

UINTA COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Uinta County's population decreased from 21,118 in 2010 to 21,025 in 2012, or by 0.4 percent. This compares to a statewide population growth of 2.3 percent over the period.¹⁵⁰ The number of people from 25 to 44 years of age decreased by 1.7 percent, and the number of people from 55 to 64 years of age increased by 8.7 percent. The white population decreased by 0.9 percent, while the black population increased by 95.2 percent. The Hispanic population increased from 1,855 to 1,904 people between 2010 and 2012 or by 2.6 percent. These data are presented in Table II.21.1, below.

Subject	Uinta County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	21,118	21,025	-0.4%	563,626	576,412	2.3%
Age						
Under 14 years	5,325	5,175	-2.8%	113,371	113,773	0.4%
15 to 24 years	2,653	2,672	0.7%	78,460	79,861	1.8%
25 to 44 years	5,507	5,411	-1.7%	144,615	149,367	3.3%
45 to 54 years	3,195	2,907	-9.0%	83,577	78,964	-5.5%
55 to 64 years	2,564	2,786	8.7%	73,513	78,939	7.4%
65 and Over	1,874	2,074	10.7%	70,090	75,508	7.7%
Race						
White	20,385	20,192	-0.9%	529,110	536,450	1.4%
Black	63	123	95.2%	5,135	8,555	66.6%
American Indian and Alaskan Native	238	246	3.4%	14,457	15,003	3.8%
Asian	66	81	22.7%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	38	40	5.3%	521	575	10.4%
Two or more races	328	343	4.6%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	1,855	1,904	2.6%	50,231	54,770	9.0%

Table II.21.2, on the following page, presents the population of Uinta County by age and gender from the 2000 and 2010 Census counts. 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 2012 the number of females decreased to 10,380 persons, which accounted for 49.4 percent of the population while the remaining 50.6 percent, or 10,645 persons were male.

¹⁵⁰ 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 Age and Gender Uinta County 2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,716	2,609	5,325	2,682	2,493	5,175	-2.8%
15 to 24 years	1,354	1,299	2,653	1,358	1,314	2,672	0.7%
25 to 44 years	2,778	2,729	5,507	2,731	2,680	5,411	-1.7%
45 to 54 years	1,595	1,600	3,195	1,462	1,445	2,907	-9.0%
55 to 64 years	1,309	1,255	2,564	1,401	1,385	2,786	8.7%
65 and Over	910	964	1,874	1,011	1,063	2,074	10.7%
Total	10,662	10,456	21,118	10,645	10,380	21,025	-0.4%
% of Total	50.5%	49.5%	.	50.6%	49.4%	.	.

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

Table II.21.3 Group Quarters Population Uinta County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁵¹	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

¹⁵¹ 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 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 5,273 family households, of which 4,248 housed married couple families and 1,025 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 242 families, or a female householder with no husband present, of which there were 783 families. There were also an estimated 1,976 “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 72.7 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Uinta County, 80.6 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Table II.21.4				
Household Type by Tenure				
Uinta County 2008-2012 5-Year ACS Data				
Family Type	Uinta County		State of Wyoming	
	Uinta County	% of Total	State of Wyoming	% of Total
Family households	5,273	72.7%	145,992	65.9%
Married-couple family	4,248	80.6%	117,493	80.5%
Owner-occupied housing units	3,672	86.4%	98,110	83.5%
Renter-occupied housing units	576	13.6%	19,383	16.5%
Other family	1,025	19.4%	28,499	19.5%
Male householder, no wife present	242	4.6%	9,246	32.4%
Owner-occupied housing units	184	76.0%	5,485	59.3%
Renter-occupied housing units	58	24.0%	3,761	40.7%
Female householder, no husband present	783	14.8%	19,253	67.6%
Owner-occupied housing units	427	54.5%	10,177	52.9%
Renter-occupied housing units	356	45.5%	9,076	47.1%
Nonfamily households	1,976	27.3%	75,487	34.1%
Owner-occupied housing units	1,119	56.6%	41,887	55.5%
Renter-occupied housing units	857	43.4%	33,600	44.5%
Total	7,249	100.0%	221,479	100.0%

Table II.21.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 2,314 two-person family households, 1,004 three-person family households and 980 four-person family households. One-person non-family households made up 85.0 percent of all non-family households or an estimated 1,679 households. Uinta County’s two persons households made up 35.8 percent of total housing units and four person households made up an additional 13.8 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.21.5				
Household Type by Household Size				
Uinta County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Uinta County				
One Person	.	1,679	1,679	23.2%
Two Person	2,314	280	2,594	35.8%
Three Person	1,004	0	1,004	13.9%
Four Person	980	17	997	13.8%
Five Person	666	0	666	9.2%
Six Person	250	0	250	3.4%
Seven Person	59	0	59	.8%
Total	5,273	1,976	7,249	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 2,594 two-person households, 2,026 were owner-occupied and 568 were renter-occupied. Of the 997 four-person households, 803 were owner-occupied and 194 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				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Uinta County				
One Person	1,008	671	1,679	23.2%
Two Person	2,026	568	2,594	35.8%
Three Person	761	243	1,004	13.9%
Four Person	803	194	997	13.8%
Five Person	522	144	666	9.2%
Six Person	223	27	250	3.4%
Seven Person or more	59	0	59	.8%
Total	5,402	1,847	7,249	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.21.7, on the following page, Uinta County had a total of 8,706 housing units of which 7,249 or 83.3 percent were occupied. Of these occupied units, 74.5 percent, or 5,402 units were owner occupied, which compares to a statewide rate of 70.3. A total of 1,457 units or 16.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.21.7 Housing Units by Tenure Uinta County 2008-2012 5-Year ACS Data				
Tenure	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,249	83.3%	221,479	84.7
Owner-Occupied	5,402	74.5%	155,659	70.3
Renter-Occupied	1,847	25.5%	65,820	29.7
Vacant Housing Units	1,457	16.7%	39,951	15.3
Total Housing Units	8,706	100.0%	261,430	100.0

Table II.21.8, below, shows that of the 1,457 housing units in Uinta County as reported in the 2012 ACS data, 398 or 27.3 percent were for rent and 59 or 4.0 percent were for sale. An estimated 383 units were for seasonal, recreational, or occasional use, and 423 or 29.0 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.21.8 Disposition of Vacant Housing Units Uinta County 2008-2012 5-Year ACS Data				
Disposition	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	398	27.3%	5,825	14.6%
Rented, but not occupied	134	9.2%	1,811	4.5%
For sale only	59	4.0%	2,711	6.8%
Sold, but not occupied	60	4.1%	799	2.0%
For seasonal, recreational, or occasional use	383	26.3%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	423	29.0%	10,290	25.8%
Total	1,457	100.0%	39,951	100.0%

Table II.21.9, at right, presents different income statistics for Uinta County. According to the 2012 ACS data averages, median family income for Uinta County was \$72,861 compared to the statewide average of \$70,013. Per capita income for Uinta County, which is calculated by dividing total income by population, was \$25,645, which compared to \$28,858 for the State of Wyoming.

Table II.21.9 Median and Per Capita Income Uinta County 2008-2012 5-Year ACS Data		
Income Type	Uinta County	Wyoming
Median Family Income	72,861	70,013
Median Household Income	59,714	56,573
Per Capita Income	25,645	28,858

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 839 households or 11.6 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 974 households that had incomes between \$35,000 and \$49,999, which accounted for 13.4 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.4 percent of total households and numbered 1,621 in Uinta County.

Table II.21.10 Households by Income Uinta County 2008-2012 5-Year ACS Data				
Income	Uinta County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	839	11.6%	21,996	9.9%
15,000 - 19,999	296	4.1%	10,608	4.8%
20,000 - 24,999	342	4.7%	10,519	4.7%
25,000 - 34,999	670	9.2%	22,992	10.4%
35,000 - 49,999	974	13.4%	31,395	14.2%
50,000 - 74,999	1,199	16.5%	44,135	19.9%
75,000 - 99,999	1,308	18.0%	31,949	14.4%
100,000 and above	1,621	22.4%	47,885	21.6%
Total	7,249	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.21.11, below. In total, the poverty rate in Uinta County was 12.4 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Uinta County had a poverty rate of 11.1 percent and the female population had a poverty rate of 13.8 percent. There were 138 males and 151 females in poverty under the age of 5. Overall, 11.3 percent of persons in poverty in Uinta County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 108 individuals with incomes below the poverty level which represented 4.2 percent of the total population in poverty. In the State of Wyoming there were 4,264 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 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Uinta County				
5 and Below	138	151	289	11.3%
6 to 18	335	260	595	23.2%
18 to 64	646	930	1,576	61.4%
65 and Older	38	70	108	4.2%
Total	1,157	1,411	2,568	100.0%
Poverty Rate	11.1%	13.8%	12.4%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.21.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Uinta County saw an average of 4,339 owner-occupied single-family units compared to 528 single-family rental units. In Uinta County, single-family units comprised 67.1 percent of all households compared with 71.5 percent statewide. Uinta County

had a total of 600 apartment rental units and total apartment units accounted for 8.6 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 1,433 mobile homes in Uinta County, which comprised 19.8 percent of all occupied housing units and compared to 13.6 statewide.

Table II.21.12				
Households by Unit Type				
Uinta County				
2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
Single-Family Unit	4,339	528	4,867	67.1%
Duplex	0	81	81	1.1%
Tri- or Four-Plex	34	207	241	3.3%
Apartments	27	600	627	8.6%
Mobile Homes	1,002	431	1,433	19.8%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	5,402	1,847	7,249	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.21.13, below, shows the number of households by year of construction. As shown, 8.8 percent, or 636 units, were built in 1939 or earlier in the county, and another 276 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 598, which accounted for 8.2 percent of all households, and an additional 20 households, or 0.3 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.21.13				
Households by Year Built				
Uinta County				
2008-2012 5-Year ACS Data				
Year Built	Uinta County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	636	8.8%	24,899	11.2%
1940 to 1949	276	3.8%	10,352	4.7%
1950 to 1959	201	2.8%	22,395	10.1%
1960 to 1969	286	3.9%	19,254	8.7%
1970 to 1979	1,757	24.2%	50,875	23.0%
1980 to 1989	2,456	33.9%	34,715	15.7%
1990 to 1999	1,019	14.1%	26,905	12.1%
2000 to 2004	598	8.2%	30,814	13.9%
Built 2005 or Later	20	.3%	1,270	.6%
Total	7,249	100.0%	221,479	100.0%

Table II.21.14, below, displays housing units for Uinta County and the State of Wyoming. The number of rooms in Uinta County varied between households. Households with one room accounting for only 2.2 percent of total housing units, while households with five and six rooms accounted for 20.2 and 16.9 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				
2008-2012 5-Year ACS Data				
Number of Rooms	Uinta County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	192	2.2%	4,323	1.7%
Two	254	2.9%	6,841	2.6%
Three	395	4.5%	19,299	7.4%
Four	1,419	16.3%	44,488	17.0%
Five	1,759	20.2%	51,437	19.7%
Six	1,467	16.9%	40,208	15.4%
Seven	1,186	13.6%	32,481	12.4%
Eight	663	7.6%	25,835	9.9%
Nine or more	1,371	15.7%	36,518	14.0%
Total	8,706	100.0%	261,430	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 46 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.8 percent of total households in Uinta County, which compared to 24.6 percent statewide. In Uinta County, the 2,960 households with three bedrooms accounted for 40.8 percent of all households, and there were only 770 five-bedroom or more households, which accounted for 10.6 percent of all households.

Table II.21.15				
Households by Number of Bedrooms				
Uinta County				
2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
None	8	46	54	.7%
One	66	165	231	3.2%
Two	754	969	1,723	23.8%
Three	2,409	551	2,960	40.8%
Four	1,395	116	1,511	20.8%
Five or more	770	0	770	10.6%
Total	5,402	1,847	7,249	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	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 \$155,600, while structures built between 1950 and 1959 had a median value of \$146,700 and those built between 1990 to 1999 had a median value of \$178,800. 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 \$284,700 and \$270,800, respectively. The total average median value in Uinta County was \$180,200, which compared to \$184,400 in the State of Wyoming.

Table II.21.16		
Median Value by Year Structure Built		
Uinta County 2008-2012 5-Year ACS Data		
Year Built	Uinta County	State of Wyoming
1939 or earlier	155,600	153,500
1940 to 1949	147,500	136,800
1950 to 1959	146,700	156,600
1960 to 1969	177,000	173,700
1970 to 1979	162,600	181,700
1980 to 1989	189,900	196,100
1990 to 1999	178,800	228,400
2000 to 2004	284,700	248,900
Built 2005 or Later	270,800	221,600
Total	180,200	184,400

Household mortgage status is reported in Table II.21.17, below. In Uinta County, households with a mortgage accounted for 63.3 percent of all households or 3,420 housing units, and the remaining 36.7 percent or 1,982 units had no mortgage. Of those units with a mortgage, 537 had either a second mortgage or home equity loan, 58 had both a second mortgage and home equity loan, and 2,825 or 82.6 percent had no second mortgage or no home equity loan.

Table II.21.17				
Mortgage Status				
Uinta County 2008-2012 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	3,420	63.3%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	537	15.7%	15,069	16.0%
Second mortgage only	183	34.1%	7,440	49.4%
Home equity loan only	354	65.9%	7,629	50.6%
Both second mortgage and home equity loan	58	1.7%	645	.7%
No second mortgage and no home equity loan	2,825	82.6%	78,587	83.3%
Housing units without a mortgage	1,982	36.7%	61,358	39.4%
Total	5,402	100.0%	155,659	100.00%

The median rent in Uinta County was \$533 as compared to \$618 statewide, as seen in Table II.21.18, below.

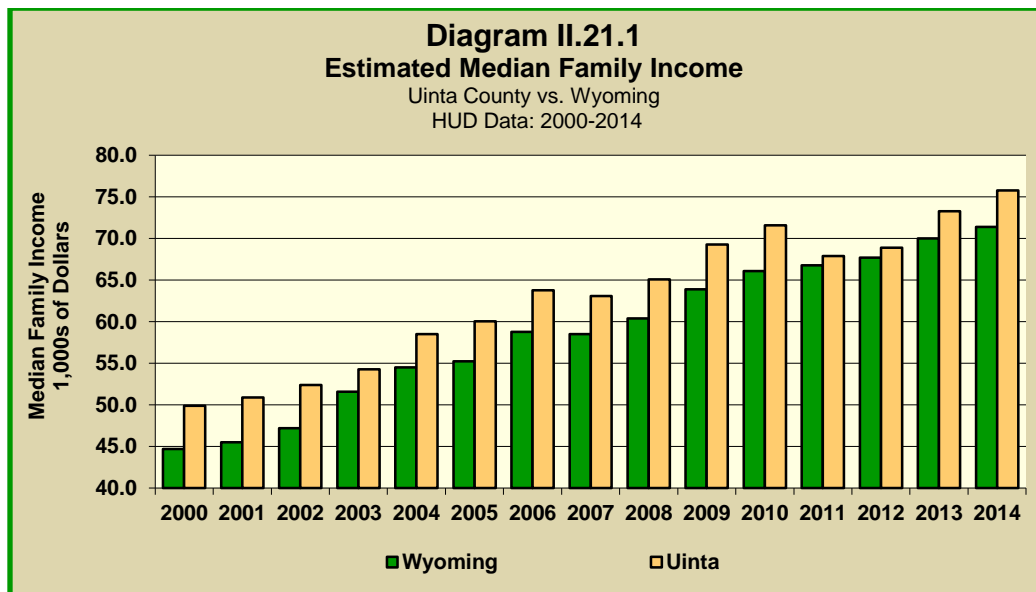
Table II.21.18	
Median Rent	
Uinta County 2008-2012 5-Year ACS Data	
Place	Rent
Uinta County	\$533
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 53 persons during 2013. 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 806 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	680	784	-104
2001	677	648	29
2002	591	568	23
2003	473	540	-67
2004	562	584	-22
2005	655	568	87
2006	653	367	286
2007	676	527	149
2008	658	504	154
2009	594	498	96
2010	556	346	210
2011	529	500	29
2012	569	580	-11
2013	517	570	-53
Total	8,390	7,584	806

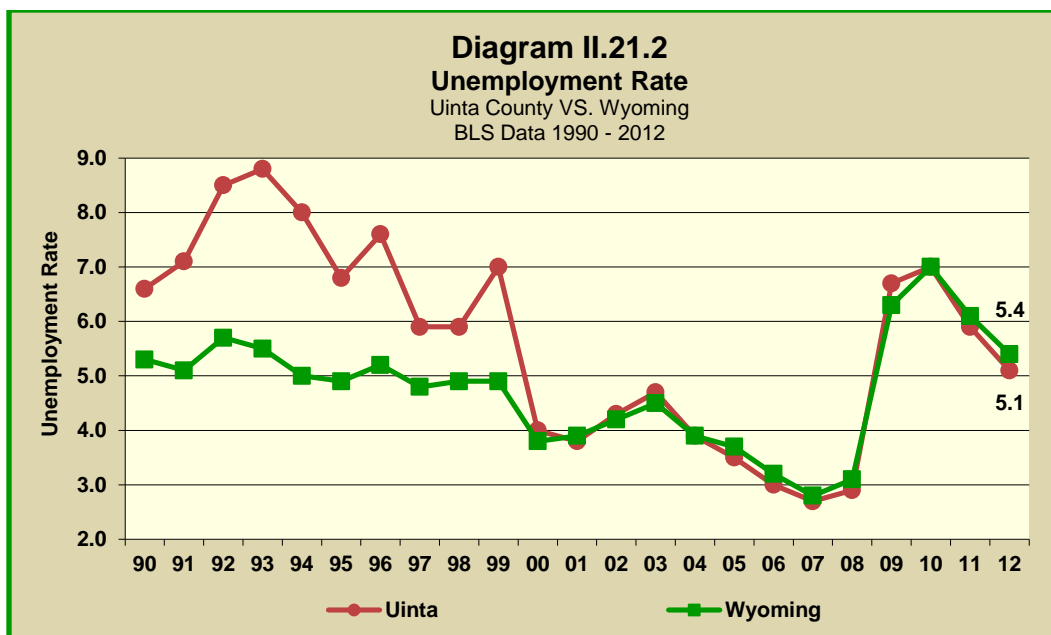
Economics

The HUD estimated MFI for Uinta County was \$75,800 in 2014.¹⁵² This compares to Wyoming’s MFI of \$71,400. Diagram II.21.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Uinta County’s labor force, defined as the number of persons working or actively seeking work, increased by 82 persons, from 11,065 in 2011 to 11,147 in 2012. Employment increased by 159 persons; unemployment decreased by 77 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 5.9 percent in 2011 to 5.1 percent in 2012, as shown on the following page in Diagram II.21.2.

¹⁵² 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.21.20, below, annual total monthly employment increased by 1.58 percent between 2011 and 2012 from a total of 8,985 to 9,127 workers. Preliminary estimates shows total monthly employment decreased to 8,888 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	8,190	8,375	8,249	9,210	9,335	9,569	9,792	8,708	8,689	8,918	8,781
Feb	8,126	8,360	8,232	8,937	9,359	9,626	9,586	8,731	8,740	9,050	8,710
Mar	8,254	8,445	8,324	8,880	9,479	9,679	9,502	8,960	8,770	9,087	8,751
Apr	8,255	8,641	8,512	9,043	9,612	9,885	9,564	8,931	8,774	9,144	8,771
May	8,458	8,745	8,655	9,283	9,747	10,213	9,757	9,274	8,953	9,376	8,963
Jun	8,660	8,611	8,860	9,542	9,785	10,446	9,559	9,256	9,076	9,339	8,888
Jul	8,634	8,637	9,237	9,435	9,934	10,531	9,634	9,418	8,866	9,037	.
Aug	9,257	8,813	9,369	9,514	9,909	10,762	9,695	9,605	9,003	9,016	.
Sep	9,257	8,724	9,280	9,523	9,813	10,731	9,692	10,040	9,183	9,196	.
Oct	9,288	8,803	9,228	9,694	9,812	10,458	9,553	9,888	9,206	9,169	.
Nov	9,183	8,766	9,053	9,736	9,884	10,307	9,378	9,830	9,234	9,108	.
Dec	8,781	8,635	9,316	9,840	9,895	10,095	9,204	9,645	9,323	9,080	.
Annual	8,695	8,630	8,860	9,386	9,714	10,192	9,576	9,357	8,985	9,127	.
% Change	-1.50	-0.75	2.67	5.94	3.49	4.92	-6.04	-2.29	-3.98	1.58	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.21.21, on the following page, annual average weekly wages increased by 1.81 percent between 2011 and 2012, from a total of \$775 to \$789. In the second quarter of 2013, preliminary estimates show average weekly wages fell to \$765.

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

Total business establishments reported by the QCEW are displayed below in Table II.21.22. Annual establishments decreased by 0.61 percent between 2011 and 2012, from a total of 814 to 809 establishments. Preliminary estimates indicate the total number of establishments decreased to 791 in the second quarter of 2013.

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

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Uinta County recorded 12,642 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 \$893,359,000, and real per capita income was \$42,571 in 2011. Average earnings per job in the county was \$45,264 in 2011. 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 increased from \$601 in second quarter 2012 to \$603 in second quarter 2013, or by 0.3 percent. Detached single-family home rents increased by 2.5 percent, rents for mobile homes on a lot increased by 9.1 percent, and rents for mobile home lots decreased by 1.9 percent.

Uinta County rental prices experienced average annualized increases of 2.2 percent for apartments, 2.3 percent for houses, 1.6 percent for mobile homes plus a lot, and 1.2 percent for mobile home lots since fourth quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots over the same period. Table II.21.23, at right, presents the Uinta County data for each rental type.¹⁵³

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

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

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

¹⁵³ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.21.24 Building Permits and Valuation Uinta County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2012 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	.	.	131.7
1981	345	66	.	108	519	.	.	97.3
1982	593	.	.	186	779	.	.	78.2
1983	325	.	32	22	379	.	.	90.0
1984	108	.	3	90	201	.	.	81.5
1985	45	.	.	.	45	.	.	88.1
1986	14	.	.	.	14	.	.	87.2
1987	7	.	.	.	7	.	.	83.1
1988	2	.	.	.	2	.	.	98.9
1989	.	.	.	.	.	.	.	.
1990	4	.	.	.	4	.	.	89.3
1991	24	.	.	.	24	.	.	75.5
1992	35	.	.	.	35	.	.	91.6
1993	49	.	.	.	49	.	.	83.4
1994	70	.	.	.	70	.	12	110.3
1995	71	.	.	.	71	.	.	118.3
1996	62	.	.	.	62	24	5	108.6
1997	60	.	.	.	60	.	.	109.2
1998	63	.	.	.	63	.	14	120.7
1999	63	.	.	.	63	.	9	111.1
2000	72	.	.	.	72	24	14	119.0
2001	58	.	.	.	58	.	.	112.5
2002	58	.	.	.	58	.	.	109.7
2003	56	.	.	.	56	.	.	133.9
2004	64	.	.	.	64	.	.	111.0
2005	100	.	.	.	100	.	.	130.2
2006	109	.	.	.	109	.	.	121.3
2007	328	.	.	.	328	.	.	141.1
2008	71	.	16	.	87	48	.	205.3
2009	51	.	4	.	55	.	.	167.3
2010	45	.	.	.	45	.	.	181.4
2011	34	.	.	.	34	.	.	199.1
2012	38	.	.	.	38	.	.	218.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Uinta County was \$191,065. This represented an increase of 5.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406, an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.21.25, below.

Table II.21.25 Average Sales Prices Uinta County vs. Wyoming DOR Data, 2000–2012				
Year	Uinta County Average Price (\$)	Uinta County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	89,238	.	131,207	.
2001	99,157	11.12	128,771	-1.86
2002	101,915	2.78	138,295	7.40
2003	116,031	13.85	148,276	7.22
2004	112,540	-3.01	159,558	7.61
2005	137,911	22.54	178,183	11.67
2006	145,243	5.32	219,438	23.15
2007	168,204	15.81	265,044	20.78
2008	133,754	8.4	256,045	-3.40
2009	194,928	-1.2	241,622	-5.63
2010	181,269	-7.01	250,958	3.86
2011	181,429	0.1	241,301	-3.85
2012	191,065	5.3	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in December 2013.¹⁵⁴ During December 2013, a total of 54 surveys were completed by property managers in Uinta County. Of the 904 rental units surveyed, 174 were vacant, for a vacancy rate of 19.25 percent, as shown in Table II.21.26, below. This rate compares to a 8.07 percent vacancy rate one year ago, and a statewide December 2013 vacancy rate of 5.57 percent. Additional calls were made to verify the large increase in the vacancy rate. Respondents indicated the economy was soft, there were more units than people, and one complex had been mismanaged and unable to keep tenants.

Table II.21.26				
Total Units, Vacant Units, and Vacancy Rate				
Uinta County				
RVS Data, June 2001 – December 2012				
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%
2012b	57	1,376	111	8.07%
2013a	61	1,292	129	9.98%
2013b	54	904	174	19.25%

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

¹⁵⁴Those 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.

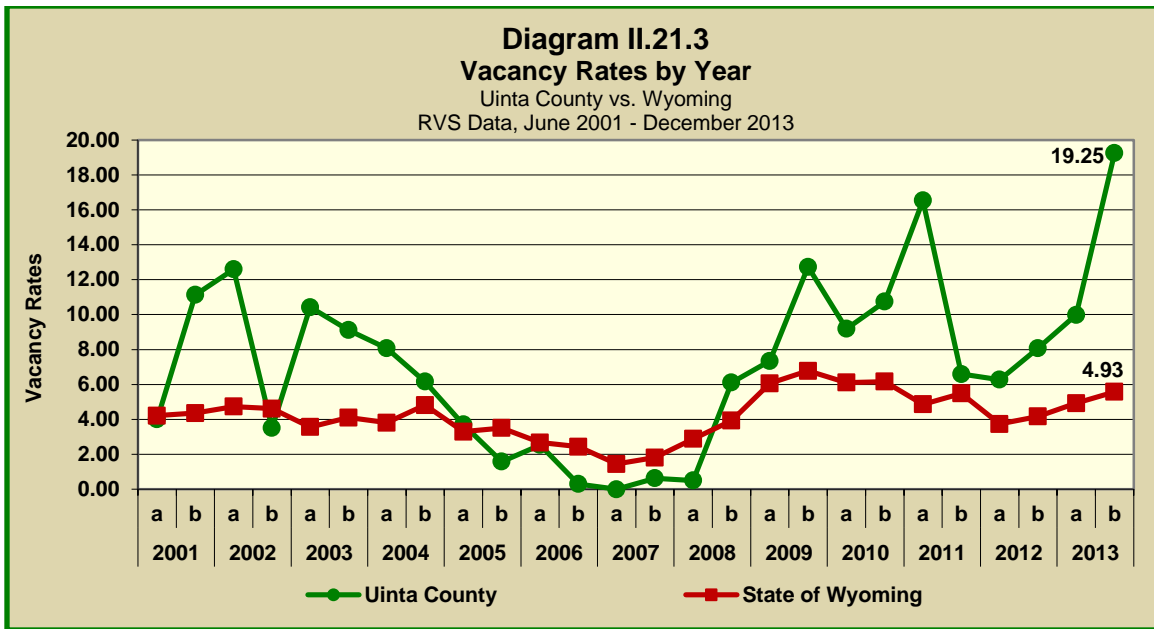


Diagram II.21.4, below, shows the average rent of single-family and apartment units in Uinta County. In the first half of 2013, average rents for single-family units decreased to \$817 and average rents for apartments rose to \$668.

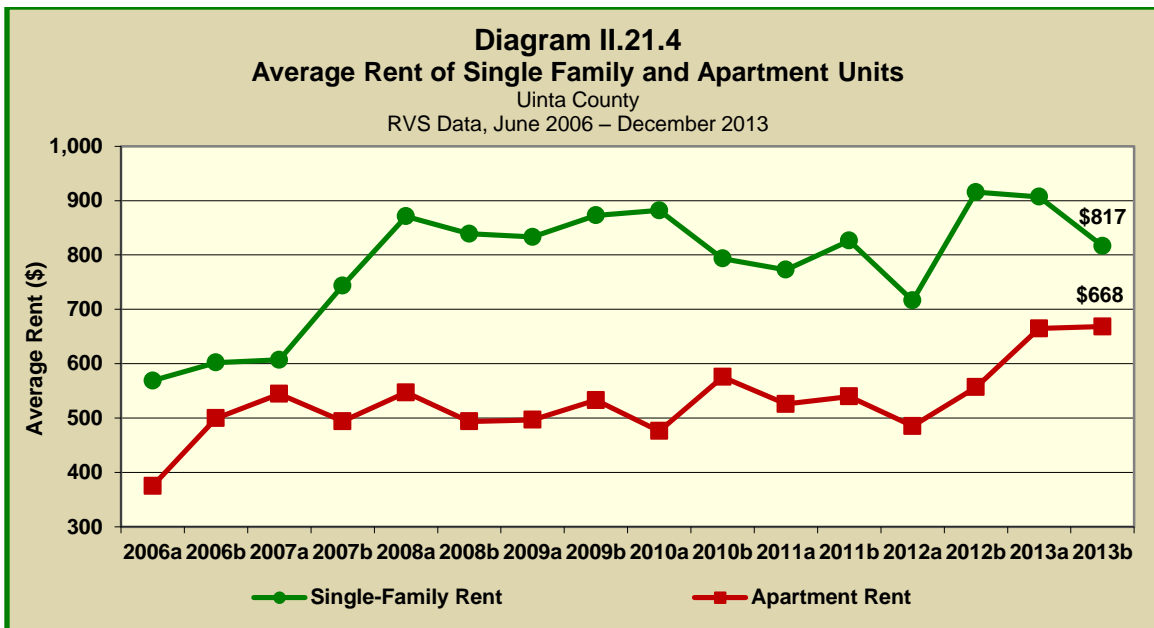


Table II.21.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 136 single family units in Uinta County, with 10 of them available. This translates into a vacancy rate of 7.4 percent in Uinta County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 550 apartment units reported in the survey, with 122 of them available, which resulted in a vacancy rate of 22.2 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.21.27			
Rental Vacancy Survey by Type			
Uinta County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	136	10	7.4%
Duplex units	44	8	18.2%
Apartments	550	122	22.2%
Mobile Homes	62	4	6.5%
“Other” Units	112	4	3.6%
Don’t Know	0	26	%
Total	904	174	19.2%

Table II.21.28, below, reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 46 units. The most common apartment units were two bedroom units, with 157 units. Additional details for additional unit types are reported found below.

Table II.21.28							
Rental Units by Bedroom Size							
Uinta County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	3	1	26	3	0	.	33
Two	13	5	157	20	40	.	235
Three	46	2	34	30	15	.	127
Four	5	0	0	1	2	.	8
Five	3	0	0	0	0	.	3
Don’t Know	66	36	333	8	55	0	498
Total	136	44	550	62	112	0	904

Average market-rate rents by unit type are shown in Table II.21.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.21.29						
Average Market Rate Rents by Bedroom Size						
Uinta County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$450	\$	\$430	\$	\$	\$440
One	\$483	\$470	\$476	\$463	\$	\$475
Two	\$669	\$495	\$549	\$583	\$717	\$620
Three	\$781	\$875	\$656	\$717	\$692	\$737
Four	\$930	\$	\$	\$700	\$750	\$856
Five	\$1,038	\$	\$	\$	\$	\$1,038
Total	\$817	\$639	\$668	\$594	\$686	\$701

Table II.21.30, below shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.21.30						
Average Assisted Rate Rents by Bedroom Size						
Uinta County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$150	\$	\$310	\$	\$	\$257
Two	\$	\$	\$413	\$	\$240	\$370
Three	\$300	\$	\$650	\$	\$180	\$377
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
Total	\$225	\$	\$393	\$	\$210	\$293

Table II.21.31, 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.21.31			
Single Family Market Rate Rents by Vacancy Status			
Uinta County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	66	4	6.1%
\$1,000 to \$1,500	46	6	13.0%
Above \$1,500			%
Missing	24	0	.0%
Total	136	10	7.4%

The average rent and availability of apartment units is displayed in Table II.21.32, below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 0.0 percent.

Table II.21.32			
Apartment Market Rate Rents by Vacancy Status			
Uinta County			
RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	9	0	.0%
\$500 to \$1,000	413	112	27.1%
\$1,000 to \$1,500	0	0	%
Above \$1,500			%
Missing	128	10	7.81%
Total	550	122	22.2%

Table II.21.33, below shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 5.88 percent.

Table II.21.33			
Mobile Home Market Rate Rents by Vacancy Status			
Uinta County			
RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	6	1	16.7%
\$500 to \$1,000	51	3	5.9%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	5	0	.0%
Total	62	4	6.5%

Table II.21.34, below, shows the condition of rental units by unit type for Uinta County. Respondents could rate their units from poor to excellent, however many respondents did not know, or 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 on the conditions of additional unit types are displayed below.

Table II.21.34							
Condition by Unit Type							
Uinta County							
RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	0	20	1	13	.	35
Average	30	30	161	7	55	.	283
Good	58	4	203	40	23	.	328
Excellent	23	4	166	10	21	.	224
Don’t Know	24	6	0	4	0	0	34
Total	136	44	550	62	112	0	904

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

Table II.21.35			
Condition of Single Family Units by Vacancy Status			
Uinta County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	30	5	16.7%
Good	58	5	8.6%
Excellent	23	0	.0%
Don't Know	24		%
Total	136	10	7.4%

Table II.21.36, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in fair condition, and had a vacancy rate of 5.0 percent.

Table II.21.36			
Condition of Apartment Units by Vacancy Status			
Uinta County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	20	1	5.0%
Average	161	42	26.1%
Good	203	60	29.6%
Excellent	166	19	11.4%
Don't Know	0		%
Total	550	122	22.2%

Table II.21.37, at right, 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 fair quality, with a vacancy rate of 5.00 percent.

Table II.21.37			
Condition of Mobile Home Units by Vacancy Status			
Uinta County			
RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	1	0	.0%
Average	7	0	.0%
Good	40	4	10.0%
Excellent	10	0	.0%
Don't Know	4		%
Total	62	4	6.5%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.21.38, on the following page, respondents in Uinta County said they would prefer 33 more single family units, 110 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 157 units.

Table II.21.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Uinta County	
RVS Data, December 2013	
Unit Type	More Units
Single family units	33
Duplex Units	4
Apartments	110
Mobile homes	
Other	10
Don't Know	
All types	
Total	157

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 60 respondents in Uinta County. Of the incoming persons who were unsatisfied with their current housing, 85.7 percent said they sought to own a home and 14.3 percent wished to rent. Of those seeking to own a home, 83.3 percent wished to buy existing units, of which 20.0 percent sought homes for below \$100,000; 40.0 percent sought homes between \$100,000 and \$250,000, and 40.0 percent anticipated spending above \$250,000. The remaining 16.7 percent of aspiring homebuyers expected to build a new home, of which 100.0 percent anticipated spending above \$250,000.

Of those persons currently renting or seeking to rent, 100.0 percent anticipated spending under \$474. Additional survey data are presented 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 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 2012 5-year ACS data, 140 or 1.9 percent of households in Uinta County were overcrowded and another 45 or 0.6 percent of units were severely overcrowded, as shown in Table II.21.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.21.39				
Overcrowding and Severe Overcrowding				
Uinta County 2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Uinta County				
Owner				
Households	5,377	22	3	5,402
Percentage	99.5%	.4%	.1%	100.0%
Renter				
Households	1,687	118	42	1,847
Percentage	91.3%	6.4%	2.3%	100.0%
Total				
Households	7,064	140	45	7,249
Percentage	97.4%	1.9%	.6%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.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 2012 5-year ACS, a total of 183 units or 2.1 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.21.40, at right.

Table II.21.40		
Housing Units with Incomplete Kitchen Facilities		
Uinta County 2008-2012 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Kitchen Facilities	8,523	253,942
Lacking Complete Kitchen Facilities	183	7,488
Total Housing Units	8,706	261,430
Percent Lacking	2.1%	2.9%

At the time of the 2012 ACS, a total of 340 units or 3.9 percent of all housing units in Uinta County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.21.41, on the following page.

Table II.21.41		
Housing Units with Incomplete Plumbing Facilities		
Uinta County 2008-2012 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Plumbing Facilities	8,366	255,465
Lacking Complete Plumbing Facilities	340	5,965
Total Households	8,706	261,430
Percent Lacking	3.9%	2.3%

The third type of housing problem reported in the 2012 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Uinta County, 12.2 percent of households had a cost burden and 8.8 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 15.1 percent of homeowners with a mortgage in Uinta County experienced a cost burden and 8.0 percent experienced a severe cost burden, while 16.4 percent of renters had a cost burden and 16.0 percent had a severe cost burden, as seen in Table II.21.42, on the following page.

Table II.21.42					
Cost Burden and Severe Cost Burden by Tenure					
Uinta County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Uinta County					
Owner With a Mortgage					
Households	2,616	517	272	15	3,420
Percent	76.5%	15.1%	8.0%	.4%	100.0%
Owner Without a Mortgage					
Households	1,832	64	70	16	1,982
Percent	92.4%	3.2%	3.5%	.8%	100.0%
Renter					
Households	1,015	302	296	234	1,847
Percent	55.0%	16.4%	16.0%	12.7%	100.0%
Total					
Households	5,463	883	638	265	7,249
Percent	75.4%	12.2%	8.8%	3.7%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2014 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 4,191 households in Uinta County, from 7,668 in 2010 to 11,859 in 2040. Homeowners are expected to increase from 5,759 households in 2010 to 8,678 by 2040. Renters are anticipated to increase from 1,909 households in 2010 to 3,181 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 214 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 216 households and by 432 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 387 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 308 households over the period. Table II.21.43, below, provides details of the household forecast by tenure and income.

Table II.21.43						
Household Forecast by Tenure and Income						
Uinta County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	422	426	852	397	3,662	5,759
2015	430	434	868	405	3,730	5,867
2020	461	466	932	434	4,004	6,297
2025	501	506	1,011	472	4,346	6,836
2030	544	550	1,099	512	4,723	7,428
2035	589	595	1,190	555	5,113	8,041
2040	636	642	1,284	599	5,518	8,678
Renters by Percent of Median Household Income						
2010	580	463	386	100	380	1,909
2015	614	490	408	105	401	2,018
2020	665	530	442	114	435	2,186
2025	732	584	487	126	478	2,406
2030	807	643	537	138	527	2,653
2035	885	706	589	152	579	2,911
2040	967	772	644	166	632	3,181
Total Households by Percent of Median Household Income						
2010	1,002	889	1,238	497	4,041	7,668
2015	1,043	924	1,276	510	4,131	7,885
2020	1,126	996	1,374	548	4,438	8,483
2025	1,232	1,090	1,498	597	4,825	9,242
2030	1,351	1,193	1,636	651	5,250	10,080
2035	1,474	1,301	1,779	707	5,691	10,952
2040	1,603	1,414	1,927	765	6,150	11,859

