

WESTON COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Weston County's population decreased from 7,208 in 2010 to 7,082 in 2012, or by 1.7 percent. This compares to a statewide population growth of 2.3 percent over the period.¹⁶⁰ The number of people from 25 to 44 years of age decreased by 1.9 percent, and the number of people from 55 to 64 years of age increased by 3.0 percent. The white population decreased by 2.8 percent, while the black population increased by 109.1 percent. The Hispanic population increased from 216 to 256 people between 2010 and 2012 or by 18.5 percent. These data are presented in Table II.23.1, below.

Table II.23.1						
Profile of Population Characteristics						
Wyoming vs. Weston County						
2010 Census and 2012 Current Census Estimates						
Subject	Weston County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	7,208	7,082	-1.7%	563,626	576,412	2.3%
Age						
Under 14 years	1,306	1,290	-1.2%	113,371	113,773	0.4%
15 to 24 years	810	788	-2.7%	78,460	79,861	1.8%
25 to 44 years	1,711	1,679	-1.9%	144,615	149,367	3.3%
45 to 54 years	1,173	1,038	-11.5%	83,577	78,964	-5.5%
55 to 64 years	1,059	1,091	3.0%	73,513	78,939	7.4%
65 and Over	1,149	1,196	4.1%	70,090	75,508	7.7%
Race						
White	6,954	6,758	-2.8%	529,110	536,450	1.4%
Black	22	46	109.1%	5,135	8,555	66.6%
American Indian and Alaskan Native	97	119	22.7%	14,457	15,003	3.8%
Asian	21	23	9.5%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	3	2	-33.3%	521	575	10.4%
Two or more races	111	134	20.7%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	216	256	18.5%	50,231	54,770	9.0%

Table II.23.2, on the following page, presents the population of Weston County by age and gender from the 2000 and 2010 Census counts. The 2010 Census count showed a total of 3,790 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 3,418 persons, were female. In 2012 the number of females decreased to 3,354 persons, which accounted for 47.4 percent of the population while the remaining 52.6 percent, or 3,728 persons were male.

¹⁶⁰ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.23.2							
Population by Age and Gender							
Weston County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	669	637	1,306	647	643	1,290	-1.2%
15 to 24 years	464	346	810	452	336	788	-2.7%
25 to 44 years	953	758	1,711	944	735	1,679	-1.9%
45 to 54 years	617	556	1,173	552	486	1,038	-11.5%
55 to 64 years	580	479	1,059	594	497	1,091	3.0%
65 and Over	507	642	1,149	539	657	1,196	4.1%
Total	3,790	3,418	7,208	3,728	3,354	7,082	-1.7%
% of Total	52.6%	47.4%	.	52.6%	47.4%	.	.

At the time of the 2010 Census, there were 313 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 increased by 5.4 percent, as shown in Table II.23.3, below.

Table II.23.3			
Group Quarters Population			
Weston County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁶¹	194	261	34.5%
Juvenile Facilities	.	.	.
Nursing Homes	48	52	8.3%
Other Institutions	.	.	.
Total	242	313	29.3%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	55	.	-100.0%
Total	55	.	-100.0%
Group Quarters Population	297	313	5.4%

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

¹⁶¹ 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.23.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 1,921 family households, of which 1,615 housed married couple families and 306 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 117 families, or a female householder with no husband present, of which there were 189 families. There were also an estimated 1,037 “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 Weston County was 64.9 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Weston County, 84.1 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Table II.23.4				
Household Type by Tenure				
Weston County 2008-2012 5-Year ACS Data				
Family Type	Weston County		State of Wyoming	
	Weston County	% of Total	State of Wyoming	% of Total
Family households	1,921	64.9%	145,992	65.9%
Married-couple family	1,615	84.1%	117,493	80.5%
Owner-occupied housing units	1,378	85.3%	98,110	83.5%
Renter-occupied housing units	237	14.7%	19,383	16.5%
Other family	306	15.9%	28,499	19.5%
Male householder, no wife present	117	6.1%	9,246	32.4%
Owner-occupied housing units	117	100.0%	5,485	59.3%
Renter-occupied housing units	0	.0%	3,761	40.7%
Female householder, no husband present	189	9.8%	19,253	67.6%
Owner-occupied housing units	136	72.0%	10,177	52.9%
Renter-occupied housing units	53	28.0%	9,076	47.1%
Nonfamily households	1,037	35.1%	75,487	34.1%
Owner-occupied housing units	699	67.4%	41,887	55.5%
Renter-occupied housing units	338	32.6%	33,600	44.5%
Total	2,958	100.0%	221,479	100.0%

Table II.23.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 1,142 two-person family households, 316 three-person family households and 277 four-person family households. One-person non-family households made up 90.2 percent of all non-family households or an estimated 935 households. Weston County’s two persons households made up 41.8 percent of total housing units and four person households made up an additional 9.4 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.23.5				
Household Type by Household Size				
Weston County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Weston County				
One Person	.	935	935	31.6%
Two Person	1,142	93	1,235	41.8%
Three Person	316	9	325	11.0%
Four Person	277	0	277	9.4%
Five Person	126	0	126	4.3%
Six Person	32	0	32	1.1%
Seven Person	28	0	28	.9%
Total	1,921	1,037	2,958	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 1,235 two-person households, 1,043 were owner-occupied and 192 were renter-occupied. Of the 277 four-person households, 236 were owner-occupied and 41 were renter-occupied. Further household size data by tenure are presented in Table II.23.6, below.

Table II.23.6				
Tenure by Household Size				
Weston County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Weston County				
One Person	638	297	935	31.6%
Two Person	1,043	192	1,235	41.8%
Three Person	268	57	325	11.0%
Four Person	236	41	277	9.4%
Five Person	85	41	126	4.3%
Six Person	32	0	32	1.1%
Seven Person or more	28	0	28	.9%
Total	2,330	628	2,958	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.23.7, on the following page, Weston County had a total of 3,522 housing units of which 2,958 or 84.0 percent were occupied. Of these occupied units, 78.8 percent, or 2,330 units were owner occupied, which compares to a statewide rate of 70.3. A total of 564 units or 16.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.23.7 Housing Units by Tenure Weston County 2008-2012 5-Year ACS Data				
Tenure	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,958	84.0%	221,479	84.7
Owner-Occupied	2,330	78.8%	155,659	70.3
Renter-Occupied	628	21.2%	65,820	29.7
Vacant Housing Units	564	16.0%	39,951	15.3
Total Housing Units	3,522	100.0%	261,430	100.0

Table II.23.8, below, shows that of the 564 housing units in Weston County as reported in the 2012 ACS data, 11 or 2.0 percent were for rent and 67 or 11.9 percent were for sale. An estimated 256 units were for seasonal, recreational, or occasional use, and 230 or 40.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.23.8 Disposition of Vacant Housing Units Weston County 2008-2012 5-Year ACS Data				
Disposition	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	11	2.0%	5,825	14.6%
Rented, but not occupied	0	.0%	1,811	4.5%
For sale only	67	11.9%	2,711	6.8%
Sold, but not occupied	0	.0%	799	2.0%
For seasonal, recreational, or occasional use	256	45.4%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	230	40.8%	10,290	25.8%
Total	564	100.0%	39,951	100.0%

Table II.23.9, at right, presents different income statistics for Weston County. According to the 2012 ACS data averages, median family income for Weston County was \$72,766 compared to the statewide average of \$70,013. Per capita income for Weston County, which is calculated by dividing total income by population, was \$28,335, which compared to \$28,858 for the State of Wyoming.

Table II.23.9 Median and Per Capita Income Weston County 2008-2012 5-Year ACS Data		
Income Type	Weston County	Wyoming
Median Family Income	72,766	70,013
Median Household Income	53,802	56,573
Per Capita Income	28,335	28,858

Table II.23.10, on the following page, shows households by income for Weston County and the State of Wyoming. In Weston County, there were a total of 340 households or 11.5 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 540 households that had incomes between \$35,000 and \$49,999, which accounted for 18.3 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 18.5 percent of total households and numbered 547 in Weston County.

Table II.23.10 Households by Income Weston County 2008-2012 5-Year ACS Data				
Income	Weston County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	340	11.5%	21,996	9.9%
15,000 - 19,999	125	4.2%	10,608	4.8%
20,000 - 24,999	147	5.0%	10,519	4.7%
25,000 - 34,999	261	8.8%	22,992	10.4%
35,000 - 49,999	540	18.3%	31,395	14.2%
50,000 - 74,999	521	17.6%	44,135	19.9%
75,000 - 99,999	477	16.1%	31,949	14.4%
100,000 and above	547	18.5%	47,885	21.6%
Total	2,958	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.23.11, below. In total, the poverty rate in Weston County was 13.8 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Weston County had a poverty rate of 10.0 percent and the female population had a poverty rate of 17.8 percent. There were 113 males and 193 females in poverty under the age of 5. Overall, 32.4 percent of persons in poverty in Weston County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 122 individuals with incomes below the poverty level which represented 12.9 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.23.11 Poverty by Age Weston County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Weston County				
5 and Below	113	193	306	32.4%
6 to 18	47	62	109	11.5%
18 to 64	153	254	407	43.1%
65 and Older	32	90	122	12.9%
Total	345	599	944	100.0%
Poverty Rate	10.0%	17.8%	13.8%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.23.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Weston County saw an average of 1,647 owner-occupied single-family units compared to 304 single-family rental units. In Weston County, single-family units comprised 66.0 percent of all households compared with 71.5 percent statewide. Weston County

had a total of 78 apartment rental units and total apartment units accounted for 2.6 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 812 mobile homes in Weston County, which comprised 27.5 percent of all occupied housing units and compared to 13.6 statewide.

Table II.23.12				
Households by Unit Type				
Weston County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Weston County				
Single-Family Unit	1,647	304	1,951	66.0%
Duplex	2	58	60	2.0%
Tri- or Four-Plex	0	57	57	1.9%
Apartments	0	78	78	2.6%
Mobile Homes	681	131	812	27.5%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,330	628	2,958	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.23.13, below, shows the number of households by year of construction. As shown, 10.5 percent, or 311 units, were built in 1939 or earlier in the county, and another 141 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 242, which accounted for 8.2 percent of all households, and an additional 3 households, or 0.1 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.23.13				
Households by Year Built				
Weston County 2008-2012 5-Year ACS Data				
Year Built	Weston County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	311	10.5%	24,899	11.2%
1940 to 1949	141	4.8%	10,352	4.7%
1950 to 1959	563	19.0%	22,395	10.1%
1960 to 1969	227	7.7%	19,254	8.7%
1970 to 1979	592	20.0%	50,875	23.0%
1980 to 1989	489	16.5%	34,715	15.7%
1990 to 1999	390	13.2%	26,905	12.1%
2000 to 2004	242	8.2%	30,814	13.9%
Built 2005 or Later	3	.1%	1,270	.6%
Total	2,958	100.0%	221,479	100.0%

Table II.23.14, below, displays housing units for Weston County and the State of Wyoming. The number of rooms in Weston County varied between households. Households with one room accounting for only 1.8 percent of total housing units, while households with five and six rooms accounted for 18.2 and 14.2 percent, respectively. The median number of rooms in Weston County was 5 rooms, which compared to 6 statewide.

Table II.23.14				
Housing Units by Number of Rooms				
Weston County 2008-2012 5-Year ACS Data				
Number of Rooms	Weston County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	62	1.8%	4,323	1.7%
Two	92	2.6%	6,841	2.6%
Three	295	8.4%	19,299	7.4%
Four	753	21.4%	44,488	17.0%
Five	641	18.2%	51,437	19.7%
Six	500	14.2%	40,208	15.4%
Seven	478	13.6%	32,481	12.4%
Eight	364	10.3%	25,835	9.9%
Nine or more	337	9.6%	36,518	14.0%
Total	3,522	100.0%	261,430	100.0%
Median Rooms	5	.	6	.

Table II.23.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 24 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.9 percent of total households in Weston County, which compared to 24.6 percent statewide. In Weston County, the 1,407 households with three bedrooms accounted for 47.6 percent of all households, and there were only 142 five-bedroom or more households, which accounted for 4.8 percent of all households.

Table II.23.15				
Households by Number of Bedrooms				
Weston County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Weston County				
None	0	24	24	.8%
One	56	181	237	8.0%
Two	558	180	738	24.9%
Three	1,183	224	1,407	47.6%
Four	394	16	410	13.9%
Five or more	139	3	142	4.8%
Total	2,330	628	2,958	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	100.0%

The age of a structure influences its value. As shown in Table II.23.16, at right, structures built in 1939 or earlier had a median value of \$76,700, while structures built between 1950 and 1959 had a median value of \$114,700 and those built between 1990 to 1999 had a median value of \$121,000. 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 \$230,700 and \$, respectively. The total average median value in Weston County was \$131,200, which compared to \$184,400 in the State of Wyoming.

Table II.23.16		
Median Value by Year Structure Built		
Weston County 2008-2012 5-Year ACS Data		
Year Built	Weston County	State of Wyoming
1939 or earlier	76,700	153,500
1940 to 1949	87,500	136,800
1950 to 1959	114,700	156,600
1960 to 1969	131,900	173,700
1970 to 1979	119,400	181,700
1980 to 1989	143,800	196,100
1990 to 1999	121,000	228,400
2000 to 2004	230,700	248,900
Built 2005 or Later		221,600
Total	131,200	184,400

Household mortgage status is reported in Table II.23.17, below. In Weston County, households with a mortgage accounted for 50.1 percent of all households or 1,168 housing units, and the remaining 49.9 percent or 1,162 units had no mortgage. Of those units with a mortgage, 174 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 994 or 85.1 percent had no second mortgage or no home equity loan.

Table II.23.17				
Mortgage Status				
Weston County 2008-2012 5-Year ACS Data				
Mortgage Status	Weston County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,168	50.1%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	174	14.9%	15,069	16.0%
Second mortgage only	49	28.2%	7,440	49.4%
Home equity loan only	125	71.8%	7,629	50.6%
Both second mortgage and home equity loan	0	.0%	645	.7%
No second mortgage and no home equity loan	994	85.1%	78,587	83.3%
Housing units without a mortgage	1,162	49.9%	61,358	39.4%
Total	2,330	100.0%	155,659	100.00%

The median rent in Weston County was \$500 as compared to \$618 statewide, as seen in Table II.23.18, below.

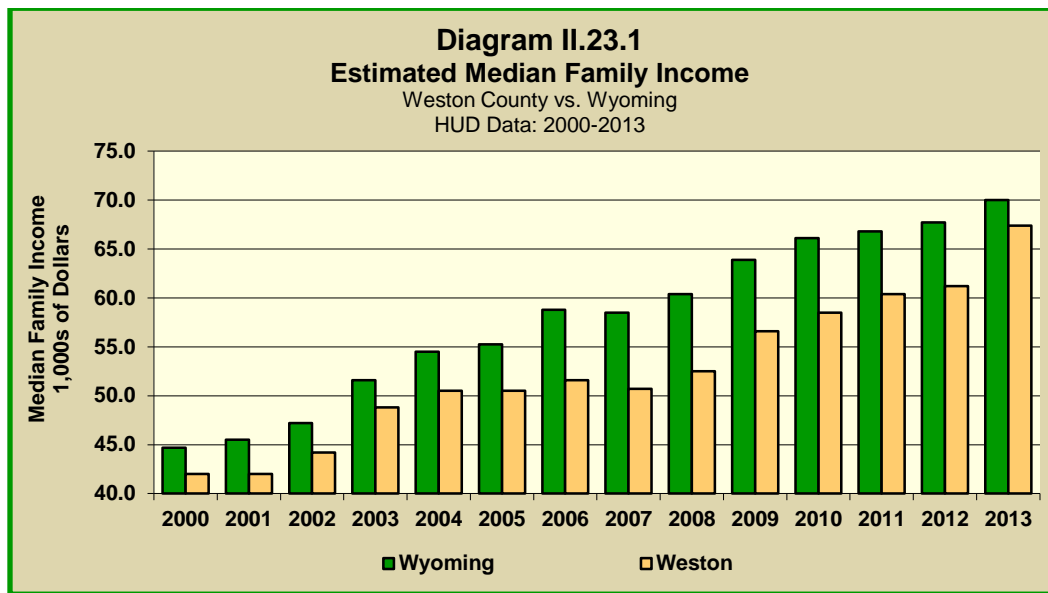
Table II.23.18	
Median Rent	
Weston County 2008-2012 5-Year ACS Data	
Place	Rent
Weston County	\$500
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 32 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Weston County are presented in Table II.23.19, below, and indicate a net increase of 599 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	199	190	9
2001	196	166	30
2002	169	135	34
2003	146	121	25
2004	173	161	12
2005	177	174	3
2006	209	123	86
2007	248	115	133
2008	232	173	59
2009	223	149	74
2010	196	103	93
2011	148	140	8
2012	169	168	1
2013	167	142	25
Total	2,652	2,060	592

Economics

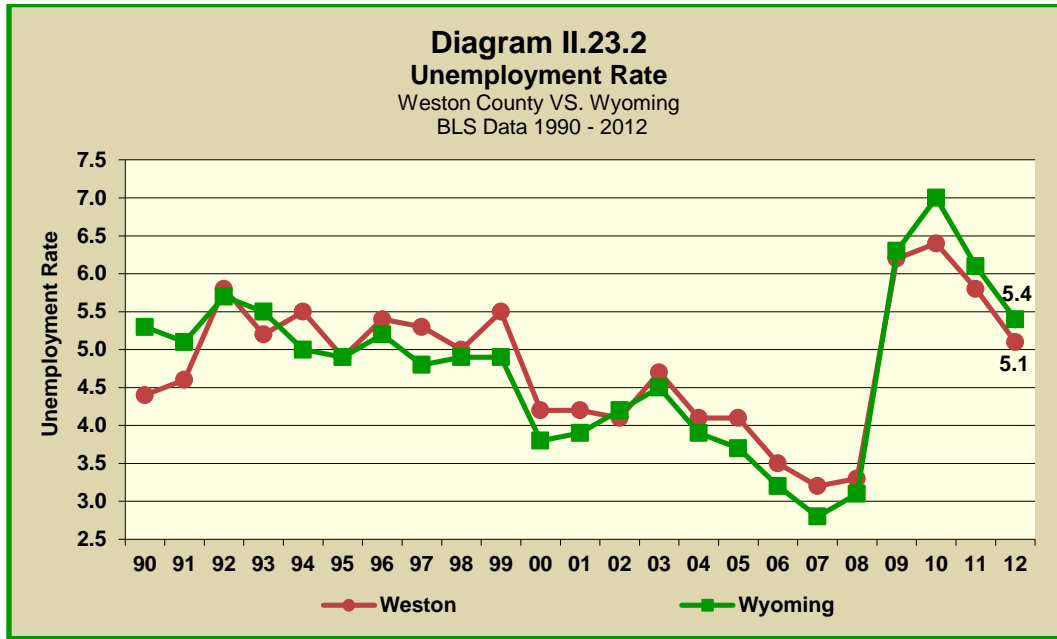
The HUD estimated MFI for Weston County was \$75,700 in 2014.¹⁶² This rate compares to Wyoming’s MFI of \$71,400. Diagram II.23.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Weston County’s labor force, defined as the number of persons working or actively seeking work, increased by 25 persons, from 3,297 in 2011 to 3,322 in 2012. Employment increased by 48 persons; unemployment decreased by 23 persons; and the unemployment rate, the number of

¹⁶² 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 5.8 percent in 2011 to 5.1 in 2012, as shown on the following page in Diagram II.23.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.23.20, below, annual total monthly employment increased by 1.46 percent between 2011 and 2012, from a total of 2,260 to 2,293 workers. Preliminary estimates shows total monthly employment decreased to 2,322 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	2,073	2,103	2,141	2,143	2,249	2,278	2,277	2,270	2,207	2,182	2,226
Feb	2,086	2,089	2,155	2,140	2,231	2,300	2,255	2,246	2,202	2,180	2,231
Mar	2,098	2,097	2,167	2,181	2,261	2,328	2,273	2,285	2,209	2,199	2,246
Apr	2,118	2,141	2,181	2,165	2,281	2,357	2,262	2,308	2,196	2,260	2,322
May	2,248	2,212	2,259	2,192	2,347	2,386	2,299	2,400	2,315	2,350	2,325
Jun	2,238	2,214	2,233	2,220	2,377	2,397	2,269	2,349	2,300	2,370	2,322
Jul	2,094	2,133	2,178	2,106	2,219	2,286	2,275	2,232	2,169	2,267	.
Aug	2,110	2,150	2,173	2,099	2,249	2,324	2,212	2,257	2,245	2,298	.
Sep	2,214	2,252	2,284	2,186	2,311	2,398	2,289	2,331	2,347	2,335	.
Oct	2,227	2,205	2,272	2,149	2,310	2,334	2,255	2,339	2,340	2,384	.
Nov	2,180	2,190	2,265	2,179	2,355	2,360	2,271	2,362	2,294	2,346	.
Dec	2,131	2,186	2,264	2,217	2,348	2,348	2,286	2,270	2,290	2,349	.
Annual	2,151	2,164	2,214	2,165	2,295	2,341	2,269	2,304	2,260	2,293	.
% Change	-4.48	0.60	2.31	-2.21	6.00	2.00	-3.08	1.54	-1.91	1.46	.

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.23.21, on the following page, annual average weekly wages increased by 1.03 percent between 2011 and

2012, from a total of \$680 to \$687. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$845.

Table II.23.21						
Average Weekly Wages						
Weston County						
BLS QCEW Data, 2001–2013(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	493	493	473	524	496	.
2002	521	511	506	499	509	2.62
2003	458	475	482	507	480	-5.70
2004	470	491	492	503	489	1.88
2005	486	502	489	521	500	2.25
2006	546	548	543	587	556	11.20
2007	617	625	605	676	631	13.49
2008	658	676	670	672	669	6.02
2009	609	632	590	654	621	-7.17
2010	607	689	641	696	659	6.12
2011	629	764	654	670	680	3.19
2012	683	706	667	692	687	1.03
2013(p)	714	690	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.23.22. Annual establishments increased by 0.74 percent between 2011 and 2012, from a total of 272 to 274 establishments. Preliminary estimates indicate the total number of establishments decreased to 273 in the second quarter of 2013.

Table II.23.22						
Number of Establishments						
Weston County						
BLS QCEW Data, 2001–2013(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	246	261	264	259	258	.
2002	255	257	259	257	257	-0.39
2003	259	260	264	266	262	1.95
2004	262	262	261	263	262	0.00
2005	264	266	265	267	266	1.53
2006	268	271	269	268	269	1.13
2007	269	276	279	276	275	2.23
2008	279	283	278	278	280	1.82
2009	285	283	283	278	282	0.71
2010	278	277	273	274	276	-2.13
2011	275	275	272	266	272	-1.45
2012	268	275	277	275	274	0.74
2013(p)	273	273	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Weston County recorded 5,341 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 \$356,755,000, and real per capita income was \$50,191 in 2011. Average earnings per job in the county was \$39,474 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Weston County decreased from \$570 to \$569 between second quarter 2012 and second quarter 2013. Detached single-family home rents increased by 2.2 percent, rents for mobile homes on a lot increased by 0.9 percent, and rents for mobile home lots remained unchanged.

Weston County rental prices experienced average annualized increases of 2.5 percent for apartments, 3.5 percent for houses, 2.8 percent for mobile homes plus a lot, and 2.2 percent for mobile home lots since fourth quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots over the same period. Table II.23.23, at right, presents the Weston County data for each rental type.¹⁶³

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 Weston County decreased from 4 to zero.

The real value of single-family building permits in real 2012 dollars, fluctuated from a high of \$162,200 in 2002 to a low of \$26,700 in 2001. Additional details of permit activity and per unit valuations are given in Table II.23.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	284	82	262	213
Q2.87	293	83	289	225
Q4.87	303	83	297	298
Q2.88	312	79	282	207
Q4.88	194	83	246	214
Q2.89	235	87	269	222
Q4.89	222	83	259	224
Q2.90	249	115	269	240
Q4.90	222	82	255	208
Q2.91	271	154	282	248
Q4.91	225	115	275	183
Q2.92	243	90	247	230
Q4.92	.	82	250	243
Q2.93	.	82	.	.
Q4.93	.	82	.	.
Q2.94	.	83	303	260
Q4.94	.	87	336	.
Q2.95	.	81	338	280
Q4.95	280	88	318	.
Q2.96	.	88	365	294
Q4.96	275	88	328	.
Q2.97	275	88	298	.
Q4.97	346	89	355	360
Q2.98	345	98	334	295
Q4.98	346	95	312	272
Q2.99	292	80	339	325
Q4.99	.	95	344	304
Q2.00	304	90	367	328
Q4.00	340	92	361	339
Q2.01	330	97	350	350
Q4.01	341	94	352	335
Q2.02	329	93	371	354
Q4.02	292	93	380	343
Q2.03	357	97	358	344
Q4.03	333	99	380	365
Q2.04	329	95	352	345
Q4.04	312	101	416	396
Q2.05	319	107	448	397
Q4.05	350	119	496	431
Q2.06	400	109	510	438
Q4.06	459	119	567	505
Q2.07	500	125	655	403
Q4.07	525	119	675	402
Q2.08	576	120	647	396
Q4.08	563	120	657	431
Q2.09	556	121	650	434
Q4.09	564	123	636	428
Q2.10	547	123	647	438
Q4.10	558	130	639	439
Q2.11	570	143	681	446
Q4.11	572	141	644	443
Q2.12	570	150	679	455
Q4.12	578	137	645	445
Q2.13	569	150	694	459

¹⁶³ 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.23.24 Building Permits and Valuation Weston County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2012 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	23	4	.	.	27	.	.	98.8
1981	24	.	20	8	52	.	.	70.9
1982	8	4	8	.	20	.	.	73.7
1983	18	.	.	.	18	.	.	68.7
1984	8	.	.	.	8	.	.	99.0
1985	7	.	.	.	7	.	.	62.6
1986	6	.	.	.	6	.	.	59.0
1987	3	.	.	.	3	.	.	53.6
1988	4	.	.	.	4	.	.	62.5
1989	6	.	.	.	6	.	.	45.4
1990	4	.	.	.	4	.	.	60.0
1991	2	.	.	.	2	.	.	62.4
1992	.	.	.	.	.	.	.	.
1993	5	.	.	.	5	.	.	53.6
1994	5	.	.	.	5	.	.	85.3
1995	5	4	.	.	9	.	.	92.6
1996	3	.	.	.	3	.	10	80.0
1997	2	2	.	.	4	.	.	79.0
1998	6	.	.	.	6	.	.	142.0
1999	3	.	.	.	3	.	.	110.7
2000	1	.	.	10	11	.	.	88.4
2001	3	.	.	.	3	.	.	26.7
2002	4	.	.	.	4	.	.	164.2
2003	2	.	.	.	2	.	.	91.9
2004	8	4	4	.	16	.	.	93.9
2005	5	.	.	.	5	.	.	162.2
2006	8	2	.	.	10	.	.	155.6
2007	19	.	.	.	19	.	.	122.3
2008	12	.	.	.	12	.	.	137.0
2009	7	.	.	.	7	.	.	126.4
2010	4	.	.	.	4	.	.	155.9
2011	4	.	.	.	4	.	.	126.2
2012	.	.	.	.	.	.	.	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Weston County was \$137,564. This represented a decrease of 3.1 percent from the previous year. In contrast, Wyoming’s average was \$266,406, an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.23.25, below.

Table II.23.25 Average Sales Prices Weston County vs. Wyoming DOR Data, 1999–2012				
Year	Weston County Average Price (\$)	Weston County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	74,379	.	131,207	.
2001	65,422	-12.04	128,771	-1.86
2002	70,674	8.03	138,295	7.40
2003	72,765	2.96	148,276	7.22
2004	64,784	-10.97	159,558	7.61
2005	80,313	23.97	178,183	11.67
2006	107,437	33.77	219,438	23.15
2007	140,127	30.43	265,044	20.78
2008	129,108	-7.9	256,045	-3.40
2009	164,337	27.3	241,622	-5.63
2010	145,512	-11.46	250,958	3.86
2011	142,007	-2.4	241,301	-3.85
2012	137,564	-3.1	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in December 2013.¹⁶⁴ During December 2013, a total of 21 surveys were completed by property managers in Weston County. Of the 123 rental units surveyed, 18 were vacant, indicating a vacancy rate of 14.63 percent, as shown in Table II.23.26, below. This rate compares to a 7.49 percent vacancy last year and a statewide December 2013 vacancy rate of 5.57 percent.

Table II.23.26
Total Units, Vacant Units, and Vacancy Rate
 Weston County
 RVS Data, June 2001 – December 2013

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	60	3	5.00%
2001b	4	23	0	0
2002a	4	11	0	0
2002b	4	16	2	12.50%
2003a	3	35	1	2.86%
2003b	9	91	7	7.69%
2004a	11	91	3	3.30%
2004b	9	79	4	5.06%
2005a	7	51	5	9.80%
2005b	7	53	2	3.77%
2006a	3	13	0	0
2006b	10	113	0	0
2007a	8	97	4	4.12%
2007b	13	193	14	7.25%
2008a	7	88	3	3.41%
2008b	9	116	6	5.17%
2009a	11	128	6	4.69%
2009b	7	89	1	1.12%
2010a	16	167	7	4.19%
2010b	13	129	8	6.20%
2011a	14	146	13	8.90%
2011b	19	206	29	14.08%
2012a	23	215	9	4.19%
2012b	22	187	14	7.49%
2013a	21	173	26	15.03%
2013b	21	123	18	14.63%

Diagram II.23.3, on the following page, shows the historical vacancy rate for Weston County and Wyoming. As can be seen, the vacancy rate in Weston County has been volatile over the 13 year period, moving above and below the statewide rate, with several periods matching the statewide average. In the most recent survey, the vacancy rate spiked above the statewide rate .

¹⁶⁴Those signified as a in the “year” column of Table II.23.10 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.

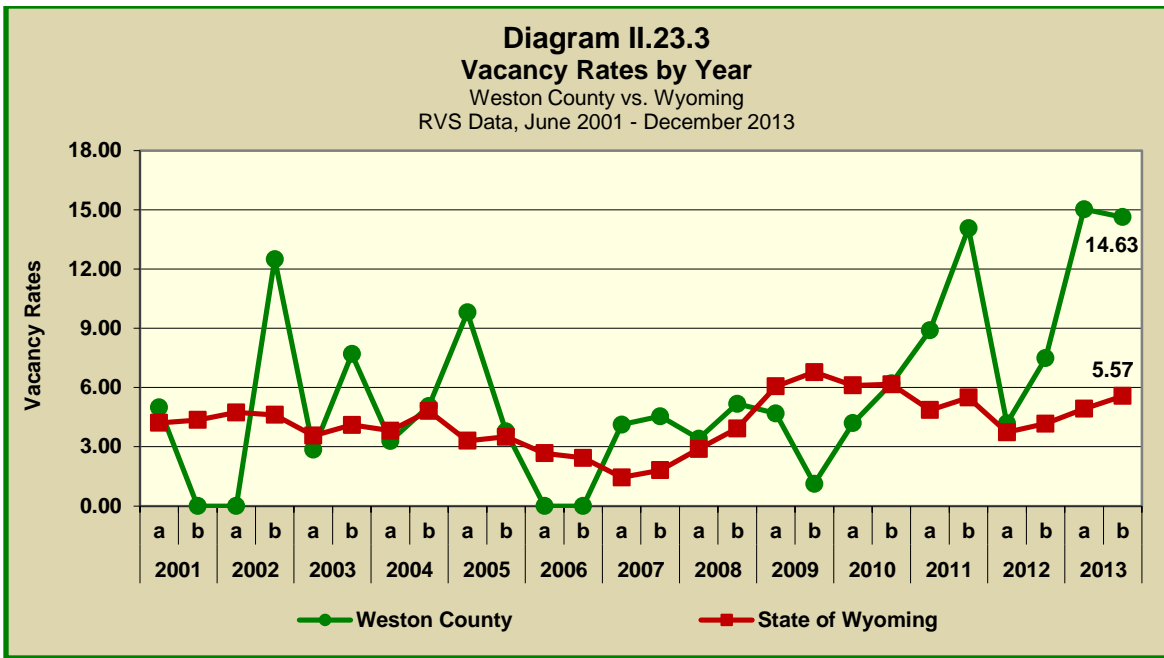


Diagram II.23.4, below, shows the average rent of single-family and apartment units in Weston County. In the second half of 2013, average rents for single-family units increased to \$785 and average rents for apartments rose to \$522.

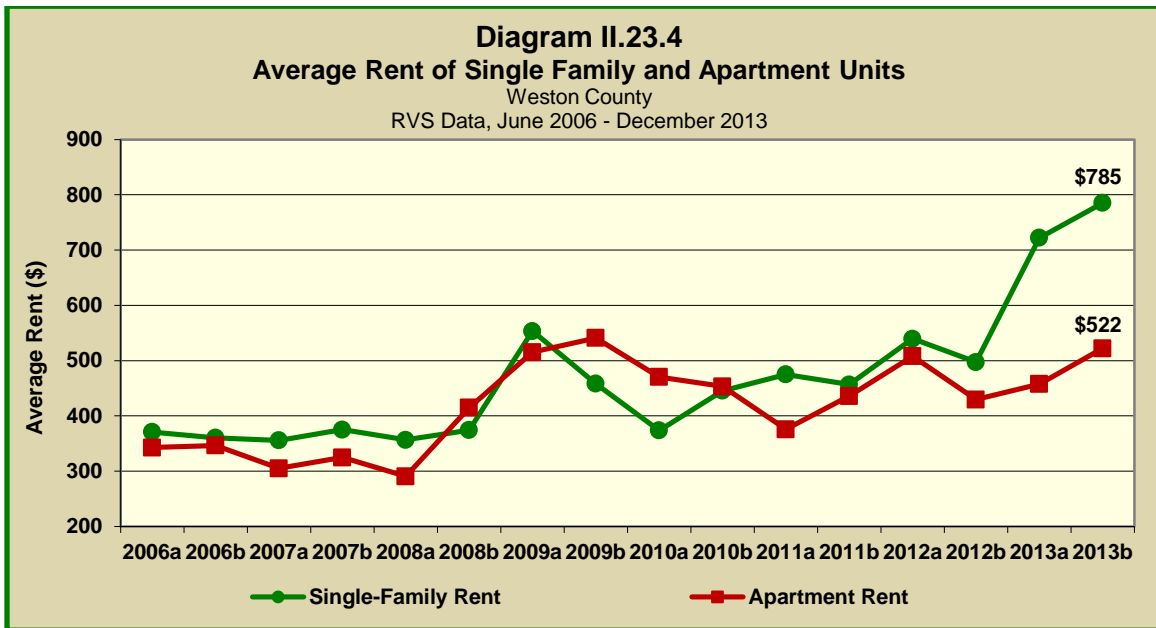


Table II.23.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 19 single family units in Weston County, with 1 of them available. This translates into a vacancy rate of 5.3 percent in Weston County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 61 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 4.9 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.23.27			
Rental Vacancy Survey by Type			
Weston County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	19	1	5.3%
Duplex units	4	0	.0%
Apartments	61	3	4.9%
Mobile Homes	39	4	10.3%
“Other” Units	0	0	%
Don’t Know	0	10	%
Total	123	18	14.6%

Table II.23.28, below, reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 7 units. The most common apartment units were one bedroom units, with 34 units. Additional details for additional unit types are reported found below.

Table II.23.28							
Rental Units by Bedroom Size							
Weston County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	5	0	0	.	5
One	4	0	34	0	0	.	38
Two	4	2	19	14	0	.	39
Three	7	2	2	11	0	.	22
Four	2	0	1	0	0	.	3
Five	1	0	0	0	0	.	1
Don’t Know	1	0	0	14	0	0	15
Total	19	4	61	39	0	0	123

Average market-rate rents by unit type are shown in Table II.23.29, 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.23.29						
Average Market Rate Rents by Bedroom Size						
Weston County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$495	\$	\$	\$495
One	\$700	\$	\$463	\$475	\$	\$504
Two	\$500	\$600	\$543	\$513	\$	\$526
Three	\$963	\$600	\$750	\$595	\$	\$743
Four	\$800	\$	\$1,000	\$	\$	\$867
Five	\$500	\$	\$	\$	\$	\$500
Total	\$785	\$600	\$522	\$577	\$	\$647

Table II.23.30, below, shows vacancy rates for single family units by average rental rates for Weston 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.23.30			
Single Family Market Rate Rents by Vacancy Status			
Weston County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	8	0	.0%
\$1,000 to \$1,500	5	1	20.0%
Above \$1,500			%
Missing	5	0	.0%
Total	19	1	5.3%

The average rent and availability of apartment units is displayed in Table II.23.31, below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 2.86 percent.

Table II.23.31			
Apartment Market Rate Rents by Vacancy Status			
Weston County			
RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	10	2	20.0%
\$500 to \$1,000	35	1	2.9%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	16	0	.00%
Total	61	3	4.9%

Table II.23.32, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of 0.0 percent.

Table II.23.32			
Mobile Home Market Rate Rents by Vacancy Status			
Weston County			
RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	18	0	.0%
\$500 to \$1,000	18	4	22.2%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	3	0	.0%
Total	39	4	10.3%

Table II.23.33, below, shows the condition of rental units by unit type for Weston County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

Table II.23.33							
Condition by Unit Type							
Weston County							
RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	3	0	0	0	0	.	3
Good	10	4	61	33	0	.	108
Excellent	1	0	0	0	0	.	1
Don’t Know	5	0	0	6	0	0	11
Total	19	4	61	39	0	0	123

The availability of single family units based on their condition is displayed in Table II.23.34, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.23.34			
Condition of Single Family Units by Vacancy Status			
Weston County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	3	0	.0%
Good	10	1	10.0%
Excellent	1	0	.0%
Don’t Know	5		%
Total	19	1	5.3%

Table II.23.35, 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 good condition, and had a vacancy rate of 4.92 percent.

Table II.23.35			
Condition of Apartment Units by Vacancy Status			
Weston County RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	0	0	%
Good	61	3	4.9%
Excellent	0	0	%
Don't Know	0		%
Total	61	3	4.9%

Table II.23.36, 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 good quality, with a vacancy rate of 4.92 percent.

Table II.23.36			
Condition of Mobile Home Units by Vacancy Status			
Weston County RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	0	0	%
Good	33	3	9.1%
Excellent	0	0	%
Don't Know	6		%
Total	39	4	10.3%

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.23.37, below, respondents in Weston County said they would prefer more single family units, 10 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 24 units.

Table II.23.37	
If you had the opportunity to own/manage more units, how many would you prefer	
Weston County RVS Data, December 2013	
Unit Type	More Units
Single family units	
Duplex Units	
Apartments	10
Mobile homes	14
Other	
Don't Know	
All types	
Total	24

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 15 respondents in Weston County. Of the incoming persons who were unsatisfied with their current housing, 100.0 percent said they were seeking to rent. Of those seeking to rent an existing home, 50.0 percent anticipated spending under \$474, while the remaining 50.0 percent anticipated spending more than above \$850. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2012 5-year ACS data, 45 or 1.5 percent of households in Weston County were overcrowded and another 37 or 1.3 percent of units were severely overcrowded, as shown in Table II.23.38, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.23.38				
Overcrowding and Severe Overcrowding				
Weston County				
2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Weston County				
Owner				
Households	2,272	21	37	2,330
Percentage	97.5%	.9%	1.6%	100.0%
Renter				
Households	604	24	0	628
Percentage	96.2%	3.8%	.0%	100.0%
Total				
Households	2,876	45	37	2,958
Percentage	97.2%	1.5%	1.3%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

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

At the time of the 2012 5-year ACS, a total of 138 units or 3.9 percent of all housing units in Weston 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.23.39, at right.

Table II.23.39 Housing Units with Incomplete Kitchen Facilities Weston County 2008-2012 5-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Kitchen Facilities	3,384	253,942
Lacking Complete Kitchen Facilities	138	7,488
Total Housing Units	3,522	261,430
Percent Lacking	3.9%	2.9%

At the time of the 2012 ACS, a total of 42 units or 1.2 percent of all housing units in Weston County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.23.40, below.

Table II.23.40 Housing Units with Incomplete Plumbing Facilities Weston County 2008-2012 5-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Plumbing Facilities	3,480	255,465
Lacking Complete Plumbing Facilities	42	5,965
Total Households	3,522	261,430
Percent Lacking	1.2%	2.3%

The third type of housing problem reported in the 2012 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Weston County, 11.3 percent of households had a cost burden and 6.1 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 13.0 percent of homeowners with a mortgage in Weston County experienced a cost burden and 6.4 percent experienced a severe cost burden, while 8.9 percent of renters had a cost burden and 11.8 percent had a severe cost burden, as seen in Table II.23.41, on the following page.

Table II.23.41					
Cost Burden and Severe Cost Burden by Tenure					
Weston County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Weston County					
Owner With a Mortgage					
Households	941	152	75	0	1,168
Percent	80.6%	13.0%	6.4%	.0%	100.0%
Owner Without a Mortgage					
Households	992	127	32	11	1,162
Percent	85.4%	10.9%	2.8%	.9%	100.0%
Renter					
Households	407	56	74	91	628
Percent	64.8%	8.9%	11.8%	14.5%	100.0%
Total					
Households	2,340	335	181	102	2,958
Percent	79.1%	11.3%	6.1%	3.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2014 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 1,291 households in Weston County, from 3,021 in 2010 to 4,312 in 2040. Homeowners are expected to increase from 2,349 households in 2010 to 3,364 by 2040. Renters are anticipated to increase from 672 households in 2010 to 948 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 96 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 76 households and by 180 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 45 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 32 households over the period. Table II.23.32, on the following page, provides details of the household forecast by tenure and income.

Table II.23.42						
Household Forecast by Tenure and Income						
Weston County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	269	191	364	201	1,324	2,349
2015	269	191	364	201	1,324	2,349
2020	281	200	380	210	1,384	2,454
2025	294	209	398	220	1,449	2,570
2030	309	220	418	231	1,521	2,698
2035	323	230	437	241	1,590	2,820
2040	336	239	455	251	1,656	2,937
Renters by Percent of Median Household Income						
2010	110	84	177	79	221	672
2015	112	85	180	80	224	682
2020	116	88	186	83	231	703
2025	120	91	192	86	240	728
2030	124	95	200	89	249	758
2035	129	98	207	92	258	784
2040	133	101	213	95	265	807
Total Households by Percent of Median Household Income						
2010	379	275	541	280	1,545	3,021
2015	381	276	544	281	1,549	3,031
2020	397	288	566	293	1,615	3,158
2025	414	300	590	306	1,688	3,299
2030	433	314	618	320	1,770	3,456
2035	452	327	643	334	1,847	3,604
2040	469	340	668	346	1,921	3,744