

WASHAKIE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Washakie County's population decreased from 8,533 in 2010 to 8,463 in 2013, or by 0.8 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age decreased by 2.7 percent, and the number of people from 55 to 64 years of age increased by 2.9 percent. The white population decreased by 1.7 percent, while the black population increased by 183.3 percent. The Hispanic population increased from 1,162 to 1,198 people between 2010 and 2013 or by 3.1 percent. These data are presented in Table II.22.1, below.

Table II.22.1						
Profile of Population Characteristics						
Wyoming vs. Washakie County						
2010 Census and 2013 Current Census Estimates						
Subject	Washakie County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	8,533	8,463	-0.8%	563,626	582,658	3.4%
Age						
Under 14 years	1,796	1,685	-6.2%	113,371	115,337	1.7%
15 to 24 years	890	952	7.0%	78,460	80,908	3.1%
25 to 44 years	1,897	1,846	-2.7%	144,615	151,055	4.5%
45 to 54 years	1,254	1,132	-9.7%	83,577	76,258	-8.8%
55 to 64 years	1,188	1,223	2.9%	73,513	80,411	9.4%
65 and Over	1,508	1,625	7.8%	70,090	78,689	12.3%
Race						
White	8,175	8,037	-1.7%	529,110	539,936	2.0%
Black	24	68	183.3%	5,135	10,186	98.4%
American Indian and Alaskan Native	135	141	4.4%	14,457	15,258	5.5%
Asian	59	62	5.1%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	8	12	50.0%	521	630	20.9%
Two or more races	132	143	8.3%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	1,162	1,198	3.1%	50,231	56,363	12.2%

Table II.22.2, on the following page, presents the population of Washakie County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 4,260 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 4,203 persons being female.

Table II.22.2 Population by Age and Gender Washakie County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	900	896	1,796	849	836	1,685	-6.2%
15 to 24 years	485	405	890	503	449	952	7.0%
25 to 44 years	957	940	1,897	947	899	1,846	-2.7%
45 to 54 years	598	656	1,254	570	562	1,132	-9.7%
55 to 64 years	593	595	1,188	618	605	1,223	2.9%
65 and Over	722	786	1,508	773	852	1,625	7.8%
Total	4,255	4,278	8,533	4,260	4,203	8,463	-.8%
% of Total	49.9%	50.1%	.	50.3%	49.7%	.	

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 ¹⁶³	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

¹⁶³ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 2,197 family households, of which 1,841 housed married couple families and 356 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 109 families, or a female householder with no husband present, of which there were 247 families. There were also an estimated 1,271 “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 63.4 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Washakie County, 83.8 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.22.4 Household Type by Tenure				
Washakie County 2009-2013 5-Year ACS Data				
Family Type	Washakie County		State of Wyoming	
	Washakie County	% of Total	State of Wyoming	% of Total
Family households	2,197	63.4%	147,018	66.0%
Married-couple family	1,841	83.8%	118,096	80.3%
Owner-occupied housing units	1,629	88.5%	98,615	83.5%
Renter-occupied housing units	212	11.5%	19,481	16.5%
Other family	356	16.2%	28,922	19.7%
Male householder, no wife present	109	5.0%	9,489	32.8%
Owner-occupied housing units	42	38.5%	5,628	59.3%
Renter-occupied housing units	67	61.5%	3,861	40.7%
Female householder, no husband present	247	11.2%	19,433	67.2%
Owner-occupied housing units	84	34.0%	9,887	50.9%
Renter-occupied housing units	163	66.0%	9,546	49.1%
Nonfamily households	1,271	36.6%	75,828	34.0%
Owner-occupied housing units	730	57.4%	42,072	55.5%
Renter-occupied housing units	541	42.6%	33,756	44.5%
Total	3,468	100.0%	222,846	100.0%

Table II.22.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 1,119 two-person family households, 390 three-person family households and 302 four-person family households. One-person non-family households made up 90.6 percent of all non-family households or an estimated 1,152 households. Washakie County’s two persons households made up 35.4 percent of total housing units and four person households made up an additional 8.7 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.22.5				
Household Type by Household Size				
Washakie County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Washakie County				
One Person	.	1,152	1,152	33.2%
Two Person	1,119	110	1,229	35.4%
Three Person	390	9	399	11.5%
Four Person	302	0	302	8.7%
Five Person	270	0	270	7.8%
Six Person	86	0	86	2.5%
Seven Person	30	0	30	.9%
Total	2,197	1,271	3,468	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 1,229 two-person households, 989 were owner-occupied and 240 were renter-occupied. Of the 302 four-person households, 229 were owner-occupied and 73 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Washakie County				
One Person	676	476	1,152	33.2%
Two Person	989	240	1,229	35.4%
Three Person	285	114	399	11.5%
Four Person	229	73	302	8.7%
Five Person	229	41	270	7.8%
Six Person	47	39	86	2.5%
Seven Person or more	30	0	30	.9%
Total	2,485	983	3,468	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.22.7, on the following page, Washakie County had a total of 3,820 housing units of which 3,468 or 90.8 percent were occupied. Of these occupied units, 71.7 percent, or 2,485 units were owner occupied, which compares to a statewide rate of 70.1. A total of 352 units or 9.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.22.7 Housing Units by Tenure Washakie County 2009-2013 5-Year ACS Data				
Tenure	Washakie County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,468	90.8%	222,846	84.7
Owner-Occupied	2,485	71.7%	156,202	70.1
Renter-Occupied	983	28.3%	66,644	29.9
Vacant Housing Units	352	9.2%	40,194	15.3
Total Housing Units	3,820	100.0%	263,040	100.0

Table II.22.8, below, shows that of the 352 housing units in Washakie County as reported in the 2013 ACS data, 57 or 16.2 percent were for rent and 23 or 6.5 percent were for sale. An estimated 87 units were for seasonal, recreational, or occasional use, and 183 or 52.0 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.22.8 Disposition of Vacant Housing Units Washakie County 2009-2013 5-Year ACS Data				
Disposition	Washakie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	57	16.2%	5,920	14.7%
Rented, but not occupied	2	.6%	1,757	4.4%
For sale only	23	6.5%	2,733	6.8%
Sold, but not occupied	0	.0%	774	1.9%
For seasonal, recreational, or occasional use	87	24.7%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	183	52.0%	10,684	26.6%
Total	352	100.0%	40,194	100.0%

Table II.22.9, at right, presents different income statistics for Washakie County. According to the 2013 ACS data averages, median family income for Washakie County was \$64,608 compared to the statewide average of \$70,868. Per capita income for Washakie County, which is calculated by dividing total income by population, was \$28,308, which compared to \$28,902 for the State of Wyoming.

Table II.22.9 Median and Per Capita Income Washakie County 2009-2013 5-Year ACS Data		
Income Type	Washakie County	Wyoming
Median Family Income	64,608	70,868
Median Household Income	47,104	57,406
Per Capita Income	28,308	28,902

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 465 households or 13.4 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 489 households that had incomes between \$35,000 and \$49,999, which accounted for 14.1 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.2 percent of total households and numbered 528 in Washakie County.

Table II.22.10				
Households by Income				
Washakie County 2009-2013 5-Year ACS Data				
Income	Washakie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	465	13.4%	21,737	9.8%
15,000 - 19,999	203	5.9%	10,770	4.8%
20,000 - 24,999	133	3.8%	10,936	4.9%
25,000 - 34,999	557	16.1%	22,748	10.2%
35,000 - 49,999	489	14.1%	30,917	13.9%
50,000 - 74,999	668	19.3%	43,782	19.6%
75,000 - 99,999	425	12.3%	32,050	14.4%
100,000 and above	528	15.2%	49,906	22.4%
Total	3,468	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.22.11, below. In total, the poverty rate in Washakie County was 12.1 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Washakie County had a poverty rate of 10.9 percent and the female population had a poverty rate of 13.3 percent. There were 94 males and 34 females in poverty under the age of 5. Overall, 12.7 percent of persons in poverty in Washakie County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 150 individuals with incomes below the poverty level which represented 14.9 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.22.11				
Poverty by Age				
Washakie County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Washakie County				
5 and Below	94	34	128	12.7%
6 to 18	35	101	136	13.5%
18 to 64	289	306	595	59.0%
65 and Older	36	114	150	14.9%
Total	454	555	1,009	100.0%
Poverty Rate	10.9%	13.3%	12.1%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.22.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Washakie County saw an average of 2,316 owner-occupied single-family units compared to 511 single-family rental units. In Washakie County, single-family units comprised 81.5 percent of all households compared with 71.8 percent statewide. Washakie County had a total of 89 apartment rental units and total apartment units accounted for 2.6 percent

of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 299 mobile homes in Washakie County, which comprised 8.6 percent of all occupied housing units and compared to 13.4 statewide.

Table II.22.12 Households by Unit Type Washakie County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
Single-Family Unit	2,316	511	2,827	81.5%
Duplex	14	20	34	1.0%
Tri- or Four-Plex	7	212	219	6.3%
Apartments	0	89	89	2.6%
Mobile Homes	148	151	299	8.6%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,485	983	3,468	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.22.13, below, shows the number of households by year of construction. As shown, 9.9 percent, or 343 units, were built in 1939 or earlier in the county, and another 235 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 261, which accounted for 7.5 percent of all households, and an additional 9 households, or .3 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.22.13 Households by Year Built Washakie County 2009-2013 5-Year ACS Data				
Year Built	Washakie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	343	9.9%	24,806	11.1%
1940 to 1949	235	6.8%	10,660	4.8%
1950 to 1959	791	22.8%	22,003	9.9%
1960 to 1969	397	11.4%	18,965	8.5%
1970 to 1979	750	21.6%	50,045	22.5%
1980 to 1989	477	13.8%	33,947	15.2%
1990 to 1999	205	5.9%	26,271	11.8%
2000 to 2004	261	7.5%	33,516	15.0%
Built 2005 or Later	9	.3%	2,633	1.2%
Total	3,468	100.0%	222,846	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 accounting for only 2.0 percent of total housing units, while households with five and six rooms accounted for 19.3 and 14.3 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				
2009-2013 5-Year ACS Data				
Number of Rooms	Washakie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	76	2.0%	4,380	1.7%
Two	27	.7%	6,986	2.7%
Three	180	4.7%	19,468	7.4%
Four	624	16.3%	43,545	16.6%
Five	739	19.3%	52,356	19.9%
Six	546	14.3%	40,659	15.5%
Seven	574	15.0%	32,683	12.4%
Eight	421	11.0%	25,669	9.8%
Nine or more	633	16.6%	37,294	14.2%
Total	3,820	100.0%	263,040	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 64 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26.8 percent of total households in Washakie County, which compared to 24.2 percent statewide. In Washakie County, the 1,254 households with three bedrooms accounted for 36.2 percent of all households, and there were only 280 five-bedroom or more households, which accounted for 8.1 percent of all households.

Table II.22.15				
Households by Number of Bedrooms				
Washakie County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
None	0	64	64	1.8%
One	38	113	151	4.4%
Two	530	400	930	26.8%
Three	943	311	1,254	36.2%
Four	701	88	789	22.8%
Five or more	273	7	280	8.1%
Total	2,485	983	3,468	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$85,400, while structures built between 1950 and 1959 had a median value of \$112,300 and those built between 1990 to 1999 had a median value of \$225,800. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$320,900 and \$, respectively. The total average median value in Washakie County was \$162,600, which compared to \$185,900 in the State of Wyoming.

Table II.22.16 Median Value by Year Structure Built Washakie County 2009-2013 5-Year ACS Data		
Year Built	Washakie County	State of Wyoming
1939 or earlier	85,400	154,300
1940 to 1949	101,600	136,700
1950 to 1959	112,300	156,800
1960 to 1969	164,700	176,000
1970 to 1979	179,400	182,000
1980 to 1989	242,700	196,100
1990 to 1999	225,800	225,600
2000 to 2004	320,900	253,100
Built 2005 or Later		239,800
Total	162,600	185,900

Household mortgage status is reported in Table II.22.17, below. In Washakie County, households with a mortgage accounted for 59.5 percent of all households or 1,479 housing units, and the remaining 40.5 percent or 1,006 units had no mortgage. Of those units with a mortgage, 225 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,254 or 84.8 percent had no second mortgage or no home equity loan.

Table II.22.17 Mortgage Status Washakie County 2009-2013 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	1,479	59.5%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	225	15.2%	13,352	14.3%
Second mortgage only	123	54.7%	6,691	50.1%
Home equity loan only	102	45.3%	6,661	49.9%
Both second mortgage and home equity loan	0	.0%	598	.6%
No second mortgage and no home equity loan	1,254	84.8%	79,545	85.1%
Housing units without a mortgage	1,006	40.5%	62,707	40.1%
Total	2,485	100.0%	156,202	100.00%

The median rent in Washakie County was \$394 as compared to \$647 statewide, as seen in Table II.22.18, below.

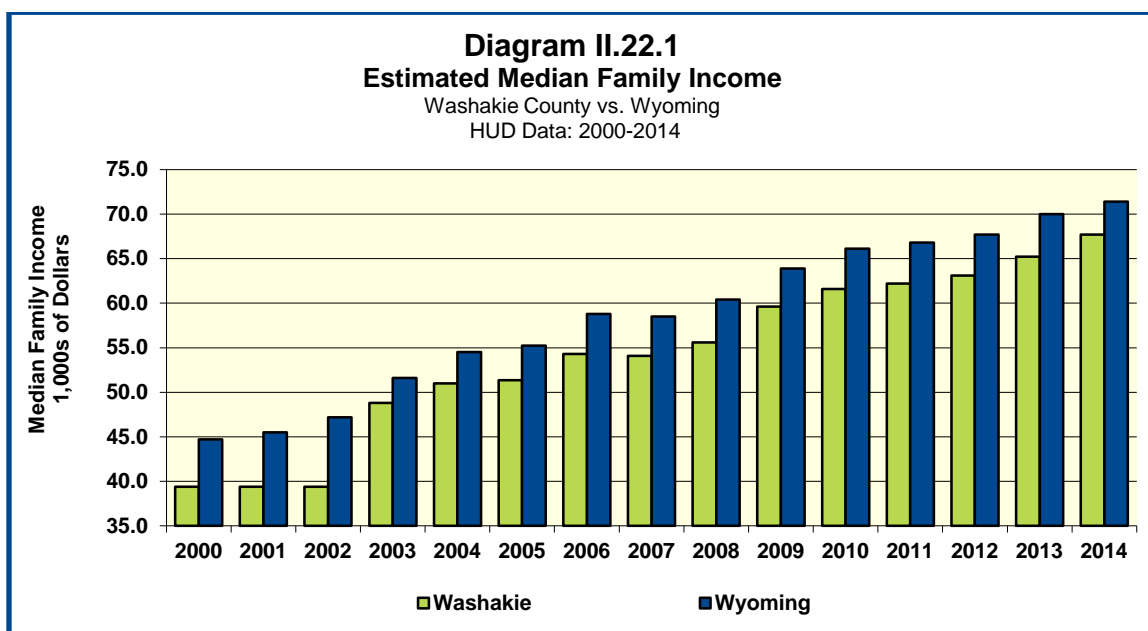
Table II.22.18 Median Rent Washakie County 2009-2013 5-Year ACS Data	
Place	Rent
Washakie County	\$394
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 188 persons during 2014. 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 246 persons over the time period.

Table II.22.19			
Driver’s Licenses Exchanged and Surrendered			
Washakie County			
WYDOT Data, 2000–2014			
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	464	652	-188
Total	2,966	2,720	246

Economics

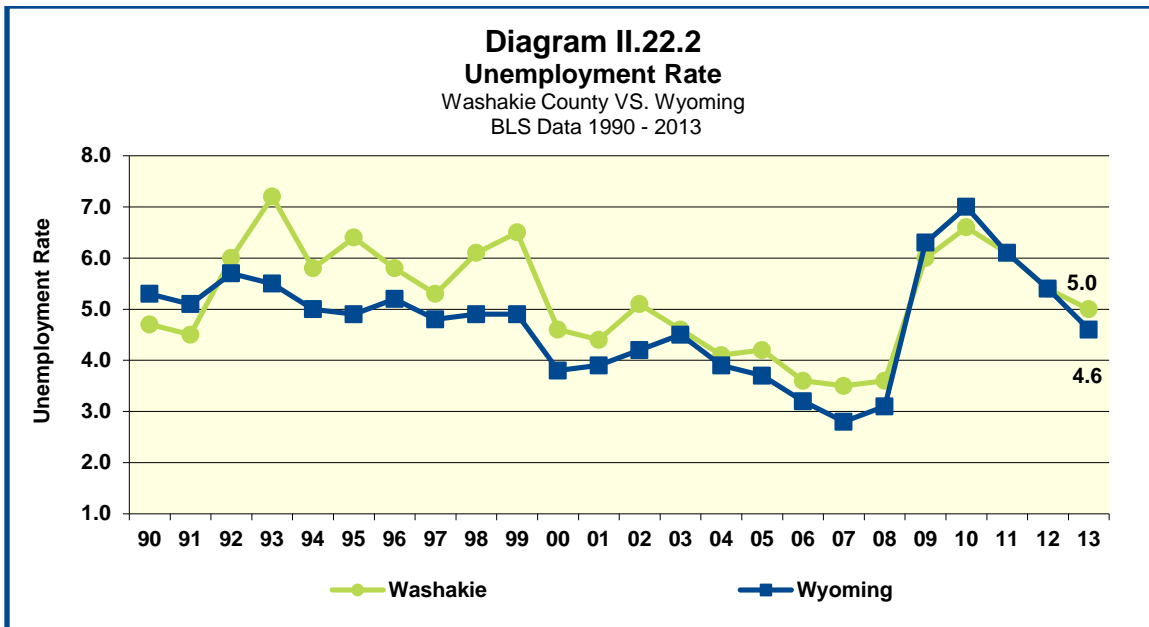
The HUD estimated MFI for Washakie County was \$67,700 in 2014.¹⁶⁴ This compares to Wyoming’s MFI of \$71,400. Diagram II.22.1, below, illustrates the estimated MFI for 2000 through 2014.



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 78 persons, from 4,383 in 2012 to 4,305 in 2013. Employment decreased by 56 persons; unemployment decreased by 22 persons; and the unemployment rate, or the number of

¹⁶⁴ 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 5.4 percent in 2012 to 5.0 percent in 2013, 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 2.41 percent between 2012 and 2013, from a total of 3,904 to 3,810 workers. Preliminary estimates shows employment increased to 3,878 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	3,563	3,728	3,739	3,810	3,905	3,872	3,816	3,803	3,704	3,697	3,658
Feb	3,475	3,614	3,695	3,712	3,816	3,875	3,750	3,759	3,652	3,664	3,604
Mar	3,569	3,624	3,676	3,804	3,754	3,871	3,758	3,840	3,758	3,660	3,646
Apr	3,615	3,728	3,778	3,847	3,962	3,910	3,861	3,929	3,845	3,723	3,676
May	3,719	3,817	3,912	3,981	4,116	4,042	4,005	4,017	3,941	3,824	3,809
Jun	3,842	3,947	4,077	4,093	4,268	4,178	4,137	4,160	4,113	3,966	3,878
Jul	3,759	3,922	3,953	4,020	4,163	4,027	4,048	4,026	3,985	3,915	.
Aug	3,724	3,853	3,889	4,008	4,111	3,985	3,978	3,964	3,934	3,896	.
Sep	3,741	3,888	3,911	4,025	4,234	4,013	3,994	4,003	4,004	3,861	.
Oct	3,786	3,909	3,846	4,131	4,218	4,036	4,052	3,999	4,025	3,861	.
Nov	3,785	3,903	3,883	4,123	4,175	3,976	4,012	3,985	3,937	3,842	.
Dec	3,804	3,987	3,939	4,029	4,184	3,987	3,970	4,001	3,951	3,815	.
Annual	3,699	3,827	3,858	3,965	4,076	3,981	3,948	3,957	3,904	3,810	.
% Change	1.70	3.46	0.81	2.77	2.80	-2.33	-0.83	0.23	-1.34	-2.41	.

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, on the following page, annual average weekly wages increased by 0.95 percent between 2012 and

2013, from a total of \$737 to \$744. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$792.

Table II.22.21 Average Weekly Wages Washakie County BLS QCEW Data, 2001–2014(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	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	700	768	729	776	744	0.95
2014(p)	738	792	.	.	.	.

Total business establishments reported by the QCEW are displayed on the below in Table II.22.22. Annual establishments decreased by 0.65 percent between 2012 and 2013, from a total of 463 to 460 establishments. Preliminary estimates indicate the total number of establishments increased to 469 in the second quarter of 2014.

Table II.22.22 Number of Establishments Washakie County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
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
2009	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	454	459	462	466	460	-0.65
2014(p)	466	469	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Washakie County recorded 5,501 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 \$380,180,000, and real per capita income was \$44,923 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$44,392 in 2013, while Wyoming average earnings per job was \$52,420. 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 decreased from \$476 in second quarter 2013 to \$474 in second quarter 2014, or by 0.4 percent. Over the same period detached single-family home rents increased by 5.4 percent.

Washakie County rental prices experienced average annualized increases of 2.2 percent for apartments and 3.0 percent for houses since fourth quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.22.23, at right, presents the Washakie County data for each rental type.¹⁶⁵

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 increased from one authorized unit in 2012 to four in 2013.

The real value of single-family building permits increased from \$40,597 in 2012 to \$161,000 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$238,029 in 2012 to a low of \$40,597 in 2012. These figures compare to the state average high of \$289,650 in 2013 and a low of \$187,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.22.24, on the following page.

Table II.22.23 Semiannual Average Monthly Rental Prices Washakie County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
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
Q4.13	473	.	604	.
Q2.14	474	200	639	.

¹⁶⁵ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.22.24 Building Permits and Valuation Washakie County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	25	.	8	24	57	.	.	131.7	63.6
1981	20	2	4	.	26	.	.	109.4	.
1982	47	.	4	.	51	.	.	85.1	.
1983	16	2	4	10	32	.	.	113.4	54.1
1984	11	.	.	.	11	.	.	140.2	.
1985	5	.	.	.	5	.	.	120.5	.
1986	5	.	.	24	29	.	.	92.2	57.7
1987	2	.	.	.	2	.	.	82.7	.
1988	.	.	.	.	.	.	.	.	.
1989	1	.	.	.	1	.	.	165.3	.
1990	.	.	.	.	.	.	.	.	.
1991	1	.	.	.	1	.	.	138.9	.
1992	5	.	.	.	5	.	.	139.5	.
1993	1	.	.	.	1	.	.	140.0	.
1994	3	.	.	.	3	.	.	161.9	.
1995	5	2	23	.	30	.	2	170.1	.
1996	3	.	.	.	3	23	8	173.8	.
1997	5	.	4	14	23	.	.	156.1	19.0
1998	3	.	.	.	3	.	.	148.2	.
1999	2	.	.	6	8	.	.	192.4	88.6
2000	1	.	.	7	8	.	.	168.0	86.6
2001	.	2	.	.	2	.	.	.	.
2002	3	.	.	.	3	.	.	47.2	.
2003	4	6	.	.	10	.	.	82.6	.
2004	3	4	.	.	7	.	2	74.1	.
2005	5	4	.	.	9	.	.	233.8	.
2006	8	2	.	.	10	.	.	133.3	.
2007	25	.	.	.	25	.	.	195.5	.
2008	6	.	.	.	6	.	.	220.6	.
2009	5	.	.	.	5	.	.	209.9	.
2010	1	.	.	.	1	.	.	136.9	.
2011	2	.	.	12	14	.	.	238.0	120.1
2012	1	.	.	.	1	.	.	40.6	.
2013	4	.	.	.	4	.	.	161.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Washakie County was \$127,447. This represented a decrease of 13.0 percent from the previous year. In contrast, Wyoming’s average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 1999 and 2013 is displayed in Table II.22.25, on the following page.

Table II.22.25 Average Sales Prices Washakie County vs. Wyoming DOR Data, 2000–2013				
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

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 2014.¹⁶⁶ During December, a total of 22 surveys were completed in Washakie County. Of the 322 rental units surveyed, 15 were vacant, indicating a vacancy rate of 4.7 percent, as shown in Table II.22.26, below. This rate compares to a 5.7 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent.

Table II.22.26 Total Units, Vacant Units, and Vacancy Rate Washakie County RVS Data, June 2001–December 2014				
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%

¹⁶⁶Those 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.22.3, below, 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 the most recent survey.

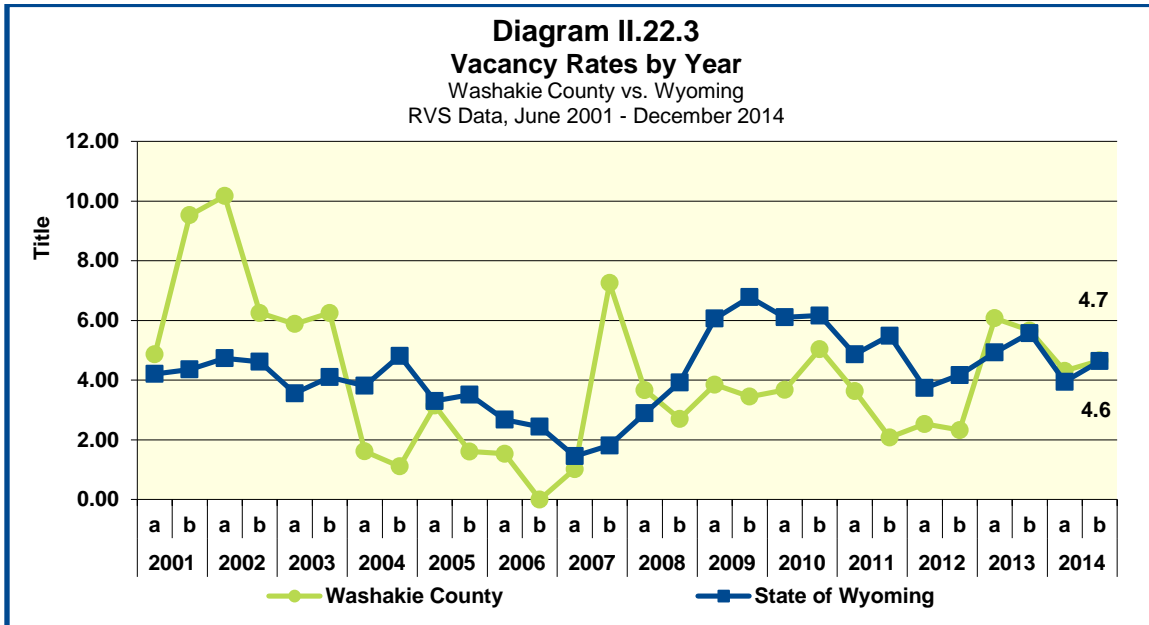


Diagram II.22.4, below, shows the average rent of single-family and apartment units in Washakie County. In 2014, average rents for single-family units decreased to \$661, and average rents for apartments decreased to \$481.

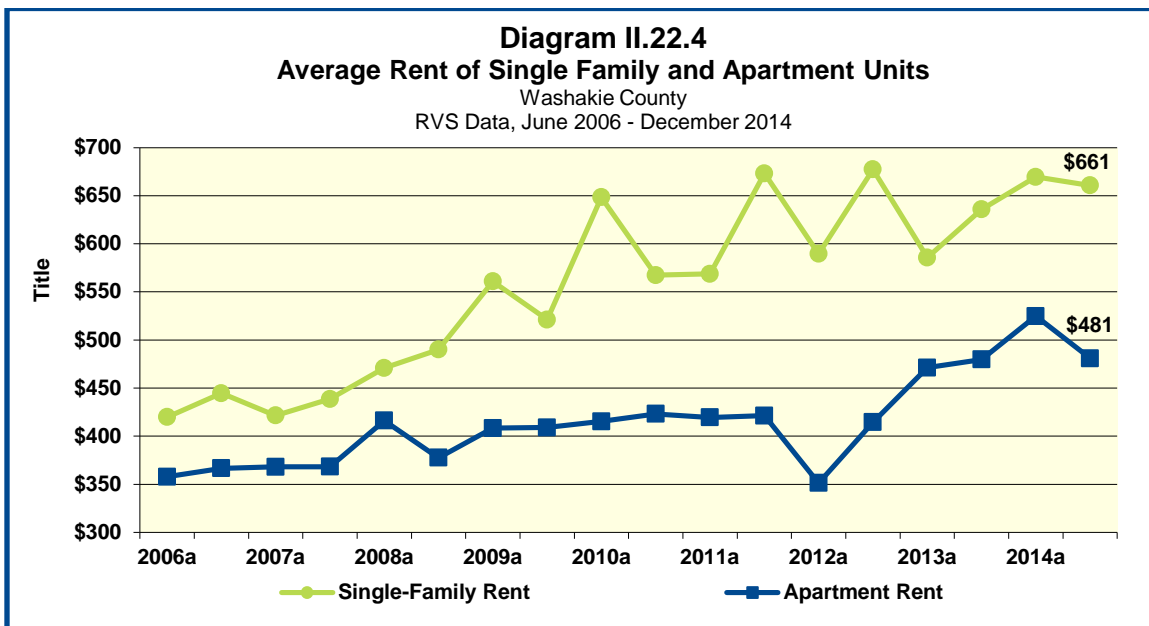


Table II.22.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 53 single family units in Washakie County, with 4 of them available. This translates into a vacancy rate of 7.5 percent in Washakie County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 232 apartment units reported in the survey, with 6 of them available, which resulted in a vacancy rate of 2.6 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.22.27			
Rental Vacancy Survey by Type			
Washakie County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	53	4	7.5%
Duplex units	6	0	.0%
Apartments	232	6	2.6%
Mobile Homes	7	0	.0%
“Other” Units	12	0	.0%
Don’t Know	12	5	41.7%
Total	322	15	4.7%

Table II.22.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 13 units. The most common apartment units were two bedroom units, with 76 units. Additional details of unit types by bedrooms are reported below.

Table II.22.28							
Rental Units by Bedroom Size							
Washakie County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	2	0	0	.	2
One	0	0	67	0	0	.	67
Two	11	4	76	3	4	.	98
Three	13	0	6	3	8	.	30
Four	4	0	0	1	0	.	5
Five	0	0	0	0	0	.	0
Don’t Know	25	2	81	0	0	12	120
Total	53	6	232	7	12	12	322

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.

Table II.22.29 Average Market Rate Rents by Bedroom Size Washakie County RVS Data, December 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$446	\$	\$	\$446
Two	\$596	\$850	\$560	\$600	\$650	\$613
Three	\$783	\$	\$595	\$	\$700	\$707
Four	\$800	\$	\$	\$845	\$	\$823
Five	\$	\$	\$	\$	\$	\$
Total	\$661	\$850	\$481	\$636	\$675	\$600

Table II.22.30 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 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

Table II.22.30 Single Family Market Rate Rents by Vacancy Status Washakie County RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	43	3	7.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	10	1	10.0%
Total	53	4	7.5%

The availability of apartment units by average rent is displayed in Table II.22.31 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of .0 percent.

Table II.22.31 Apartment Market Rate Rents by Vacancy Status Washakie County RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	40	3	7.5%
\$500 to \$1,000	73	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	119	3	2.5%
Total	232	6	2.6%

Table II.22.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 0.0 percent.

Table II.22.32 Mobile Home Market Rate Rents by Vacancy Status Washakie County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	7	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	7	0	.0%

Table II.22.33, 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.22.33 Condition by Unit Type Washakie County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	4	0	38	0	0	.	42
Good	36	4	137	0	0	.	177
Excellent	3	0	2	7	12	.	24
Don’t Know	10	2	55	0	0	12	79
Total	53	6	232	7	12	12	322

The availability of single family units based on their condition is displayed in Table II.22.34, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.22.34 Condition of Single Family Units by Vacancy Status Washakie County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	4	0	.0%
Good	36	2	5.6%
Excellent	3	1	33.3%
Don’t Know	10	1	10.0%
Total	53	4	7.5%

Table II.22.35, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 0.0 percent.

Table II.22.35 Condition of Apartment Units by Vacancy Status Washakie County RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	38	0	.0%
Good	137	5	3.6%
Excellent	2	1	50.0%
Don't Know	55	0	.0%
Total	232	6	2.6%

Table II.22.36, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.22.36 Condition of Mobile Home Units by Vacancy Status Washakie County RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	0	0	%
Good	0	0	%
Excellent	7	0	.0%
Don't Know	0	0	%
Total	7	0	.0%

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, respondents in Washakie County said they would prefer 1 more single family units and 4 more apartment units. In total, respondents indicated they wished to own or manage an additional 9 units.

Table II.22.37 If you had the opportunity to own/manage more units, how many would you prefer Washakie County RVS Data, December 2014	
Unit Type	More Units
Single family units	1
Duplex Units	4
Apartments	4
Mobile homes	
Other	
Don't Know	
All types	
Total	9

Table, II.22.38, below shows the most common answers from the 2014 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 19 respondents, with an average persons per household of 2.8 people. Of new residents to Washakie County, 68.4 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 47.4 percent of respondents renting their residence. The average mortgage payment in Washakie County was \$789 and the average rent was \$371. When asked if they were satisfied with their current housing, 94.7 percent said they were satisfied with thier current housing.

Table II.22.38 Most Replied Response Washakie County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	19
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (44.4%)
Marital status	Married (68.4%)
Primary reason for moving to Wyoming	New job (26.3%)
In which industry are you primarily employed	Other (15.8%)
Highest education level completed	College Graduate (42.1%)
Total household income from all sources	\$30,000 to \$39,999 dollars (25.0%)
Current Housing Characteristics	
Current Residence	Single family home (94.7%)
Do you own or rent	Rent (47.4%)
How many bedrooms (Average)	3.1
How many full bathrooms (Average)	1.7
Average mortgage payment	\$789
Average rental payment	\$371
Are you satisfied with your current housing	Satisfied with current housing (94.7%)
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	Not seeking different housing (66.7%)
What type of unit are you seeking	Other (.0%)
Type of tenure seeking	Don't know (100.0%)
If own, do you plan on building or buying	Don't know (100.0%)
Expected buying price	.
Expected building price	.
Expected rental price	.

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the rent or mortgage is too high. Additional survey data are presented in **Volume II. Technical Appendix.**

¹⁶⁷

¹⁶⁷ 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 2013 5-year ACS data, 60 or 1.7 percent of households in Washakie County were overcrowded and another 14 or .4 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 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Washakie County				
Owner				
Households	2,471	0	14	2,485
Percentage	99.4%	.0%	.6%	100.0%
Renter				
Households	923	60	0	983
Percentage	93.9%	6.1%	.0%	100.0%
Total				
Households	3,394	60	14	3,468
Percentage	97.9%	1.7%	.4%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2013 5-year ACS, a total of 52 units or 1.4 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 2009-2013 5-Year ACS Data		
Facilities	Washakie County	State of Wyoming
Complete Kitchen Facilities	3,768	256,276
Lacking Complete Kitchen Facilities	52	6,764
Total Housing Units	3,820	263,040
Percent Lacking	1.4%	2.6%

At the time of the 2013 ACS, a total of 11 units or .3 percent of all housing units in Washakie County were lacking complete plumbing facilities. This compared to 2.0 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 2009-2013 5-Year ACS Data		
Facilities	Washakie County	State of Wyoming
Complete Plumbing Facilities	3,809	257,728
Lacking Complete Plumbing Facilities	11	5,312
Total Households	3,820	263,040
Percent Lacking	.3%	2.0%

The third type of housing problem reported in the 2013 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, 14.9 percent of households had a cost burden and 9.0 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 20.5 percent of homeowners with a mortgage in Washakie County experienced a cost burden and 13.3 percent experienced a severe cost burden, while 14.5 percent of renters had a cost burden and 6.7 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 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Washakie County					
Owner With a Mortgage					
Households	980	303	196	0	1,479
Percent	66.3%	20.5%	13.3%	.0%	100.0%
Owner Without a Mortgage					
Households	887	70	49	0	1,006
Percent	88.2%	7.0%	4.9%	.0%	100.0%
Renter					
Households	623	143	66	151	983
Percent	63.4%	14.5%	6.7%	15.4%	100.0%
Total					
Households	2,490	516	311	151	3,468
Percent	71.8%	14.9%	9.0%	4.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 470 households in Washakie County, from 3,492 in 2010 to 3,962 in 2040. Homeowners are expected to increase from 2,560 households in 2010 to 2,933 by 2040. Renters are anticipated to increase from 932 households in 2010 to 1,029 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 32 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 34 households and by 63 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 21 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 11 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

Table II.1.43						
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	217	236	432	132	1,542	2,560
2015	219	237	434	133	1,550	2,573
2020	225	244	446	136	1,593	2,644
2025	230	250	458	140	1,633	2,710
2030	236	256	469	143	1,672	2,775
2035	243	263	482	147	1,721	2,857
2040	249	270	495	151	1,767	2,933
Renters by Percent of Median Household Income						
2010	200	107	249	98	278	932
2015	204	109	254	100	284	952
2020	207	111	258	101	288	964
2025	208	112	260	102	290	971
2030	211	113	263	103	294	984
2035	216	116	269	106	301	1,008
2040	221	118	275	108	307	1,029
Total Households by Percent of Median Household Income						
2010	417	343	681	230	1,820	3,492
2015	423	346	689	233	1,834	3,525
2020	431	354	704	238	1,881	3,608
2025	438	361	717	242	1,923	3,682
2030	447	369	732	247	1,966	3,759
2035	459	379	752	253	2,022	3,866
2040	470	389	770	259	2,074	3,962

