1,500			%
Missing	1	0	.0%
Total	27	2	7.4%

The availability of apartment units by average rent is displayed in Table II.21.34, below. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 19.65 percent.

Table II.21.34 Apartment Market Rate Rents by Vacancy Status Uinta County RVS Data, June 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	25	13	52.0%
\$500 to \$1,000	682	134	19.6%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	707	147	20.8%

Table II.21.35, 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.21.35 Condition by Unit Type Uinta County RVS Data, June 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	0	0	23	0	0	.	23
Fair						.	
Average	0	0	39	6	1	.	46
Good	6	1	292	18	7	.	324
Excellent	20	8	353	3	13	.	397
Don’t Know	1	0	0	0	0	219	220
Total	27	9	707	27	21	219	1,010

The availability of single family units based on their condition is displayed in Table II.21.36, below. As can be seen single family units in excellent condition had a vacancy rate of 10.0 percent.

Table II.21.36 Condition of Single Family Units by Vacancy Status Uinta County RVS Data, June 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	0	0	%
Fair			%
Average	0	0	%
Good	6	0	.0%
Excellent	20	2	10.0%
Don't Know	1	0	.0%
Total	27	2	7.4%

Table II.21.37, below shows the availability of apartment units based on their condition. As can be seen apartment units in excellent condition, and had a vacancy rate of 8.8 percent.

Table II.21.37 Condition of Apartment Units by Vacancy Status Uinta County RVS Data, June 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	23	5	21.7%
Fair			%
Average	39	16	41.0%
Good	292	95	32.5%
Excellent	353	31	8.8%
Don't Know	0	0	%
Total	707	147	20.8%

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.21.38, below, 4 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

Table II.21.38 If you had the opportunity to own/manage more units, how many would you prefer Uinta County RVS Data, June 2017	
Unit Type	Respondents citing more units
Single family units	4
Duplex Units	1
Apartments	2
Mobile homes	1
Other	0
All types	3
Total	11

Table, II.21.39, on the following page, shows the most common answers from the 2017 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 8 respondents, with an average persons per household of 2.1 people. Of new

residents to Uinta County, 50.0 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 75.0 percent of respondents owning thier residence. The average mortgage payment in Uinta County was \$750 and the average rent was \$938. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

Table II.21.39 Most Replied Response Uinta County HNA Survey: Fiscal Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	8
Number of persons in household (Average)	2.1
Current age	55 to 64 years old (37.5%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	Better quality of life (25.0%)
In which industry are you primarily employed	Retired (50.0%)
Highest education level completed	Some College (50.0%)
Total household income from all sources	\$10,000 to \$19,999 dollars (25.0%)
Current Housing Characteristics	
Current Residence	Single family home (87.5%)
Do you own or rent	Own (75.0%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	2.1
Average mortgage payment	\$750
Average rental payment	\$938
Are you satisfied with your current housing	Satisfied with current housing (100.0%)

Additional survey data are presented in **Volume II. Technical Appendix.**²¹⁴

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.21.40, below. This housing problem was far more prevalent in renter households as compared to owner households.

²¹⁴ 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.

Table II.21.40				
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.21.41, at right.

Table II.21.41		
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.21.42, below.

Table II.21.42 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 2015 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.21.43, on the following page.

Table II.21.43 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 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 2,559 loans purchased in Uinta County between 1979 and 2017, with 3 occurring in fiscal 2017. The average home size over the period was 1,228 square feet and 1,470 square feet in fiscal 2017. For homes receiving a WCDA loan in fiscal 2017, the average year a home was built was 1975. The average household income in fiscal 2017 in nominal terms, without the effects of inflation being taken into consideration, was \$39,725. The average purchase price in fiscal 2017 was \$120,333. In fiscal 2017, 0.0 percent of loans purchased were for new construction, and 33.3 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

As of June, 2017, an Immigration and Customs Enforcement (ICE) detention center has been proposed for Uinta County.²¹⁵ The facility would hire 100 to 150 employees and proponents claim it would benefit the local economy. The County has been impacted by the recent shift in the

²¹⁵ <https://uintacountyherald.com/article/residents-pack-room-for-meeting-proposing-ice-detention-facility>

energy sector. While unemployment numbers are falling slightly in the County, it is attributed to people leaving the state due to the down turn in the energy sector.²¹⁶

²¹⁶ <http://www.localnews8.com/news/wyoming/wyoming-unemployment-falls-as-people-leave-the-state/464404851>