

UINTA COUNTY

Demographics

The Census Bureau's current census estimates indicate that Uinta County's population decreased from 21,118 in 2010 to 21,066 in 2013, or by 0.2 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age decreased by 2.3 percent, and the number of people from 55 to 64 years of age increased by 10.3 percent. The white population decreased by 1.2 percent, while the black population increased by 182.5 percent. The Hispanic population increased from 1,855 to 1,907 people between 2010 and 2013 or by 2.8 percent. These data are presented in Table II.21.1, below.

Table II.21.1						
Profile of Population Characteristics						
Wyoming vs. Uinta County						
2010 Census and 2013 Current Census Estimates						
Subject	Uinta County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	21,118	21,066	-0.2%	563,626	582,658	3.4%
Age						
Under 14 years	5,325	5,180	-2.7%	113,371	115,337	1.7%
15 to 24 years	2,653	2,734	3.1%	78,460	80,908	3.1%
25 to 44 years	5,507	5,380	-2.3%	144,615	151,055	4.5%
45 to 54 years	3,195	2,731	-14.5%	83,577	76,258	-8.8%
55 to 64 years	2,564	2,829	10.3%	73,513	80,411	9.4%
65 and Over	1,874	2,212	18.0%	70,090	78,689	12.3%
Race						
White	20,385	20,138	-1.2%	529,110	539,936	2.0%
Black	63	178	182.5%	5,135	10,186	98.4%
American Indian and Alaskan Native	238	267	12.2%	14,457	15,258	5.5%
Asian	66	88	33.3%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	38	46	21.1%	521	630	20.9%
Two or more races	328	349	6.4%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	1,855	1,907	2.8%	50,231	56,363	12.2%

Table II.21.2, on the following page, presents the population of Uinta County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 10,680 persons, and accounted for 50.7 percent of the population, with the remaining 49.3 percent, or 10,386 persons being female.

Table II.21.2 Population by Age and Gender Uinta County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,716	2,609	5,325	2,682	2,493	5,175	-2.8%
15 to 24 years	1,354	1,299	2,653	1,358	1,314	2,672	0.7%
25 to 44 years	2,778	2,729	5,507	2,731	2,680	5,411	-1.7%
45 to 54 years	1,595	1,600	3,195	1,462	1,445	2,907	-9.0%
55 to 64 years	1,309	1,255	2,564	1,401	1,385	2,786	8.7%
65 and Over	910	964	1,874	1,011	1,063	2,074	10.7%
Total	10,662	10,456	21,118	10,645	10,380	21,025	-0.4%
% 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 ¹⁵⁸	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

¹⁵⁸ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table II.21.13, below, shows the number of households by year of construction. As shown, 8.3 percent, or 602 units, were built in 1939 or earlier in the county, and another 255 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 707, which accounted for 9.7 percent of all households, and an additional 23 households, or .3 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.21.13 Households by Year Built				
Uinta County 2009-2013 5-Year ACS Data				
Year Built	Uinta County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	602	8.3%	24,806	11.1%
1940 to 1949	255	3.5%	10,660	4.8%
1950 to 1959	258	3.5%	22,003	9.9%
1960 to 1969	274	3.8%	18,965	8.5%
1970 to 1979	1,579	21.7%	50,045	22.5%
1980 to 1989	2,601	35.7%	33,947	15.2%
1990 to 1999	991	13.6%	26,271	11.8%
2000 to 2004	707	9.7%	33,516	15.0%
Built 2005 or Later	23	.3%	2,633	1.2%
Total	7,290	100.0%	222,846	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 accounting for only 1.9 percent of total housing units, while households with five and six rooms accounted for 19.2 and 16.8 percent, respectively. The median number of rooms in Uinta County was 6 rooms, which compared to 6 statewide.

Table II.21.14				
Housing Units by Number of Rooms				
Uinta County				
2009-2013 5-Year ACS Data				
Number of Rooms	Uinta County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	163	1.9%	4,380	1.7%
Two	252	2.9%	6,986	2.7%
Three	445	5.1%	19,468	7.4%
Four	1,482	17.0%	43,545	16.6%
Five	1,671	19.2%	52,356	19.9%
Six	1,467	16.8%	40,659	15.5%
Seven	1,274	14.6%	32,683	12.4%
Eight	594	6.8%	25,669	9.8%
Nine or more	1,365	15.7%	37,294	14.2%
Total	8,713	100.0%	263,040	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 54 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.2 percent of total households in Uinta County, which compared to 24.2 percent statewide. In Uinta County, the 2,965 households with three bedrooms accounted for 40.7 percent of all households, and there were only 748 five-bedroom or more households, which accounted for 10.3 percent of all households.

Table II.21.15				
Households by Number of Bedrooms				
Uinta County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
None	8	54	62	.9%
One	78	208	286	3.9%
Two	720	897	1,617	22.2%
Three	2,311	654	2,965	40.7%
Four	1,433	179	1,612	22.1%
Five or more	747	1	748	10.3%
Total	5,297	1,993	7,290	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$162,900, while structures built between 1950 and 1959 had a median value of \$172,500 and those built between 1990 to 1999 had a median value of \$166,200. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$287,000 and \$270,300, respectively. The total average median value in Uinta County was \$181,700, which compared to \$185,900 in the State of Wyoming.

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

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

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

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

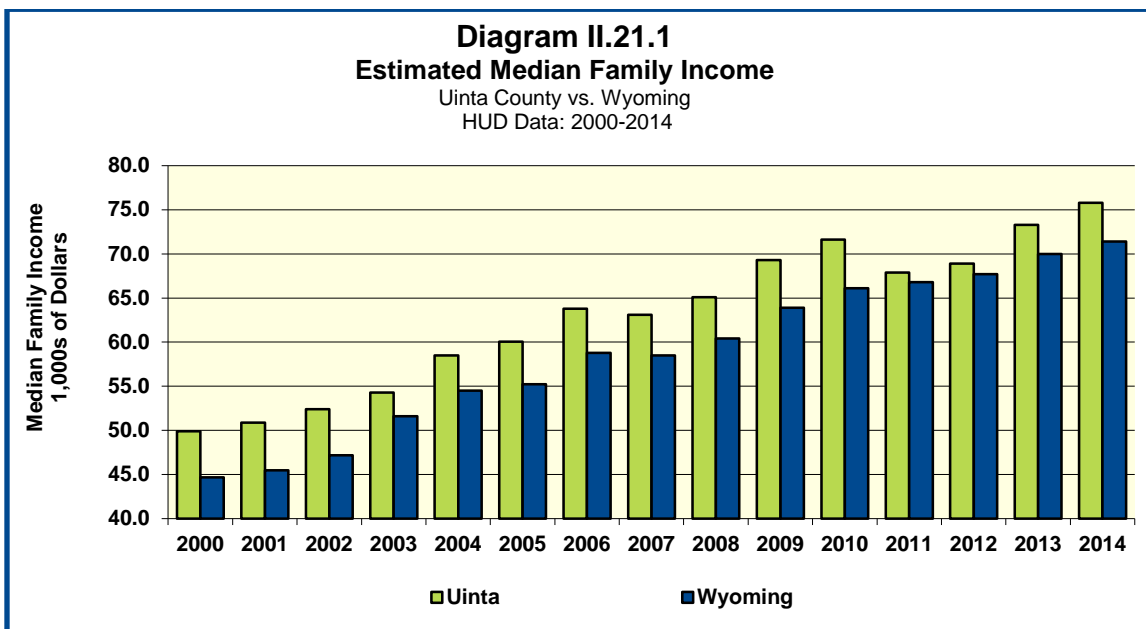
Table II.21.18 Median Rent Uinta County 2009-2013 5-Year ACS Data	
Place	Rent
Uinta County	\$532
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 511 persons during 2014. The driver’s license total exchanges since 2000 for Uinta County are presented in Table II.21.19, below, and indicate a net increase of 1,317 persons over the time period.

Table II.21.19			
Driver’s Licenses Exchanged and Surrendered			
Uinta County			
WYDOT Data, 2000–2014			
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	1,259	748	511
Total	9,649	8,332	1,317

Economics

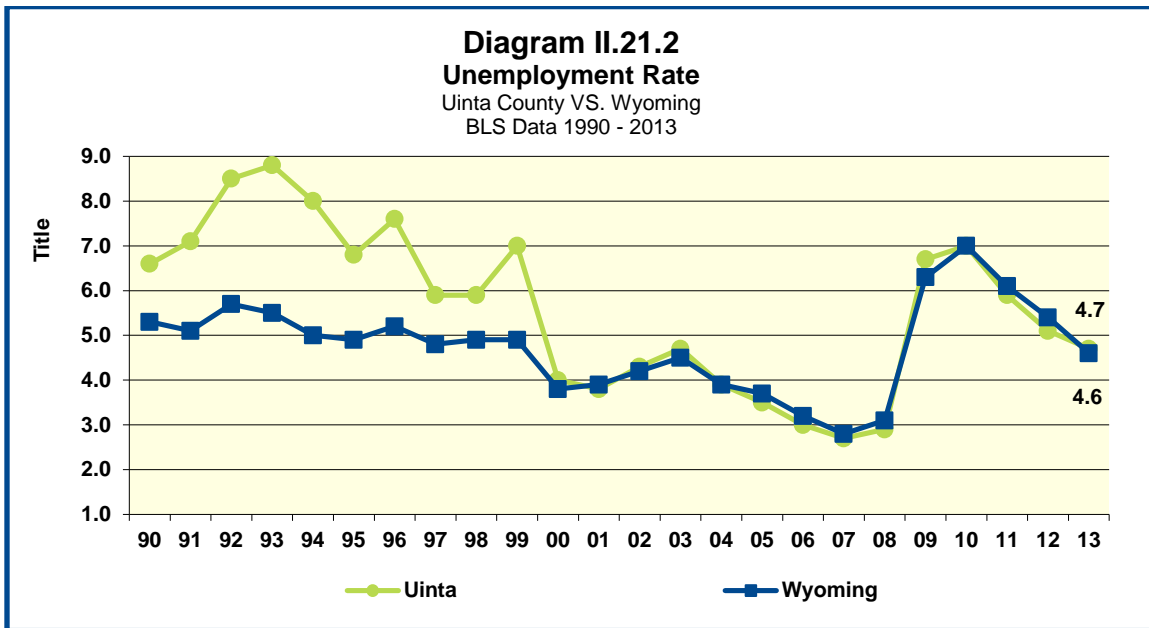
The HUD estimated MFI for Uinta County was \$75,800 in 2014.¹⁵⁹ This compares to Wyoming’s MFI of \$71,400. Diagram II.21.1, below, illustrates the estimated MFI for 2000 through 2013.



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 195 persons, from 11,190 in 2012 to 10,995 in 2013. Employment decreased by 136 persons; unemployment decreased by 59 persons; and the unemployment rate, or the number of unemployed

¹⁵⁹ 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.

persons as a percentage of the labor force, decreased from 5.1 percent in 2012 to 4.7 percent in 2013, as shown below in Diagram II.21.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.21.20, below, annual total monthly employment decreased by 3.03 percent between 2012 and 2013 from a total of 9,127 to 8,850 workers. Preliminary estimates shows employment increased to 8,986 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	8,375	8,249	9,210	9,335	9,569	9,792	8,708	8,689	8,918	8,781	8,613
Feb	8,360	8,232	8,937	9,359	9,626	9,586	8,731	8,740	9,050	8,710	8,614
Mar	8,445	8,324	8,880	9,479	9,679	9,502	8,960	8,770	9,087	8,751	8,627
Apr	8,641	8,512	9,043	9,612	9,885	9,564	8,931	8,774	9,144	8,760	8,766
May	8,745	8,655	9,283	9,747	10,213	9,757	9,274	8,953	9,376	8,977	9,042
Jun	8,611	8,860	9,542	9,785	10,446	9,559	9,256	9,076	9,339	8,936	8,986
Jul	8,637	9,237	9,435	9,934	10,531	9,634	9,418	8,866	9,037	8,756	.
Aug	8,813	9,369	9,514	9,909	10,762	9,695	9,605	9,003	9,016	8,936	.
Sep	8,724	9,280	9,523	9,813	10,731	9,692	10,040	9,183	9,196	9,008	.
Oct	8,803	9,228	9,694	9,812	10,458	9,553	9,888	9,206	9,169	8,901	.
Nov	8,766	9,053	9,736	9,884	10,307	9,378	9,830	9,234	9,108	8,811	.
Dec	8,635	9,316	9,840	9,895	10,095	9,204	9,645	9,323	9,080	8,874	.
Annual	8,630	8,860	9,386	9,714	10,192	9,576	9,357	8,985	9,127	8,850	.
% Change	-0.75	2.67	5.94	3.49	4.92	-6.04	-2.29	-3.98	1.58	-3.03	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.21.21, on the following page, annual average weekly wages increased by 8.11 percent between 2012 and

2013, from a total of \$789 to \$853. In the second quarter of 2014 preliminary estimates show average weekly wages fell to \$791.

Table II.21.21 Average Weekly Wages Uinta County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	515	484	503	523	506	.
2002	562	494	521	571	537	6.13
2003	557	511	543	589	551	2.61
2004	584	537	542	582	561	1.81
2005	590	576	604	616	597	6.42
2006	653	621	628	690	648	8.54
2007	722	691	694	774	720	11.11
2008	760	736	737	814	761	5.69
2009	798	742	714	804	764	0.39
2010	789	772	799	915	821	7.46
2011	774	749	782	794	775	-5.60
2012	809	765	769	815	789	1.81
2013	794	765	773	1,080	853	8.11
2014(p)	796	791	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.21.22. Annual establishments decreased by 2.10 percent between 2012 and 2013, from a total of 809 to 792 establishments. Preliminary estimates indicate the total number of establishments increased to 795 in the second quarter of 2014.

Table II.21.22 Number of Establishments Uinta County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	671	686	699	706	691	.
2002	707	728	727	727	722	4.49
2003	729	743	744	749	741	2.63
2004	762	769	777	782	773	4.32
2005	765	770	786	786	777	0.52
2006	797	808	808	815	807	3.86
2007	794	820	813	812	810	0.37
2008	815	817	835	837	826	1.98
2009	830	840	837	831	835	1.09
2010	820	813	814	813	815	-2.40
2011	807	811	823	814	814	-0.12
2012	808	810	810	806	809	-0.61
2013	803	787	790	783	791	-2.22
2014(p)	788	795	.	.	.	.

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

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Uinta County decreased from \$603 in second quarter 2013 to \$602 in second quarter 2014, or by 0.2 percent. Detached single-family home rents decreased by 0.4 percent, rents for mobile homes on a lot increased by 15.6 percent, and rents for mobile home lots increased by 4.3 percent.

Uinta County rental prices experienced average annualized increases of 2.2 percent for apartments, 2.3 percent for houses, 2.1 percent for mobile homes plus a lot, and 1.4 percent for mobile home lots since fourth quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.21.23, at right, presents the Uinta County data for each rental type.¹⁶⁰

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family unit authorizations in Uinta County increased from 34 authorized units in 2011 to 38 in 2012. Total units increased from 34 units in 2011 to 38 in 2012.

The real value of single-family building permits increased from \$199,100 in 2011 to \$218,700 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$218,700 in 2008 to a low of \$109,700 in 2002. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.21.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	328	183	410	349
Q2.87	273	170	376	326
Q4.87	279	142	369	291
Q2.88	253	163	332	281
Q4.88	229	148	349	283
Q2.89	240	143	317	231
Q4.89	226	148	345	261
Q2.90	217	147	319	283
Q4.90	250	141	382	292
Q2.91	246	147	317	263
Q4.91	251	141	379	351
Q2.92	255	147	380	279
Q4.92	264	146	429	265
Q2.93	249	146	420	.
Q4.93	287	150	428	.
Q2.94	.	147	415	350
Q4.94	330	147	434	.
Q2.95	333	147	476	.
Q4.95	331	145	505	.
Q2.96	339	148	493	.
Q4.96	315	173	444	.
Q2.97	318	147	508	329
Q4.97	347	150	461	358
Q2.98	344	150	489	334
Q4.98	355	150	463	330
Q2.99	331	135	474	404
Q4.99	333	150	468	349
Q2.00	326	150	443	415
Q4.00	337	150	485	358
Q2.01	359	150	449	357
Q4.01	344	150	480	375
Q2.02	372	150	492	375
Q4.02	374	150	486	357
Q2.03	378	150	529	325
Q4.03	390	172	531	355
Q2.04	394	172	497	370
Q4.04	395	182	555	330
Q2.05	402	182	549	461
Q4.05	444	197	551	451
Q2.06	434	197	576	442
Q4.06	510	203	596	447
Q2.07	543	237	669	450
Q4.07	556	242	642	471
Q2.08	618	367	707	477
Q4.08	613	242	708	455
Q2.09	631	242	725	494
Q4.09	630	267	762	485
Q2.10	627	267	724	489
Q4.10	605	278	792	480
Q2.11	602	292	712	465
Q4.11	603	325	749	473
Q2.12	601	263	787	493
Q4.12	574	263	837	479
Q2.13	603	258	767	538
Q4.13	597	268	831	591
Q2.14	602	269	764	622

¹⁶⁰ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.21.24 Building Permits and Valuation Uinta County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	196	16	.	7	219	.	.	130.9	82.2
1981	345	66	.	108	519	.	.	96.7	45.5
1982	593	.	.	186	779	.	.	77.7	56.3
1983	325	.	32	22	379	.	.	89.4	43.9
1984	108	.	3	90	201	.	.	81.1	35.2
1985	45	.	.	.	45	.	.	87.5	.
1986	14	.	.	.	14	.	.	86.8	.
1987	7	.	.	.	7	.	.	83.0	.
1988	2	.	.	.	2	.	.	98.8	.
1989	.	.	.	.	.	.	.	.	.
1990	4	.	.	.	4	.	.	89.2	.
1991	24	.	.	.	24	.	.	75.5	.
1992	35	.	.	.	35	.	.	91.8	.
1993	49	.	.	.	49	.	.	83.4	.
1994	70	.	.	.	70	.	12	110.3	.
1995	71	.	.	.	71	.	.	118.2	.
1996	62	.	.	.	62	24	5	108.7	.
1997	60	.	.	.	60	.	.	109.3	.
1998	63	.	.	.	63	.	14	120.9	.
1999	63	.	.	.	63	.	9	111.3	.
2000	72	.	.	.	72	24	14	119.1	.
2001	58	.	.	.	58	.	.	112.6	.
2002	58	.	.	.	58	.	.	109.8	.
2003	56	.	.	.	56	.	.	134.2	.
2004	64	.	.	.	64	.	.	111.3	.
2005	100	.	.	.	100	.	.	130.8	.
2006	109	.	.	.	109	.	.	122.0	.
2007	328	.	.	.	328	.	.	142.3	.
2008	71	.	16	.	87	48	.	207.5	.
2009	51	.	4	.	55	.	.	169.3	.
2010	45	.	.	.	45	.	.	183.8	.
2011	34	.	.	.	34	.	.	202.0	.
2012	38	.	.	.	38	.	.	221.9	.
2013	31	.	4	.	35	.	.	216.4	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Uinta County was \$209,631. This represented an increase of 9.7 percent from the previous year. In contrast, Wyoming’s weighted average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.21.25, on the following page.

Table II.21.25 Average Sales Prices Uinta County vs. Wyoming DOR Data, 2000–2013				
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

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 2014.¹⁶¹ During December 2014, a total of 60 surveys were completed by property managers in Uinta County. Of the 1,317 rental units surveyed, 116 were vacant, for a vacancy rate of 8.8 percent, as shown in Table II.21.26, below. This rate compares to a 19.3 percent vacancy rate one year ago, and a statewide December 2014 vacancy rate of 4.6 percent.

Table II.21.26 Total Units, Vacant Units, and Vacancy Rate Uinta County RVS Data, June 2001–December 2014				
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%

¹⁶¹Those signified as a in the “year” column of Table II.21.10 are conducted in June/July of each year. Those signified as b are conducted each November/December.

Diagram II.21.3, below, shows the historical vacancy rate for Uinta County and Wyoming. As can be seen, the vacancy rate in Uinta County was above the statewide rate, except for the period between 2005 and 2008, when the vacancy rate hovered around zero.

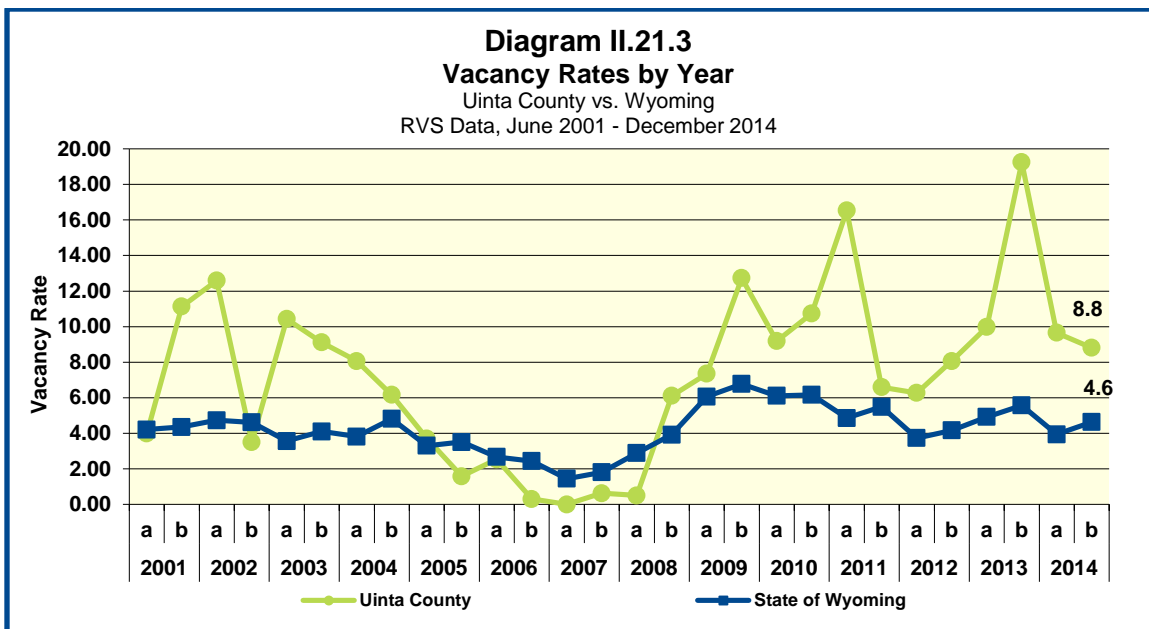


Diagram II.21.4, below, shows the average rent of single-family and apartment units in Uinta County. In 2014, average rents for single-family units decreased to \$797 and average rents for apartments rose slightly to \$674.

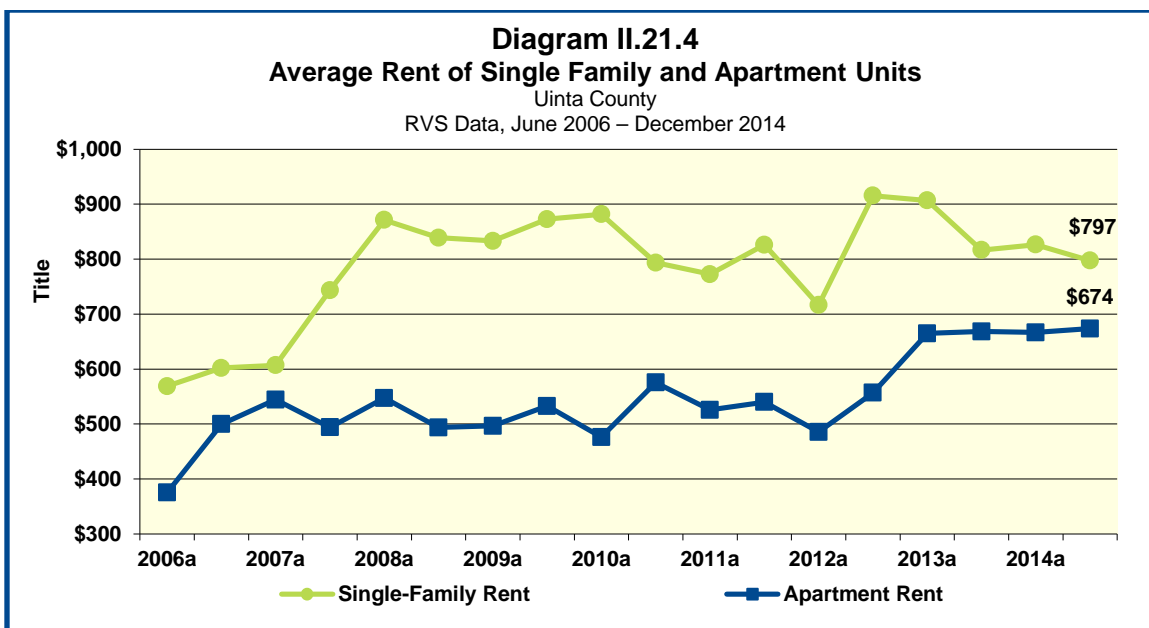


Table II.21.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 64 single family units in Uinta County, with 1 of them available. This translates into a vacancy rate of 1.6 percent in Uinta County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 793 apartment units reported in the survey, with 70 of them available, which resulted in a vacancy rate of 8.8 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.21.27			
Rental Vacancy Survey by Type			
Uinta County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	64	1	1.6%
Duplex units	88	8	9.1%
Apartments	793	70	8.8%
Mobile Homes	138	7	5.1%
“Other” Units	4	1	25.0%
Don’t Know	230	29	12.6%
Total	1,317	116	8.8%

Table II.21.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 36 units. The most common apartment units were two bedroom units, with 198 units. Additional details of unit types by bedrooms are reported below.

Table II.21.28							
Rental Units by Bedroom Size							
Uinta County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	2	0	0	0	0	.	2
One	4	1	14	2	0	.	21
Two	12	5	198	18	1	.	234
Three	36	0	143	42	1	.	222
Four	2	0	2	0	1	.	5
Five	1	0	0	0	0	.	1
Don’t Know	7	82	436	76	1	230	832
Total	64	88	793	138	4	230	1,317

Average market-rate rents by unit type are shown in Table II.21.29, on the following page. 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.21.29						
Average Market Rate Rents by Bedroom Size						
Uinta County						
RVS Data, December 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$400	\$	\$430	\$	\$	\$415
One	\$408	\$475	\$533	\$425	\$	\$473
Two	\$579	\$520	\$618	\$589	\$	\$592
Three	\$837	\$	\$719	\$641	\$	\$740
Four	\$825	\$	\$	\$	\$	\$825
Five	\$1,200	\$	\$	\$	\$	\$1,200
Total	\$797	\$578	\$674	\$602	\$750	\$692

Table II.21.30 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.21.30			
Single Family Market Rate Rents by Vacancy Status			
Uinta County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	48	1	2.1%
\$1,000 to \$1,500	6	0	.0%
Above \$1,500			%
Missing	7	0	.0%
Total	64	1	1.6%

The availability of apartment units by average rent is displayed in Table II.21.31 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of .0 percent.

Table II.21.31			
Apartment Market Rate Rents by Vacancy Status			
Uinta County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	9	0	.0%
\$500 to \$1,000	504	22	4.4%
\$1,000 to \$1,500	0	0	%
Above \$1,500			%
Missing	280	48	17.1%
Total	793	70	8.8%

Table II.21.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of .0 percent.

Table II.21.32 Mobile Home Market Rate Rents by Vacancy Status Uinta County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	133	6	4.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	4	1	25.0%
Total	138	7	5.1%

Table II.21.33, 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 good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.21.33 Condition by Unit Type Uinta County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	13	0	0	.	13
Average	11	0	137	0	0	.	148
Good	44	82	255	115	3	.	499
Excellent	6	6	243	19	0	.	274
Don’t Know	3	0	145	4	1	230	383
Total	64	88	793	138	4	230	1,317

The availability of single family units based on their condition is displayed in Table II.21.34, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.21.34 Condition of Single Family Units by Vacancy Status Uinta County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	11	0	.0%
Good	44	1	2.3%
Excellent	6	0	.0%
Don’t Know	3	0	.0%
Total	64	1	1.6%

Table II.21.35, 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 fair condition, and had a vacancy rate of .0 percent.

Table II.21.35 Condition of Apartment Units by Vacancy Status Uinta County RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	13	0	.0%
Average	137	3	2.2%
Good	255	17	6.7%
Excellent	243	12	4.9%
Don't Know	145	38	26.2%
Total	793	70	8.8%

Table II.21.36, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in good condition, with a vacancy rate of 4.3 percent.

Table II.21.36 Condition of Mobile Home Units by Vacancy Status Uinta County RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	0	0	%
Good	115	5	4.3%
Excellent	19	1	5.3%
Don't Know	4	1	25.0%
Total	138	7	5.1%

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, respondents in Uinta County said they would prefer 34 more single family units and 132 more apartment units. In total, respondents indicated they wished to own or manage an additional 196 units.

Table II.21.37 If you had the opportunity to own/manage more units, how many would you prefer Uinta County RVS Data, December 2014	
Unit Type	More Units
Single family units	34
Duplex Units	5
Apartments	132
Mobile homes	25
Other	
Don't Know	
All types	
Total	196

Table, II.21.38, below, shows the most common answers from the 2014 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 25 respondents, with an average persons per household of 3.2 people. Of new residents to Uinta County, 64.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a job transfer.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 48.0 percent of respondents renting their residence. The average mortgage payment in Uinta County was \$696 and the average rent was \$550. When asked if they were satisfied with their current housing, 76.0 percent said they were satisfied with thier current housing.

Table II.21.38 Most Replied Response Uinta County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	25
Number of persons in household (Average)	3.2
Current age	25 to 34 years old (45.8%)
Marital status	Married (64.0%)
Primary reason for moving to Wyoming	Job transfer (24.0%)
In which industry are you primarily employed	Other (32.0%)
Highest education level completed	High School Diploma/GED (40.0%)
Total household income from all sources	\$75,000 to \$99,999 dollars (31.3%)
Current Housing Characteristics	
Current Residence	Single family home (64.0%)
Do you own or rent	Rent (48.0%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.7
Average mortgage payment	\$696
Average rental payment	\$550
Are you satisfied with your current housing	Satisfied with current housing (76.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (66.7%)
Are you seeking to change your housing situation	Seeking different housing (83.3%)
What type of unit are you seeking	Single family home (80.0%)
Type of tenure seeking	Seeking to buy (60.0%)
If own, do you plan on building or buying	Buy an existing unit (66.7%)
Expected buying price	\$250,000 to \$299,999 dollars (100.0%)
Expected building price	\$200,000 to \$249,999 dollars (50.0%)
Expected rental price	\$501 to \$600 dollars (50.0%)

For residents who are unsatisfied with their current housing, 66.7 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 80.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 60.0 percent wanted to buy and 40.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$250,000 to \$299,999 dollars if they were buying an existing unit, and \$200,000 to \$249,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 50.0

percent of respondents, anticipated spending \$501 to \$600 dollars. Additional survey data are presented in **Volume II. Technical Appendix**¹⁶².

Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2013 5-year ACS data, 113 or 1.6 percent of households in Uinta County were overcrowded and another 50 or .7 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 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Uinta County				
Owner				
Households	5,253	36	8	5,297
Percentage	99.2%	.7%	.2%	100.0%
Renter				
Households	1,874	77	42	1,993
Percentage	94.0%	3.9%	2.1%	100.0%
Total				
Households	7,127	113	50	7,290
Percentage	97.8%	1.6%	.7%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

¹⁶² 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.

At the time of the 2013 5-year ACS, a total of 127 units or 1.5 percent of all housing units in Uinta County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.21.40, at right.

Table II.21.40 Housing Units with Incomplete Kitchen Facilities Uinta County 2009-2013 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Kitchen Facilities	8,586	256,276
Lacking Complete Kitchen Facilities	127	6,764
Total Housing Units	8,713	263,040
Percent Lacking	1.5%	2.6%

At the time of the 2013 ACS, a total of 230 units or 2.6 percent of all housing units in Uinta County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.21.41, below.

Table II.21.41 Housing Units with Incomplete Plumbing Facilities Uinta County 2009-2013 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Plumbing Facilities	8,483	257,728
Lacking Complete Plumbing Facilities	230	5,312
Total Households	8,713	263,040
Percent Lacking	2.6%	2.0%

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

In Uinta County, 12.9 percent of households had a cost burden and 9.4 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 15.6 percent of homeowners with a mortgage in Uinta County experienced a cost burden and 5.9 percent experienced a severe cost burden, while 15.5 percent of renters had a cost burden and 19.5 percent had a severe cost burden, as seen in Table II.21.42, on the following page.

Table II.21.42 Cost Burden and Severe Cost Burden by Tenure Uinta County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Uinta County					
Owner With a Mortgage					
Households	2,512	502	191	12	3,217
Percent	78.1%	15.6%	5.9%	.4%	100.0%
Owner Without a Mortgage					
Households	1,842	127	102	9	2,080
Percent	88.6%	6.1%	4.9%	.4%	100.0%
Renter					
Households	1,077	309	389	218	1,993
Percent	54.0%	15.5%	19.5%	10.9%	100.0%
Total					
Households	5,431	938	682	239	7,290
Percent	74.5%	12.9%	9.4%	3.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 3,882 households in Uinta County, from 7,668 in 2010 to 11,550 in 2040. Homeowners are expected to increase from 5,759 households in 2010 to 8,615 by 2040. Renters are anticipated to increase from 1,909 households in 2010 to 2,935 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 238 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 202 households and by 423 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 333 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 204 households over the period. Table II.1.43, 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	481	408	853	387	3,630	5,759
2015	501	426	889	404	3,786	6,006
2020	536	455	950	432	4,045	6,418
2025	573	487	1,017	462	4,329	6,868
2030	620	527	1,100	500	4,684	7,430
2035	669	568	1,186	539	5,050	8,011
2040	719	611	1,275	580	5,431	8,615
Renters by Percent of Median Household Income						
2010	619	379	368	106	436	1,909
2015	644	394	383	111	453	1,985
2020	688	421	409	118	484	2,121
2025	735	451	437	126	518	2,267
2030	804	493	478	138	566	2,479
2035	876	537	521	151	617	2,702
2040	952	583	566	164	670	2,935
Total Households by Percent of Median Household Income						
2010	1,100	787	1,221	494	4,066	7,668
2015	1,145	820	1,272	515	4,239	7,991
2020	1,223	876	1,359	550	4,530	8,538
2025	1,308	937	1,454	588	4,847	9,135
2030	1,424	1,019	1,578	638	5,250	9,909
2035	1,545	1,105	1,707	690	5,667	10,713
2040	1,671	1,194	1,841	743	6,101	11,550

