

UINTA COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Uinta County's population decreased from 15,793 in 2010 to 15,698 in 2011, or by 0.6 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁷⁸ The number of people from 15 to 24 years of age decreased by 2.1 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population decreased by 1.1 percent, while the black population increased by 50.8 percent. The Hispanic population increased from 1,855 to 1,900 people between 2010 and 2011 or by 2.4 percent. These data are presented in Table II.21.1, below.

Subject	Uinta County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	15,793	15,698	-0.6%	563,626	568,158	0.8%
Age						
Under 14 years	5,325	5,287	-0.7%	113,371	113,462	0.1%
15 to 24 years	2,653	2,596	-2.1%	78,460	78,704	0.3%
25 to 44 years	5,507	5,407	-1.8%	144,615	145,669	0.7%
45 to 54 years	3,195	3,034	-5.0%	83,577	80,936	-3.2%
55 to 64 years	2,564	2,695	5.1%	73,513	77,120	4.9%
65 and Over	1,874	1,966	4.9%	70,090	72,267	3.1%
Race						
White	20,385	20,152	-1.1%	529,110	531,484	0.4%
Black	63	95	50.8%	5,135	6,024	17.3%
American Indian and Alaskan Native	238	248	4.2%	14,457	14,774	2.2%
Asian	66	80	21.2%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	38	41	7.9%	521	551	5.8%
Two or more races	328	369	12.5%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,855	1,900	2.4%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Uinta County's population increased from 19,742 persons in 2000 to 21,118 in 2010, or by 7 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 4.8 percent, while the black population increased by 150 percent. The Hispanic population increased from 1,055 to 1,855 persons between 2000 and 2010, or by 75.8 percent. These data are presented in Table II.21.2, on the following page.

¹⁷⁸ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.21.2						
Population by Race and Ethnicity						
Uinta County						
2000 SF1 and 2010 Census Data						
Race	2000 Census			2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total		
White	18,621	94.3%	19,514	92.4%		4.8%
Black	22	0.1%	55	0.3%		150.0%
American Indian	172	0.9%	168	0.8%		-2.3%
Asian	54	0.3%	61	0.3%		13.0%
Native Hawaiian/Pacific Islander	13	0.1%	36	0.2%		176.9%
Other	564	2.9%	860	4.1%		52.5%
Two or More Races	296	1.5%	424	2.0%		43.2%
Total	19,742	100.0%	21,118	100.0%		7.0%
Hispanic (Ethnicity)	1,055	5.3%	1,855	8.8%		75.8%

Table II.21.3, below, presents the population of Uinta County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 7 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,206 persons, or by 88.8 percent. In 2010, the largest age group in Uinta County was the group aged 35 to 54, which accounted for 27.5 percent of the entire population. 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.

Table II.21.3							
Population by Age and Gender							
Uinta County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	845	776	1,621	915	866	1,781	9.9%
5 to 19	2,987	2,672	5,659	2,630	2,483	5,113	-9.6%
20 to 24	544	552	1,096	525	559	1,084	-1.1%
25 to 34	1,164	1,190	2,354	1,458	1,436	2,894	22.9%
35 to 54	3,187	3,089	6,276	2,915	2,893	5,808	-7.5%
55 to 64	683	675	1,358	1,309	1,255	2,564	88.8%
65 and Over	644	734	1,378	910	964	1,874	36.0%
Total	10,054	9,688	19,742	10,662	10,456	21,118	7.0%

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.21.4, on the following page.

Table II.21.4			
Group Quarters Population			
Uinta County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁷⁹	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%

Table II.21.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 5,577 family households, 4,472 of which housed married couple families and 1,105 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 364 families, or a female householder with no husband present, of which there were 741 families. There were also an estimated 2,091 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 8.4 percent, and the number of married couple families increased by 7.2 percent. The number of male households with no wife present increased by 22.6 percent, the number of female households with no husband present increased by 9.5 percent, and non-family households increased by 24.8 percent.

Table II.21.5			
Household Type by Tenure			
Uinta County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	5,147	5,577	8.4%
Married couple family	4,173	4,472	7.2%
Owner-occupied housing units	3,539	3,871	9.4%
Renter-occupied housing units	634	601	-5.2%
Other family	974	1,105	13.4%
Male householder, no wife present	297	364	22.6%
Owner-occupied housing units	206	237	15.0%
Renter-occupied housing units	91	127	39.6%
Female householder, no husband present	677	741	9.5%
Owner-occupied housing units	387	392	1.3%
Renter-occupied housing units	290	349	20.3%
Non-family households	1,676	2,091	24.8%
Owner-occupied housing units	1,004	1,259	25.4%
Renter-occupied housing units	672	832	23.8%
Total	6,823	7,668	12.4%

¹⁷⁹ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.21.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 2,360 two-person family households, 1,126 three-person family households, and 1,030 four-person family households. One-person non-family households made up 83 percent of all non-family households, or an estimated 1,735 households. Between 2000 and 2010, the number of four-person households decreased by 8.5 percent, or from 1,144 to 1,047 households.

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,424	1,424	.	1,735	1,735	21.8%
Two Person	1,852	207	2,059	2,360	281	2,641	28.3%
Three Person	1,153	33	1,186	1,126	44	1,170	-1.3%
Four Person	1,134	10	1,144	1,030	17	1,047	-8.5%
Five Person	593	1	594	617	7	624	5.1%
Six Person	255	1	256	272	3	275	7.4%
Seven Person	160	0	160	172	4	176	10.0%
Total	5,147	1,676	6,823	5,577	2,091	7,668	12.4%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 2,641 two-person households, 2,185 were owner-occupied and 456 were renter-occupied. Of the 1,047 four-person households, 801 were owner-occupied and 246 were renter-occupied. Further household size data by tenure are presented in Table II.21.7, below.

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	876	548	1,424	1,052	683	1,735	21.8%
Two Person	1,656	403	2,059	2,185	456	2,641	28.3%
Three Person	890	296	1,186	887	283	1,170	-1.3%
Four Person	889	255	1,144	801	246	1,047	-8.5%
Five Person	468	126	594	476	148	624	5.1%
Six Person	218	38	256	216	59	275	7.4%
Seven Person or More	139	21	160	142	34	176	10.0%
Total	5,136	1,687	6,823	5,759	1,909	7,668	12.4%

¹⁸⁰ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.21.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 12.1 percent, or from 5,136 to 5,759 households. The number of renter units increased from 1,687 to 1,909 households, or by 13.2 percent. In 2010, Uinta County had a total of 8,713 housing units, of which 7,668, or 88 percent, were occupied. A total of 1,045 units, or 12 percent of all units, were vacant, which was a decrease of 12 percent from the 2000 Census.

Table II.21.8			
Housing Units by Tenure			
Uinta County			
2000 SF1 and 2010 Census Data			
Tenure	2000	2010	% Change 00-10
Occupied Housing Units	6,823	7,668	12.4%
Owner-Occupied	5,136	5,759	12.1%
Renter-Occupied	1,687	1,909	13.2%
Vacant Housing Units	1,188	1,045	-12.0%
Total Housing Units	8,011	8,713	8.8%
Homeownership Rate	75.3%	75.1%	.

Table II.21.9, below, shows that, of the 1,045 vacant housing units in Uinta County at the time of the 2010 Census, 304, or 29.1 percent, were for rent and 138, or 13.2 percent, were for sale. An estimated 230 units were for seasonal, recreational, or occasional use, and 336, or 32.2 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 77 to 32 units, or by 58.4 percent, and units listed as “other vacant” increased from 308 to 336 units, or by 9.1 percent.

Table II.21.9			
Disposition of Vacant Housing Units			
Uinta County			
2000 SF1 and 2010 Census Data			
Disposition	2000	2010	% Change 00-10
For rent	363	304	-16.3%
For sale only	191	138	-27.7%
Rented or sold but not occupied	77	32	-58.4%
For seasonal, recreational, or occasional use	242	230	-5.0%
For migrant workers	7	5	-28.6%
Other vacant	308	336	9.1%
Total	1,188	1,045	-12.0%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau’s position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.21.10, below, presents different income statistics for Uinta County. According to the 2010 ACS data averages, Median Family Income (MFI) for Uinta County was \$68,949 compared to the statewide average of \$65,964. Per capita income for Uinta County, which is calculated by dividing total income by population, was \$24,460, which compared to \$27,860 for the State of Wyoming.

Table II.21.10 Median and Per Capita Income Uinta County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Uinta County	Wyoming
Median Family Income	68,949	65,964
Median Household Income	58,346	53,802
Per Capita Income	24,460	27,860

Table II.21.11, below, shows households by income for Uinta County and the State of Wyoming in 2010. In Uinta County, there were a total of 757 households, or 10.4 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 991 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 13.6 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.1 percent of total households and numbered 1,539 in Uinta County.

Table II.21.11 Households by Income Uinta County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Uinta County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	757	10.4%	21,963	10.1%
\$15,000–\$19,999	365	5.0%	10,477	4.8%
\$20,000–\$24,999	347	4.8%	11,850	5.4%
\$25,000–\$34,999	645	8.9%	23,902	11.0%
\$35,000–\$49,999	991	13.6%	32,677	15.0%
\$50,000–\$74,999	1,559	21.4%	44,279	20.3%
\$75,000–\$99,999	1,076	14.8%	30,595	14.1%
\$100,000 and Above	1,539	21.1%	41,945	19.3%
Total	7,279	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.21.12, on the following page. In total, the poverty rate in Uinta County was 12.1 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Uinta County had a poverty rate of 10.4 percent, and the female population had a poverty rate of 13.9 percent. There were 188 males and 127 females in poverty aged 5 and under. Overall, 12.8 percent of persons in poverty in Uinta County were aged 5 and under, which compared to 12.8

percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 126 persons, which represented 5.1 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.21.12				
Poverty by Age				
Uinta County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Uinta County				
5 and Under	188	127	315	12.8%
6 to 17	334	237	571	23.2%
18 to 64	496	954	1,450	58.9%
65 and Older	48	78	126	5.1%
Total	1,066	1,396	2,462	100.0%
Poverty Rate	10.4%	13.9%	12.1%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.21.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Uinta County saw an average of 4,390 owner-occupied single-family units compared to 451 single-family rental units. In Uinta County, single-family units represented 66.5 percent of all households compared to 70.8 percent statewide. Uinta County had a total of 681 apartment rental units, and total apartment units accounted for 10 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,315 mobile homes in Uinta County, which made up 18.1 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.21.13				
Households by Unit Type				
Uinta County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
Single-Family Unit	4,390	451	4,841	66.5%
Duplex	0	136	136	1.9%
Tri- or Four-Plex	0	262	262	3.6%
Apartment	44	681	725	10.0%
Mobile Home	931	384	1,315	18.1%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	5,365	1,914	7,279	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	.1%
Total	152,806	64,882	217,688	100.0%

Table II.21.14, below, shows the number of households by year of construction. As shown, 9.8 percent, or 714 units, were built in 1939 or earlier in the county, and another 2.8 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 201, which accounted for 2.8 percent of all households, and an additional 241 households, or 3.3 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.21.14				
Households by Year Built				
Uinta County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Uinta County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	714	9.8%	25,116	11.5%
1940 to 1949	202	2.8%	11,481	5.3%
1950 to 1959	166	2.3%	21,920	10.1%
1960 to 1969	361	5.0%	19,433	8.9%
1970 to 1979	1,909	26.2%	53,519	24.6%
1980 to 1989	2,482	34.1%	34,949	16.1%
1990 to 1999	1,003	13.8%	26,791	12.3%
2000 to 2004	201	2.8%	14,090	6.5%
2005 or Later	241	3.3%	10,389	4.8%
Total	7,279	100.0%	217,688	100.0%

Table II.21.15, on the following page, 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 2.6 percent of total housing units, while households with five and six rooms accounted for 20.6 and 18.8 percent, respectively, in the county. The median number of rooms in Uinta County was six rooms, the same as the statewide median number of rooms.

Table II.21.15				
Housing Units by Number of Rooms				
Uinta County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Uinta County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	220	2.6%	3,804	1.5%
Two	153	1.8%	6,391	2.5%
Three	343	4.0%	18,634	7.3%
Four	1,406	16.4%	45,335	17.8%
Five	1,761	20.6%	52,421	20.5%
Six	1,605	18.8%	39,475	15.5%
Seven	1,109	13.0%	31,509	12.4%
Eight	695	8.1%	25,135	9.9%
Nine or More	1,266	14.8%	32,392	12.7%
Total	8,558	100.0%	255,096	100.0%
Median Rooms	6	.	6	.

Table II.21.16, below, shows households in the county by number of bedrooms and tenure. There were 60 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.2 percent of total households in Uinta County, which compared to 25.5 percent statewide. In Uinta County, the 2,978 households with three bedrooms accounted for 40.9 percent of all households, and there were only 746 five-bedroom or more households, which accounted for 10.2 percent of all households.

Table II.21.16				
Households by Number of Bedrooms				
Uinta County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
None	0	60	60	.8%
One	48	171	219	3.0%
Two	722	1,037	1,759	24.2%
Three	2,464	514	2,978	40.9%
Four	1,427	90	1,517	20.8%
Five or More	704	42	746	10.2%
Total	5,365	1,914	7,279	100.0%
State of Wyoming				
None	275	1,668	1,943	.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.21.17, at right, structures built in 1939 or earlier had a median value of \$143,500, while structures built between 1950 and 1959 had a median value of \$137,500 and those built between 1990 and 1999 had a median value of \$172,600. 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 \$301,300 and \$251,700, respectively. The median value in Uinta County was \$171,600, which compared to \$174,000 in the State of Wyoming.

Table II.21.17 Median Value by Year Structure Built Uinta County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Uinta County	State of Wyoming
1939 or Earlier	143,500	141,200
1940 to 1949	150,600	129,500
1950 to 1959	137,500	151,800
1960 to 1969	177,300	166,500
1970 to 1979	158,800	169,900
1980 to 1989	182,300	187,000
1990 to 1999	172,600	224,000
2000 to 2004	301,300	243,500
2005 or Later	251,700	244,600
Median Value	171,600	174,000

Household mortgage status is reported in Table II.21.18, below. In Uinta County, households with a mortgage accounted for 67.8 percent of all households, or 3,637 housing units, and the remaining 32.2 percent, or 1,728 units, had no mortgage. Of those units with a mortgage, 591 had either a second mortgage or home equity loan, 46 had both a second mortgage and home equity loan, and 3,000, or 82.5 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.21.18 Mortgage Status Uinta County and the State of Wyoming 2010 Five-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	3,637	67.8%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	591	16.2%	17,932	19.1%
Second mortgage only	183	31.0%	8,629	48.1%
Home equity loan only	408	69.0%	9,303	51.9%
Both second mortgage and home equity loan	46	1.3%	741	0.8%
No second mortgage and no home equity loan	3,000	82.5%	75,088	80.1%
Housing units without a mortgage	1,728	32.2%	59,045	38.6%
Total	5,365	100.0%	152,806	100.00%

The median rent in Uinta County was \$487 compared to \$552 statewide, as shown in Table II.21.19, below. These figures show that rents were very comparable.

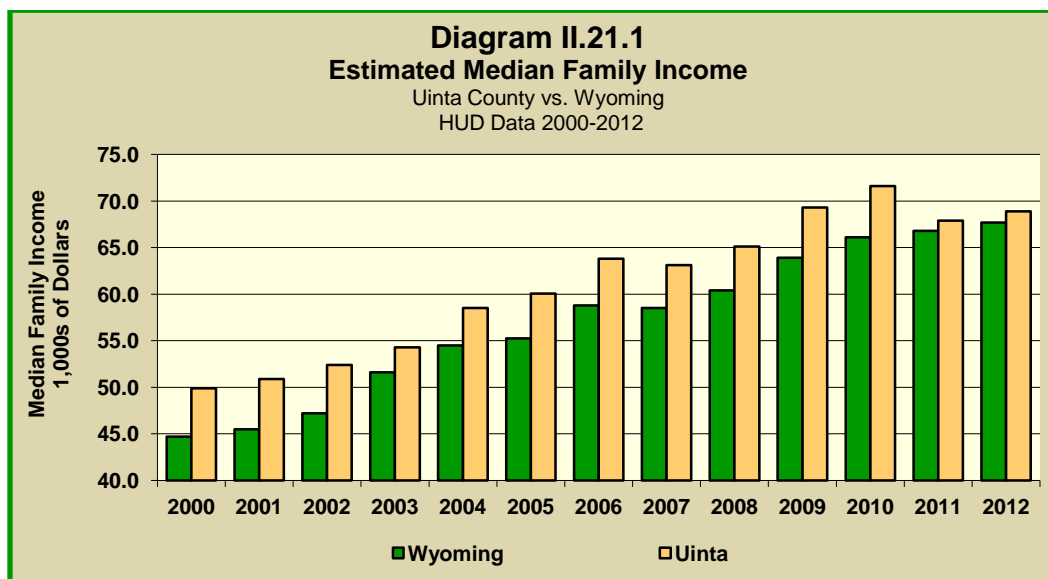
Table II.21.19 Median Rent Uinta County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Uinta County	\$487
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 45 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Uinta County are presented in Table II.21.20, below, and indicate a net increase of 915 persons over the time period.

Table II.21.20			
Driver’s Licenses Exchanged and Surrendered			
Uinta County			
WYDOT Data, 2000–Second Quarter 2012			
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 – First Half	289	244	45
Total	7,593	6,678	915

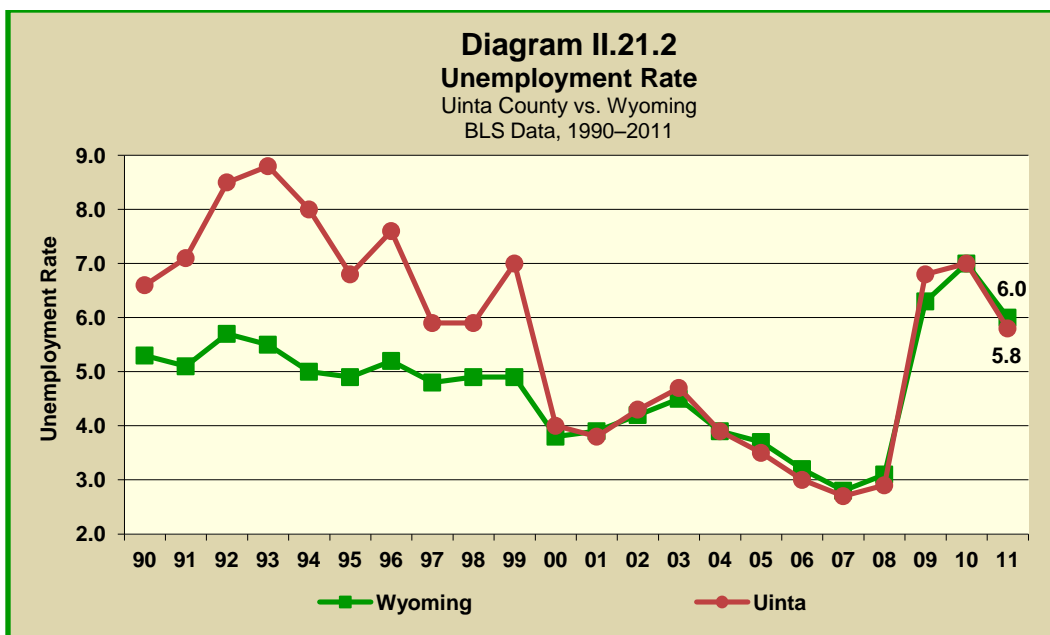
Economics

The HUD estimated MFI for Uinta County was \$68,900 in 2012.¹⁸¹ This compares to Wyoming’s MFI of \$67,700. Diagram II.21.1, below, illustrates the estimated MFI for 2000 through 2012.



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 553 persons, from 11,561 in 2010 to 11,008 in 2011. Employment decreased by 389 persons; unemployment decreased by 164 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, increased from 7 percent in 2010 to 5.8 percent in 2011, as shown on the following page in Diagram II.21.2.

¹⁸¹ 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.



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.21.21, below, with 2011 information considered preliminary (p), annual total monthly employment decreased by 4.06 percent between 2010 and 2011 from a total of 9,357 to 8,977 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	7,910	8,408	8,190	8,375	8,249	9,210	9,335	9,569	9,792	8,708	8,689
Feb	7,874	8,342	8,126	8,360	8,232	8,937	9,359	9,626	9,586	8,731	8,740
Mar	7,859	8,419	8,254	8,445	8,324	8,880	9,479	9,679	9,502	8,960	8,770
Apr	8,019	8,667	8,255	8,641	8,512	9,043	9,612	9,885	9,564	8,931	8,774
May	8,422	8,824	8,458	8,745	8,655	9,283	9,747	10,213	9,757	9,274	8,953
Jun	8,808	8,809	8,660	8,611	8,860	9,542	9,785	10,446	9,559	9,256	9,076
Jul	8,474	8,725	8,634	8,637	9,237	9,435	9,934	10,531	9,634	9,418	8,866
Aug	8,559	9,236	9,257	8,813	9,369	9,514	9,909	10,762	9,695	9,605	9,003
Sep	8,677	9,449	9,257	8,724	9,280	9,523	9,813	10,731	9,692	10,040	9,183
Oct	8,657	9,378	9,288	8,803	9,228	9,694	9,812	10,458	9,553	9,888	9,180
Nov	8,682	9,050	9,183	8,766	9,053	9,736	9,884	10,307	9,378	9,830	9,203
Dec	8,540	8,614	8,781	8,635	9,316	9,840	9,895	10,095	9,204	9,645	9,286
Annual	8,373	8,827	8,695	8,630	8,860	9,386	9,714	10,192	9,576	9,357	8,977
% Change	.	5.42	-1.50	-0.75	2.67	5.94	3.49	4.92	-6.04	-2.29	-4.06

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.21.22, on the following page, annual average weekly wages decreased by 5.48 percent between 2010 and 2011, from a total of \$821 to \$776.

Table II.21.22 Average Weekly Wages Uinta County BLS QCEW Data, 2001–2011(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(p)	774	749	782	798	776	-5.48

Total business establishments reported by the QCEW are displayed below in Table II.21.23. Annual establishments increased by 0.12 percent between 2010 and 2011, from a total of 815 to 816 establishments.

Table II.21.23 Number of Establishments Uinta County BLS QCEW Data, 2001–2011(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(p)	807	811	823	822	816	0.12

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Uinta County recorded 13,065 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 \$884,118,000, and real per capita income was \$41,868 in 2010. Average earnings per job in the county was \$47,005 in 2010. 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 \$605 in fourth quarter 2010 to \$603 in fourth quarter 2011, or by 0.3 percent. Detached single-family home rents decreased by 5.4 percent, rents for mobile homes on a lot decreased by 1.5 percent, and rents for mobile home lots increased by 16.9 percent.

Uinta County rental prices experienced average annualized increases of 2.5 percent for apartments, 2.4 percent for houses, 1.2 percent for mobile homes plus a lot, and 2.3 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.21.24, at right, presents the Uinta County data for each rental type.¹⁸²

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 decreased from 45 authorized units in 2010 to 34 in 2011. Total units decreased from 45 units in 2010 to 34 in 2011.

The real value of single-family building permits increased from \$178,200 in 2010 to \$195,600 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$201,800 in 2008 to a low of \$107,800 in 2002. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.21.25, 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

¹⁸² 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.21.25 Building Permits and Valuation Uinta County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	196	16	.	7	219	.	.	129.5
1981	345	66	.	108	519	.	.	95.6
1982	593	.	.	186	779	.	.	76.8
1983	325	.	32	22	379	.	.	88.5
1984	108	.	3	90	201	.	.	80.1
1985	45	.	.	.	45	.	.	86.5
1986	14	.	.	.	14	.	.	85.7
1987	7	.	.	.	7	.	.	81.7
1988	2	.	.	.	2	.	.	97.2
1989
1990	4	.	.	.	4	.	.	87.7
1991	24	.	.	.	24	.	.	74.2
1992	35	.	.	.	35	.	.	90.1
1993	49	.	.	.	49	.	.	82.0
1994	70	.	.	.	70	.	12	108.4
1995	71	.	.	.	71	.	.	116.2
1996	62	.	.	.	62	24	5	106.7
1997	60	.	.	.	60	.	.	107.3
1998	63	.	.	.	63	.	14	118.6
1999	63	.	.	.	63	.	9	109.2
2000	72	.	.	.	72	24	14	116.9
2001	58	.	.	.	58	.	.	110.6
2002	58	.	.	.	58	.	.	107.8
2003	56	.	.	.	56	.	.	131.6
2004	64	.	.	.	64	.	.	109.1
2005	100	.	.	.	100	.	.	127.9
2006	109	.	.	.	109	.	.	119.2
2007	328	.	.	.	328	.	.	138.7
2008	71	.	16	.	87	48	.	201.8
2009	51	.	4	.	55	.	.	164.1
2010	45	.	.	.	45	.	.	178.2
2011	34	.	.	.	34	.	.	195.6

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Uinta County was \$181,429. This represented an increase of 0.1 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.21.26, below.

Table II.21.26 Average Sales Prices Uinta County vs. Wyoming DOR Data, 1999–2011				
Year	Uinta County Average Price (\$)	Uinta County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,806	-2.39	101,517	4.76
2000	89,238	4.00	111,437	9.77
2001	99,157	11.12	116,469	4.52
2002	101,915	2.78	121,140	4.01
2003	116,031	13.85	132,708	9.55
2004	112,540	-3.01	142,501	7.38
2005	137,911	22.54	159,776	12.12
2006	145,243	5.32	187,869	17.58
2007	168,204	15.81	265,044	41.08
2008	133,754	8.4	256,045	-3.4
2009	194,928	-1.2	241,622	-5.6
2010	181,269	-7.01	250,958	3.9
2011	181,429	0.1	241,301	-3.8

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 2012.¹⁸³ During June 2012, a total of 47 surveys were completed by property managers in Uinta County. Of the 1,131 rental units surveyed, 71 were vacant, for a vacancy rate of 6.28 percent, as shown in Table II.21.27, below. This rate compares to a 16.53 percent vacancy rate one year ago, and a statewide June 2012 vacancy rate of 6.28 percent. The decrease in the vacancy rate can be attributed to the additional rental stock being absorbed into the market.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	849	34	4.00
2001b	13	620	69	11.13
2002a	13	532	67	12.59
2002b	19	570	20	3.51
2003a	12	374	39	10.43
2003b	26	790	72	9.11
2004a	23	1,153	93	8.07
2004b	24	973	60	6.17
2005a	28	1,187	44	3.71
2005b	25	1,514	24	1.59
2006a	20	947	24	2.53
2006b	26	991	3	0.30
2007a	29	848	0	0.00
2007b	25	948	6	0.63
2008a	29	1,195	6	0.50
2008b	33	1,195	73	6.11
2009a	23	762	56	7.35
2009b	40	1,060	135	12.74
2010a	46	958	88	9.19
2010b	42	782	84	10.74
2011a	45	998	165	16.53
2011b	43	985	65	6.60
2012a	47	1,131	71	6.28

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.

¹⁸³Those 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. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

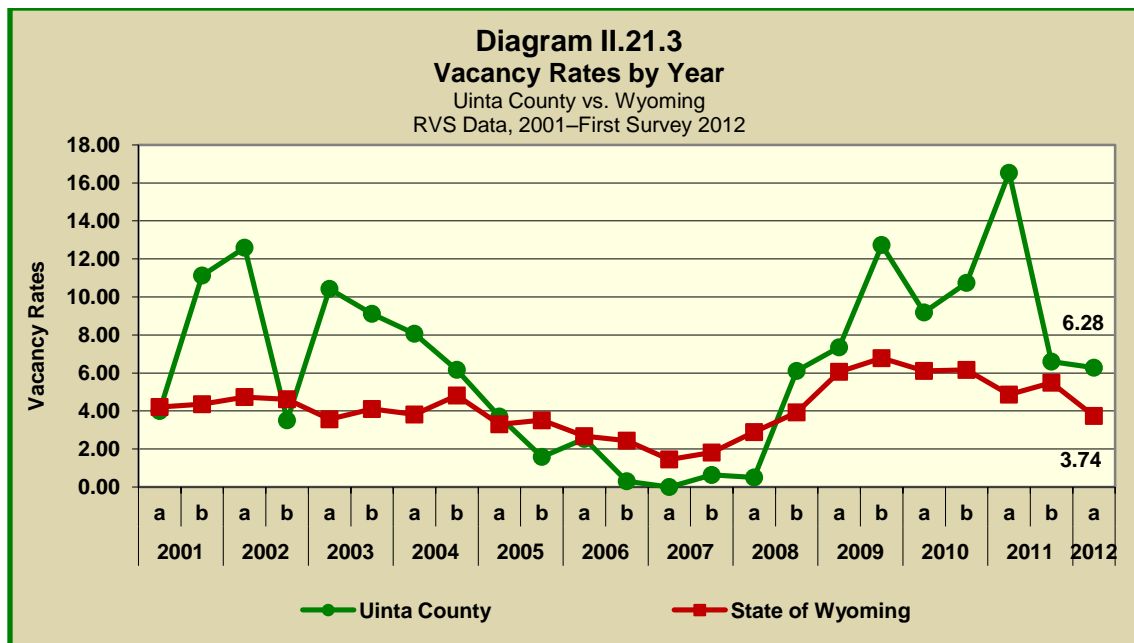
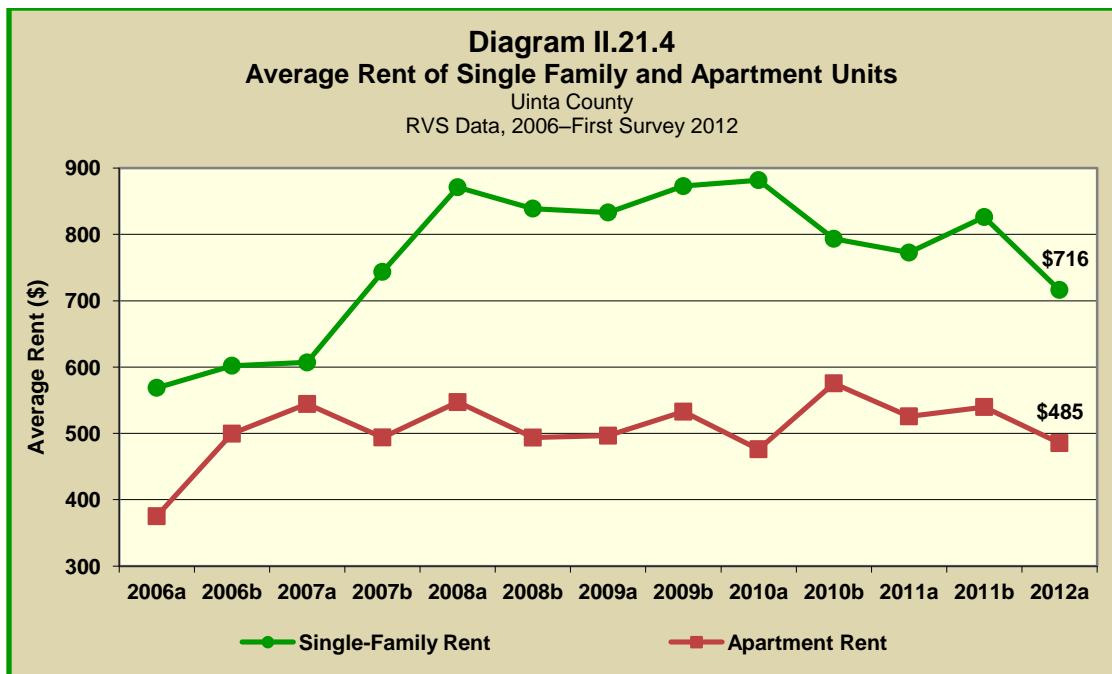


Diagram II.21.4, below, shows the average rent of single-family and apartment units in Uinta County. In the first half of 2012, average rents for single-family units decreased to \$716 and average rents for apartments fell slightly, to \$485.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 4 respondents in Uinta County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to own a home. Of those seeking to own a home, 100 percent wished to buy existing units, of which 100 percent sought homes between \$100,000 and \$250,000. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,544 loans purchased in Uinta County between 1979 and 2012, with six occurring in fiscal 2012. The average home size over the period was 1,227 square feet and 1,752 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1975. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$50,381. The average purchase price in fiscal 2012 was \$259,137. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

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 more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 192, or 2.6 percent of households in Uinta County, were overcrowded and another 64, or 0.9 percent of units, were severely overcrowded, as shown in Table II.21.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.21.28				
Overcrowding and Severe Overcrowding				
Uinta County and the State of Wyoming				
2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Uinta County				
Owner				
Households	5,291	27	47	5,365
Percentage	98.6%	.5%	0.9%	100.0%
Renter				
Households	1,732	165	17	1,914
Percentage	90.5%	8.6%	0.9%	100.0%
Total				
Households	7,023	192	64	7,279
Percentage	96.5%	2.6%	0.9%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or

shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2010 ACS, a total of 254 units, or 3 percent of all housing units in Uinta County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.21.29, below.

Table II.21.29		
Housing Units with Incomplete Kitchen Facilities		
Uinta County and the State of Wyoming		
2010 Five-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Kitchen Facilities	8,304	247,608
Lacking Complete Kitchen Facilities	254	7,488
Total Housing Units	8,558	255,096
Percent Lacking	3.0%	2.9%

At the time of the 2010 ACS, a total of 278 units, or 3.2 percent of all housing units in Uinta County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.21.30, on the following page.

Table II.21.30		
Housing Units with Incomplete Plumbing Facilities		
Uinta County and the State of Wyoming		
2010 Five-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Plumbing Facilities	8,280	249,046
Lacking Complete Plumbing Facilities	278	6,050
Total Households	8,558	255,096
Percent Lacking	3.2%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 11.8 percent of households had a cost burden and 7.5 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 14.5 percent of homeowners with a mortgage in Uinta County experienced a cost burden and 6.7 percent experienced a severe cost burden, while 16.1 percent of renters had a cost burden and 11.4 percent had a severe cost burden, as shown in Table II.21.31, below.

Table II.21.31					
Cost Burden and Severe Cost Burden by Tenure					
Uinta County and the State of Wyoming					
2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Uinta County					
Owner with a Mortgage					
Households	2,856	526	245	10	3,637
Percent	78.5%	14.5%	6.7%	0.3%	100.0%
Owner without a Mortgage					
Households	1,598	24	83	23	1,728
Percent	92.5%	1.4%	4.8%	1.3%	100.0%
Renter					
Households	1,076	309	218	311	1,914
Percent	56.2%	16.1%	11.4%	16.2%	100.0%
Total					
Households	5,530	859	546	344	7,279
Percent	76.0%	11.8%	7.5%	4.7%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%