

WASHAKIE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Washakie County's population decreased from 8,533 in 2010 to 8,322 in 2014, or by 2.5 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age decreased by 3.6 percent, and the number of people from 55 to 64 years of age increased by 2.0 percent. The white population decreased by 3.5 percent, while the black population increased by 179.2 percent. The Hispanic population decreased from 1,162 to 1,160 people between 2010 and 2014, or by 0.2 percent. These data are presented in Table II.21.1, below.

Table II.21.1						
Profile of Population Characteristics						
Wyoming vs. Washakie County						
2010 Census and 2014 Current Census Estimates						
Subject	Washakie County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	8,533	8,322	-2.5%	563,626	584,153	3.6%
Age						
Under 14 years	1,796	1,586	-11.7%	113,371	115,517	1.9%
15 to 24 years	890	953	7.1%	78,460	80,249	2.3%
25 to 44 years	1,897	1,828	-3.6%	144,615	152,555	5.5%
45 to 54 years	1,254	1,069	-14.8%	83,577	73,372	-12.2%
55 to 64 years	1,188	1,212	2.0%	73,513	80,819	9.9%
65 and Over	1,508	1,674	11.0%	70,090	81,641	16.5%
Race						
White	8,175	7,890	-3.5%	529,110	541,596	2.4%
Black	24	67	179.2%	5,135	9,112	77.4%
American Indian and Alaskan Native	135	144	6.7%	14,457	15,541	7.5%
Asian	59	60	1.7%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	8	8	.0%	521	632	21.3%
Two or more races	132	153	15.9%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	1,162	1,160	-.2%	50,231	57,065	13.6%

Table II.21.2, on the following page, presents the population of Washakie County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 4,219 persons, and accounted for 50.7 percent of the population, with the remaining 49.3 percent, or 4,103 persons, being female.

Table II.22.2 Population by Age and Gender Washakie County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	900	896	1,796	791	795	1,586	-11.7%
15 to 24 years	485	405	890	524	429	953	7.1%
25 to 44 years	957	940	1,897	947	881	1,828	-3.6%
45 to 54 years	598	656	1,254	542	527	1,069	-14.8%
55 to 64 years	593	595	1,188	616	596	1,212	2.0%
65 and Over	722	786	1,508	799	875	1,674	11.0%
Total	4,255	4,278	8,533	4,219	4,103	8,322	-2.5%
% of Total	49.9%	50.1%	.	50.7%	49.3%	.	

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 ²³³	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

²³³ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,250 family households, of which 1,781 housed married couple families and 469 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 166 families, or a female householder with no husband present, of which there were 303 families. There were also an estimated 1,211 "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 65.0 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Washakie County, 79.2 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.22.4				
Household Type by Tenure				
Washakie County				
2010-2014 5-Year ACS Data				
Family Type	Washakie County		State of Wyoming	
	Washakie County	% of Total	State of Wyoming	% of Total
Family households	2,250	65.0%	147,321	65.3%
Married-couple family	1,781	79.2%	117,624	79.8%
Owner-occupied housing units	1,553	87.2%	97,837	83.2%
Renter-occupied housing units	228	12.8%	19,787	16.8%
Other family	469	20.8%	29,697	20.2%
Male householder, no wife present	166	35.4%	9,885	33.3%
Owner-occupied housing units	52	31.3%	5,955	60.2%
Renter-occupied housing units	114	68.7%	3,930	39.8%
Female householder, no husband present	303	64.6%	19,812	66.7%
Owner-occupied housing units	89	29.4%	9,942	50.2%
Renter-occupied housing units	214	70.6%	9,870	49.8%
Nonfamily households	1,211	35.0%	78,193	34.7%
Owner-occupied housing units	690	57.0%	42,555	54.4%
Renter-occupied housing units	521	43.0%	35,638	45.6%
Total	3,461	100.0%	225,514	100.0%

Table II.22.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 1,225 two-person family households, 350 three-person family households and 328 four-person family households. One-person non-family households made up 87.3 percent of all non-family households or an estimated 1,057 households. Washakie County's two persons households made up 39.5 percent of total housing units and four person households made up an additional 9.5 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.22.5				
Household Type by Household Size				
Washakie County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Washakie County				
One Person	.	1,057	1,057	30.5%
Two Person	1,225	141	1,366	39.5%
Three Person	350	13	363	10.5%
Four Person	328	0	328	9.5%
Five Person	235	0	235	6.8%
Six Person	89	0	89	2.6%
Seven Person	23	0	23	.7%
Total	2,250	1,211	3,461	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,366 two-person households, 1,047 were owner-occupied and 319 were renter-occupied. Of the 328 four-person households, 232 were owner-occupied and 96 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Washakie County				
One Person	649	408	1,057	30.5%
Two Person	1,047	319	1,366	39.5%
Three Person	193	170	363	10.5%
Four Person	232	96	328	9.5%
Five Person	186	49	235	6.8%
Six Person	54	35	89	2.6%
Seven Person or more	23	0	23	.7%
Total	2,384	1,077	3,461	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.22.7, on the following page, Washakie County had a total of 3,823 housing units of which 3,461 or 90.5 percent were occupied. Of these occupied units, 68.9 percent, or 2,384 units were owner occupied, which compares to a statewide rate of 69.3. A total of 362 units or 9.5 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.22.7 Housing Units by Tenure Washakie County 2010-2014 5-Year ACS Data				
Tenure	Washakie County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,461	90.5%	225,514	85.0
Owner-Occupied	2,384	68.9%	156,289	69.3
Renter-Occupied	1,077	31.1%	69,225	30.7
Vacant Housing Units	362	9.5%	39,681	15.0
Total Housing Units	3,823	100.0%	265,195	100.0

Table II.22.8, below, shows that of the 362 housing units in Washakie County as reported in the 2014 ACS data, 51 or 14.1 percent were for rent and 33 or 9.1 percent were for sale. An estimated 68 units were for seasonal, recreational, or occasional use, and 199 or 55.0 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 2010-2014 5-Year ACS Data				
Disposition	Washakie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	51	14.1%	5,921	14.9%
Rented, but not occupied	3	.8%	1,577	4.0%
For sale only	33	9.1%	2,601	6.6%
Sold, but not occupied	4	1.1%	802	2.0%
For seasonal, recreational, or occasional use	68	18.8%	17,496	44.1%
For migrant workers	4	1.1%	362	.9%
Other vacant	199	55.0%	10,922	27.5%
Total	362	100.0%	39,681	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 \$62,917 compared to the statewide average of \$72,086. Per capita income for Washakie County, which is calculated by dividing total income by population, was \$26,922, which compared to \$29,381 for the State of Wyoming.

Table II.22.9 Median and Per Capita Income Washakie County 2010-2014 5-Year ACS Data		
Income Type	Washakie County	Wyoming
Median Family Income	62,917	72,086
Median Household Income	45,696	58,252
Per Capita Income	26,922	29,381

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 512 households or 14.8 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 457 households that had incomes between \$35,000 and \$49,999, which accounted for 13.2 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.9 percent of total households and numbered 514 in Washakie County.

Table II.22.10 Households by Income Washakie County 2010-2014 5-Year ACS Data				
Income	Washakie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	512	14.8%	21,756	9.6%
15,000 - 19,999	188	5.4%	10,739	4.8%
20,000 - 24,999	149	4.3%	11,332	5.0%
25,000 - 34,999	554	16.0%	22,763	10.1%
35,000 - 49,999	457	13.2%	30,423	13.5%
50,000 - 74,999	703	20.3%	43,643	19.4%
75,000 - 99,999	384	11.1%	31,799	14.1%
100,000 and above	514	14.9%	53,059	23.5%
Total	3,461	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.22.11, below. In total, the poverty rate in Washakie County was 14.2 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Washakie County had a poverty rate of 12.7 percent and the female population had a poverty rate of 15.7 percent. There were 86 males and 29 females in poverty under the age of 5. Overall, 9.8 percent of persons in poverty in Washakie County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 88 individuals with incomes below the poverty level which represented 7.5 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Washakie County				
5 and Below	86	29	115	9.8%
6 to 17	43	171	214	18.2%
18 to 64	360	400	760	64.6%
65 and Older	33	55	88	7.5%
Total	522	655	1,177	100.0%
Poverty Rate	12.7%	15.7%	14.2%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 2,138 owner-occupied single-family units compared to 627 single-family rental units. In Washakie County, single-family units comprised 79.9 percent of all households compared with 71.7 percent statewide. Washakie County had a total of 100 apartment rental units and total apartment units accounted for 2.9

percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 359 mobile homes in Washakie County, which comprised 10.4 percent of all occupied housing units and compared to 13.0 statewide.

Table II.22.12 Households by Unit Type Washakie County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
Single-Family Unit	2,138	627	2,765	79.9%
Duplex	0	31	31	.9%
Tri- or Four-Plex	8	179	187	5.4%
Apartments	0	100	100	2.9%
Mobile Homes	232	127	359	10.4%
Boat, RV, Van, Etc.	6	13	19	.5%
Total	2,384	1,077	3,461	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.22.13, below, shows the number of households by year of construction. As shown, 8.2 percent, or 285 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 379, which accounted for 11.0 percent of all households, and an additional 55 households, or 1.6 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.22.13 Households by Year Built Washakie County 2010-2014 5-Year ACS Data				
Year Built	Washakie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	285	8.2%	24,514	10.9%
1940 to 1949	253	7.3%	10,454	4.6%
1950 to 1959	672	19.4%	22,142	9.8%
1960 to 1969	406	11.7%	18,728	8.3%
1970 to 1979	770	22.2%	49,663	22.0%
1980 to 1989	419	12.1%	32,994	14.6%
1990 to 1999	222	6.4%	26,751	11.9%
2000 to 2009	379	11.0%	35,858	15.9%
Built 2010 or Later	55	1.6%	4,410	2.0%
Total	3,461	100.0%	225,514	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 1.3 percent of total housing units, while households with five and six rooms accounted for 18.8 and 15.2 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				
2010-2014 5-Year ACS Data				
Number of Rooms	Washakie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	50	1.3%	4,521	1.7%
Two	66	1.7%	7,349	2.8%
Three	166	4.3%	20,368	7.7%
Four	622	16.3%	42,809	16.1%
Five	717	18.8%	53,147	20.0%
Six	580	15.2%	41,493	15.6%
Seven	528	13.8%	31,612	11.9%
Eight	446	11.7%	25,739	9.7%
Nine or more	648	17.0%	38,157	14.4%
Total	3,823	100.0%	265,195	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 44 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.1 percent of total households in Washakie County, which compared to 24.4 percent statewide. In Washakie County, the 1,188 households with three bedrooms accounted for 34.3 percent of all households, and there were only 312 five-bedroom or more households, which accounted for 9.0 percent of all households.

Table II.22.15				
Households by Number of Bedrooms				
Washakie County				
2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
None	0	44	44	1.3%
One	47	124	171	4.9%
Two	431	404	835	24.1%
Three	865	323	1,188	34.3%
Four	769	142	911	26.3%
Five or more	272	40	312	9.0%
Total	2,384	1,077	3,461	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$80,900, while structures built between 1950 and 1959 had a median value of \$113,300 and those built between 1990 to 1999 had a median value of \$234,200. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$313,000 and \$, respectively. The total average median value in Washakie County was \$158,700, which compared to \$189,300 in the State of Wyoming.

Table II.22.16 Median Value by Year Structure Built Washakie County 2010-2014 5-Year ACS Data		
Year Built	Washakie County	State of Wyoming
1939 or earlier	80,900	153,700
1940 to 1949	118,400	140,900
1950 to 1959	113,300	158,200
1960 to 1969	165,100	177,300
1970 to 1979	163,800	184,100
1980 to 1989	195,700	197,900
1990 to 1999	234,200	233,600
2000 to 2009	313,000	252,800
Built 2010 or Later		258,900
Total	158,700	189,300

Household mortgage status is reported in Table II.22.17, below. In Washakie County, households with a mortgage accounted for 55.1 percent of all households or 1,313 housing units, and the remaining 44.9 percent or 1,071 units had no mortgage. Of those units with a mortgage, 164 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,149 or 87.5 percent had no second mortgage or no home equity loan.

Table II.22.17 Mortgage Status Washakie County 2010-2014 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	1,313	55.1%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	164	12.5%	12,104	13.1%
Second mortgage only	116	70.7%	5,864	48.4%
Home equity loan only	48	29.3%	6,240	51.6%
Both second mortgage and home equity loan	0	.0%	545	.6%
No second mortgage and no home equity loan	1,149	87.5%	80,039	86.4%
Housing units without a mortgage	1,071	44.9%	63,601	40.7%
Total	2,384	100.0%	156,289	100.00%

The median rent in Washakie County was \$457 as compared to \$663 statewide, as seen in Table II.22.18, below.

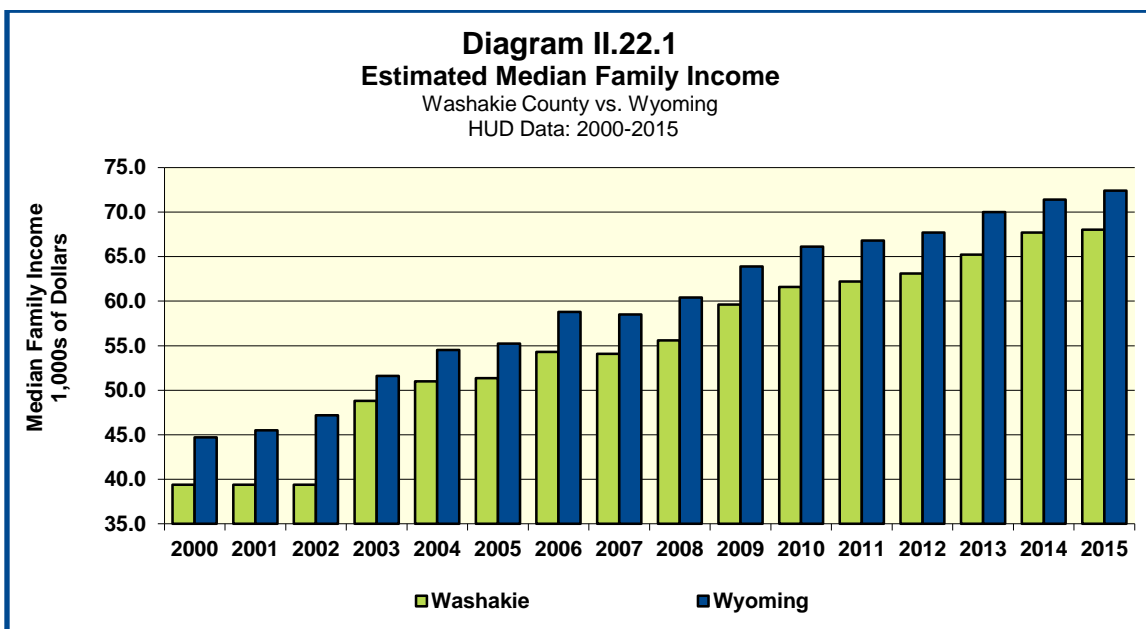
Table II.22.18 Median Rent Washakie County 2010-2014 5-Year ACS Data	
Place	Rent
Washakie County	\$457
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 45 persons during 2015. 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 201 persons over the time period.

Table II.22.19			
Driver’s Licenses Exchanged and Surrendered			
Washakie County			
WYDOT Data, 2000 – 2015			
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
2015	503	548	-45
Total	3,469	3,268	201

Economics

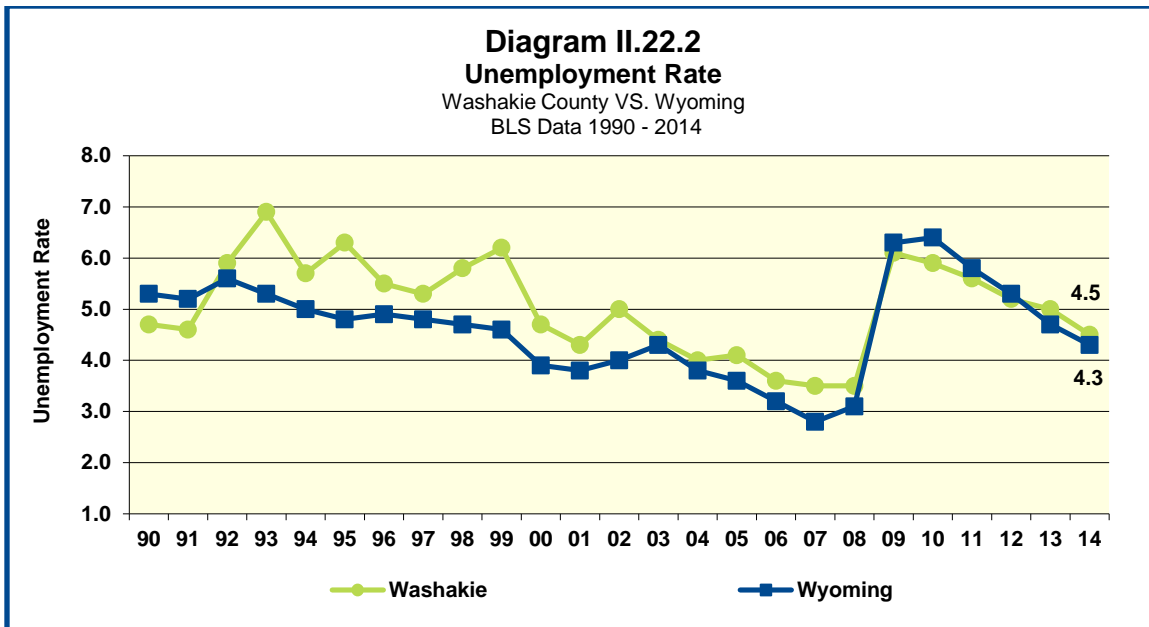
The HUD estimated MFI for Washakie County was \$68,000 in 2015.²³⁴ This compares to Wyoming’s MFI of \$72,400. Diagram II.22.1, below, illustrates the estimated MFI for 2000 through 2015.



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 65 persons, from 4,365 in 2013 to 4,300 in 2014. Employment decreased by 42 persons; unemployment decreased by 23 persons; and the unemployment rate, or the number of

²³⁴ 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 5.0 percent in 2013 to 4.5 percent in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.22.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 3,782 persons in 2014; this figure was lower than the 2013 average by 28 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment rose from 3,878 to 3,954 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	3,728	3,739	3,810	3,905	3,872	3,816	3,803	3,704	3,697	3,658	3,734
Feb	3,614	3,695	3,712	3,816	3,875	3,750	3,759	3,652	3,664	3,604	3,631
Mar	3,624	3,676	3,804	3,754	3,871	3,758	3,840	3,758	3,660	3,646	3,691
Apr	3,728	3,778	3,847	3,962	3,910	3,861	3,929	3,845	3,723	3,684	3,784
May	3,817	3,912	3,981	4,116	4,042	4,005	4,017	3,941	3,824	3,813	3,850
Jun	3,947	4,077	4,093	4,268	4,178	4,137	4,160	4,113	3,966	3,878	3,954
Jul	3,922	3,953	4,020	4,163	4,027	4,048	4,026	3,985	3,915	3,807	
Aug	3,853	3,889	4,008	4,111	3,985	3,978	3,964	3,934	3,896	3,785	
Sep	3,888	3,911	4,025	4,234	4,013	3,994	4,003	4,004	3,861	3,844	
Oct	3,909	3,846	4,131	4,218	4,036	4,052	3,999	4,025	3,861	3,902	
Nov	3,903	3,883	4,123	4,175	3,976	4,012	3,985	3,937	3,842	3,880	
Dec	3,987	3,939	4,029	4,184	3,987	3,970	4,001	3,951	3,815	3,887	
Annual	3,827	3,858	3,965	4,076	3,981	3,948	3,957	3,904	3,810	3,782	
% Change	3.46	.81	2.77	2.80	-2.33	-.83	.23	-1.34	-2.41	-.73	

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 \$744 in 2013. In 2014, average weekly wages saw an increase of 3.76 over the prior year, rising to \$772. These data are shown in Table II.22.21, below. Preliminary estimates show average weekly wages rose from \$782 to \$792 between the second quarter of 2014 and 2015.

Table II.22.21 Average Weekly Wages Washakie County BLS QCEW Data, 2001–2015(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(p)	704	792				

Total business establishments reported by the QCEW are displayed in Table II.22.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming increased by 1.96 percent to 469 establishments. Preliminary estimates show the number of establishments rose from 470 to 486 between the second quarter of 2014 and 2015.

Table II.22.22 Number of Business Establishments Washakie County BLS QCEW Data, 2001–2015(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(p)	480	486				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Washakie County recorded 5,477 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 \$349,555,000, and real per capita income was \$42,004 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$43,088 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$479 in second quarter 2014 to \$483 in second quarter 2015, or by 0.9 percent. Over the same period detached single-family home rents increased by 6.3 percent.

Washakie County rental prices experienced average annualized decreases of 0.1 percent for apartments and an increase of 0.9 percent for houses since fourth quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots over the same period. Table II.22.23, at right, presents the Washakie County data for each rental type.²³⁵

Table II.22.23				
Semiannual Average Monthly Rental Prices				
Washakie County				
EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	490	188	530	523
Q2.87	455	211	520	435
Q4.87	472	202	590	453
Q2.88	428	204	537	399
Q4.88	390	204	447	387
Q2.89	450	199	481	492
Q4.89	397	216	413	358
Q2.90	411	186	469	439
Q4.90	450	197	406	316
Q2.91	415	204	484	388
Q4.91	500	204	407	358
Q2.92	431	194	510	376
Q4.92	425	184	467	311
Q2.93	398	179	538	324
Q4.93	451	179	0	0
Q2.94	461	186	518	0
Q4.94	458	189	516	0
Q2.95	465	185	546	0
Q4.95	439	168	554	0
Q2.96	491	165	528	0
Q4.96	485	179	613	0
Q2.97	478	221	511	460
Q4.97	478	221	660	442
Q2.98	496	174	569	366
Q4.98	490	230	625	386
Q2.99	448	285	558	362
Q4.99	465	175	502	0
Q2.00	452	186	489	353
Q4.00	438	174	500	442
Q2.01	434	246	473	406
Q4.01	438	203	477	452
Q2.02	417	204	441	404
Q4.02	436	200	480	365
Q2.03	429	196	433	335
Q4.03	429	196	526	358
Q2.04	422	191	523	296
Q4.04	410	216	483	299
Q2.05	365	149	502	308
Q4.05	351	149	500	351
Q2.06	417	174	477	338
Q4.06	474	174	487	318
Q2.07	463	169	497	423
Q4.07	486	169	559	447
Q2.08	482	166	570	415
Q4.08	499	166	590	430
Q2.09	510	165	576	428
Q4.09	469	220	585	420
Q2.10	521	217	642	466
Q4.10	497	217	664	468
Q2.11	465	212	636	492
Q4.11	479	212	667	462
Q2.12	439	209	637	.
Q4.12	464	209	625	.
Q2.13	489	205	622	502
Q4.13	486	.	620	.
Q2.14	479	202	645	.
Q4.14	482	.	659	.
Q2.15	483	.	686	.

²³⁵ 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.

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 remained at 4 authorizations in 2013 and 2014.

The real value of single-family building permits increased from \$163,321 in 2013 to \$192,000 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.22.24, below.

Table II.22.24 Building Permits and Valuation Washakie County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	25	.	8	24	57	133.8	64.6
1981	20	2	4	.	26	111.2	.
1982	47	.	4	.	51	86.5	.
1983	16	2	4	10	32	115.3	55.0
1984	11	.	.	.	11	142.5	.
1985	5	.	.	.	5	122.4	.
1986	5	.	.	24	29	93.7	58.6
1987	2	.	.	.	2	84.0	.
1988	.	.	.	.	.	.	.
1989	1	.	.	.	1	168.0	.
1990	.	.	.	.	.	.	.
1991	1	.	.	.	1	141.1	.
1992	5	.	.	.	5	141.7	.
1993	1	.	.	.	1	142.2	.
1994	3	.	.	.	3	164.5	.
1995	5	2	23	.	30	172.9	.
1996	3	.	.	.	3	176.6	.
1997	5	.	4	14	23	158.6	19.3
1998	3	.	.	.	3	150.6	.
1999	2	.	.	6	8	195.5	90.0
2000	1	.	.	7	8	170.7	88.0
2001	.	2	.	.	2	.	.
2002	3	.	.	.	3	47.9	.
2003	4	6	.	.	10	83.9	.
2004	3	4	.	.	7	75.3	.
2005	5	4	.	.	9	237.5	.
2006	8	2	.	.	10	135.5	.
2007	25	.	.	.	25	198.6	.
2008	6	.	.	.	6	224.1	.
2009	5	.	.	.	5	213.3	.
2010	1	.	.	.	1	139.1	.
2011	2	.	.	12	14	241.6	121.9
2012	1	.	.	.	1	41.2	.
2013	4	.	.	.	4	163.3	.
2014	4	.	.	.	4	192.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Washakie County was \$153,078. This represented an increase of 20.1 percent from the previous year. In contrast, Wyoming’s average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 1999 and 2014 is displayed in Table II.22.25, on the following page.

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

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 2015.²³⁶ During December, a total of 24 surveys were completed in Washakie County. Of the 346 rental units surveyed, 47 were vacant, indicating a vacancy rate of 13.6 percent, as shown in Table II.22.26, at right. This rate compares to a 4.7 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 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 survey.

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%

²³⁶Those 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.

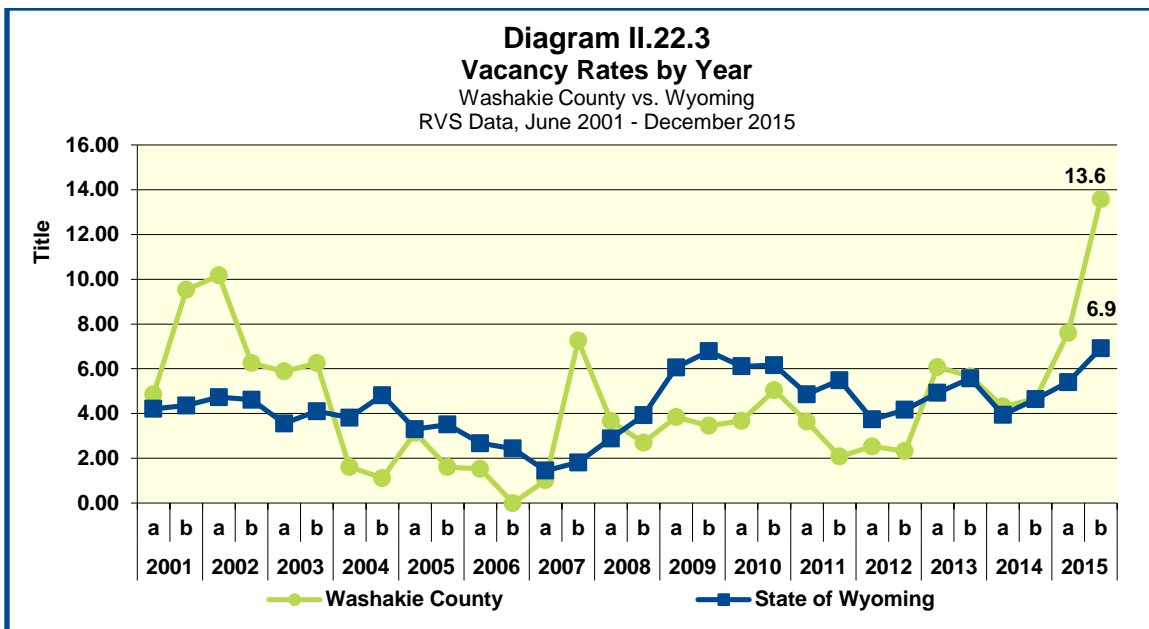


Diagram II.22.4, below, shows the average rent of single-family and apartment units in Washakie County. In 2015, average rents for single-family units increased to \$671, and average rents for apartments increased to \$542.

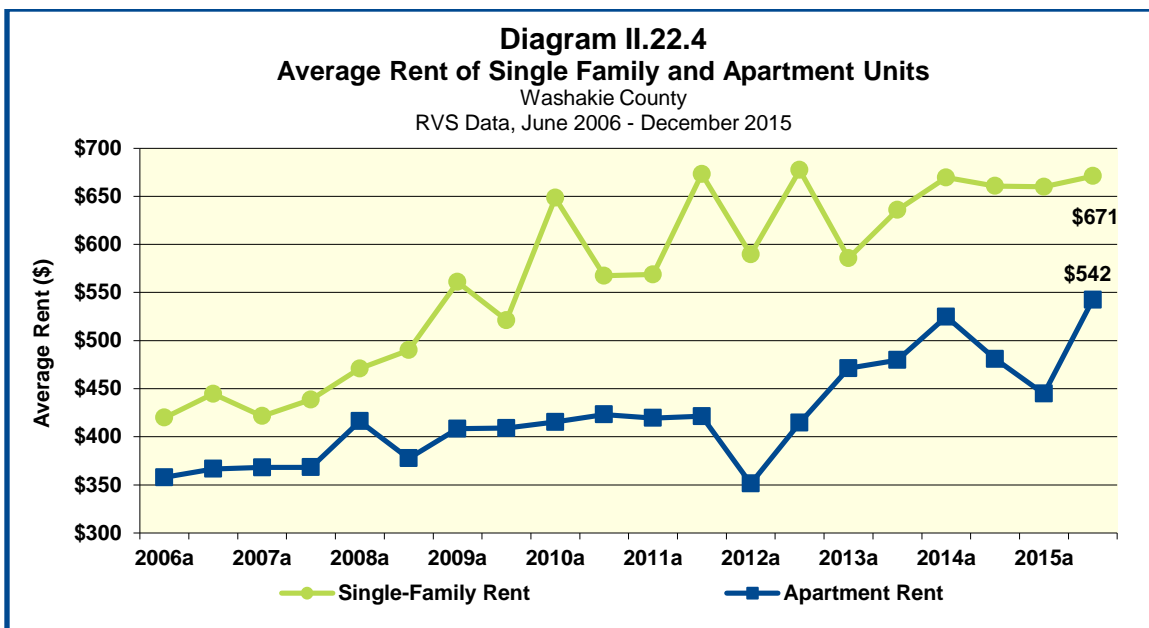


Table II.22.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 51 single family units in Washakie County, with 8 of them available. This translates into a vacancy rate of 15.7 percent in Washakie County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 257 apartment units reported in the survey, with 26 of them available, which resulted in a vacancy rate of 10.1 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Table II.22.27			
Rental Vacancy Survey by Type			
Washakie County			
RVS Data, December 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	51	8	15.7%
Duplex units	16	3	18.8%
Apartments	257	26	10.1%
Mobile Homes	22	3	13.6%
“Other” Units	0	0	%
Don’t Know	0	7	%
Total	346	47	13.6%

Table II.22.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 16 units. The most common apartment units were two bedroom units, with 114 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 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	2	0	0	0	0	.	2
One	5	1	33	4	0	.	43
Two	16	6	114	5	0	.	141
Three	13	2	15	4	0	.	34
Four	5	0	0	0	0	.	5
Five	2	0	0	0	0	.	2
Don’t Know	8	7	95	9	0	0	119
Total	51	16	257	22	0	0	346

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 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$350	\$	\$	\$	\$	\$350
One	\$425	\$400	\$451	\$375	\$	\$435
Two	\$661	\$515	\$507	\$475	\$	\$549
Three	\$707	\$400	\$623	\$625	\$	\$651
Four	\$883	\$	\$	\$	\$	\$883
Five	\$825	\$	\$	\$	\$	\$825
Total	\$671	\$479	\$542	\$495	\$	\$575

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 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	51	8	15.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	51	8	15.7%

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 less than 500 dollars, with a vacancy rate of 8.0 percent.

Table II.22.31			
Apartment Market Rate Rents by Vacancy Status			
Washakie County			
RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	112	9	8.0%
\$500 to \$1,000	77	12	15.6%
\$1,000 to \$1,500	0	0	%
Above \$1,500			%
Missing	68	5	7.4%
Total	257	26	10.1%

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 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	13	3	23.1%
\$500 to \$1,000	7	0	0.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	2	0	.0%
Total	22	3	13.6%

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 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	0	0	12	0	0	.	12
Fair	2	0	0	0	0	.	2
Average	0	2	32	0	0	.	34
Good	30	4	189	13	0	.	236
Excellent	19	10	24	9	0	.	62
Don’t Know	0	0	0	0	0	0	0
Total	51	16	257	22	0	0	346

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 good condition, with a vacancy rate of 13.3 percent.

Table II.22.34			
Condition of Single Family Units by Vacancy Status			
Washakie County			
RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	0	0	%
Fair	2	1	50.0%
Average	0	0	%
Good	30	4	13.3%
Excellent	19	3	15.8%
Don’t Know	0	0	%
Total	51	8	15.7%

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 excellent condition, and had a vacancy rate of .0 percent.

Table II.22.35			
Condition of Apartment Units by Vacancy Status			
Washakie County			
RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	12	7	%58.3
Fair	0	0	%
Average	32	4	12.5%
Good	189	15	7.9%
Excellent	24	0	.0%
Don't Know	0	0	%
Total	257	26	10.1%

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 percent.

Table II.22.36			
Condition of Mobile Home Units by Vacancy Status			
Washakie County			
RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor	0	0	
Fair	0	0	%
Average	0	0	%
Good	13	3	23.1%
Excellent	9	0	.0%
Don't Know	0	0	%
Total	22	3	13.6%

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 20 more single family units, 217 more apartment units, and 0 units of all types. In total, respondents indicated they wished to own or manage an additional 241 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 2015	
Unit Type	More Units
Single family units	20
Duplex Units	4
Apartments	217
Mobile homes	
Other	
Don't Know	
All types	0
Total	241

Table II.22.38, below, shows the most common answers from the 2015 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 3.2 people. Of new residents to Washakie County, 58.8 percent were married and the most common age group arriving in the state was 35 to 44 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 52.6 percent of respondents renting their residence. The average mortgage payment in Washakie County was \$984 and the average rent was \$609. When asked if they were satisfied with their current housing, 89.5 percent said they were satisfied with thier current housing.

Table II.22.38 Most Replied Response Washakie County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	19
Number of persons in household (Average)	3.2
Current age	35 to 44 years old (31.6%)
Marital status	Married (58.8%)
Primary reason for moving to Wyoming	New job (31.6%)
In which industry are you primarily employed	Other (31.6%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (26.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (40.0%)
Current Housing Characteristics	
Current Residence	Single family home (84.2%)
Do you own or rent	Rent (52.6%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.4
Average mortgage payment	\$984
Average rental payment	\$609
Are you satisfied with your current housing	Satisfied with current housing (89.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (50.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to rent (100.0%)
If own, do you plan on building or buying	.
Expected buying price	.
Expected building price	.
Expected rental price	\$501 to \$600 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 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 percent wanted to rent their next residence. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$501 to \$600 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**²³⁷

²³⁷ 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 2014 5-year ACS data, 57 or 1.6 percent of households in Washakie County were overcrowded and another 15 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 2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Washakie County				
Owner				
Households	2,369	0	15	2,384
Percentage	99.4%	.0%	.6%	100.0%
Renter				
Households	1,020	57	0	1,077
Percentage	94.7%	5.3%	.0%	100.0%
Total				
Households	3,389	57	15	3,461
Percentage	97.9%	1.6%	.4%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 70 units or 1.8 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 2010-2014 5-Year ACS Data		
Facilities	Washakie County	State of Wyoming
Complete Kitchen Facilities	3,753	258,329
Lacking Complete Kitchen Facilities	70	6,866
Total Housing Units	3,823	265,195
Percent Lacking	1.8%	2.6%

At the time of the 2014 ACS, a total of 39 units or 1.0 percent of all housing units in Washakie County were lacking complete plumbing facilities. This compared to 2.2 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 2010-2014 5-Year ACS Data		
Facilities	Washakie County	State of Wyoming
Complete Plumbing Facilities	3,784	259,378
Lacking Complete Plumbing Facilities	39	5,817
Total Households	3,823	265,195
Percent Lacking	1.0%	2.2%

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, 14.6 percent of households had a cost burden and 9.1 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 17.1 percent of homeowners with a mortgage in Washakie County experienced a cost burden and 13.6 percent experienced a severe cost burden, while 18.7 percent of renters had a cost burden and 9.2 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 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Washakie County					
Owner With a Mortgage					
Households	909	225	179	0	1,313
Percent	69.2%	17.1%	13.6%	.0%	100.0%
Owner Without a Mortgage					
Households	955	78	38	0	1,071
Percent	89.2%	7.3%	3.5%	.0%	100.0%
Renter					
Households	560	201	99	217	1,077
Percent	52.0%	18.7%	9.2%	20.1%	100.0%
Total					
Households	2,424	504	316	217	3,461
Percent	70.0%	14.6%	9.1%	6.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 262 households in Washakie County, from 3,492 in 2010 to 3,754 in 2040. Homeowners are expected to increase from 2,560 households in 2010 to 2,788 by 2040. Renters are anticipated to increase from 932 households in 2010 to 966 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 19 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 20 households and by 35 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 8 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 4 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	215	224	394	128	1,600	2,560
2015	217	227	399	130	1,620	2,593
2020	220	230	404	132	1,642	2,628
2025	224	234	411	134	1,671	2,674
2030	228	237	417	136	1,695	2,713
2035	231	240	423	138	1,719	2,751
2040	234	244	429	140	1,742	2,788
Renters by Percent of Median Household Income						
2010	218	109	259	78	268	932
2015	223	111	264	80	274	952
2020	222	111	264	80	273	950
2025	223	111	264	80	273	951
2030	224	112	265	80	274	955
2035	225	112	267	81	276	961
2040	226	113	268	81	277	966
Total Households by Percent of Median Household Income						
2010	433	333	652	207	1,867	3,492
2015	440	338	663	210	1,894	3,546
2020	443	341	668	212	1,915	3,578
2025	447	345	675	214	1,944	3,625
2030	451	349	682	216	1,970	3,668
2035	456	353	689	219	1,995	3,712
2040	460	357	697	221	2,020	3,754

Additional Comments

Washakie County saw a 1.5 percent population decline over the past couple years, following suit with over half of Wyoming Counties facing population decline.²³⁸ Additional highways are being proposed for Northwest Wyoming, however, and this would include Washakie County.²³⁹ The development of the over 1,300 miles of highway in the region would have an impact on the economy and housing in the County. It is currently under consideration and public review. Tracking homeless populations can be tricky due to the inability to find persons living on the streets; as such, Washakie County reported no homeless persons in 2015.²⁴⁰

²³⁸ <http://www.washingtontimes.com/news/2015/mar/27/wyoming-population-reaches-estimated-584000-in-201/>

²³⁹ <http://county10.com/2015/06/10/june-meetings-set-to-address-future-highway-projects-in-northwest-wyoming/>

²⁴⁰ http://trib.com/news/state-and-regional/govt-and-politics/to-tackle-homelessness-in-wyoming-one-challenge-is-finding-and/article_e5f3d252-cd52-5147-b416-c6cd5b33465c.html

