

UINTA COUNTY

Demographics

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

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

Table II.21.2, on the following page, presents the population of Uinta County by age and gender from the 2010 Census and 2015 current census estimates. The 2010 Census count showed a total of 10,662 males, who accounted for 50.5 percent of the population, and the remaining 49.5 percent, or 10,456 persons, were female. In 2015, the number of males rose to 10,473 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 10,349 persons being female.

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

At the time of the 2010 Census, there were 270 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 24.6 percent, as shown in Table II.21.3, below.

Table II.21.3 Group Quarters Population Uinta County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁶⁷	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

¹⁶⁷ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 5,418 family households, of which 4,223 housed married couple families and 1,195 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 177 families, or a female householder with no husband present, of which there were 1,018 families. There were also an estimated 2,139 "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 71.7 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Uinta County, 77.9 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.21.4				
Household Type by Tenure				
Uinta County				
2010-2014 5-Year ACS Data				
Family Type	Uinta County		State of Wyoming	
	Uinta County	% of Total	State of Wyoming	% of Total
Family households	5,418	71.7%	147,321	65.3%
Married-couple family	4,223	77.9%	117,624	79.8%
Owner-occupied housing units	3,428	81.2%	97,837	83.2%
Renter-occupied housing units	795	18.8%	19,787	16.8%
Other family	1,195	22.1%	29,697	20.2%
Male householder, no wife present	177	14.8%	9,885	33.3%
Owner-occupied housing units	102	57.6%	5,955	60.2%
Renter-occupied housing units	75	42.4%	3,930	39.8%
Female householder, no husband present	1,018	85.2%	19,812	66.7%
Owner-occupied housing units	481	47.2%	9,942	50.2%
Renter-occupied housing units	537	52.8%	9,870	49.8%
Nonfamily households	2,139	28.3%	78,193	34.7%
Owner-occupied housing units	1,312	61.3%	42,555	54.4%
Renter-occupied housing units	827	38.7%	35,638	45.6%
Total	7,557	100.0%	225,514	100.0%

Table II.21.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 2,459 two-person family households, 1,157 three-person family households and 980 four-person family households. One-person non-family households made up 83.5 percent of all non-family households or an estimated 1,787 households. Uinta County's two persons households made up 37.1 percent of total housing units and four person households made up an additional 13.1 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.21.5				
Household Type by Household Size				
Uinta County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Uinta County				
One Person	.	1,787	1,787	23.6%
Two Person	2,459	343	2,802	37.1%
Three Person	1,157	0	1,157	15.3%
Four Person	980	9	989	13.1%
Five Person	575	0	575	7.6%
Six Person	148	0	148	2.0%
Seven Person	99	0	99	1.3%
Total	5,418	2,139	7,557	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 2,802 two-person households, 2,033 were owner-occupied and 769 were renter-occupied. Of the 989 four-person households, 721 were owner-occupied and 268 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Uinta County				
One Person	1,156	631	1,787	23.6%
Two Person	2,033	769	2,802	37.1%
Three Person	803	354	1,157	15.3%
Four Person	721	268	989	13.1%
Five Person	381	194	575	7.6%
Six Person	148	0	148	2.0%
Seven Person or more	81	18	99	1.3%
Total	5,323	2,234	7,557	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.21.7, on the following page, Uinta County had a total of 8,745 housing units of which 7,557 or 86.4 percent were occupied. Of these occupied units, 70.4 percent, or 5,323 units were owner occupied, which compares to a statewide rate of 69.3. A total of 1,188 units or 13.6 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.21.7 Housing Units by Tenure Uinta County 2010-2014 5-Year ACS Data				
Tenure	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,557	86.4%	225,514	85.0
Owner-Occupied	5,323	70.4%	156,289	69.3
Renter-Occupied	2,234	29.6%	69,225	30.7
Vacant Housing Units	1,188	13.6%	39,681	15.0
Total Housing Units	8,745	100.0%	265,195	100.0

Table II.21.8, below, shows that of the 1,188 housing units in Uinta County as reported in the 2014 ACS data, 348 or 29.3 percent were for rent and 106 or 8.9 percent were for sale. An estimated 285 units were for seasonal, recreational, or occasional use, and 277 or 23.3 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 2010-2014 5-Year ACS Data				
Disposition	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	348	29.3%	5,921	14.9%
Rented, but not occupied	83	7.0%	1,577	4.0%
For sale only	106	8.9%	2,601	6.6%
Sold, but not occupied	89	7.5%	802	2.0%
For seasonal, recreational, or occasional use	285	24.0%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	277	23.3%	10,922	27.5%
Total	1,188	100.0%	39,681	100.0%

Table II.21.9, at right, presents different income statistics for Uinta County. According to the 2014 ACS data averages, median family income for Uinta County was \$64,254 compared to the statewide average of \$72,086. Per capita income for Uinta County, which is calculated by dividing total income by population, was \$25,778, which compared to \$29,381 for the State of Wyoming.

Table II.21.9 Median and Per Capita Income Uinta County 2010-2014 5-Year ACS Data		
Income Type	Uinta County	Wyoming
Median Family Income	64,254	72,086
Median Household Income	56,158	58,252
Per Capita Income	25,778	29,381

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 929 households or 12.3 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 1,176 households that had incomes between \$35,000 and \$49,999, which accounted for 15.6 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.9 percent of total households and numbered 1,657 in Uinta County.

Table II.21.10 Households by Income Uinta County 2010-2014 5-Year ACS Data				
Income	Uinta County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	929	12.3%	21,756	9.6%
15,000 - 19,999	378	5.0%	10,739	4.8%
20,000 - 24,999	406	5.4%	11,332	5.0%
25,000 - 34,999	612	8.1%	22,763	10.1%
35,000 - 49,999	1,176	15.6%	30,423	13.5%
50,000 - 74,999	1,379	18.2%	43,643	19.4%
75,000 - 99,999	1,020	13.5%	31,799	14.1%
100,000 and above	1,657	21.9%	53,059	23.5%
Total	7,557	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.21.11, below. In total, the poverty rate in Uinta County was 14.2 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Uinta County had a poverty rate of 12.8 percent and the female population had a poverty rate of 15.6 percent. There were 153 males and 182 females in poverty under the age of 5. Overall, 11.4 percent of persons in poverty in Uinta County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 164 individuals with incomes below the poverty level which represented 5.6 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Uinta County				
5 and Below	153	182	335	11.4%
6 to 17	436	355	791	26.8%
18 to 64	675	981	1,656	56.2%
65 and Older	91	73	164	5.6%
Total	1,355	1,591	2,946	100.0%
Poverty Rate	12.8%	15.6%	14.2%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 4,209 owner-occupied single-family units compared to 689 single-family rental units. In Uinta County, single-family units comprised 64.8 percent of all households compared with 71.7 percent statewide. Uinta County had a total of 660 apartment rental units and total apartment units accounted for 9.2 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 1,648 mobile homes in Uinta County, which comprised 21.8 percent of all occupied housing units and compared to 13.0 statewide.

Table II.21.12 Households by Unit Type				
Uinta County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
Single-Family Unit	4,209	689	4,898	64.8%
Duplex	0	67	67	.9%
Tri- or Four-Plex	41	163	204	2.7%
Apartments	34	660	694	9.2%
Mobile Homes	993	655	1,648	21.8%
Boat, RV, Van, Etc.	46	0	46	.6%
Total	5,323	2,234	7,557	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.21.13, below, shows the number of households by year of construction. As shown, 9.6 percent, or 728 units, were built in 1939 or earlier in the county, and another 211 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 795, which accounted for 10.5 percent of all households, and an additional 68 households, or .9 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.21.13 Households by Year Built				
Uinta County 2010-2014 5-Year ACS Data				
Year Built	Uinta County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	728	9.6%	24,514	10.9%
1940 to 1949	211	2.8%	10,454	4.6%
1950 to 1959	296	3.9%	22,142	9.8%
1960 to 1969	271	3.6%	18,728	8.3%
1970 to 1979	1,628	21.5%	49,663	22.0%
1980 to 1989	2,581	34.2%	32,994	14.6%
1990 to 1999	979	13.0%	26,751	11.9%
2000 to 2009	795	10.5%	35,858	15.9%
Built 2010 or Later	68	.9%	4,410	2.0%
Total	7,557	100.0%	225,514	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 .8 percent of total housing units, while households with five and six rooms accounted for 21.2 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				
2010-2014 5-Year ACS Data				
Number of Rooms	Uinta County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	70	.8%	4,521	1.7%
Two	266	3.0%	7,349	2.8%
Three	478	5.5%	20,368	7.7%
Four	1,572	18.0%	42,809	16.1%
Five	1,856	21.2%	53,147	20.0%
Six	1,340	15.3%	41,493	15.6%
Seven	1,209	13.8%	31,612	11.9%
Eight	667	7.6%	25,739	9.7%
Nine or more	1,287	14.7%	38,157	14.4%
Total	8,745	100.0%	265,195	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 31 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.4 percent of total households in Uinta County, which compared to 24.4 percent statewide. In Uinta County, the 3,055 households with three bedrooms accounted for 40.4 percent of all households, and there were only 742 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				
2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
None	7	31	38	.5%
One	82	303	385	5.1%
Two	944	901	1,845	24.4%
Three	2,261	794	3,055	40.4%
Four	1,306	186	1,492	19.7%
Five or more	723	19	742	9.8%
Total	5,323	2,234	7,557	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$149,000, while structures built between 1950 and 1959 had a median value of \$167,000 and those built between 1990 to 1999 had a median value of \$169,500. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$289,200 and \$295,500, respectively. The total average median value in Uinta County was \$174,800, which compared to \$189,300 in the State of Wyoming.

Table II.21.16 Median Value by Year Structure Built Uinta County 2010-2014 5-Year ACS Data		
Year Built	Uinta County	State of Wyoming
1939 or earlier	149,000	153,700
1940 to 1949	116,700	140,900
1950 to 1959	167,000	158,200
1960 to 1969	155,500	177,300
1970 to 1979	148,100	184,100
1980 to 1989	182,500	197,900
1990 to 1999	169,500	233,600
2000 to 2009	289,200	252,800
Built 2010 or Later	295,500	258,900
Total	174,800	189,300

Household mortgage status is reported in Table II.21.17, below. In Uinta County, households with a mortgage accounted for 56.5 percent of all households or 3,007 housing units, and the remaining 43.5 percent or 2,316 units had no mortgage. Of those units with a mortgage, 410 had either a second mortgage or home equity loan, 32 had both a second mortgage and home equity loan, and 2,565 or 85.3 percent had no second mortgage or no home equity loan.

Table II.21.17 Mortgage Status Uinta County 2010-2014 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	3,007	56.5%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	410	13.6%	12,104	13.1%
Second mortgage only	197	48.0%	5,864	48.4%
Home equity loan only	213	52.0%	6,240	51.6%
Both second mortgage and home equity loan	32	1.1%	545	.6%
No second mortgage and no home equity loan	2,565	85.3%	80,039	86.4%
Housing units without a mortgage	2,316	43.5%	63,601	40.7%
Total	5,323	100.0%	156,289	100.00%

The median rent in Uinta County was \$551 as compared to \$663 statewide, as seen in Table II.21.18, below.

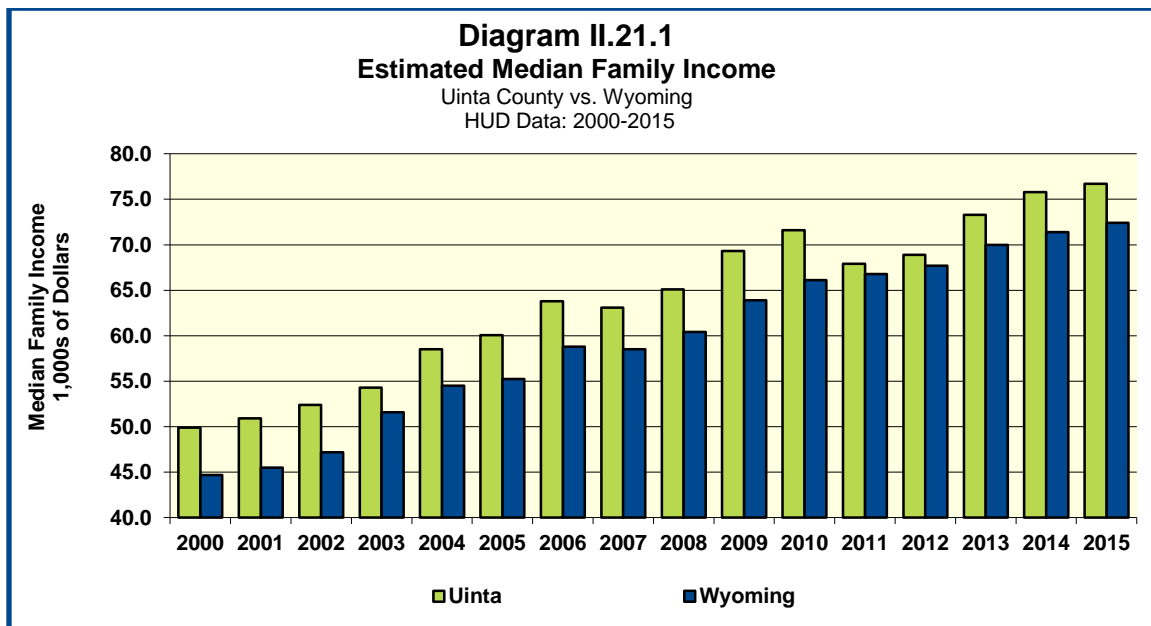
Table II.21.18 Median Rent Uinta County 2010-2014 5-Year ACS Data	
Place	Rent
Uinta County	\$551
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 530 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Uinta County are presented in Table II.21.19, below, and indicate a net increase of 530 persons over the time period.

Table II.21.19			
Driver’s Licenses Exchanged and Surrendered			
Uinta County			
WYDOT Data, 2000 – First Half of 2016			
Year	In-Migrants	Out-Migrants	Net Change
2000	680	784	-104
2001	677	648	29
2002	591	568	23
2003	473	540	-67
2004	562	584	-22
2005	655	568	87
2006	653	367	286
2007	676	527	149
2008	658	504	154
2009	594	498	96
2010	556	346	210
2011	529	500	29
2012	569	580	-11
2013	517	570	-53
2014	464	652	-188
2015	503	548	-45
2016 – Frist Half	241	284	-43
Total	9,598	9,068	530

Economics

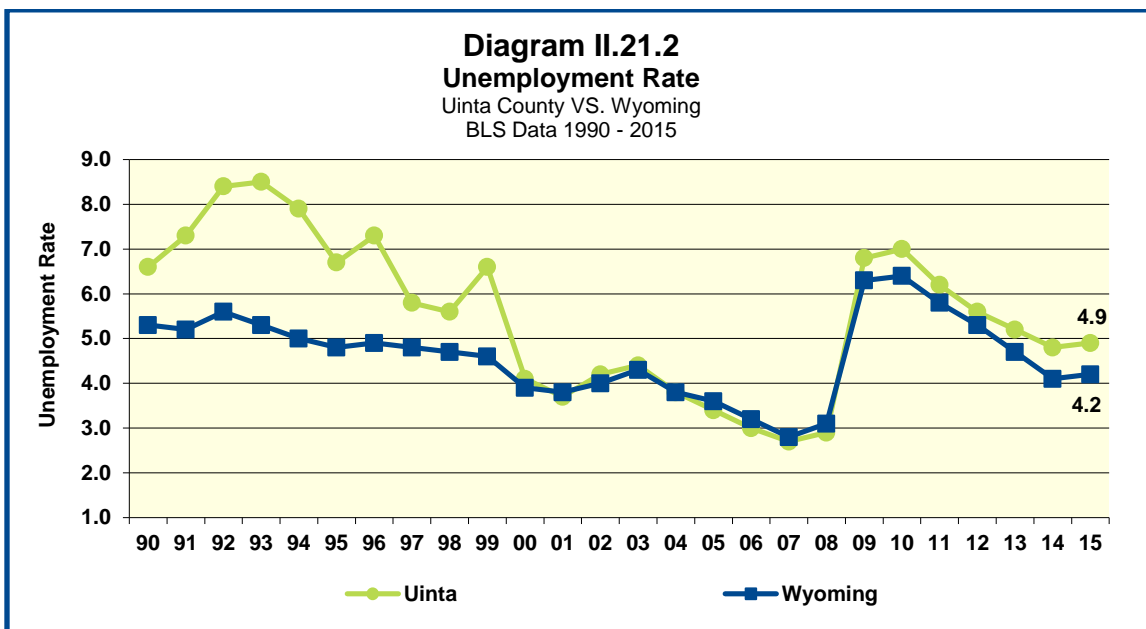
The HUD estimated MFI for Uinta County was \$75,000 in 2016.¹⁶⁸ This compares to Wyoming’s MFI of \$73,300. Diagram II.21.1, below, illustrates the estimated MFI for 2000 through 2016.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Uinta County’s labor force, defined as the number of persons working or actively seeking work, decreased by 156 persons, from 9,901 in 2014 to 9,745 in 2015. Employment decreased by 155 persons;

¹⁶⁸ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

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



The BLS, 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. Data from this series are from the period of January 2005 through December 2015 and are presented in Table II.21.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 8,714 persons in 2015; this figure was lower than the 2014 average by 185 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	8,249	9,210	9,335	9,569	9,792	8,708	8,689	8,918	8,781	8,613	8,770
Feb	8,232	8,937	9,359	9,626	9,586	8,731	8,740	9,050	8,710	8,614	8,784
Mar	8,324	8,880	9,479	9,679	9,502	8,960	8,770	9,087	8,751	8,627	8,828
Apr	8,512	9,043	9,612	9,885	9,564	8,931	8,774	9,144	8,760	8,764	8,735
May	8,655	9,283	9,747	10,213	9,757	9,274	8,953	9,376	8,977	9,024	8,988
Jun	8,860	9,542	9,785	10,446	9,559	9,256	9,076	9,339	8,936	8,958	8,704
Jul	9,237	9,435	9,934	10,531	9,634	9,418	8,866	9,037	8,756	9,076	8,664
Aug	9,369	9,514	9,909	10,762	9,695	9,605	9,003	9,016	8,936	9,091	8,754
Sep	9,280	9,523	9,813	10,731	9,692	10,040	9,183	9,196	9,008	9,038	8,690
Oct	9,228	9,694	9,812	10,458	9,553	9,888	9,206	9,169	8,901	9,024	8,624
Nov	9,053	9,736	9,884	10,307	9,378	9,830	9,234	9,108	8,811	8,973	8,538
Dec	9,316	9,840	9,895	10,095	9,204	9,645	9,323	9,080	8,874	8,990	8,489
Annual	8,860	9,386	9,714	10,192	9,576	9,357	8,985	9,127	8,850	8,899	8,714
% Change	2.67	5.94	3.49	4.92	-6.04	-2.29	-3.98	1.58	-3.03	.55	-2.08

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

Table II.21.21 Average Weekly Wages Uinta County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	515	484	503	523	506	
2002	562	494	521	571	537	6.13
2003	557	511	543	589	551	2.61
2004	584	537	542	582	561	1.81
2005	590	576	604	616	597	6.42
2006	653	621	628	690	648	8.54
2007	722	691	694	774	720	11.11
2008	760	736	737	814	761	5.69
2009	798	742	714	804	764	.39
2010	789	772	799	915	821	7.46
2011	774	749	782	794	775	-5.60
2012	809	765	769	815	789	1.81
2013	794	765	773	1,080	853	8.11
2014	796	790	781	863	808	-5.28
2015(p)	809	772	779	819	792	-1.98

Total business establishments reported by the QCEW are displayed in II.21.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming decreased by 0.76 percent to 775 establishments.

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

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Uinta County recorded 12,369 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 \$886,235,000, and real per capita income was \$42,395 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$46,847 in 2014, while Wyoming average earnings per job was \$53,171. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Uinta County decreased from \$606 in fourth quarter 2014 to \$601 in fourth quarter 2015, or by 0.8 percent. Detached single-family home rents increased by 1.5 percent, rents for mobile homes on a lot increased by 5.8 percent, and rents for mobile home lots decreased by 1.0 percent.

Uinta County rental prices experienced an average annualized decreases of 0.1 percent for apartments and 0.8 percent for mobile home lots, with increases of 0.4 percent for houses between fourth quarter 1986 through fourth quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.4 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.21.23, at right, presents the Uinta County data for each rental type.¹⁶⁹

Table II.21.23 Semiannual Average Monthly Rental Prices Uinta County EAD Data, 1986:Q4 – 2015:Q4, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	617	344	770	657
Q2.87	500	312	690	598
Q4.87	512	260	677	534
Q2.88	448	289	588	498
Q4.88	405	262	617	502
Q2.89	409	243	541	394
Q4.89	385	252	588	445
Q2.90	357	242	524	465
Q4.90	411	232	628	480
Q2.91	391	234	504	418
Q4.91	399	224	603	558
Q2.92	397	229	591	434
Q4.92	411	227	667	412
Q2.93	378	222	638	0
Q4.93	436	228	650	0
Q2.94	0	219	617	521
Q4.94	491	219	646	0
Q2.95	485	214	694	0
Q4.95	482	211	736	0
Q2.96	485	212	706	0
Q4.96	451	248	635	0
Q2.97	447	207	715	463
Q4.97	488	211	649	504
Q2.98	479	209	681	465
Q4.98	494	209	644	459
Q2.99	454	185	650	554
Q4.99	457	206	642	478
Q2.00	437	201	594	556
Q4.00	452	201	650	480
Q2.01	471	197	588	468
Q4.01	451	197	629	491
Q2.02	480	194	635	484
Q4.02	483	194	627	461
Q2.03	478	190	669	411
Q4.03	494	218	672	449
Q2.04	485	212	612	456
Q4.04	487	224	684	406
Q2.05	480	217	655	550
Q4.05	530	235	657	538
Q2.06	502	228	667	512
Q4.06	590	235	690	517
Q2.07	612	267	754	507
Q4.07	627	273	724	531
Q2.08	684	406	782	528
Q4.08	678	268	783	503
Q2.09	693	266	796	542
Q4.09	692	293	836	532
Q2.10	680	290	785	530
Q4.10	656	301	859	521
Q2.11	640	310	756	494
Q4.11	641	345	796	503
Q2.12	627	274	821	514
Q4.12	599	274	873	500
Q2.13	619	265	787	552
Q4.13	613	275	853	607
Q2.14	608	272	772	628
Q4.14	606	272	858	622
Q2.15	598	269	818	663
Q4.15	601	269	871	658

¹⁶⁹ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Uinta County increased from 34 authorizations in 2014 to 35 in 2015.

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

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

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

Table II.21.25 Average Sales Prices Uinta County vs. Wyoming DOR Data, 2000–2015				
Year	Uinta County Average Price (\$)	Unita County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	89,238	.	131,207	.
2001	99,157	11.12	128,771	-1.86
2002	101,915	2.78	138,295	7.40
2003	116,031	13.85	148,276	7.22
2004	112,540	-3.01	159,558	7.61
2005	137,911	22.54	178,183	11.67
2006	145,243	5.32	219,438	23.15
2007	168,204	15.81	265,044	20.78
2008	133,754	8.4	256,045	-3.40
2009	194,928	-1.2	241,622	-5.63
2010	181,269	-7.01	250,958	3.86
2011	181,429	0.1	241,301	-3.85
2012	191,065	5.3	266,406	10.4
2013	209,631	9.7	281,345	5.6
2014	205,177	-2.1	263,432	-6.4
2015	209,625	2.2	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in June 2016.¹⁷⁰ During June 2016, a total of 43 surveys were completed by property managers in Uinta County. Of the 1,068 rental units surveyed, 69 were vacant, for a vacancy rate of 6.5 percent, as shown in Table II.21.26, at right. This rate compares to an 11.6 percent vacancy rate one year ago, and a statewide June 2016 vacancy rate of 8.6 percent.

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

Table II.21.26 Total Units, Vacant Units, and Vacancy Rate Uinta County RVS Data, June 2001–June 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	849	34	4.0%
2001b	13	620	69	11.1%
2002a	13	532	67	12.6%
2002b	19	570	20	3.5%
2003a	12	374	39	10.4%
2003b	26	790	72	9.1%
2004a	23	1,153	93	8.1%
2004b	24	973	60	6.2%
2005a	28	1,187	44	3.7%
2005b	25	1,514	24	1.6%
2006a	20	947	24	2.5%
2006b	26	991	3	0.3%
2007a	29	848	0	0.0%
2007b	25	948	6	0.6%
2008a	29	1,195	6	0.5%
2008b	33	1,195	73	6.1%
2009a	23	762	56	7.4%
2009b	40	1,060	135	12.7%
2010a	46	958	88	9.2%
2010b	42	782	84	10.7%
2011a	45	998	165	16.5%
2011b	43	985	65	6.6%
2012a	47	1,131	71	6.3%
2012b	57	1,376	111	8.1%
2013a	61	1,292	129	10.0%
2013b	54	904	174	19.3%
2014a	58	1,243	120	9.7%
2014b	60	1,317	116	8.8%
2015a	55	1,008	117	11.6%
2015b	45	801	123	15.4%
2016a	43	1,068	69	6.5%

¹⁷⁰Those signified as a in the “year” column of Table II.21.10 are conducted in June/July of each year. Those signified as b are conducted each November/December.

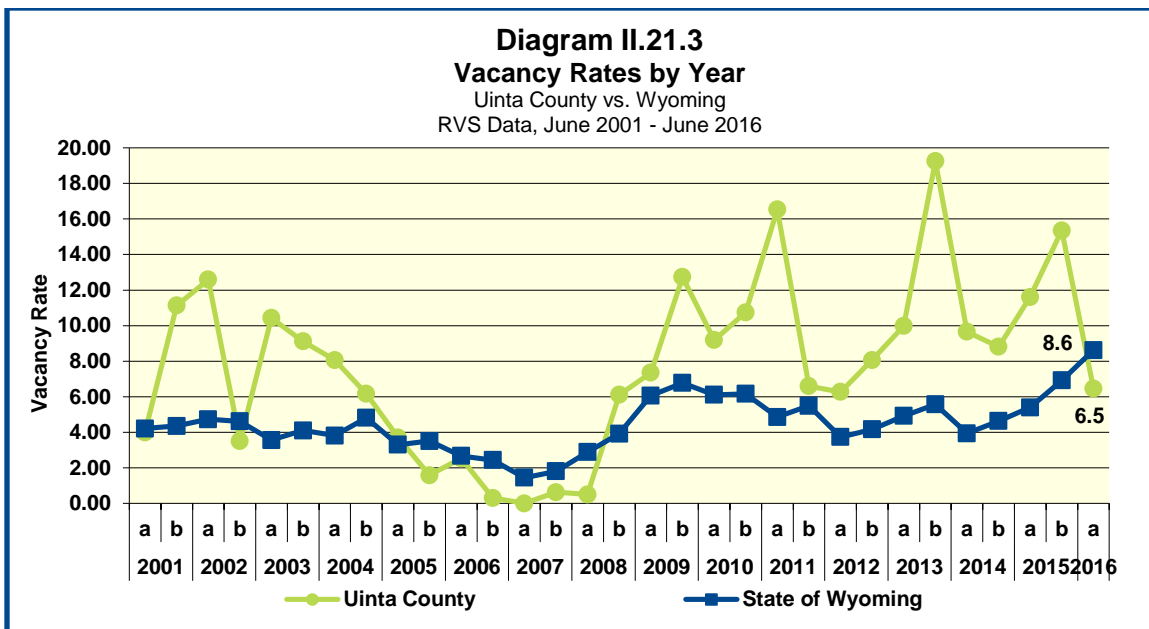


Diagram II.21.4, below, shows the average rent of single-family and apartment units in Uinta County. In 2016, average rents for single-family units decreased to \$860 and average rents for apartments fell to \$572.

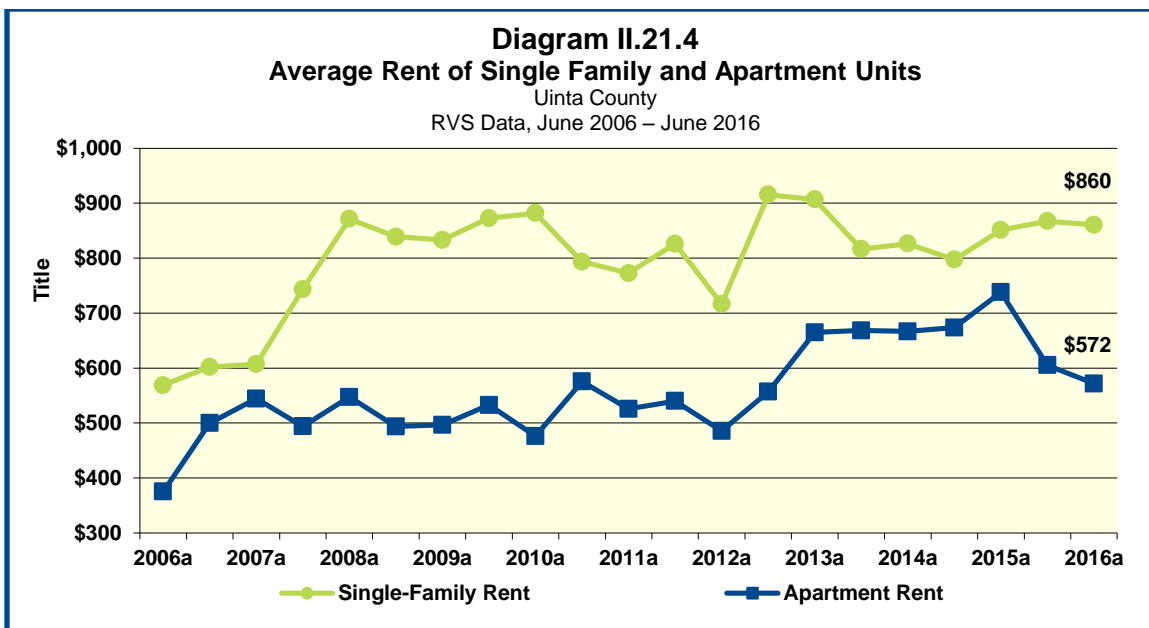


Table II.21.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 105 single family units in Uinta County, with 9 of them available. This translates into a vacancy rate of 8.6 percent in Uinta County, which compares to a single family vacancy rate of 7.0 percent for the State of Wyoming. There were 551 apartment units reported in the survey, with 40 of them available, which resulted in a vacancy rate of 7.3 percent. This compares to a statewide vacancy rate of 7.9 percent for apartment units across the state.

Table II.21.27			
Rental Vacancy Survey by Type			
Uinta County			
RVS Data, June 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	105	9	8.6%
Duplex units	19	2	10.5%
Apartments	551	40	7.3%
Mobile Homes	216	6	2.8%
“Other” Units	140	11	7.9%
Don’t Know	37	1	2.7%
Total	1,068	69	6.5%

Table II.21.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 26 units. The most common apartment units were two bedroom units, with 132 units. Additional details of unit types by bedrooms are reported below.

Table II.21.28							
Rental Units by Bedroom Size							
Uinta County							
RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	114	0	0	.	114
One	0	1	58	0	0	.	59
Two	26	5	132	3	66	.	232
Three	20	2	46	16	7	.	91
Four	3	0	0	2	0	.	5
Five	0	0	0	0	0	.	0
Don’t Know	56	11	201	195	67	37	567
Total	105	19	551	216	140	37	1,068

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

Table II.21.29							
Available Rental Units by Bedroom Size							
Uinta County							
RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	4	0	0	.	4
One	0	0	2	0	0	.	2
Two	0	2	6	0	4	.	12
Three	3	0	3	1	0	.	7
Four	2	0	0	0	1	.	3
Five	0	0	0	0	0	.	0
Don't Know	4	0	25	5	6	1	41
Total	9	2	40	6	11	1	69

Table II.21.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with three bedrooms had the highest vacancy rate at 6.5 percent, with four bedroom single family units having the highest vacancy rate at 66.7 percent.

Table II.21.30							
Vacancy Rates by Bedroom Size							
Uinta County							
RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	3.5%	%	%		3.5%
One	%	.0%	3.4%	%	%		3.4%
Two	.0%	40.0%	4.5%	.0%	6.1%		5.2%
Three	15.0%	.0%	6.5%	6.3%	.0%		7.7%
Four	66.7%	%	%	.0%	%		60.0%
Five	%	%	%	%	%		%
Don't Know	7.1%	.0%	12.4%	2.6%	9.0%	2.7%	7.2%
Total	8.6%	10.5%	7.3%	2.8%	7.9%	2.7%	6.5%

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

Table II.21.31						
Average Market Rate Rents by Bedroom Size						
Uinta County						
RVS Data, June 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$450	\$	\$	\$450
One	\$600	\$475	\$522	\$	\$	\$528
Two	\$681	\$495	\$525	\$625	\$650	\$583
Three	\$861	\$	\$656	\$704	\$795	\$763
Four	\$917	\$	\$	\$1,100	\$	\$990
Five	\$	\$	\$	\$	\$	\$
Total	\$860	\$561	\$572	\$718	\$698	\$695

Table II.21.32 below, shows vacancy rates for single family units by average rental rates for Uinta County. Single family units with the lowest vacancy rate had an average rent of 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

Table II.21.32 Single Family Market Rate Rents by Vacancy Status Uinta County RVS Data, June 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	49	4	8.2%
\$1,000 to \$1,500	36	3	8.3%
Above \$1,500			%
Missing	20	2	10.0%
Total	105	9	8.6%

The availability of apartment units by average rent is displayed in Table II.21.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 3.8 percent.

Table II.21.33 Apartment Market Rate Rents by Vacancy Status Uinta County RVS Data, June 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	52	2	3.8%
\$500 to \$1,000	295	18	6.1%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	204	20	9.8%
Total	551	40	7.3%

Table II.21.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 1,000 to 1,500, with a vacancy rate of .0 percent.

Table II.21.34 Mobile Home Market Rate Rents by Vacancy Status Uinta County RVS Data, June 2016			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	24	1	4.2%
\$1,000 to \$1,500	2	0	.0%
Above \$1,500			%
Missing	190	5	2.6%
Total	216	6	2.8%

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

Table II.21.35 Condition by Unit Type Uinta County RVS Data, June 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	0	0	0	0	23	.	23
Fair	1	0	0	0	0	.	1
Average	35	9	145	195	26	.	410
Good	46	4	186	11	76	.	323
Excellent	13	6	81	10	14	.	124
Don’t Know	10	0	139	0	1	37	187
Total	105	19	551	216	140	37	1,068

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

Table II.21.36 Condition of Single Family Units by Vacancy Status Uinta County RVS Data, June 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	0	0	%
Fair	1	0	.0%
Average	35	2	5.7%
Good	46	7	15.2%
Excellent	13	0	.0%
Don’t Know	10	0	.0%
Total	105	9	8.6%

Table II.21.37, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 3.4 percent.

Table II.21.37 Condition of Apartment Units by Vacancy Status Uinta County RVS Data, June 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	0	0	%
Fair	0	0	%
Average	145	5	3.4%
Good	186	28	15.1%
Excellent	81	7	8.6%
Don’t Know	139	0	.0%
Total	551	40	7.3%

Table II.21.38, 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 excellent condition, with a vacancy rate of .0 percent.

Table II.21.38			
Condition of Mobile Home Units by Vacancy Status			
Uinta County			
RVS Data, June 2016			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor	0	0	
Fair	0	0	%
Average	195	6	3.1%
Good	11	0	.0%
Excellent	10	0	.0%
Don't Know	0	0	%
Total	216	6	2.8%

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.21.39, on the following page, 1 respondents said they would prefer more single family units, 6 respondents wanted more apartment units, and 5 respondents indicated they would prefer more units of any type.

Table II.21.39	
If you had the opportunity to own/manage more units, how many would you prefer	
Uinta County	
RVS Data, June 2016	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	6
Mobile homes	3
Other	0
All types	5
Total	15

Table, II.21.40, on the following page, shows the most common answers from the 2016 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 17 respondents, with an average persons per household of 3.1 people. Of new residents to Uinta County, 86.7 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 new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 47.1 percent of respondents renting their residence. The average mortgage payment in Uinta County was \$793 and the average rent was \$708. When asked if they were satisfied with their current housing, 82.4 percent said they were satisfied with thier current housing.

Table II.21.40 Most Replied Response Uinta County HNA Survey: Fiscal Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	17
Number of persons in household (Average)	3.1
Current age	25 to 34 years old (26.7%)
Marital status	Married (86.7%)
Primary reason for moving to Wyoming	New job (35.3%)
In which industry are you primarily employed	Health care and social assistance (23.5%)
Highest education level completed	High School Diploma/GED (17.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (50.0%)
Current Housing Characteristics	
Current Residence	Single family home (70.6%)
Do you own or rent	Rent (47.1%)
How many bedrooms (Average)	3.1
How many full bathrooms (Average)	1.9
Average mortgage payment	\$793
Average rental payment	\$708
Are you satisfied with your current housing	Satisfied with current housing (82.4%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (50.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Build a new unit (33.3%)
Expected buying price	Not sure (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Additional survey data are presented in **Volume II. Technical Appendix**¹⁷¹.

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.

¹⁷¹ 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.

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 2014 5-year ACS data, 106 or 1.4 percent of households in Uinta County were overcrowded and another 101 or 1.3 percent of units were severely overcrowded, as shown in Table II.21.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.21.41				
Overcrowding and Severe Overcrowding				
Uinta County				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Uinta County				
Owner				
Households	5,282	29	12	5,323
Percentage	99.2%	.5%	.2%	100.0%
Renter				
Households	2,068	77	89	2,234
Percentage	92.6%	3.4%	4.0%	100.0%
Total				
Households	7,350	106	101	7,557
Percentage	97.3%	1.4%	1.3%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 120 units or 1.4 percent of all housing units in Uinta County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.21.42, at right.

Table II.21.42		
Housing Units with Incomplete Kitchen Facilities		
Uinta County		
2010-2014 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Kitchen Facilities	8,625	258,329
Lacking Complete Kitchen Facilities	120	6,866
Total Housing Units	8,745	265,195
Percent Lacking	1.4%	2.6%

At the time of the 2014 ACS, a total of 210 units or 2.4 percent of all housing units in Uinta County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.21.43, below.

Table II.21.43 Housing Units with Incomplete Plumbing Facilities Uinta County 2010-2014 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Plumbing Facilities	8,535	259,378
Lacking Complete Plumbing Facilities	210	5,817
Total Households	8,745	265,195
Percent Lacking	2.4%	2.2%

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

In Uinta County, 13.1 percent of households had a cost burden and 10.2 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 17.2 percent of homeowners with a mortgage in Uinta County experienced a cost burden and 10.3 percent experienced a severe cost burden, while 14.9 percent of renters had a cost burden and 16.2 percent had a severe cost burden, as seen in Table II.21.44, on the following page.

Table II.21.44 Cost Burden and Severe Cost Burden by Tenure Uinta County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Uinta County					
Owner With a Mortgage					
Households	2,167	517	311	12	3,007
Percent	72.1%	17.2%	10.3%	.4%	100.0%
Owner Without a Mortgage					
Households	2,074	142	100	0	2,316
Percent	89.6%	6.1%	4.3%	.0%	100.0%
Renter					
Households	1,302	332	361	239	2,234
Percent	58.3%	14.9%	16.2%	10.7%	100.0%
Total					
Households	5,543	991	772	251	7,557
Percent	73.3%	13.1%	10.2%	3.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 2,556 loans purchased in Uinta County between 1979 and 2016, with 2 occurring in fiscal 2016. The average home size over the period was 1,228 square feet and 1,745 square feet in fiscal 2016. For homes receiving a WCDA loan in fiscal 2016, the average year a home was built was 1966. The average household income in fiscal 2016 in nominal terms, without the effects of inflation being taken into consideration, was \$45,223. The average purchase price in fiscal 2016 was \$126,750. In fiscal 2016, no loans purchased were for new construction, and none had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

