

WASHAKIE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Washakie County's population decreased from 8,533 in 2010 to 8,328 in 2015, or by 2.4 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age decreased by 3.2 percent, and the number of people from 55 to 64 years of age decreased by 1.6 percent. The white population decreased by 3.5 percent, while the black population increased by 154.2 percent. The Hispanic population increased from 1,162 to 1,194 people between 2010 and 2015 or by 2.8 percent. These data are presented in Table II.22.1, below.

Table II.22.1						
Profile of Population Characteristics						
Washakie County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Washakie County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	8,533	8,328	-2.4%	563,626	586,107	4.0%
Age						
Under 14 years	1,796	1,583	-11.9%	113,371	116,880	3.1%
15 to 24 years	890	968	8.8%	78,460	78,529	0.1%
25 to 44 years	1,897	1,836	-3.2%	144,615	153,641	6.2%
45 to 54 years	1,254	1,041	-17.0%	83,577	71,070	-15.0%
55 to 64 years	1,188	1,207	1.6%	73,513	81,288	10.6%
65 and Over	1,508	1,693	12.3%	70,090	84,699	20.8%
Race						
White	8,175	7,890	-3.5%	529,110	543,292	2.7%
Black	24	61	154.2%	5,135	8,286	61.4%
American Indian and Alaskan Native	135	144	6.7%	14,457	15,757	9.0%
Asian	59	60	1.7%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	8	11	37.5%	521	676	29.8%
Two or more races	132	162	22.7%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	1,162	1,194	2.8%	50,231	58,207	15.9%

Table II.22.2, on the following page, presents the population of Washakie County by age and gender from the 2010 Census and 2015 current census 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 2015, the number of males rose to 4,241 persons, and accounted for 50.9 percent of the population, with the remaining 49.1 percent, or 4,087 persons being female.

Table II.22.2							
Population by Age and Gender							
Washakie County							
2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	900	896	1,796	787	796	1,583	-11.9%
15 to 24 years	485	405	890	538	430	968	8.8%
25 to 44 years	957	940	1,897	967	869	1,836	-3.2%
45 to 54 years	598	656	1,254	536	505	1,041	-17.0%
55 to 64 years	593	595	1,188	603	604	1,207	1.6%
65 and Over	722	786	1,508	810	883	1,693	12.3%
Total	4,255	4,278	8,533	4,241	4,087	8,328	-2.4%
% of Total	49.9%	50.1%	.	50.9%	49.1%	.	

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.

Table II.22.3			
Group Quarters Population			
Washakie County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁷³	32	10	-68.8%
Juvenile Facilities	.	57	.
Nursing Homes	71	65	-8.5%
Other Institutions	87	.	-100.0%
Total	190	132	-30.5%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	8	8	0.0%
Total	8	8	0.0%
Group Quarters Population	198	140	-29.3%

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

¹⁷³ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,233 family households, of which 1,816 housed married couple families and 417 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 154 families, or a female householder with no husband present, of which there were 263 families. There were also an estimated 1,279 “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 63.6 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Washakie County, 81.3 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.22.4				
Household Type by Tenure				
Washakie County				
2010-2015 5-Year ACS Data				
Family Type	Washakie County		State of Wyoming	
	Washakie County	% of Total	State of Wyoming	% of Total
Family households	2,233	63.6%	147,229	64.9%
Married-couple family	1,816	81.3%	117,355	79.7%
Owner-occupied housing units	1,654	91.1%	97,628	83.2%
Renter-occupied housing units	162	8.9%	19,727	16.8%
Other family	417	18.7%	29,874	20.3%
Male householder, no wife present	154	36.9%	10,771	36.1%
Owner-occupied housing units	69	44.8%	6,308	58.6%
Renter-occupied housing units	85	55.2%	4,463	41.4%
Female householder, no husband present	263	63.1%	19,103	63.9%
Owner-occupied housing units	105	39.9%	9,562	50.1%
Renter-occupied housing units	158	60.1%	9,541	49.9%
Nonfamily households	1,279	36.4%	79,636	35.1%
Owner-occupied housing units	762	59.6%	43,177	54.2%
Renter-occupied housing units	517	40.4%	36,459	45.8%
Total	3,512	100.0%	226,865	100.0%

Table II.22.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 1,171 two-person family households, 453 three-person family households and 282 four-person family households. One-person non-family households made up 88.1 percent of all non-family households or an estimated 1,127 households. Washakie County’s two persons households made up 37.1 percent of total housing units and four person households made up an additional 8.0 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.22.5				
Household Type by Household Size				
Washakie County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Washakie County				
One Person	.	1,127	1,127	32.1%
Two Person	1,171	132	1,303	37.1%
Three Person	453	20	473	13.5%
Four Person	282	0	282	8.0%
Five Person	193	0	193	5.5%
Six Person	112	0	112	3.2%
Seven Person	22	0	22	.6%
Total	2,233	1,279	3,512	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,303 two-person households, 1,093 were owner-occupied and 210 were renter-occupied. Of the 282 four-person households, 237 were owner-occupied and 45 were renter-occupied. Further household size data by tenure are presented in Table II.22.6, below.

Table II.22.6				
Tenure by Household Size				
Washakie County				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Washakie County				
One Person	684	443	1,127	32.1%
Two Person	1,093	210	1,303	37.1%
Three Person	344	129	473	13.5%
Four Person	237	45	282	8.0%
Five Person	153	40	193	5.5%
Six Person	57	55	112	3.2%
Seven Person or more	22	0	22	.6%
Total	2,590	922	3,512	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.22.7, on the following page, Washakie County had a total of 3,819 housing units of which 3,512 or 92.0 percent were occupied. Of these occupied units, 73.7 percent, or 2,590 units were owner occupied, which compares to a statewide rate of 69.1. A total of 307 units or 8.0 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.22.7 Housing Units by Tenure Washakie County 2010-2015 5-Year ACS Data				
Tenure	Washakie County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,512	92.0%	226,865	85.1
Owner-Occupied	2,590	73.7%	156,675	69.1
Renter-Occupied	922	26.3%	70,190	30.9
Vacant Housing Units	307	8.0%	39,765	14.9
Total Housing Units	3,819	100.0%	266,630	100.0

Table II.22.8, below, shows that of the 307 housing units in Washakie County as reported in the 2014 ACS data, 91 or 29.6 percent were for rent and 10 or 3.3 percent were for sale. An estimated 67 units were for seasonal, recreational, or occasional use, and 129 or 42.0 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.22.8 Disposition of Vacant Housing Units Washakie County 2010-2015 5-Year ACS Data				
Disposition	Washakie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	91	29.6%	6,460	16.2%
Rented, but not occupied	2	.7%	1,371	3.4%
For sale only	10	3.3%	2,571	6.5%
Sold, but not occupied	4	1.3%	931	2.3%
For seasonal, recreational, or occasional use	67	21.8%	17,209	43.3%
For migrant workers	4	1.3%	302	.8%
Other vacant	129	42.0%	10,921	27.5%
Total	307	100.0%	39,765	100.0%

Table II.22.9, at right, presents different income statistics for Washakie County. According to the 2014 ACS data averages, median family income for Washakie County was \$66,113 compared to the statewide average of \$73,194.

Table II.22.9 Median and Per Capita Income Washakie County 2010-2015 5-Year ACS Data		
Income Type	Washakie County	Wyoming
Median Family Income	66,113	73,194
Median Household Income	47,652	58,840

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 429 households or 12.2 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 467 households that had incomes between \$35,000 and \$49,999, which accounted for 13.3 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.2 percent of total households and numbered 500 in Washakie County.

Table II.22.10				
Households by Income				
Washakie County				
2010-2015 5-Year ACS Data				
Income	Washakie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	429	12.2%	21,426	9.4%
15,000 - 19,999	205	5.8%	10,358	4.6%
20,000 - 24,999	200	5.7%	11,900	5.2%
25,000 - 34,999	532	15.1%	22,435	9.9%
35,000 - 49,999	467	13.3%	30,775	13.6%
50,000 - 74,999	699	19.9%	43,104	19.0%
75,000 - 99,999	480	13.7%	32,540	14.3%
100,000 and above	500	14.2%	54,327	23.9%
Total	3,512	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.22.11, below. In total, the poverty rate in Washakie County was 14 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Washakie County had a poverty rate of 12 percent and the female population had a poverty rate of 16 percent. There were 62 males and 46 females in poverty under the age of 5. Overall, 9.5 percent of persons in poverty in Washakie County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 91 individuals with incomes below the poverty level which represented 8.0 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.22.11				
Poverty by Age				
Washakie County				
2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Washakie County				
5 and Below	62	46	108	9.5%
6 to 17	66	188	254	22.3%
18 to 64	323	361	684	60.2%
65 and Older	38	53	91	8.0%
Total	489	648	1,137	100.0%
Poverty Rate	12%	16%	14%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.22.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Washakie County saw an average of 2,263 owner-occupied single-family units compared to 528 single-family rental units. In Washakie County, single-family units comprised 79.5 percent of all households compared with 71.8 percent statewide. Washakie

County had a total of 76 apartment rental units and total apartment units accounted for 2.2 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 389 mobile homes in Washakie County, which comprised 11.1 percent of all occupied housing units and compared to 12.9 statewide.

Table II.22.12 Households by Unit Type Washakie County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
Single-Family Unit	2,263	528	2,791	79.5%
Duplex	0	45	45	1.3%
Tri- or Four-Plex	10	179	189	5.4%
Apartments	0	76	76	2.2%
Mobile Homes	309	80	389	11.1%
Boat, RV, Van, Etc.	8	14	22	.6%
Total	2,590	922	3,512	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.22.13, below, shows the number of households by year of construction. As shown, 8.7 percent, or 305 units, were built in 1939 or earlier in the county, and another 253 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 366, which accounted for 10.4 percent of all households, and an additional 60 households, or 1.7 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.22.13 Households by Year Built Washakie County 2010-2015 5-Year ACS Data				
Year Built	Washakie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	305	8.7%	24,616	10.9%
1940 to 1949	253	7.2%	10,203	4.5%
1950 to 1959	691	19.7%	21,453	9.5%
1960 to 1969	368	10.5%	18,653	8.2%
1970 to 1979	838	23.9%	48,616	21.4%
1980 to 1989	417	11.9%	33,033	14.6%
1990 to 1999	214	6.1%	26,955	11.9%
2000 to 2009	366	10.4%	36,947	16.3%
Built 2010 or Later	60	1.7%	6,389	2.8%
Total	3,512	100.0%	226,865	100.0%

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 accounted for only 1.1 percent of total housing units, while households with five and six rooms accounted for 17.1 and 15.8 percent, respectively. The median number of rooms in Washakie County was 6 rooms, which compared to 6 statewide.

Table II.22.14				
Housing Units by Number of Rooms				
Washakie County				
2010-2015 5-Year ACS Data				
Number of Rooms	Washakie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	41	1.1%	4,535	1.7%
Two	73	1.9%	7,317	2.7%
Three	176	4.6%	20,228	7.6%
Four	556	14.6%	41,849	15.7%
Five	653	17.1%	54,574	20.5%
Six	602	15.8%	42,082	15.8%
Seven	617	16.2%	31,471	11.8%
Eight	452	11.8%	25,750	9.7%
Nine or more	649	17.0%	38,824	14.6%
Total	3,819	100.0%	266,630	100.0%
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 39 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.9 percent of total households in Washakie County, which compared to 24.3 percent statewide. In Washakie County, the 1,322 households with three bedrooms accounted for 37.6 percent of all households, and there were only 274 five-bedroom or more households, which accounted for 7.8 percent of all households.

Table II.22.15				
Households by Number of Bedrooms				
Washakie County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
None	0	39	39	1.1%
One	62	135	197	5.6%
Two	463	341	804	22.9%
Three	1,060	262	1,322	37.6%
Four	763	113	876	24.9%
Five or more	242	32	274	7.8%
Total	2,590	922	3,512	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

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 \$97,200, while structures built between 1950 and 1959 had a median value of \$130,600 and those built between 1990 to 1999 had a median value of \$263,400. The newest structures tended to have the highest values and those built between 2000 and 2009 had a median value of \$281,600. The total average median value in Washakie County was \$160,800, which compared to \$194,800 in the State of Wyoming.

Table II.22.16 Median Value by Year Structure Built Washakie County 2010-2015 5-Year ACS Data		
Year Built	Washakie County	State of Wyoming
1939 or earlier	97,200	156,400
1940 to 1949	120,900	145,000
1950 to 1959	130,600	159,900
1960 to 1969	152,400	182,000
1970 to 1979	168,400	188,100
1980 to 1989	194,100	205,600
1990 to 1999	263,400	236,200
2000 to 2009	281,600	253,100
2010 to 2013	.	272,200
2014 to Later	.	284,800
Total	160,800	194,800

Household mortgage status is reported in Table II.22.17, below. In Washakie County, households with a mortgage accounted for 56.8 percent of all households or 1,470 housing units, and the remaining 43.2 percent or 1,120 units had no mortgage. Of those units with a mortgage, 134 had either a second mortgage or home equity loan, 6 had both a second mortgage and home equity loan, and 1,330 or 90.5 percent had no second mortgage or no home equity loan.

Table II.22.17 Mortgage Status Washakie County 2010-2015 5-Year ACS Data				
Mortgage Status	Washakie County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,470	56.8%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	134	9.1%	10,910	11.8%
Second mortgage only	106	79.1%	5,021	46.0%
Home equity loan only	28	20.9%	5,889	54.0%
Both second mortgage and home equity loan	6	.4%	514	.6%
No second mortgage and no home equity loan	1,330	90.5%	81,121	87.7%
Housing units without a mortgage	1,120	43.2%	64,130	40.9%
Total	2,590	100.0%	156,675	100.00%

The median rent in Washakie County was \$503 as compared to \$674 statewide, as seen in Table II.22.18, below.

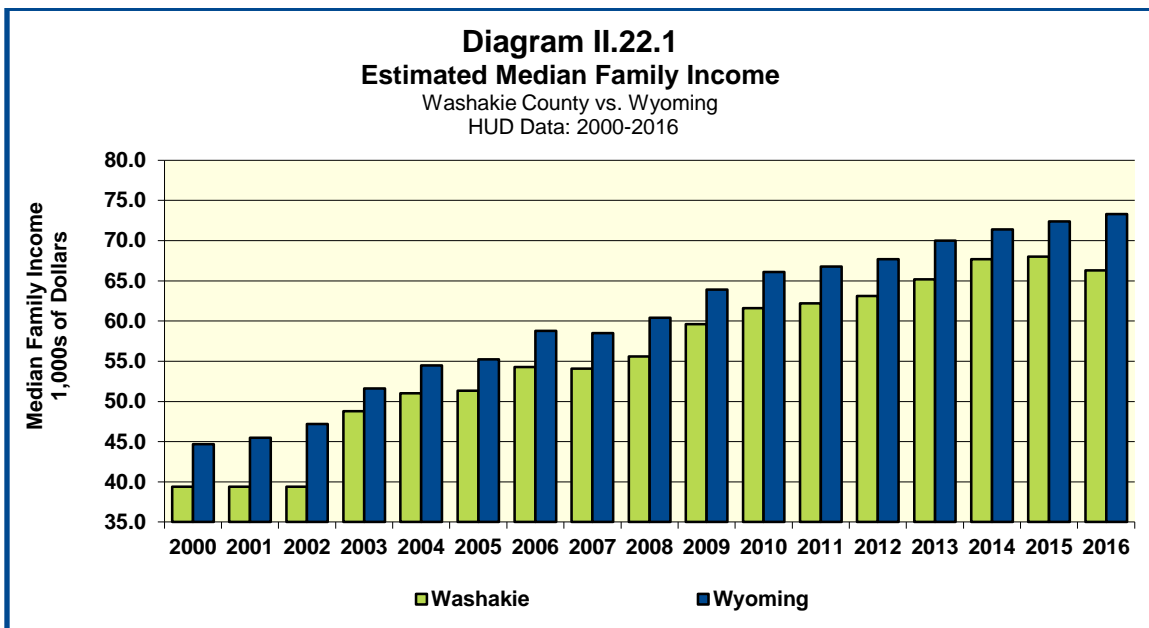
Table II.22.18 Median Rent Washakie County 2010-2015 5-Year ACS Data	
Place	Rent
Washakie County	\$503
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 12 persons during the first half of 2016. 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 467 persons over the time period.

Table II.22.19			
Driver’s Licenses Exchanged and Surrendered			
Washakie County			
WYDOT Data, 2000 – First Half of 2016			
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
2014	173	148	25
2015	169	149	20
2016 - First Half	61	73	-12
Total	2,905	2,438	467

Economics

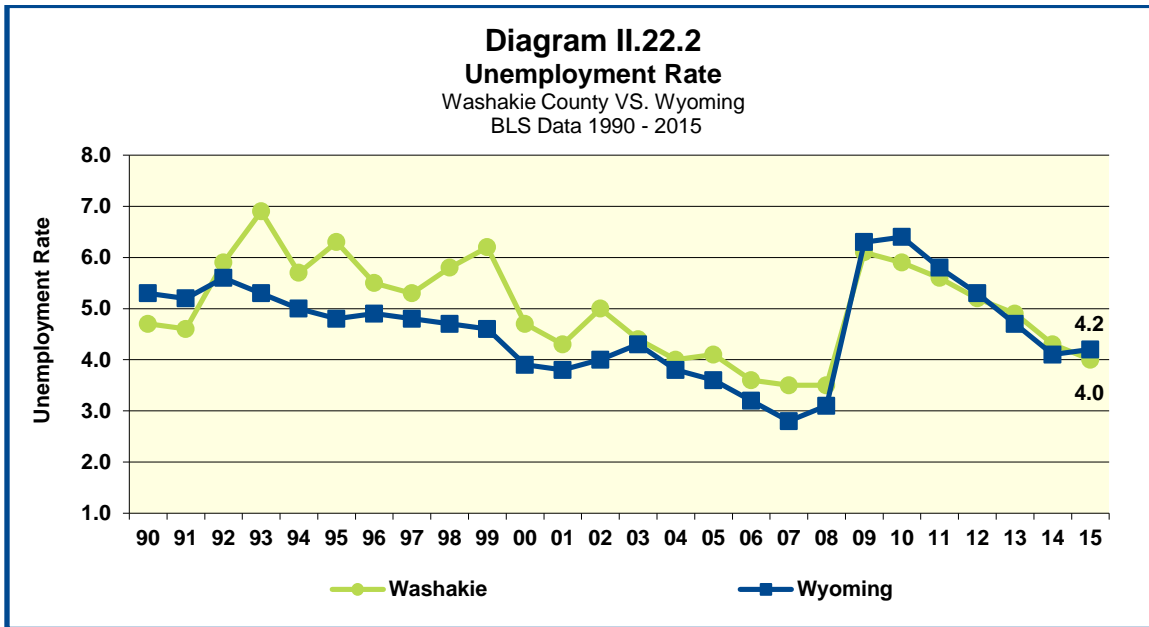
The HUD estimated MFI for Washakie County was \$66,300 in 2016.¹⁷⁴ This compares to Wyoming’s MFI of \$73,300. Diagram II.22.1, below, illustrates the estimated MFI for 2000 through 2016.



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,

¹⁷⁴ 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.

increased by 37 persons, from 4,285 in 2014 to 4,322 in 2015. Employment increased by 49 persons; unemployment decreased by 12 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 4.3 percent in 2014 to 4.0 percent in 2015, as shown below in Diagram II.22.2.



The BLS 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.22.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 3,799 persons in 2015; this figure was higher than the 2014 average by 17 jobs. In June total preliminary monthly employment was estimated to be 3,789 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	3,728	3,739	3,810	3,905	3,872	3,816	3,803	3,704	3,697	3,658	3,734	3,647
Feb	3,614	3,695	3,712	3,816	3,875	3,750	3,759	3,652	3,664	3,604	3,631	3,558
Mar	3,624	3,676	3,804	3,754	3,871	3,758	3,840	3,758	3,660	3,646	3,691	3,560
Apr	3,728	3,778	3,847	3,962	3,910	3,861	3,929	3,845	3,723	3,684	3,787	3,615
May	3,817	3,912	3,981	4,116	4,042	4,005	4,017	3,941	3,824	3,813	3,856	3,672
Jun	3,947	4,077	4,093	4,268	4,178	4,137	4,160	4,113	3,966	3,878	3,968	3,789
Jul	3,922	3,953	4,020	4,163	4,027	4,048	4,026	3,985	3,915	3,807	3,854	.
Aug	3,853	3,889	4,008	4,111	3,985	3,978	3,964	3,934	3,896	3,785	3,781	.
Sep	3,888	3,911	4,025	4,234	4,013	3,994	4,003	4,004	3,861	3,844	3,904	.
Oct	3,909	3,846	4,131	4,218	4,036	4,052	3,999	4,025	3,861	3,902	3,811	.
Nov	3,903	3,883	4,123	4,175	3,976	4,012	3,985	3,937	3,842	3,880	3,803	.
Dec	3,987	3,939	4,029	4,184	3,987	3,970	4,001	3,951	3,815	3,887	3,766	.
Annual	3,827	3,858	3,965	4,076	3,981	3,948	3,957	3,904	3,810	3,782	3,799	.
% Change	3.46%	.81%	2.77%	2.80%	-2.33%	-.83%	.23%	-1.34%	-2.41%	-.73%	.45%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$772 in 2014. In 2015, average weekly wages saw an increase of 0.26 over the prior year, rising to \$774. The most recent preliminary estimates show average weekly wages were 800 in the second quarter on 2016. These data are shown in Table II.22.21, below.

Table II.22.21 Average Weekly Wages Washakie County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	472	478	488	518	489	
2002	475	488	492	528	496	1.43%
2003	477	492	496	532	500	.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	700	768	729	776	744	.95%
2014	738	782	759	805	772	3.76%
2015	760	791	753	792	774	.26%
2016(p)	744	800				

Total business establishments reported by the QCEW are displayed in Table II.22.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 2.77 percent to 478 establishments. The most recent preliminary estimates show the number of business establishments were 485 in the second quarter on 2016.

Table II.22.22 Number of Business Establishments Washakie County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	424	431	420	424	424	
2002	416	417	425	422	422	-1.18%
2003	420	423	420	419	419	.24%
2004	414	420	420	416	416	-.71%
2005	420	426	431	432	432	2.15%
2006	439	451	461	458	458	5.85%
2007	463	462	455	454	454	1.55%
2008	453	454	456	453	453	-1.09%
2009	459	463	467	464	464	1.98%
2010	468	470	465	466	466	.86%
2011	460	456	463	463	463	-1.28%
2012	466	460	465	462	462	.43%
2013	454	459	462	466	466	-.65%
2014	466	470	471	469	469	1.96%
2015	480	487	483	478	478	2.77%
2016	481	485				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Washakie County recorded 5,416 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 \$361,937,000, and real per capita income was \$43,460 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$45,402 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Washakie County increased from \$489 in second quarter 2015 to \$493 in second quarter 2016, or by 0.7 percent. Over the same period detached single-family home rents decreased by 0.4 percent.

Washakie County rental prices experienced average annualized increases of 0.0 percent for apartments and an increase of 0.8 percent for houses since fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.22.23, at right, presents the Washakie County data for each rental type.¹⁷⁵

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually.

Table II.22.23				
Semiannual Average Monthly Rental Prices				
Washakie County				
EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	498	191	538	531
Q2.87	462	214	528	442
Q4.87	479	205	599	460
Q2.88	434	207	545	405
Q4.88	396	207	454	393
Q2.89	457	202	489	500
Q4.89	403	220	419	363
Q2.90	417	189	476	446
Q4.90	457	200	412	320
Q2.91	422	207	491	394
Q4.91	507	207	414	363
Q2.92	437	197	518	382
Q4.92	431	186	474	316
Q2.93	404	182	546	329
Q4.93	458	182	0	0
Q2.94	468	189	526	0
Q4.94	465	192	524	0
Q2.95	472	188	555	0
Q4.95	445	170	562	0
Q2.96	498	167	536	0
Q4.96	493	182	622	0
Q2.97	486	224	519	467
Q4.97	486	224	670	449
Q2.98	503	177	578	372
Q4.98	497	233	635	391
Q2.99	455	290	567	367
Q4.99	472	178	509	0
Q2.00	459	189	497	358
Q4.00	445	177	508	449
Q2.01	440	250	480	412
Q4.01	444	206	484	459
Q2.02	423	207	448	410
Q4.02	443	203	488	371
Q2.03	436	199	439	340
Q4.03	436	199	535	364
Q2.04	429	194	531	300
Q4.04	416	219	490	304
Q2.05	371	151	510	313
Q4.05	356	151	508	356
Q2.06	423	176	484	343
Q4.06	481	176	495	323
Q2.07	471	172	505	429
Q4.07	493	172	568	453
Q2.08	490	168	578	421
Q4.08	506	168	599	437
Q2.09	518	167	585	435
Q4.09	476	223	594	427
Q2.10	528	220	652	473
Q4.10	504	220	674	476
Q2.11	472	216	646	499
Q4.11	487	216	677	469
Q2.12	446	212	647	.
Q4.12	471	212	634	.
Q2.13	496	208	632	510
Q4.13	493	.	630	.
Q2.14	485	205	654	.
Q4.14	488	.	669	.
Q2.15	489	.	695	.
Q4.15	501	.	706	.
Q2.16	493	.	692	.

¹⁷⁵ 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.

Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Washakie County increased from 4 authorizations in 2014 to 5 in 2015.

The real value of single-family building permits increased from \$193,910 in 2014 to \$194,000 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.22.24, below.

Table II.22.24 Building Permits and Valuation Washakie County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	25	.	8	24	57	135.8	65.6
1981	20	2	4	.	26	112.8	.
1982	47	.	4	.	51	87.7	.
1983	16	2	4	10	32	117.0	55.8
1984	11	.	.	.	11	144.6	.
1985	5	.	.	.	5	124.2	.
1986	5	.	.	24	29	95.1	59.4
1987	2	.	.	.	2	85.2	.
1988	.	.	.	.	.	.	.
1989	1	.	.	.	1	170.5	.
1990	.	.	.	.	.	.	.
1991	1	.	.	.	1	143.2	.
1992	5	.	.	.	5	143.8	.
1993	1	.	.	.	1	144.3	.
1994	3	.	.	.	3	166.9	.
1995	5	2	23	.	30	175.4	.
1996	3	.	.	.	3	179.2	.
1997	5	.	4	14	23	161.0	19.6
1998	3	.	.	.	3	152.8	.
1999	2	.	.	6	8	198.2	91.2
2000	1	.	.	7	8	173.0	89.2
2001	.	2	.	.	2	.	.
2002	3	.	.	.	3	48.6	.
2003	4	6	.	.	10	85.1	.
2004	3	4	.	.	7	76.4	.
2005	5	4	.	.	9	240.8	.
2006	8	2	.	.	10	137.3	.
2007	25	.	.	.	25	201.4	.
2008	6	.	.	.	6	227.2	.
2009	5	.	.	.	5	216.2	.
2010	1	.	.	.	1	141.0	.
2011	2	.	.	12	14	244.9	123.6
2012	1	.	.	.	1	41.7	.
2013	4	.	.	.	4	165.3	.
2014	4	.	.	.	4	193.9	.
2015	5	.	.	.	5	194.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Washakie County was \$154,200. This represented an increase of 0.7 percent from the previous year. In contrast, Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.22.25, on the following page.

Table II.22.25 Average Sales Prices Washakie County vs. Wyoming DOR Data, 2000–2015				
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
2013	127,447	-13.0	281,345	5.6
2014	153,078	20.1	263,432	-6.4
2015	154,200	0.7	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in December 2016.¹⁷⁶ During December, a total of 28 surveys were completed in Washakie County. Of the 335 rental units surveyed, 54 were vacant, indicating a vacancy rate of 16.1 percent, as shown in Table II.22.26, at right. This rate compares to a 13.6 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

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 2014, the vacancy rate rose to just above the statewide rate and remained above it during the most recent surveys.

Table II.22.26 Total Units, Vacant Units, and Vacancy Rate Washakie County RVS Data, June 2001– December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	11	144	7	4.9%
2001b	8	126	12	9.5%
2002a	7	118	12	10.2%
2002b	8	160	10	6.3%
2003a	4	102	6	5.9%
2003b	6	112	7	6.3%
2004a	11	186	3	1.6%
2004b	8	180	2	1.1%
2005a	10	159	5	3.1%
2005b	13	249	4	1.6%
2006a	12	196	3	1.5%
2006b	16	266	0	0.0%
2007a	14	196	2	1.0%
2007b	13	193	14	7.3%
2008a	17	191	7	3.7%
2008b	17	185	5	2.7%
2009a	18	182	7	3.9%
2009b	17	174	6	3.5%
2010a	19	245	9	3.7%
2010b	19	258	13	5.0%
2011a	17	275	10	3.6%
2011b	23	337	7	2.1%
2012a	24	277	7	2.5%
2012b	24	258	6	2.3%
2013a	21	280	17	6.1%
2013b	25	318	18	5.7%
2014a	27	441	19	4.3%
2014b	22	322	15	4.7%
2015a	28	447	34	7.6%
2015b	24	346	47	13.6%
2016a	26	340	43	12.6%
2016b	28	335	54	16.1%

¹⁷⁶Those 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.

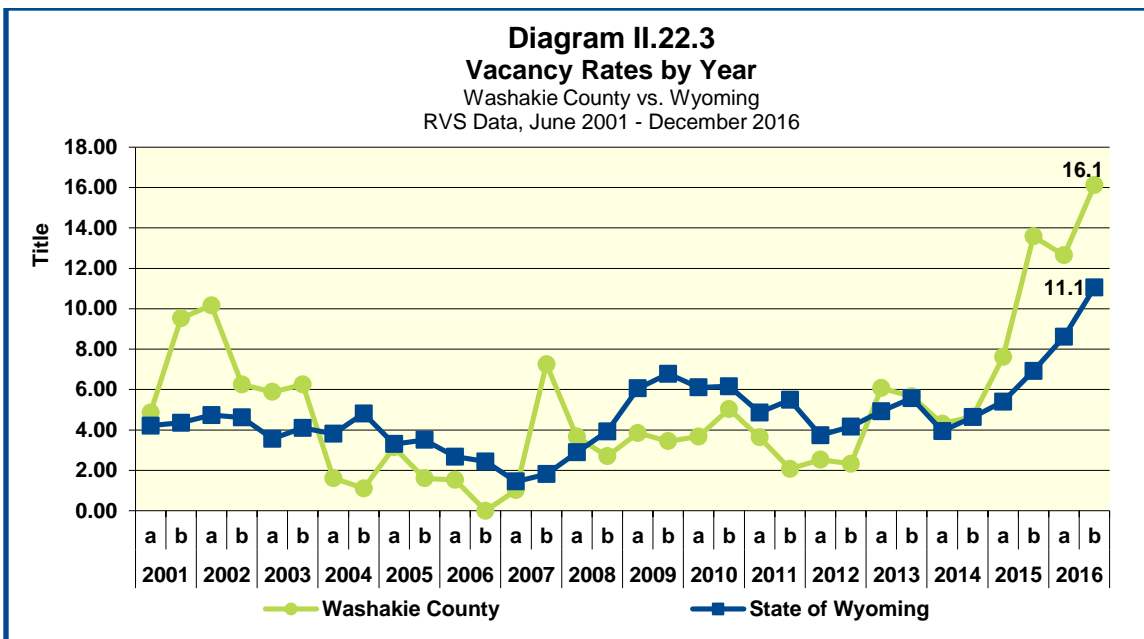


Diagram II.22.4, below, shows the average rent of single-family and apartment units in Washakie County. In 2016, average rents for single-family units jumped to \$751, and average rents for apartments increased to \$517.

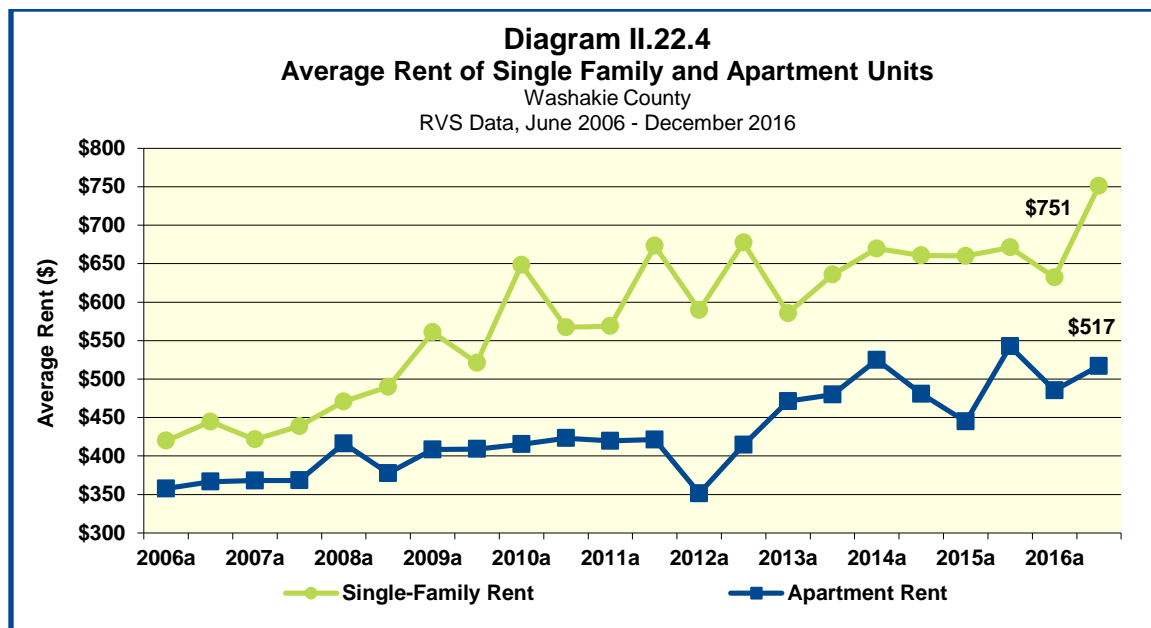


Table II.22.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 77 single family units in Washakie County, with 15 of them available. This translates into a vacancy rate of 19.5 percent in Washakie County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 185 apartment units reported in the survey, with 28 of them available, which resulted in a vacancy rate of 15.1 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.22.27			
Rental Vacancy Survey by Type			
Washakie County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	77	15	19.5%
Duplex units	30	0	.0%
Apartments	185	28	15.1%
Mobile Homes	8	2	25.0%
“Other” Units	9	3	33.3%
Don't Know	26	6	23.1%
Total	335	54	16.1%

Table II.22.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 29 units. The most common apartment units were one bedroom units, with 90 units. Additional details of unit types by bedrooms are reported below.

Table II.22.28							
Rental Units by Number of Bedrooms							
Washakie County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	2	2	0	0	0	.	4
One	9	14	90	1	0	.	114
Two	15	12	77	6	9	.	119
Three	29	0	18	1	0	.	48
Four	7	0	0	0	0	.	7
Five	0	0	0	0	0	.	0
Don't Know	15	2	0	0	0	26	43
Total	77	30	185	8	9	26	335

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.22.29, on the following page, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family units.

Table II.22.29 Available Rental Units by Number of Bedrooms Washakie County RVS Data, December 2016							
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	0	10	0	0	.	13
Two	3	0	16	2	3	.	24
Three	8	0	2	0	0	.	10
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	6	6
Total	15	0	28	2	3	6	54

Table II.22.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 20.8 percent, with one bedroom single family units having the highest vacancy rate at 33.3 percent.

Table II.22.30 Vacancy Rates by Number of Bedrooms Washakie County RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	.0%	%	%	%		.0%
One	33.3%	.0%	11.1%	.0%	%		11.4%
Two	20.0%	.0%	20.8%	33.3%	33.3%		20.2%
Three	27.6%	%	11.1%	.0%	%		20.8%
Four	14.3%	%	%	%	%		14.3%
Five	%	%	%	%	%		%
Don’t Know	.0%	.0%	%	%	%	23.1%	14.0%
Total	19.5%	.0%	15.1%	25.0%	33.3%	23.1%	16.1%

Average market-rate rents by unit type are shown in Table II.22.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.22.31 Average Market Rate Rents by Number of Bedrooms Washakie County RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$350	\$400	\$	\$	\$	\$367
One	\$477	\$408	\$446	\$400	\$	\$446
Two	\$657	\$428	\$533	\$450	\$450	\$537
Three	\$801	\$	\$703	\$650	\$	\$752
Four	\$892	\$	\$650	\$	\$	\$852
Five	\$	\$	\$	\$	\$	\$
Total	\$751	\$412	\$517	\$494	\$450	\$600

Table II.22.32 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.

Table II.22.32 Single Family Market Rate Rents by Vacancy Status Washakie County RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	56	13	23.2%
\$1,000 to \$1,500	15	2	13.3%
Above \$1,500			%
Missing	3	0	.0%
Total	77	15	19.5%

The availability of apartment units by average rent is displayed in Table II.22.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 8.3 percent.

Table II.22.33 Apartment Market Rate Rents by Vacancy Status Washakie County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	96	8	8.3%
\$500 to \$1,000	66	19	28.8%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	23	1	4.3%
Total	185	28	15.1%

Table II.22.34, below, 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 did not wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.22.34 Condition by Unit Type Washakie County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	17	0	9	.	26
Average	20	0	19	4	0	.	43
Good	56	28	110	4	0	.	198
Excellent	1	0	39	0	0	.	40
Don’t Know	0	2	0	0	0	26	28
Total	77	30	185	8	9	26	335

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.

Table II.22.35 Condition of Single Family Units by Vacancy Status Washakie County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	20	2	10.0%
Good	56	13	23.2%
Excellent	1	0	.0%
Don't Know	0	0	%
Total	77	15	19.5%

Table II.22.36, 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 excellent condition, and had a vacancy rate of 5.1 percent.

Table II.22.36 Condition of Apartment Units by Vacancy Status Washakie County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	17	1	5.9%
Average	19	3	15.8%
Good	110	22	20.0%
Excellent	39	2	5.1%
Don't Know	0	0	%
Total	185	28	15.1%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.22.37, below, 3 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

Table II.22.37 If you had the opportunity to own/manage more units, how many would you prefer Washakie County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	3
Duplex Units	0
Apartments	2
Mobile homes	0
Other	1
All types	4
Total	10

Table, II.22.38, below, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Washakie County had a total of 5 respondents, with an average persons per household of 2.6 people. Of new residents to Washakie County, 40.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 80.0 percent of respondents renting their residence. The average mortgage payment in Washakie County was \$700 and the average rent was \$844. When asked if they were satisfied with their current housing, 80.0 percent said they were satisfied with thier current housing.

Table II.22.38 Most Replied Response Washakie County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	5
Number of persons in household (Average)	2.6
Current age	25 to 34 years old (40.0%)
Marital status	Married (40.0%)
Primary reason for moving to Wyoming	New job (60.0%)
In which industry are you primarily employed	Other (40.0%)
Highest education level completed	College Graduate (60.0%)
Total household income from all sources	\$10,000 to \$19,999 dollars (33.3%)
Current Housing Characteristics	
Current Residence	Single family home (100.0%)
Do you own or rent	Rent (80.0%)
How many bedrooms (Average)	2.4
How many full bathrooms (Average)	1.0
Average mortgage payment	\$700
Average rental payment	\$844
Are you satisfied with your current housing	Satisfied with current housing (80.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to rent (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 0.0 percent wanted to buy and 100.0 wanted to rent their next residence. Additional survey data are presented in **Volume II. Technical Appendix.**¹⁷⁷

¹⁷⁷ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

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 2015 5-year ACS data, 63 or 1.8 percent of households in Washakie County were overcrowded and another 21 or .6 percent of units were severely overcrowded, as shown in Table II.22.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.22.39 Overcrowding and Severe Overcrowding Washakie County 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Washakie County				
Owner				
Households	2,569	0	21	2,590
Percentage	99.2%	.0%	.8%	100.0%
Renter				
Households	859	63	0	922
Percentage	93.2%	6.8%	.0%	100.0%
Total				
Households	3,428	63	21	3,512
Percentage	97.6%	1.8%	.6%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 72 units or 1.9 percent of all housing units in Washakie County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.22.40, at right.

Table II.22.40 Housing Units with Incomplete Kitchen Facilities Washakie County 2010-2015 5-Year ACS Data		
Facilities	Washakie County	State of Wyoming
Complete Kitchen Facilities	3,747	259,728
Lacking Complete Kitchen Facilities	72	6,902
Total Housing Units	3,819	266,630
Percent Lacking	1.9%	2.6%

At the time of the 2015 ACS, a total of 42 units or 1.1 percent of all housing units in Washakie County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.22.41, below.

Table II.22.41 Housing Units with Incomplete Plumbing Facilities Washakie County 2010-2015 5-Year ACS Data		
Facilities	Washakie County	State of Wyoming
Complete Plumbing Facilities	3,777	260,327
Lacking Complete Plumbing Facilities	42	6,303
Total Households	3,819	266,630
Percent Lacking	1.1%	2.4%

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

In Washakie County, 13.4 percent of households had a cost burden and 8.3 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 15.2 percent of homeowners with a mortgage in Washakie County experienced a cost burden and 11.0 percent experienced a severe cost burden, while 21.4 percent of renters had a cost burden and 9.8 percent had a severe cost burden, as seen in Table II.22.42, on the following page.

Table II.22.42 Cost Burden and Severe Cost Burden by Tenure Washakie County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Washakie County					
Owner With a Mortgage					
Households	1,079	223	161	7	1,470
Percent	73.4%	15.2%	11.0%	.5%	100.0%
Owner Without a Mortgage					
Households	1,027	52	41	0	1,120
Percent	91.7%	4.6%	3.7%	.0%	100.0%
Renter					
Households	456	197	90	179	922
Percent	49.5%	21.4%	9.8%	19.4%	100.0%
Total					
Households	2,562	472	292	186	3,512
Percent	72.9%	13.4%	8.3%	5.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 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 *2016 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 100 households in Washakie County, from 3,492 in 2010 to 3,592 in 2040. Homeowners are expected to increase from 2,560 households in 2010 to 2,647 by 2040. Renters are anticipated to increase from 932 households in 2010 to 945 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 6 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 8 households and by 14 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 3 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 2 households over the period. Table II.22.43, below, provides details of the household forecast by tenure and income.

Table II.22.43						
Household Forecast by Tenure and Income						
Washakie County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	187	240	420	133	1,580	2,560
2015	189	243	425	134	1,599	2,590
2020	191	246	430	136	1,618	2,621
2025	193	248	433	137	1,633	2,645
2030	194	249	436	138	1,641	2,657
2035	194	250	436	138	1,642	2,659
2040	193	248	434	137	1,634	2,647
Renters by Percent of Median Household Income						
2010	210	152	254	88	229	932
2015	207	151	251	87	226	922
2020	219	159	265	91	238	971
2025	218	159	264	91	238	971
2030	217	158	263	91	237	967
2035	216	157	261	90	235	959
2040	213	154	257	89	232	945
Total Households by Percent of Median Household Income						
2010	396	392	673	220	1,809	3,492
2015	396	394	676	221	1,825	3,512
2020	410	405	694	227	1,857	3,593
2025	411	407	698	228	1,871	3,615
2030	411	407	699	229	1,878	3,624
2035	410	406	697	228	1,877	3,618
2040	406	403	691	226	1,866	3,592

