

## WASHAKIE COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Washakie County's population decreased from 8,533 in 2010 to 8,464 in 2012, or by 0.8 percent. This compares to a statewide population growth of 2.3 percent over the period.<sup>155</sup> The number of people from 25 to 44 years of age decreased by 3.0 percent, and the number of people from 55 to 64 years of age increased by 0.4 percent. The white population decreased by 1.3 percent, while the black population increased by 70.8 percent. The Hispanic population increased from 1,162 to 1,185 people between 2010 and 2012 or by 2.0 percent. These data are presented in Table II.22.1, below.

<b>Table II.22.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Washakie County						
2010 Census and 2012 Current Census Estimates						
Subject	Washakie County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
<b>Population</b>	<b>8,533</b>	<b>8,464</b>	<b>-0.8%</b>	<b>563,626</b>	<b>576,412</b>	<b>2.3%</b>
<b>Age</b>						
Under 14 years	1,796	1,724	-4.0%	113,371	113,773	0.4%
15 to 24 years	890	926	4.0%	78,460	79,861	1.8%
25 to 44 years	1,897	1,841	-3.0%	144,615	149,367	3.3%
45 to 54 years	1,254	1,199	-4.4%	83,577	78,964	-5.5%
55 to 64 years	1,188	1,193	0.4%	73,513	78,939	7.4%
65 and Over	1,508	1,581	4.8%	70,090	75,508	7.7%
<b>Race</b>						
White	8,175	8,069	-1.3%	529,110	536,450	1.4%
Black	24	41	70.8%	5,135	8,555	66.6%
American Indian and Alaskan Native	135	138	2.2%	14,457	15,003	3.8%
Asian	59	66	11.9%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	8	6	-25.0%	521	575	10.4%
Two or more races	132	144	9.1%	9,754	10,646	9.1%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	1,162	1,185	2.0%	50,231	54,770	9.0%

Table II.22.2, on the following page, presents the population of Washakie County by age and gender from the 2010 Census and 2011 intercensal estimates. The 2010 Census count showed a total of 4,255 males, who accounted for 49.9 percent of the population, and the remaining 50.1 percent, or 4,278 persons, were female. In 2012 the number of females decreased to 4,215 persons, which accounted for 49.8 percent of the population while the remaining 50.2 percent, or 4,249 persons were male.

<sup>155</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.22.2</b>							
<b>Population by Age and Gender</b>							
Washakie 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	900	896	1,796	876	848	1,724	-4.0%
15 to 24 years	485	405	890	498	428	926	4.0%
25 to 44 years	957	940	1,897	937	904	1,841	-3.0%
45 to 54 years	598	656	1,254	579	620	1,199	-4.4%
55 to 64 years	593	595	1,188	614	579	1,193	0.4%
65 and Over	722	786	1,508	745	836	1,581	4.8%
<b>Total</b>	<b>4,255</b>	<b>4,278</b>	<b>8,533</b>	<b>4,249</b>	<b>4,215</b>	<b>8,464</b>	<b>-0.8%</b>
% of Total	49.9%	50.1%	.	50.2%	49.8%	.	.

At the time of the 2010 Census, there were 140 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 29.3 percent, as shown in Table II.22.3, below.

<b>Table II.22.3</b>			
<b>Group Quarters Population</b>			
Washakie County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>156</sup>	32	10	-68.8%
Juvenile Facilities	.	57	.
Nursing Homes	71	65	-8.5%
Other Institutions	87	.	-100.0%
<b>Total</b>	<b>190</b>	<b>132</b>	<b>-30.5%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	8	8	0.0%
<b>Total</b>	<b>8</b>	<b>8</b>	<b>0.0%</b>
<b>Group Quarters Population</b>	<b>198</b>	<b>140</b>	<b>-29.3%</b>

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

<sup>156</sup> 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.22.4, 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 2,192 family households, of which 1,842 housed married couple families and 350 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 138 families, or a female householder with no husband present, of which there were 212 families. There were also an estimated 1,247 "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 Washakie County was 63.7 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Washakie County, 84.0 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Washakie County		State of Wyoming	
	Washakie County	% of Total	State of Wyoming	% of Total
Family households	2,192	63.7%	145,992	65.9%
Married-couple family	1,842	84.0%	117,493	80.5%
Owner-occupied housing units	1,628	88.4%	98,110	83.5%
Renter-occupied housing units	214	11.6%	19,383	16.5%
Other family	350	16.0%	28,499	19.5%
Male householder, no wife present	138	6.3%	9,246	32.4%
Owner-occupied housing units	47	34.1%	5,485	59.3%
Renter-occupied housing units	91	65.9%	3,761	40.7%
Female householder, no husband present	212	9.7%	19,253	67.6%
Owner-occupied housing units	22	10.4%	10,177	52.9%
Renter-occupied housing units	190	89.6%	9,076	47.1%
Nonfamily households	1,247	36.3%	75,487	34.1%
Owner-occupied housing units	689	55.3%	41,887	55.5%
Renter-occupied housing units	558	44.7%	33,600	44.5%
<b>Total</b>	<b>3,439</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Table II.22.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 1,080 two-person family households, 298 three-person family households and 428 four-person family households. One-person non-family households made up 91.9 percent of all non-family households or an estimated 1,146 households. Washakie County's two persons households made up 34.3 percent of total housing units and four person households made up an additional 12.4 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.22.5</b>				
<b>Household Type by Household Size</b>				
Washakie County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Washakie County</b>				
One Person	.	1,146	1,146	33.3%
Two Person	1,080	101	1,181	34.3%
Three Person	298	0	298	8.7%
Four Person	428	0	428	12.4%
Five Person	246	0	246	7.2%
Six Person	85	0	85	2.5%
Seven Person	55	0	55	1.6%
<b>Total</b>	<b>2,192</b>	<b>1,247</b>	<b>3,439</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>145,992</b>	<b>75,487</b>	<b>221,479</b>	<b>100.0%</b>

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 1,181 two-person households, 935 were owner-occupied and 246 were renter-occupied. Of the 428 four-person households, 302 were owner-occupied and 126 were renter-occupied. Further household size data by tenure are presented in Table II.22.6, below.

<b>Table II.22.6</b>				
<b>Tenure by Household Size</b>				
Washakie County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Washakie County</b>				
One Person	639	507	1,146	33.3%
Two Person	935	246	1,181	34.3%
Three Person	191	107	298	8.7%
Four Person	302	126	428	12.4%
Five Person	210	36	246	7.2%
Six Person	54	31	85	2.5%
Seven Person or more	55	0	55	1.6%
<b>Total</b>	<b>2,386</b>	<b>1,053</b>	<b>3,439</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

As seen in Table II.22.7, on the following page, Washakie County had a total of 3,821 housing units of which 3,439 or 90.0 percent were occupied. Of these occupied units, 69.4 percent, or 2,386 units were owner occupied, which compares to a statewide rate of 70.3. A total of 382 units

or 10.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.22.7 Housing Units by Tenure</b> Washakie County 2008-2012 5-Year ACS Data				
Tenure	Washakie County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,439	90.0%	221,479	84.7
Owner-Occupied	2,386	69.4%	155,659	70.3
Renter-Occupied	1,053	30.6%	65,820	29.7
Vacant Housing Units	382	10.0%	39,951	15.3
<b>Total Housing Units</b>	<b>3,821</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0</b>

Table II.22.8, below, shows that of the 382 housing units in Washakie County as reported in the 2012 ACS data, 53 or 13.9 percent were for rent and 25 or 6.5 percent were for sale. An estimated 96 units were for seasonal, recreational, or occasional use, and 197 or 51.6 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

<b>Table II.22.8 Disposition of Vacant Housing Units</b> Washakie County 2008-2012 5-Year ACS Data				
Disposition	Washakie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	53	13.9%	5,825	14.6%
Rented, but not occupied	11	2.9%	1,811	4.5%
For sale only	25	6.5%	2,711	6.8%
Sold, but not occupied	0	.0%	799	2.0%
For seasonal, recreational, or occasional use	96	25.1%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	197	51.6%	10,290	25.8%
<b>Total</b>	<b>382</b>	<b>100.0%</b>	<b>39,951</b>	<b>100.0%</b>

Table II.22.9, at right, presents different income statistics for Washakie County. According to the 2012 ACS data averages, median family income for Washakie County was \$64,619 compared to the statewide average of \$70,013. Per capita income for Washakie County, which is calculated by dividing total income by population, was \$26,908, which compared to \$28,858 for the State of Wyoming.

<b>Table II.22.9 Median and Per Capita Income</b> Washakie County 2008-2012 5-Year ACS Data		
Income Type	Washakie County	Wyoming
Median Family Income	64,619	70,013
Median Household Income	44,519	56,573
Per Capita Income	26,908	28,858

Table II.22.10, on the following page, shows households by income for Washakie County and the State of Wyoming. In Washakie County, there were a total of 468 households or 13.6 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 592 households that had incomes between \$35,000 and \$49,999, which accounted for 17.2 percent of households and compared to 14.2 percent for the State of Wyoming. Households with

incomes of \$100,000 or more accounted for 14.4 percent of total households and numbered 494 in Washakie County.

<b>Table II.22.10 Households by Income</b> Washakie County 2008-2012 5-Year ACS Data				
Income	Washakie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	468	13.6%	21,996	9.9%
15,000 - 19,999	197	5.7%	10,608	4.8%
20,000 - 24,999	178	5.2%	10,519	4.7%
25,000 - 34,999	460	13.4%	22,992	10.4%
35,000 - 49,999	592	17.2%	31,395	14.2%
50,000 - 74,999	578	16.8%	44,135	19.9%
75,000 - 99,999	472	13.7%	31,949	14.4%
100,000 and above	494	14.4%	47,885	21.6%
<b>Total</b>	<b>3,439</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.22.11, below. In total, the poverty rate in Washakie County was 11.5 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Washakie County had a poverty rate of 9.2 percent and the female population had a poverty rate of 13.7 percent. There were 49 males and 29 females in poverty under the age of 5. Overall, 8.2 percent of persons in poverty in Washakie 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 172 individuals with incomes below the poverty level which represented 18.1 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.

<b>Table II.22.11 Poverty by Age</b> Washakie County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Washakie County</b>				
5 and Below	49	29	78	8.2%
6 to 18	27	100	127	13.4%
18 to 64	281	290	571	60.2%
65 and Older	24	148	172	18.1%
<b>Total</b>	<b>381</b>	<b>567</b>	<b>948</b>	<b>100.0%</b>
Poverty Rate	9.2%	13.7%	11.5%	.
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>26,872</b>	<b>33,764</b>	<b>60,636</b>	<b>100.0%</b>
Poverty Rate	10%	12%	11.0%	.

Table II.22.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Washakie County saw an average of 2,197 owner-occupied

single-family units compared to 558 single-family rental units. In Washakie County, single-family units comprised 80.1 percent of all households compared with 71.5 percent statewide. Washakie County had a total of 56 apartment rental units and total apartment units accounted for 1.6 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 331 mobile homes in Washakie County, which comprised 9.6 percent of all occupied housing units and compared to 13.6 statewide.

<b>Table II.22.12</b>				
<b>Households by Unit Type</b>				
Washakie County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Washakie County</b>				
Single-Family Unit	2,197	558	2,755	80.1%
Duplex	13	57	70	2.0%
Tri- or Four-Plex	11	216	227	6.6%
Apartments	0	56	56	1.6%
Mobile Homes	165	166	331	9.6%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>2,386</b>	<b>1,053</b>	<b>3,439</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

Table II.22.13, below, shows the number of households by year of construction. As shown, 10.5 percent, or 360 units, were built in 1939 or earlier in the county, and another 268 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 215, which accounted for 6.3 percent of all households, and an additional 0 households, or .0 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.

<b>Table II.22.13</b>				
<b>Households by Year Built</b>				
Washakie County 2008-2012 5-Year ACS Data				
Year Built	Washakie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	360	10.5%	24,899	11.2%
1940 to 1949	268	7.8%	10,352	4.7%
1950 to 1959	821	23.9%	22,395	10.1%
1960 to 1969	340	9.9%	19,254	8.7%
1970 to 1979	823	23.9%	50,875	23.0%
1980 to 1989	371	10.8%	34,715	15.7%
1990 to 1999	241	7.0%	26,905	12.1%
2000 to 2004	215	6.3%	30,814	13.9%
Built 2005 or Later	0	.0%	1,270	.6%
<b>Total</b>	<b>3,439</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Table II.22.14, below, displays housing units for Washakie County and the State of Wyoming. The number of rooms in Washakie County varied between households. Households with one room accounting for only 1.4 percent of total housing units, while households with five and six rooms accounted for 18.7 and 16.1 percent, respectively. The median number of rooms in Washakie County was 6 rooms, which compared to 6 statewide.

<b>Table II.22.14</b>				
<b>Housing Units by Number of Rooms</b>				
Washakie County 2008-2012 5-Year ACS Data				
Number of Rooms	Washakie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	52	1.4%	4,323	1.7%
Two	35	.9%	6,841	2.6%
Three	108	2.8%	19,299	7.4%
Four	777	20.3%	44,488	17.0%
Five	716	18.7%	51,437	19.7%
Six	614	16.1%	40,208	15.4%
Seven	558	14.6%	32,481	12.4%
Eight	464	12.1%	25,835	9.9%
Nine or more	497	13.0%	36,518	14.0%
<b>Total</b>	<b>3,821</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.22.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 40 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 31.5 percent of total households in Washakie County, which compared to 24.6 percent statewide. In Washakie County, the 1,167 households with three bedrooms accounted for 33.9 percent of all households, and there were only 233 five-bedroom or more households, which accounted for 6.8 percent of all households.

<b>Table II.22.15</b>				
<b>Households by Number of Bedrooms</b>				
Washakie County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Washakie County</b>				
None	0	40	40	1.2%
One	34	129	163	4.7%
Two	565	518	1,083	31.5%
Three	907	260	1,167	33.9%
Four	671	82	753	21.9%
Five or more	209	24	233	6.8%
<b>Total</b>	<b>2,386</b>	<b>1,053</b>	<b>3,439</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.22.16, at right, structures built in 1939 or earlier had a median value of \$105,600, while structures built between 1950 and 1959 had a median value of \$108,600 and those built between 1990 to 1999 had a median value of \$221,100. 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 \$305,400 and \$, respectively. The total average median value in Washakie County was \$157,700, which compared to \$184,400 in the State of Wyoming.

Year Built	Washakie County	State of Wyoming
	1939 or earlier	105,600
1940 to 1949	102,800	136,800
1950 to 1959	108,600	156,600
1960 to 1969	158,800	173,700
1970 to 1979	166,500	181,700
1980 to 1989	199,400	196,100
1990 to 1999	221,100	228,400
2000 to 2004	305,400	248,900
Built 2005 or Later		221,600
<b>Total</b>	<b>157,700</b>	<b>184,400</b>

Household mortgage status is reported in Table II.22.17, below. In Washakie County, households with a mortgage accounted for 58.1 percent of all households or 1,387 housing units, and the remaining 41.9 percent or 999 units had no mortgage. Of those units with a mortgage, 242 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,145 or 82.6 percent had no second mortgage or no home equity loan.

Mortgage Status	Washakie County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,387	58.1%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	242	17.4%	15,069	16.0%
Second mortgage only	122	50.4%	7,440	49.4%
Home equity loan only	120	49.6%	7,629	50.6%
Both second mortgage and home equity loan	0	.0%	645	.7%
No second mortgage and no home equity loan	1,145	82.6%	78,587	83.3%
Housing units without a mortgage	999	41.9%	61,358	39.4%
<b>Total</b>	<b>2,386</b>	<b>100.0%</b>	<b>155,659</b>	<b>100.00%</b>

The median rent in Washakie County was \$401 as compared to \$618 statewide, as seen in Table II.22.18, below.

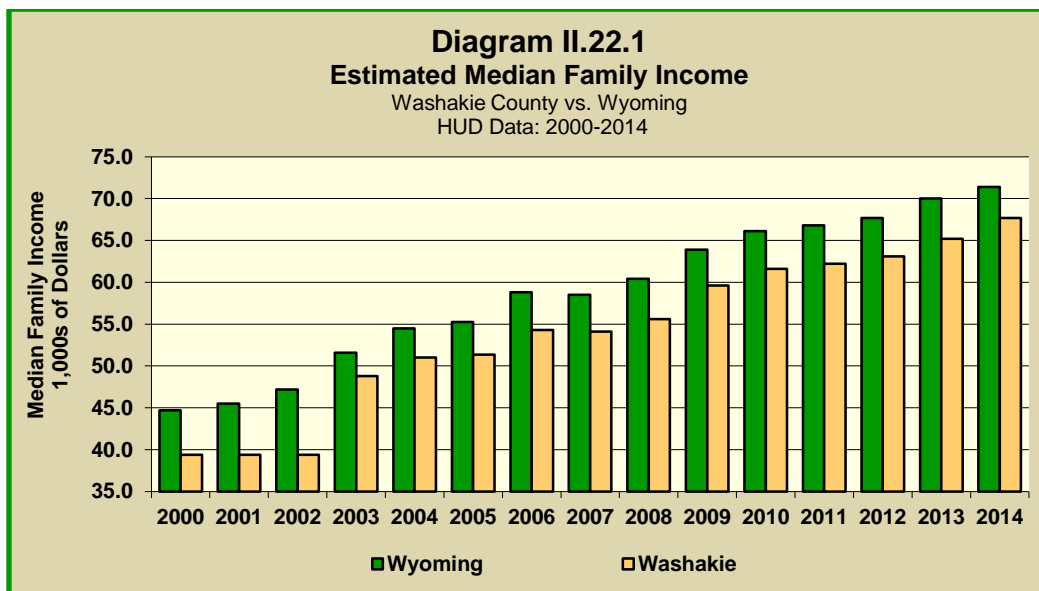
Place	Rent
Washakie County	\$401
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 27 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Washakie County are presented below in Table II.22.19 and indicate a net increase of 428 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	187	218	-31
2001	184	170	14
2002	155	183	-28
2003	163	131	32
2004	193	173	20
2005	192	141	51
2006	196	127	69
2007	198	141	57
2008	182	140	42
2009	158	102	56
2010	185	96	89
2011	167	151	16
2012	167	153	14
2013	175	142	33
<b>Total</b>	<b>2,502</b>	<b>2,068</b>	<b>434</b>

**Economics**

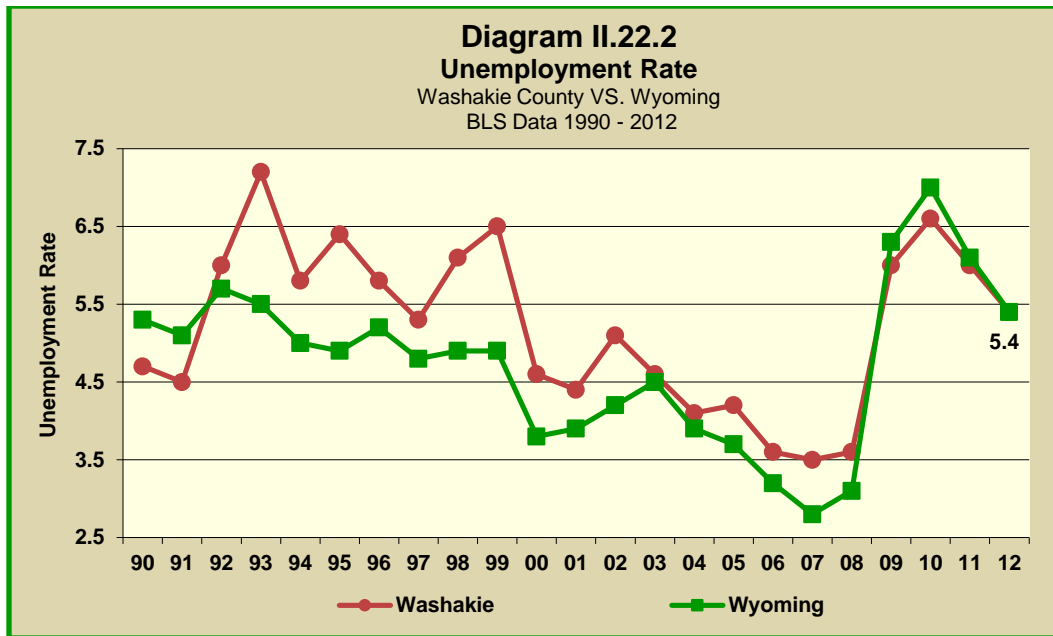
The HUD estimated MFI for Washakie County was \$67,700 in 2014.<sup>157</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.22.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Washakie County’s labor force, defined as the number of persons working or actively seeking work, decreased by 39 persons, from 4,433 in 2011 to 4,394 in 2012. Employment decreased by 10 persons; unemployment decreased by 29 persons; and the unemployment rate, or the number of

<sup>157</sup> 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.

unemployed persons as a percentage of the labor force, decreased from 6.0 percent in 2011 to 5.4 percent in 2012, as shown below in Diagram II.22.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.22.20, below, annual total monthly employment decreased by 1.34 percent between 2011 and 2012, from a total of 3,957 to 3,904 workers. Preliminary estimates shows total monthly employment increased to 3,950 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	3,492	3,563	3,728	3,739	3,810	3,905	3,872	3,816	3,803	3,704	3,697
Feb	3,446	3,475	3,614	3,695	3,712	3,816	3,875	3,750	3,759	3,652	3,664
Mar	3,494	3,569	3,624	3,676	3,804	3,754	3,871	3,758	3,840	3,758	3,660
Apr	3,549	3,615	3,728	3,778	3,847	3,962	3,910	3,861	3,929	3,845	3,719
May	3,669	3,719	3,817	3,912	3,981	4,116	4,042	4,005	4,017	3,941	3,812
Jun	3,781	3,842	3,947	4,077	4,093	4,268	4,178	4,137	4,160	4,113	3,950
Jul	3,736	3,759	3,922	3,953	4,020	4,163	4,027	4,048	4,026	3,985	.
Aug	3,670	3,724	3,853	3,889	4,008	4,111	3,985	3,978	3,964	3,934	.
Sep	3,699	3,741	3,888	3,911	4,025	4,234	4,013	3,994	4,003	4,004	.
Oct	3,727	3,786	3,909	3,846	4,131	4,218	4,036	4,052	3,999	4,025	.
Nov	3,702	3,785	3,903	3,883	4,123	4,175	3,976	4,012	3,985	3,937	.
Dec	3,682	3,804	3,987	3,939	4,029	4,184	3,987	3,970	4,001	3,951	.
<b>Annual</b>	<b>3,637</b>	<b>3,699</b>	<b>3,827</b>	<b>3,858</b>	<b>3,965</b>	<b>4,076</b>	<b>3,981</b>	<b>3,948</b>	<b>3,957</b>	<b>3,904</b>	.
% Change	3.21	1.70	3.46	0.81	2.77	2.80	-2.33	-0.83	0.23	-1.34	.

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.22.21,

annual average weekly wages increased by 3.95 percent between 2011 and 2012, from a total of \$709 to \$737. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$769.

<b>Table II.22.21</b>						
<b>Average Weekly Wages</b>						
Washakie County						
BLS QCEW Data, 2001–2013(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	472	478	488	518	489	.
2002	475	488	492	528	496	1.43
2003	477	492	496	532	500	0.81
2004	514	523	555	583	544	8.80
2005	540	554	563	585	561	3.13
2006	577	577	593	636	596	6.24
2007	613	656	629	656	639	7.21
2008	640	626	648	707	656	2.66
2009	641	664	644	702	663	1.07
2010	633	677	683	725	680	2.56
2011	667	705	728	733	709	4.26
2012	704	757	724	760	737	3.95
2013(p)	700	769	.	.	.	.

Total business establishments reported by the QCEW are displayed on the below in Table II.22.22. Annual establishments increased by 0.65 percent between 2011 and 2012, from a total of 461 to 463 establishments. Preliminary estimates indicate the total number of establishments decreased to 460 in the second quarter of 2013.

<b>Table II.22.22</b>						
<b>Number of Establishments</b>						
Washakie County						
BLS QCEW Data, 2001–2012(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	424	431	420	424	425	.
2002	416	417	425	422	420	-1.18
2003	420	423	420	419	421	0.24
2004	414	420	420	416	418	-0.71
2005	420	426	431	432	427	2.15
2006	439	451	461	458	452	5.85
2007	463	462	455	454	459	1.55
2008	453	454	456	453	454	-1.09
2009p	459	463	467	464	463	1.98
2010	468	470	465	466	467	0.86
2011	460	456	463	463	461	-1.28
2012	466	460	465	462	463	0.43
2013(p)	454	460	.	.	.	.

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, Washakie County recorded 5,732 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 \$361,338,000 and real per capita income was \$42,576 in 2011. Average earnings per job in the county was \$42,713 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 Washakie County increased from \$421 in second quarter 2012 to \$476 in second quarter 2013, or by 13.1 percent. Detached single-family home rents decreased by 0.8 percent and mobile home lots remained unchanged.

Washakie County rental prices experienced average annualized increases of 2.2 percent for apartments, 2.8 percent for houses, and 2.0 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.22.23, at right, presents the Washakie County data for each rental type.<sup>158</sup>

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

The real value of single-family building permits decreased from \$234,600 in 2011 to \$40,000 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$234,600 in 2011 to a low of \$40,000 in 2012. These figures compare to the state average high of \$275,723 in 2000 and a low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.22.24, on the following page.

<b>Table II.22.23</b>				
<b>Semiannual Average Monthly Rental Prices</b>				
Washakie County				
EAD Data, Fourth Quarter 1986–Second Quarter 2013				
<b>Quarter. Year</b>	<b>Apartments</b>	<b>Mobile Home Lot</b>	<b>House</b>	<b>Mobile Home</b>
Q4.86	261	100	282	278
Q2.87	248	115	284	238
Q4.87	258	110	322	247
Q2.88	241	115	303	225
Q4.88	220	115	253	219
Q2.89	264	117	282	289
Q4.89	233	127	242	210
Q2.90	250	113	285	267
Q4.90	274	120	247	192
Q2.91	261	128	304	244
Q4.91	314	128	256	225
Q2.92	277	125	328	242
Q4.92	273	118	300	200
Q2.93	262	118	354	213
Q4.93	297	118	.	.
Q2.94	310	125	348	.
Q4.94	308	127	347	.
Q2.95	319	127	375	.
Q4.95	301	115	380	.
Q2.96	343	115	369	.
Q4.96	339	125	428	.
Q2.97	340	157	363	327
Q4.97	340	157	469	314
Q2.98	356	125	409	263
Q4.98	352	165	449	277
Q2.99	327	208	407	264
Q4.99	339	128	366	.
Q2.00	337	139	365	263
Q4.00	327	130	373	330
Q2.01	331	188	361	310
Q4.01	334	155	364	345
Q2.02	323	158	342	313
Q4.02	338	155	372	283
Q2.03	339	155	342	265
Q4.03	339	155	416	283
Q2.04	343	155	425	240
Q4.04	333	175	392	243
Q2.05	306	125	421	258
Q4.05	294	125	419	294
Q2.06	360	150	412	292
Q4.06	409	150	421	275
Q2.07	411	150	441	375
Q4.07	431	150	496	396
Q2.08	436	150	515	375
Q4.08	451	150	533	389
Q2.09	465	150	525	390
Q4.09	427	200	533	383
Q2.10	480	200	592	430
Q4.10	458	200	612	432
Q2.11	438	200	599	463
Q4.11	451	200	628	435
Q2.12	421	200	611	.
Q4.12	445	200	599	.
Q2.13	476	200	606	489

<sup>158</sup> 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.

<b>Table II.22.24</b> <b>Building Permits and Valuation</b> Washakie 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	25	.	8	24	57	.	.	132.5
1981	20	2	4	.	26	.	.	110.1
1982	47	.	4	.	51	.	.	85.7
1983	16	2	4	10	32	.	.	114.2
1984	11	.	.	.	11	.	.	140.9
1985	5	.	.	.	5	.	.	121.3
1986	5	.	.	24	29	.	.	92.7
1987	2	.	.	.	2	.	.	82.8
1988	.	.	.	.	.	.	.	.
1989	1	.	.	.	1	.	.	165.8
1990	.	.	.	.	.	.	.	.
1991	1	.	.	.	1	.	.	138.8
1992	5	.	.	.	5	.	.	139.3
1993	1	.	.	.	1	.	.	140.0
1994	3	.	.	.	3	.	.	161.9
1995	5	2	23	.	30	.	2	170.2
1996	3	.	.	.	3	23	8	173.7
1997	5	.	4	14	23	.	.	155.9
1998	3	.	.	.	3	.	.	148.0
1999	2	.	.	6	8	.	.	192.0
2000	1	.	.	7	8	.	.	167.8
2001	.	2	.	.	2	.	.	.
2002	3	.	.	.	3	.	.	47.1
2003	4	6	.	.	10	.	.	82.4
2004	3	4	.	.	7	.	2	73.9
2005	5	4	.	.	9	.	.	232.8
2006	8	2	.	.	10	.	.	132.6
2007	25	.	.	.	25	.	.	193.9
2008	6	.	.	.	6	.	.	218.3
2009	5	.	.	.	5	.	.	207.5
2010	1	.	.	.	1	.	.	135.1
2011	2	.	.	12	14	.	.	234.6
2012	1	.	.	.	1	.	.	40.0

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 Washakie County was \$146,557. This represented a decrease of 4.3 percent from the previous year. In contrast, Wyoming’s average was \$266,406, an increase of 10.4 percent over the previous year. A comparison of average sales prices between 1999 and 2012 is displayed in Table II.22.25, below.

<b>Table II.22.25</b> <b>Average Sales Prices</b> Washakie County vs. Wyoming DOR Data, 2000–2012				
Year	Washakie County Average Price (\$)	Washakie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	84,564	.	131,207	.
2001	86,412	2.19	128,771	-1.86
2002	90,405	4.62	138,295	7.40
2003	94,206	4.20	148,276	7.22
2004	102,144	8.43	159,558	7.61
2005	102,948	0.79	178,183	11.67
2006	123,072	19.55	219,438	23.15
2007	123,363	0.24	265,044	20.78
2008	133,754	8.4	256,045	-3.40
2009	150,202	12.3	241,622	-5.63
2010	147,467	-1.82	250,958	3.86
2011	153,093	3.8	241,301	-3.85
2012	146,557	-4.3	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.<sup>159</sup> During December 2013, a total of 25 surveys were completed in Washakie County. Of the 318 rental units surveyed, 18 were vacant, indicating a vacancy rate of 5.66 percent, as shown in Table II.22.26, below. This rate compares to a 2.33 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	11	144	7	4.86%
2001b	8	126	12	9.52%
2002a	7	118	12	10.17%
2002b	8	160	10	6.25%
2003a	4	102	6	5.88%
2003b	6	112	7	6.25%
2004a	11	186	3	1.61%
2004b	8	180	2	1.11%
2005a	10	159	5	3.14%
2005b	13	249	4	1.61%
2006a	12	196	3	1.53%
2006b	16	266	0	0
2007a	14	196	2	1.02%
2007b	13	193	14	7.25%
2008a	17	191	7	3.66%
2008b	17	185	5	2.70%
2009a	18	182	7	3.85%
2009b	17	174	6	3.45%
2010a	19	245	9	3.67%
2010b	19	258	13	5.04%
2011a	17	275	10	3.64%
2011b	23	337	7	2.08%
2012a	24	277	7	2.53%
2012b	24	258	6	2.33%
2013a	21	280	17	6.07%
2013b	25	318	18	5.66%

Diagram II.22.3, on the following page, shows the historical vacancy rate for Washakie County and Wyoming. As can be seen, the vacancy rate in Washakie County was above the statewide rate early in the decade, but except for a single spike in 2012, has remained below the statewide rate since 2007. In 2013, the vacancy rate fell to just above the Statewide rate.

<sup>159</sup>Those signified as a in the “year” column of Table II.22.10 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.

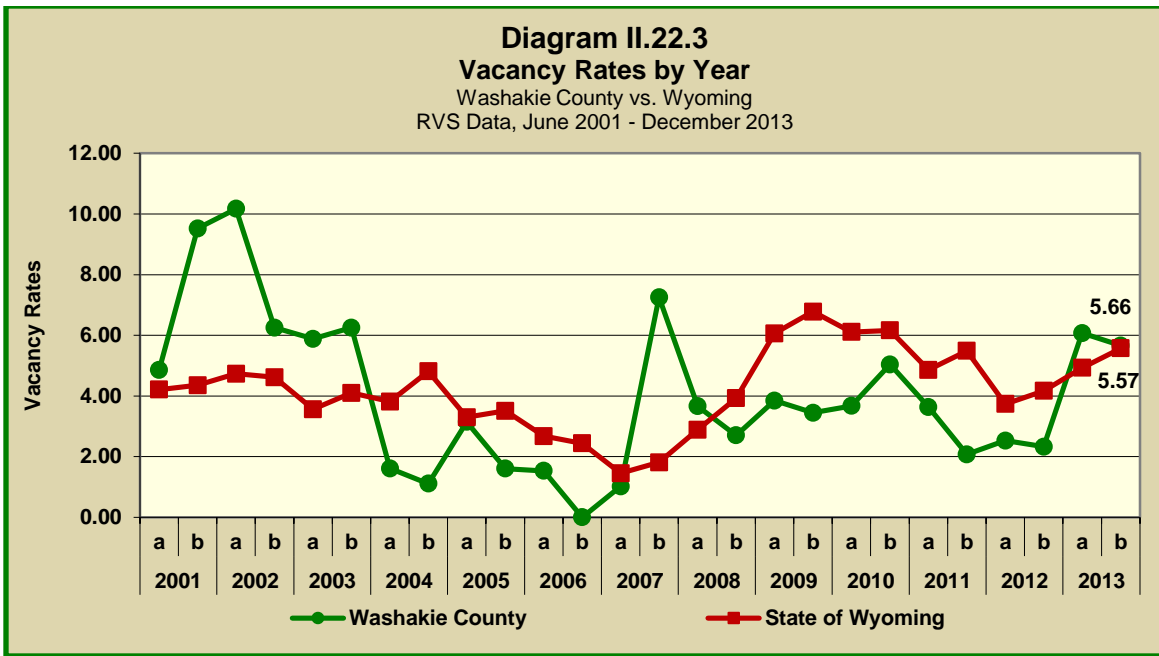


Diagram II.22.4, below, shows the average rent of single-family and apartment units in Washakie County. In the second half of 2013, average rents for single-family units increased to \$636, and average rents for apartments increased to \$480.

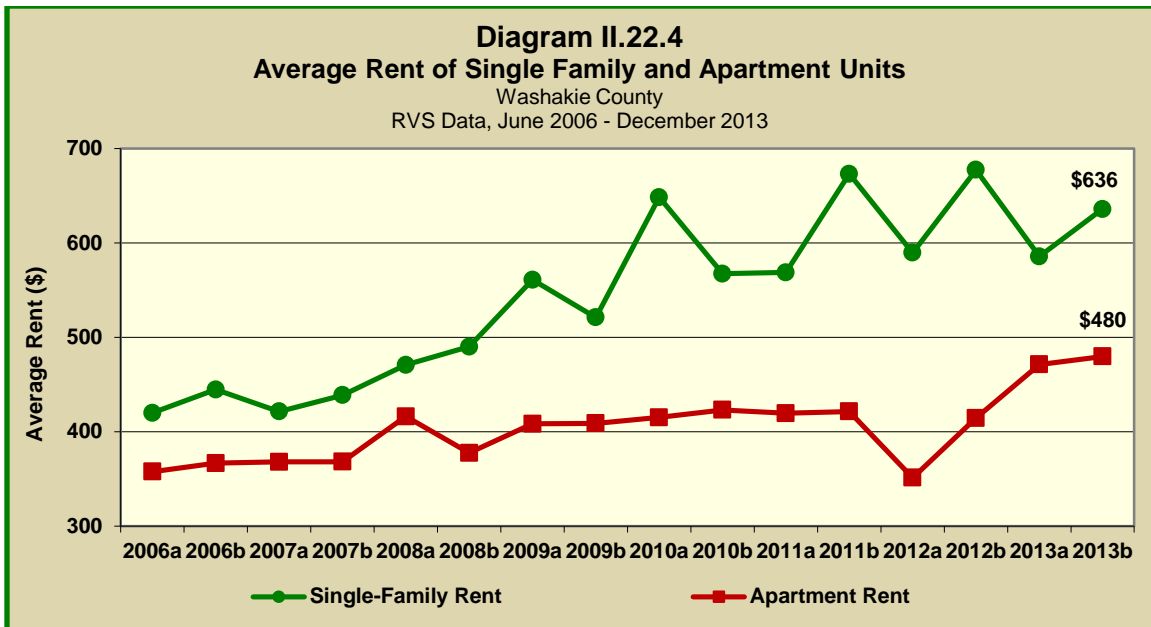




Table II.22.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 78 single family units in Washakie County, with 5 of them available. This translates into a vacancy rate of 6.4 percent in Washakie County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 194 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 5.7 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

<b>Table II.22.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Washakie County			
RVS Data, December 2013			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	78	5	6.4%
Duplex units	6	0	.0%
Apartments	194	11	5.7%
Mobile Homes	16	1	6.3%
“Other” Units	24	1	4.2%
Don’t Know	0	0	%
<b>Total</b>	<b>318</b>	<b>18</b>	<b>5.7%</b>

Table II.22.28, below, reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 8 units. The most common apartment units were one bedroom units, with 90 units. Additional details for additional unit types are reported found below.

<b>Table II.22.28</b>							
<b>Rental Units by Bedroom Size</b>							
Washakie County							
RVS Data, December 2013							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	2	0	0	.	2
One	0	0	90	0	0	.	90
Two	8	6	71	13	24	.	122
Three	4	0	18	2	0	.	24
Four	0	0	0	1	0	.	1
Five	0	0	0	0	0	.	0
Don’t Know	66	0	13	0	0	0	79
<b>Total</b>	<b>78</b>	<b>6</b>	<b>194</b>	<b>16</b>	<b>24</b>	<b>0</b>	<b>318</b>

Average market-rate rents by unit type are shown in Table II.22.29, 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.

<b>Table II.22.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Washakie County						
RVS Data, December 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$425	\$	\$	\$425
One	\$425	\$	\$452	\$	\$	\$445
Two	\$649	\$400	\$495	\$550	\$	\$550
Three	\$652	\$	\$693	\$	\$	\$659
Four	\$1,000	\$	\$	\$875	\$	\$958
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$636</b>	<b>\$400</b>	<b>\$480</b>	<b>\$619</b>	<b>\$</b>	<b>\$569</b>

Table II.22.30, 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.

<b>Table II.22.30</b>						
<b>Average Assisted Rate Rents by Bedroom Size</b>						
Washakie County						
RVS Data, December 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$	\$	\$	\$
Two	\$	\$	\$600	\$	\$	\$600
Three	\$	\$	\$700	\$	\$	\$700
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$650</b>	<b>\$</b>	<b>\$</b>	<b>\$650</b>

Table II.22.31, below, shows vacancy rates for single family units by average rental rates for Washakie County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.22.31</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Washakie County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	2	0	.0%
\$500 to \$1,000	67	5	7.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	9	0	.0%
<b>Total</b>	<b>78</b>	<b>5</b>	<b>6.4%</b>

The average rent and availability of apartment units is displayed in Table II.22.32, below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 5.56 percent.

<b>Table II.22.32</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Washakie County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	50	4	8.0%
\$500 to \$1,000	36	2	5.6%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	108	5	4.63%
<b>Total</b>	<b>194</b>	<b>11</b>	<b>5.7%</b>

Table II.22.33, 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 9.09 percent.

<b>Table II.22.33</b>			
<b>Mobile Home Market Rate Rents by Vacancy Status</b>			
Washakie County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Less Than \$500			%
\$500 to \$1,000	11	1	9.1%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	5	0	.0%
<b>Total</b>	<b>16</b>	<b>1</b>	<b>6.3%</b>

Table II.22.34, on the following page shows the condition of rental units by unit type for Washakie 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 on the following page, 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 on the following page.

<b>Table II.22.34</b>							
<b>Condition by Unit Type</b>							
Washakie County							
RVS Data, December 2013							
<b>Conditions</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don't Know</b>	<b>Total</b>
Poor						.	
Fair	0	0	13	0	0	.	13
Average	0	0	11	9	0	.	20
Good	65	6	88	0	24	.	183
Excellent	4	0	50	7	0	.	61
Don't Know	9	0	32	0	0	0	41
<b>Total</b>	<b>78</b>	<b>6</b>	<b>194</b>	<b>16</b>	<b>24</b>	<b>0</b>	<b>318</b>

The availability of single family units based on their condition is displayed in Table II.22.35, 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.

<b>Table II.22.35</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Washakie County			
RVS Data, December 2013			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	%
Average	0	0	%
Good	65	5	7.7%
Excellent	4	0	.0%
Don't Know	9		%
<b>Total</b>	<b>78</b>	<b>5</b>	<b>6.4%</b>

Table II.22.36, at right, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in fair condition, and had a vacancy rate of 0.0 percent.

<b>Table II.22.36</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Washakie County			
RVS Data, December 2013			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	13	0	.0%
Average	11	1	9.1%
Good	88	5	5.7%
Excellent	50	5	10.0%
Don't Know	32		%
<b>Total</b>	<b>194</b>	<b>11</b>	<b>5.7%</b>

Table II.22.37, 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 0.0 percent.

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.22.38, below, respondents in Washakie County said they would prefer 15 more single family units, 36 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 81 units.

<b>Table II.22.37</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Washakie County			
RVS Data, December 2013			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			
Fair	0	0	%
Average	9	1	11.1%
Good	0	0	%
Excellent	7	0	.0%
Don't Know	0		%
<b>Total</b>	<b>16</b>	<b>1</b>	<b>6.3%</b>

<b>Table II.22.38</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Washakie County	
RVS Data, December 2013	
<b>Unit Type</b>	<b>More Units</b>
Single family units	15
Duplex Units	
Apartments	36
Mobile homes	1
Other	24
Don't Know	5
All types	
<b>Total</b>	<b>81</b>

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 15 respondents in Washakie County. Of the incoming persons who were unsatisfied with their current housing, 100.0 percent said they were seeking to own a home. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 100.0 percent anticipated spending above \$250,000. 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, 53 or 1.5 percent of households in Washakie County were overcrowded and another 19 or 0.6 percent of units were severely overcrowded, as shown in Table II.22.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.22.39</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Washakie County				
2008-2012 5-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Washakie County</b>				
<b>Owner</b>				
Households	2,367	0	19	2,386
Percentage	99.2%	.0%	.8%	100.0%
<b>Renter</b>				
Households	1,000	53	0	1,053
Percentage	95.0%	5.0%	.0%	100.0%
<b>Total</b>				
Households	3,367	53	19	3,439
Percentage	97.9%	1.5%	.6%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
<b>Renter</b>				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
<b>Total</b>				
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 61 units or 1.6 percent of all housing units in Washakie 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.22.40, at right.

<b>Table II.22.40</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Washakie County		
2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Washakie County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	3,760	253,942
Lacking Complete Kitchen Facilities	61	7,488
<b>Total Housing Units</b>	<b>3,821</b>	<b>261,430</b>
Percent Lacking	1.6%	2.9%

At the time of the 2012 ACS, a total of 11 units or 0.3 percent of all housing units in Washakie 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.22.41, below.

<b>Table II.22.41</b>		
<b>Housing Units with Incomplete Plumbing Facilities</b>		
Washakie County 2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Washakie County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	3,810	255,465
Lacking Complete Plumbing Facilities	11	5,965
<b>Total Households</b>	<b>3,821</b>	<b>261,430</b>
Percent Lacking	.3%	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 Washakie County, 16.8 percent of households had a cost burden and 7.6 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 23.3 percent of homeowners with a mortgage in Washakie County experienced a cost burden and 8.5 percent experienced a severe cost burden, while 16.2 percent of renters had a cost burden and 10.1 percent had a severe cost burden, as seen in Table II.22.42, on the following page.

<b>Table II.22.42</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Washakie County					
2008-2012 5-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Washakie County</b>					
<b>Owner With a Mortgage</b>					
Households	946	323	118	0	1,387
Percent	68.2%	23.3%	8.5%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	878	84	37	0	999
Percent	87.9%	8.4%	3.7%	.0%	100.0%
<b>Renter</b>					
Households	628	171	106	148	1,053
Percent	59.6%	16.2%	10.1%	14.1%	100.0%
<b>Total</b>					
Households	2,452	578	261	148	3,439
Percent	71.3%	16.8%	7.6%	4.3%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
<b>Renter</b>					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
<b>Total</b>					
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 764 households in Washakie County, from 3,492 in 2010 to 4,256 in 2040. Homeowners are expected to increase from 2,560 households in 2010 to 3,120 by 2040. Renters are anticipated to increase from 932 households in 2010 to 1,136 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 36 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 52 households and by 81 for those with 51 to 80 percent of MHI.



Rental demand from the years 2010 to 2040 is expected to increase by 44 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 29 households over the period. Table II.22.43, below, provides details of the household forecast by tenure and income.

<b>Table II.22.43</b>						
<b>Household Forecast by Tenure and Income</b>						
Washakie County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	163	237	371	166	1,623	2,560
2015	162	235	369	165	1,615	2,547
2020	169	245	385	172	1,682	2,653
2025	175	255	399	179	1,746	2,754
2030	183	266	418	187	1,827	2,882
2035	191	278	436	195	1,904	3,004
2040	199	288	452	203	1,978	3,120
<b>Renters by Percent of Median Household Income</b>						
2010	199	132	210	93	297	932
2015	206	137	217	97	307	963
2020	213	141	225	100	317	995
2025	218	145	231	102	325	1,022
2030	227	151	240	107	339	1,064
2035	235	156	249	111	351	1,102
2040	243	161	257	114	362	1,136
<b>Total Households by Percent of Median Household Income</b>						
2010	362	369	582	260	1,920	3,492
2015	368	372	587	262	1,921	3,510
2020	381	386	609	272	1,998	3,648
2025	394	400	630	281	2,071	3,776
2030	411	417	658	294	2,166	3,946
2035	427	434	684	306	2,255	4,106
2040	441	450	709	316	2,340	4,256

