

WASHAKIE COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Washakie County's population increased from 6,737 in 2010 to 6,738 in 2011, or by 0 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁸⁴ The number of people from 15 to 24 years of age increased by 0.3 percent, and the number of people from 55 to 64 years of age increased by 2.6 percent. The white population increased by 0.8 percent, while the black population increased by 16.7 percent. The Hispanic population increased from 1,162 to 1,166 people between 2010 and 2011 or by 0.3 percent. These data are presented in Table II.22.1, below.

Subject	Washakie County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	6,737	6,738	0.0%	563,626	568,158	0.8%
Age						
Under 14 years	1,796	1,749	-2.6%	113,371	113,462	0.1%
15 to 24 years	890	893	0.3%	78,460	78,704	0.3%
25 to 44 years	1,897	1,849	-2.5%	144,615	145,669	0.7%
45 to 54 years	1,254	1,216	-3.0%	83,577	80,936	-3.2%
55 to 64 years	1,188	1,219	2.6%	73,513	77,120	4.9%
65 and Over	1,508	1,561	3.5%	70,090	72,267	3.1%
Race						
White	8,175	8,106	-0.8%	529,110	531,484	0.4%
Black	24	28	16.7%	5,135	6,024	17.3%
American Indian and Alaskan Native	135	146	8.1%	14,457	14,774	2.2%
Asian	59	58	-1.7%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	8	7	-12.5%	521	551	5.8%
Two or more races	132	142	7.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,162	1,166	0.3%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Washakie County's population increased from 8,289 persons in 2000 to 8,533 in 2010, or by 2.9 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 4.2 percent, while the black population increased by 144.4 percent. The Hispanic population increased from 951 to 1,162 persons between 2000 and 2010, or by 22.2 percent. These data are presented in Table II.22.2, on the following page.

¹⁸⁴ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.22.1					
Population by Race and Ethnicity					
Washakie County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	7,478	90.2%	7,795	91.4%	4.2%
Black	9	0.1%	22	0.3%	144.4%
American Indian	46	0.6%	93	1.1%	102.2%
Asian	61	0.7%	48	0.6%	-21.3%
Native Hawaiian/Pacific Islander	.	.	1	0.0%	100.0%
Other	515	6.2%	373	4.4%	-27.6%
Two or More Races	180	2.2%	201	2.4%	11.7%
Total	8,289	100.0%	8,533	100.0%	2.9%
Hispanic (Ethnicity)	951	11.5%	1,162	13.6%	22.2%

Table II.22.3, below, presents the population of Washakie County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 2.9 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 319 persons, or by 36.7 percent. In 2010, the largest age group in Washakie County was the group aged 35 to 54, which accounted for 25.5 percent of the entire population. 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.

Table II.22.3							
Population by Age and Gender							
Washakie County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	239	249	488	297	303	600	23.0%
5 to 19	1,059	921	1,980	911	836	1,747	-11.8%
20 to 24	157	165	322	177	162	339	5.3%
25 to 34	415	410	825	483	493	976	18.3%
35 to 54	1,225	1,264	2,489	1,072	1,103	2,175	-12.6%
55 to 64	458	411	869	593	595	1,188	36.7%
65 and Over	579	737	1,316	722	786	1,508	14.6%
Total	4,132	4,157	8,289	4,255	4,278	8,533	2.9%

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.22.4, on the following page.

Table II.22.4			
Group Quarters Population			
Washakie County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁸⁵	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%

Table II.22.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 2,395 family households, 1,969 of which housed married couple families and 426 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 149 families, or a female householder with no husband present, of which there were 277 families. There were also an estimated 1,097 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 3.6 percent, and the number of married couple families increased by 0.4 percent. The number of male households with no wife present increased by 36.7 percent, the number of female households with no husband present decreased by 15.4 percent, and non-family households increased by 13.4 percent.

Table II.22.5			
Household Type by Tenure			
Washakie County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	2,311	2,395	3.6%
Married couple family	1,962	1,969	0.4%
Owner-occupied housing units	1,622	1,679	3.5%
Renter-occupied housing units	340	290	-14.7%
Other family	349	426	22.1%
Male householder, no wife present	109	149	36.7%
Owner-occupied housing units	60	85	41.7%
Renter-occupied housing units	49	64	30.6%
Female householder, no husband present	240	277	15.4%
Owner-occupied housing units	131	159	21.4%
Renter-occupied housing units	109	118	8.3%
Non-family households	967	1,097	13.4%
Owner-occupied housing units	583	637	9.3%
Renter-occupied housing units	384	460	19.8%
Total	3,278	3,492	6.5%

¹⁸⁵ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.22.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,270 two-person family households, 424 three-person family households, and 387 four-person family households. One-person non-family households made up 88.1 percent of all non-family households, or an estimated 967 households. Between 2000 and 2010, the number of four-person households decreased by 7.2 percent, or from 418 to 388 households.

Table II.22.6¹⁸⁶							
Household Type by Household Size							
Washakie County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	870	870	.	967	967	11.1%
Two Person	1,110	90	1,200	1,270	118	1,388	15.7%
Three Person	474	5	479	424	9	433	-9.6%
Four Person	417	1	418	387	1	388	-7.2%
Five Person	202	0	202	176	1	177	-12.4%
Six Person	72	1	73	92	1	93	27.4%
Seven Person	36	0	36	46	.	46	27.8%
Total	2,311	967	3,278	2,395	1,097	3,492	6.5%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,388 two-person households, 1,150 were owner-occupied and 238 were renter-occupied. Of the 388 four-person households, 274 were owner-occupied and 114 were renter-occupied. Further household size data by tenure are presented in Table II.22.7, below.

Table II.22.7							
Tenure by Household Size							
Washakie County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	530	340	870	572	395	967	11.1%
Two Person	971	229	1,200	1,150	238	1,388	15.7%
Three Person	343	136	479	328	105	433	-9.6%
Four Person	330	88	418	274	114	388	-7.2%
Five Person	147	55	202	138	39	177	-12.4%
Six Person	53	20	73	65	28	93	27.4%
Seven Person or More	22	14	36	33	13	46	27.8%
Total	2,396	882	3,278	2,560	932	3,492	6.5%

¹⁸⁶ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.22.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 6.8 percent, or from 2,396 to 2,560 households. The number of renter units increased from 882 to 932 households, or by 5.7 percent. In 2010, Washakie County had a total of 3,833 housing units, of which 3,492, or 91.1 percent, were occupied. A total of 341 units, or 8.9 percent of all units, were vacant, which was a decrease of 9.3 percent from the 2000 Census.

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	3,278	3,492	6.5%
Owner-Occupied	2,396	2,560	6.8%
Renter-Occupied	882	932	5.7%
Vacant Housing Units	376	341	-9.3%
Total Housing Units	3,654	3,833	4.9%
Homeownership Rate	73.1%	73.3%	.

Table II.22.9, below, shows that, of the 341 vacant housing units in Washakie County at the time of the 2010 Census, 54, or 15.8 percent, were for rent and 25, or 7.3 percent, were for sale. An estimated 83 units were for seasonal, recreational, or occasional use, and 150, or 44 percent of all vacant units, were listed as "other vacant." Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied increased from 10 units to 16 units, and units listed as "other vacant" increased from 113 to 150 units, or by 32.7 percent.

Disposition	2000	2010	% Change 00-10
For rent	108	54	-50.0%
For sale only	30	25	-16.7%
Rented or sold but not occupied	10	16	60.0%
For seasonal, recreational, or occasional use	109	83	-23.9%
For migrant workers	6	13	116.7%
Other vacant	113	150	32.7%
Total	376	341	-9.3%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau’s position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.22.10, below, presents different income statistics for Washakie County. According to the 2010 ACS data averages, Median Family Income (MFI) for Washakie County was \$61,340 compared to the statewide average of \$65,964. Per capita income for Washakie County, which is calculated by dividing total income by population, was \$28,557, which compared to \$27,860 for the State of Wyoming.

Table II.22.10 Median and Per Capita Income Washakie County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Washakie County	Wyoming
Median Family Income	61,340	65,964
Median Household Income	48,379	53,802
Per Capita Income	28,557	27,860

Table II.22.11, below, shows households by income for Washakie County and the State of Wyoming in 2010. In Washakie County, there were a total of 298 households, or 8.8 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 598 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 17.6 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.7 percent of total households and numbered 501 in Washakie County.

Table II.22.11 Households by Income Washakie County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Washakie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	298	8.8%	21,963	10.1%
\$15,000–\$19,999	213	6.3%	10,477	4.8%
\$20,000–\$24,999	189	5.6%	11,850	5.4%
\$25,000–\$34,999	443	13.0%	23,902	11.0%
\$35,000–\$49,999	598	17.6%	32,677	15.0%
\$50,000–\$74,999	724	21.3%	44,279	20.3%
\$75,000–\$99,999	433	12.7%	30,595	14.1%
\$100,000 and Above	501	14.7%	41,945	19.3%
Total	3,399	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.22.12, on the following page. In total, the poverty rate in Washakie County was 5.6 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Washakie County had a poverty rate of 3.4 percent, and the female population had a poverty

rate of 7.9 percent. There were seven males and no females in poverty aged 5 and under. Overall, 1.5 percent of persons in poverty in Washakie County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 135 persons, which represented 29.6 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.22.12				
Poverty by Age				
Washakie County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Washakie County				
5 and Under	7	0	7	1.5%
6 to 17	10	20	30	6.6%
18 to 64	112	172	284	62.3%
65 and Older	11	124	135	29.6%
Total	140	316	456	100.0%
Poverty Rate	3.4%	7.9%	5.6%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.22.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Washakie County saw an average of 2,202 owner-occupied single-family units compared to 429 single-family rental units. In Washakie County, single-family units represented 77.4 percent of all households compared to 70.8 percent statewide. Washakie County had a total of 64 apartment rental units, and total apartment units accounted for 2.2 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 426 mobile homes in Washakie County, which made up 12.5 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.22.13				
Households by Unit Type				
Washakie County and the State of Wyoming 2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
Single-Family Unit	2,202	429	2,631	77.4%
Duplex	18	55	73	2.1%
Tri- or Four-Plex	0	195	195	5.7%
Apartment	10	64	74	2.2%
Mobile Home	179	247	426	12.5%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	2,409	990	3,399	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
Total	152,806	64,882	217,688	100.0%

Table II.22.14, below, shows the number of households by year of construction. As shown, 11.7 percent, or 399 units, were built in 1939 or earlier in the county, and another 8.6 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 47, which accounted for 1.4 percent of all households, and an additional 82 households, or 2.4 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.22.14				
Households by Year Built				
Washakie County and the State of Wyoming 2010 Five-Year ACS Data				
Year Built	Washakie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	399	11.7%	25,116	11.5%
1940 to 1949	292	8.6%	11,481	5.3%
1950 to 1959	790	23.2%	21,920	10.1%
1960 to 1969	307	9.0%	19,433	8.9%
1970 to 1979	781	23.0%	53,519	24.6%
1980 to 1989	490	14.4%	34,949	16.1%
1990 to 1999	211	6.2%	26,791	12.3%
2000 to 2004	47	1.4%	14,090	6.5%
2005 or Later	82	2.4%	10,389	4.8%
Total	3,399	100.0%	217,688	100.0%

Table II.22.15, on the following page, 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 0.6 percent of total housing units, while households with five and six rooms accounted for 18.6 and 14.3 percent, respectively, in the county. The median number of rooms in Washakie County was six rooms, the same as the statewide median number of rooms.

Table II.22.15				
Housing Units by Number of Rooms				
Washakie County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Washakie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	24	.6%	3,804	1.5%
Two	59	1.5%	6,391	2.5%
Three	257	6.8%	18,634	7.3%
Four	765	20.1%	45,335	17.8%
Five	708	18.6%	52,421	20.5%
Six	544	14.3%	39,475	15.5%
Seven	490	12.9%	31,509	12.4%
Eight	450	11.8%	25,135	9.9%
Nine or More	510	13.4%	32,392	12.7%
Total	3,807	100.0%	255,096	100.0%
Median Rooms	6	.	6	.

Table II.22.16, below, shows households in the county by number of bedrooms and tenure. There were 10 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 32.3 percent of total households in Washakie County, which compared to 25.5 percent statewide. In Washakie County, the 1,141 households with three bedrooms accounted for 33.6 percent of all households, and there were only 179 five-bedroom or more households, which accounted for 5.3 percent of all households.

Table II.22.16				
Households by Number of Bedrooms				
Washakie County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
None	0	10	10	0.3%
One	47	192	239	7.0%
Two	613	485	1,098	32.3%
Three	925	216	1,141	33.6%
Four	661	71	732	21.5%
Five or More	163	16	179	5.3%
Total	2,409	990	3,399	100.0%
State of Wyoming				
None	275	1,668	1,943	.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.22.17, at right, structures built in 1939 or earlier had a median value of \$133,600, while structures built between 1950 and 1959 had a median value of \$88,300 and those built between 1990 and 1999 had a median value of \$217,000. 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 \$345,000 and \$244,800, respectively. The median value in Washakie County was \$130,000, which compared to \$174,000 in the State of Wyoming.

Table II.22.17 Median Value by Year Structure Built Washakie County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Washakie County	State of Wyoming
1939 or Earlier	133,600	141,200
1940 to 1949	85,000	129,500
1950 to 1959	88,300	151,800
1960 to 1969	136,800	166,500
1970 to 1979	153,700	169,900
1980 to 1989	179,000	187,000
1990 to 1999	217,000	224,000
2000 to 2004	345,000	243,500
2005 or Later	244,800	244,600
Median Value	130,000	174,000

Household mortgage status is reported in Table II.22.18, below. In Washakie County, households with a mortgage accounted for 61.2 percent of all households, or 1,474 housing units, and the remaining 38.8 percent, or 935 units, had no mortgage. Of those units with a mortgage, 299 had either a second mortgage or home equity loan, 13 had both a second mortgage and home equity loan, and 1,162, or 78.8 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.22.18 Mortgage Status Washakie County and the State of Wyoming 2010 Five-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	1,474	61.2%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	299	20.3%	17,932	19.1%
Second mortgage only	143	47.8%	8,629	48.1%
Home equity loan only	156	52.2%	9,303	51.9%
Both second mortgage and home equity loan	13	0.9%	741	0.8%
No second mortgage and no home equity loan	1,162	78.8%	75,088	80.1%
Housing units without a mortgage	935	38.8%	59,045	38.6%
Total	2,409	100.0%	152,806	100.00%

The median rent in Washakie County was \$385 compared to \$552 statewide, as shown in Table II.22.19, below. These figures show that rents in Washakie County were significantly lower than rents statewide.

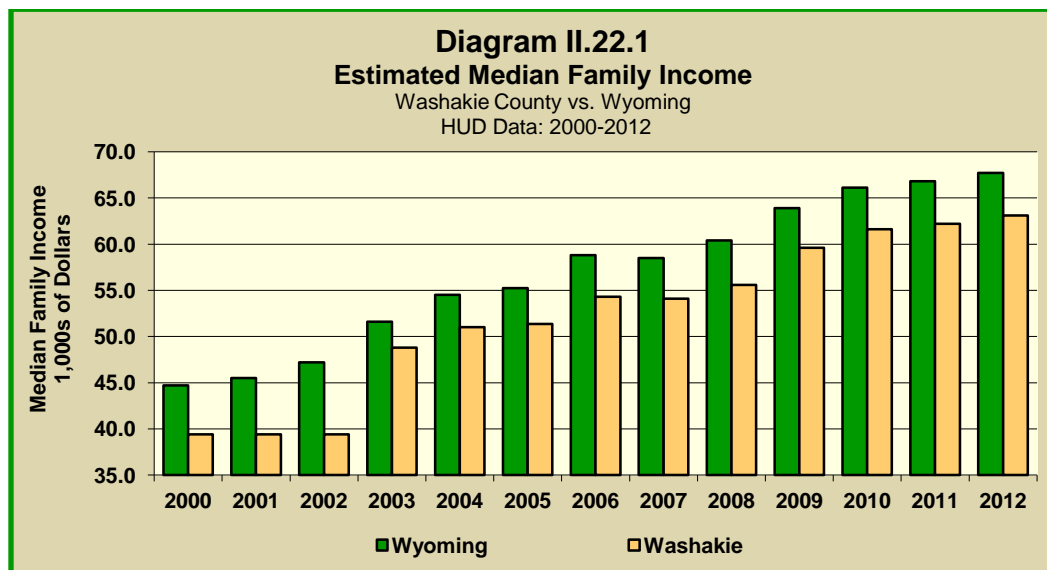
Table II.22.19 Median Rent Washakie County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Washakie County	\$385
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 37 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Washakie County are presented below in Table II.22.20 and indicate a net increase of 37 persons over the time period.

Table II.22.20			
Driver’s Licenses Exchanged and Surrendered			
Washakie County			
WYDOT Data, 2000–Second Quarter 2012			
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 – First Half	91	54	37
Total	2,251	1,827	424

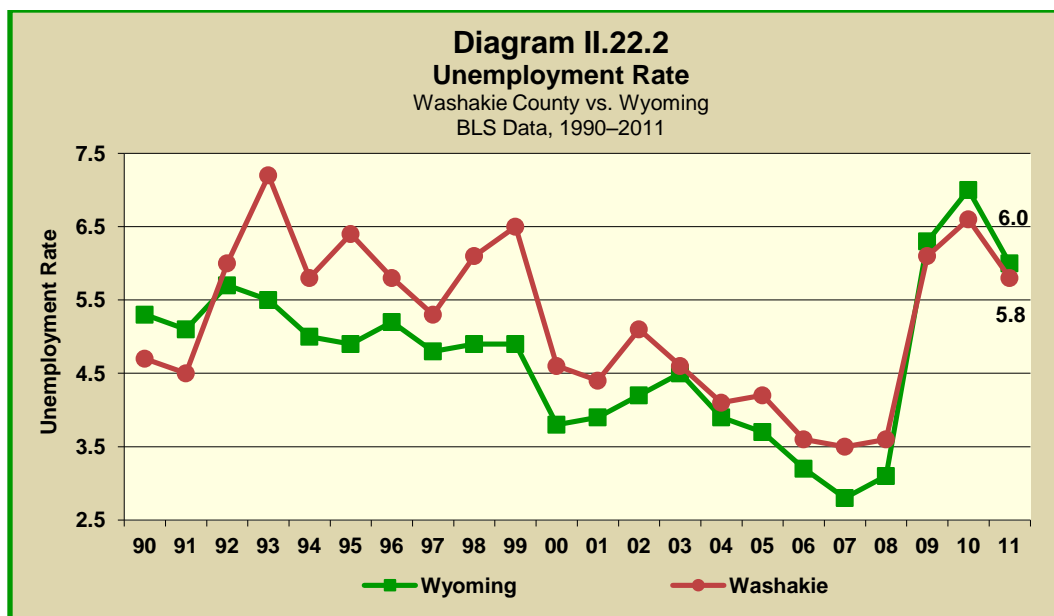
Economics

The HUD estimated MFI for Washakie County was \$63,100 in 2012.¹⁸⁷ This compares to Wyoming’s MFI of \$67,700. Diagram II.22.1, below, illustrates the estimated MFI for 2000 through 2012.



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 8 persons, from 4,462 in 2010 to 4,454 in 2011. Employment increased by 26 persons; unemployment decreased by 34 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 6.6 percent in 2010 to 5.8 percent in 2011, as shown on the following page in Diagram II.22.2.

¹⁸⁷ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.22.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 0.25 percent between 2010 and 2011, from a total of 3,948 to 3,958 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	3,560	3,325	3,492	3,563	3,728	3,739	3,810	3,905	3,872	3,816	3,803
Feb	3,498	3,391	3,446	3,475	3,614	3,695	3,712	3,816	3,875	3,750	3,759
Mar	3,432	3,439	3,494	3,569	3,624	3,676	3,804	3,754	3,871	3,758	3,840
Apr	3,487	3,445	3,549	3,615	3,728	3,778	3,847	3,962	3,910	3,861	3,929
May	3,550	3,535	3,669	3,719	3,817	3,912	3,981	4,116	4,042	4,005	4,017
Jun	3,625	3,649	3,781	3,842	3,947	4,077	4,093	4,268	4,178	4,137	4,160
Jul	3,466	3,643	3,736	3,759	3,922	3,953	4,020	4,163	4,027	4,048	4,026
Aug	3,447	3,546	3,670	3,724	3,853	3,889	4,008	4,111	3,985	3,978	3,964
Sep	3,454	3,497	3,699	3,741	3,888	3,911	4,025	4,234	4,013	3,994	4,003
Oct	3,585	3,554	3,727	3,786	3,909	3,846	4,131	4,218	4,036	4,052	4,000
Nov	3,501	3,564	3,702	3,785	3,903	3,883	4,123	4,175	3,976	4,012	3,988
Dec	3,519	3,699	3,682	3,804	3,987	3,939	4,029	4,184	3,987	3,970	4,001
Annual	3,510	3,524	3,637	3,699	3,827	3,858	3,965	4,076	3,981	3,948	3,958
% Change	.	0.40	3.21	1.70	3.46	0.81	2.77	2.80	-2.33	-0.83	0.25

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.22.22, at right, annual average weekly wages increased by 4.26 percent between 2010 and 2011, from a total of \$680 to \$709.

Table II.22.22						
Average Weekly Wages						
Washakie County						
BLS QCEW Data, 2001–2011(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(p)	667	705	728	732	709	4.26

Total business establishments reported by the QCEW are displayed on the below in Table II.22.23. Annual establishments decreased by 1.28 percent between 2010 and 2011, from a total of 467 to 461 establishments.

Table II.22.23						
Number of Establishments						
Washakie County						
BLS QCEW Data, 2001–2011(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
2009p	459	463	467	464	463	1.98
2010	468	470	465	466	467	0.86
2011(p)	460	456	463	463	461	-1.28

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Washakie County recorded 5,729 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 \$341,828,000 and real per capita income was \$39,970 in 2010. Average earnings per job in the county was \$39,771 in 2010. 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 \$458 in fourth quarter 2010 to \$451 in fourth quarter 2011, or by 1.5 percent. Detached single-family home rents increased by 2.6 percent, rents for mobile homes on a lot increased by 0.7 percent, and mobile home lots remained unchanged.

Washakie County rental prices experienced average annualized increases of 2.2 percent for apartments, 3.3 percent for houses, 1.8 percent for mobile homes plus a lot, and 2.8 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.22.24, at right, presents the Washakie County data for each rental type.¹⁸⁸

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 units in 2010 to two in 2011.

The real value of single-family building permits increased from \$132,800 in 2010 to \$230,500 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$228,800 in 2005 to a low of \$46,300 in 2002. These figures compare to the state average high of \$270,950 in 2000 and a low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.22.25, on the following page.

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

¹⁸⁸ 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.22.25 Building Permits and Valuation Washakie County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	25	.	8	24	57	.	.	130.2
1981	20	2	4	.	26	.	.	108.2
1982	47	.	4	.	51	.	.	84.2
1983	16	2	4	10	32	.	.	112.2
1984	11	.	.	.	11	.	.	138.5
1985	5	.	.	.	5	.	.	119.2
1986	5	.	.	24	29	.	.	91.1
1987	2	.	.	.	2	.	.	81.3
1988	.	.	.	.	.	.	.	.
1989	1	.	.	.	1	.	.	162.9
1990	.	.	.	.	.	.	.	.
1991	1	.	.	.	1	.	.	136.4
1992	5	.	.	.	5	.	.	136.8
1993	1	.	.	.	1	.	.	137.6
1994	3	.	.	.	3	.	.	159.1
1995	5	2	23	.	30	.	2	167.2
1996	3	.	.	.	3	23	8	170.7
1997	5	.	4	14	23	.	.	153.2
1998	3	.	.	.	3	.	.	145.4
1999	2	.	.	6	8	.	.	188.7
2000	1	.	.	7	8	.	.	164.9
2001	.	2	.	.	2	.	.	.
2002	3	.	.	.	3	.	.	46.3
2003	4	6	.	.	10	.	.	81.0
2004	3	4	.	.	7	.	2	72.6
2005	5	4	.	.	9	.	.	228.8
2006	8	2	.	.	10	.	.	130.3
2007	25	.	.	.	25	.	.	190.6
2008	6	.	.	.	6	.	.	214.5
2009	5	.	.	.	5	.	.	203.5
2010	1	.	.	.	1	.	.	132.8
2011	2	.	.	12	14	.	.	230.5

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Washakie County was \$153,093. This represented an increase of 3.8 percent from the previous year. In contrast, Wyoming's average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.22.26, below.

Table II.22.26 Average Sales Prices Washakie County vs. Wyoming DOR Data, 1999–2011				
Year	Washakie County Average Price (\$)	Washakie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	80,338	1.14	101,517	4.76
2000	84,564	5.26	111,437	9.77
2001	86,412	2.19	116,469	4.52
2002	90,405	4.62	121,140	4.01
2003	94,206	4.20	132,708	9.55
2004	102,144	8.43	142,501	7.38
2005	102,948	0.79	159,776	12.12
2006	123,072	19.55	187,869	17.58
2007	123,363	0.24	265,044	41.08
2008	133,754	8.4	256,045	-3.4
2009	150,202	12.3	241,622	-5.6
2010	147,467	-1.82	250,958	3.9
2011	153,093	3.8	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in June 2012.¹⁸⁹ During June 2012, a total of 24 surveys were completed in Washakie County. Of the 277 rental units surveyed, seven were vacant, indicating a vacancy rate of 2.53 percent, as shown in Table II.22.27, below. This rate compares to a 3.64 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

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

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 2007, has remained below the statewide rate since 2004.

¹⁸⁹Those signified as a in the “year” column of Table II.22.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

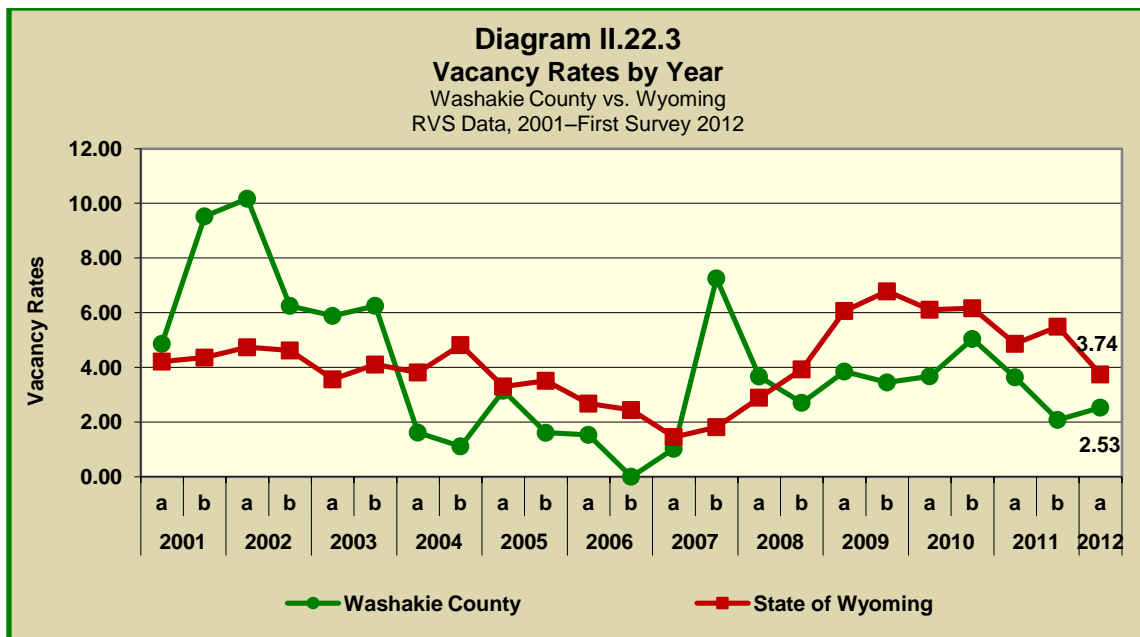
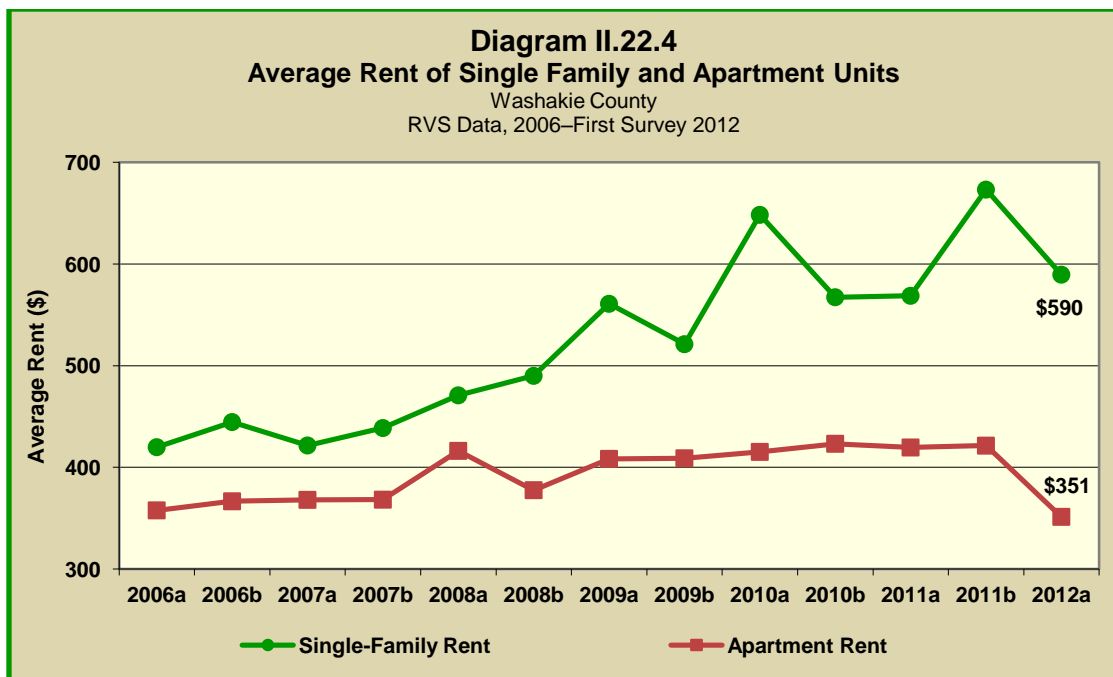


Diagram II.22.4, below, shows the average rent of single-family and apartment units in Washakie County. In the first half of 2012, average rents for single-family units fell, to \$590, and average rents for apartments fell to \$351.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 58 respondents in Washakie County. Of the incoming persons who were unsatisfied with their current housing, 68.4 percent said they were seeking to own a home and the remaining 31.6 percent were seeking to rent. Of those seeking to own a home, 50 percent wished to buy existing units, of which 40 percent of respondents anticipated spending below \$100,000 and 60 percent anticipated spending between \$100,000 and \$249,999. Of those seeking to build a home 25 percent anticipated

building for less than \$99,999, 50 percent anticipated spending between \$100,000 and \$249,999 and the remaining 25 percent anticipated spending above \$250,000

Of the 31.6 percent of respondents seeking to rent, 66.7 percent anticipated spending below \$474, 16.7 percent anticipated spending between \$475 to \$849 and 16.7 percent anticipated spending above \$850. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 895 loans purchased in Washakie County between 1979 and 2012, with 10 occurring in fiscal 2012. The average home size over the period was 1,168 square feet and 1,170 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1956. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$41,818. The average purchase price in fiscal 2012 was \$105,780. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 26, or 0.8 percent of households in Washakie County, were overcrowded, as shown on the following page in Table II.22.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.22.28				
Overcrowding and Severe Overcrowding				
Washakie County and the State of Wyoming				
2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Washakie County				
Owner				
Households	2,409	0	0	2,409
Percentage	100.0%	0.0%	0.0%	100.0%
Renter				
Households	964	26	0	990
Percentage	97.4%	2.6%	0.0%	100.0%
Total				
Households	3,373	26	0	3,399
Percentage	99.2%	0.8%	0.0%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 2010 ACS, a total of 107 units, or 2.8 percent of all housing units in Washakie County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.22.29, below.

Table II.22.29		
Housing Units with Incomplete Kitchen Facilities		
Washakie County and the State of Wyoming		
2010 Five-Year ACS Data		
Facilities	Washakie County	State of Wyoming
Complete Kitchen Facilities	3,700	247,608
Lacking Complete Kitchen Facilities	107	7,488
Total Housing Units	3,807	255,096
Percent Lacking	2.8%	2.9%

At the time of the 2010 ACS, a total of 55 units, or 1.4 percent of all housing units in Washakie County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.22.30, on the following page.

Table II.22.30 Housing Units with Incomplete Plumbing Facilities Washakie County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Washakie County	State of Wyoming
Complete Plumbing Facilities	3,752	249,046
Lacking Complete Plumbing Facilities	55	6,050
Total Households	3,807	255,096
Percent Lacking	1.4%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 17.8 percent of households had a cost burden and 4.2 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 25.1 percent of homeowners with a mortgage in Washakie County experienced a cost burden and 3.9 percent experienced a severe cost burden, while 16.6 percent of renters had a cost burden and 6 percent had a severe cost burden, as shown in Table II.22.31, below.

Table II.22.31 Cost Burden and Severe Cost Burden by Tenure Washakie County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Washakie County					
Owner with a Mortgage					
Households	1,047	370	57	0	1,474
Percent	71.0%	25.1%	3.9%	.0%	100.0%
Owner without a Mortgage					
Households	838	70	27	0	935
Percent	89.6%	7.5%	2.9%	.0%	100.0%
Renter					
Households	596	164	59	171	990
Percent	60.2%	16.6%	6.0%	17.3%	100.0%
Total					
Households	2,481	604	143	171	3,399
Percent	73.0%	17.8%	4.2%	5.0%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%