

WESTON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Weston County's population increased from 7,208 in 2010 to 7,234 in 2015, or by 0.4 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age decreased by 0.6 percent, and the number of people from 55 to 64 years of age increased by 9.4 percent. The white population decreased by 0.9 percent, while the black population increased by 122.7 percent. The Hispanic population increased from 216 to 310 people between 2010 and 2015 or by 43.5 percent. These data are presented in Table II.23.1, below.

Table II.23.1						
Profile of Population Characteristics						
Weston County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Weston County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	7,208	7,234	.4%	563,626	586,107	4.0%
Age						
Under 14 years	1,306	1,320	1.1%	113,371	116,880	3.1%
15 to 24 years	810	800	-1.2%	78,460	78,529	0.1%
25 to 44 years	1,711	1,701	-0.6%	144,615	153,641	6.2%
45 to 54 years	1,173	923	-21.3%	83,577	71,070	-15.0%
55 to 64 years	1,059	1,159	9.4%	73,513	81,288	10.6%
65 and Over	1,149	1,331	15.8%	70,090	84,699	20.8%
Race						
White	6,954	6,889	-0.9%	529,110	543,292	2.7%
Black	22	49	122.7%	5,135	8,286	61.4%
American Indian and Alaskan Native	97	113	16.5%	14,457	15,757	9.0%
Asian	21	26	23.8%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	3	1	-66.7%	521	676	29.8%
Two or more races	111	156	40.5%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	216	310	43.5%	50,231	58,207	15.9%

Table II.23.2, on the following page, presents the population of Weston County by age and gender from the 2010 Census and 2015 current census estimates. 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 2015, the number of males rose to 3,790 persons, and accounted for 52.4 percent of the population, with the remaining 47.6 percent, or 3,444 persons being female.

Table II.23.2 Population by Age and Gender Weston County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	669	637	1,306	639	681	1,320	1.1%
15 to 24 years	464	346	810	464	336	800	-1.2%
25 to 44 years	953	758	1,711	959	742	1,701	-.6%
45 to 54 years	617	556	1,173	497	426	923	-21.3%
55 to 64 years	580	479	1,059	613	546	1,159	9.4%
65 and Over	507	642	1,149	618	713	1,331	15.8%
Total	3,790	3,418	7,208	3,790	3,444	7,234	0.4%
% of Total	52.6%	47.4%	.	52.4%	47.6%	.	

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 ¹⁷⁸	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

¹⁷⁸ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 1,886 family households, of which 1,563 housed married couple families and 323 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 163 families, or a female householder with no husband present, of which there were 160 families. There were also an estimated 1,100 “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 63.2 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Weston County, 82.9 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.23.4				
Household Type by Tenure				
Weston County				
2010-2015 5-Year ACS Data				
Family Type	Weston County		State of Wyoming	
	Weston County	% of Total	State of Wyoming	% of Total
Family households	1,886	63.2%	147,229	64.9%
Married-couple family	1,563	82.9%	117,355	79.7%
Owner-occupied housing units	1,364	87.3%	97,628	83.2%
Renter-occupied housing units	199	12.7%	19,727	16.8%
Other family	323	17.1%	29,874	20.3%
Male householder, no wife present	163	50.5%	10,771	36.1%
Owner-occupied housing units	137	84.0%	6,308	58.6%
Renter-occupied housing units	26	16.0%	4,463	41.4%
Female householder, no husband present	160	49.5%	19,103	63.9%
Owner-occupied housing units	113	70.6%	9,562	50.1%
Renter-occupied housing units	47	29.4%	9,541	49.9%
Nonfamily households	1,100	36.8%	79,636	35.1%
Owner-occupied housing units	716	65.1%	43,177	54.2%
Renter-occupied housing units	384	34.9%	36,459	45.8%
Total	2,986	100.0%	226,865	100.0%

Table II.23.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 1,002 two-person family households, 375 three-person family households and 269 four-person family households. One-person non-family households made up 89.1 percent of all non-family households or an estimated 980 households. Weston County’s two persons households made up 37.1 percent of total housing units and four person households made up an additional 9.0 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.23.5				
Household Type by Household Size				
Weston County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Weston County				
One Person	.	980	980	32.8%
Two Person	1,002	106	1,108	37.1%
Three Person	375	14	389	13.0%
Four Person	269	0	269	9.0%
Five Person	165	0	165	5.5%
Six Person	72	0	72	2.4%
Seven Person	3	0	3	.1%
Total	1,886	1,100	2,986	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,108 two-person households, 970 were owner-occupied and 138 were renter-occupied. Of the 269 four-person households, 197 were owner-occupied and 72 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Weston County				
One Person	631	349	980	32.8%
Two Person	970	138	1,108	37.1%
Three Person	303	86	389	13.0%
Four Person	197	72	269	9.0%
Five Person	154	11	165	5.5%
Six Person	72	0	72	2.4%
Seven Person or more	3	0	3	.1%
Total	2,330	656	2,986	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.23.7, on the following page, Weston County had a total of 3,506 housing units of which 2,986 or 85.2 percent were occupied. Of these occupied units, 78.0 percent, or 2,330 units were owner occupied, which compares to a statewide rate of 69.1. A total of 520 units or 14.8 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.23.7 Housing Units by Tenure Weston County 2010-2015 5-Year ACS Data				
Tenure	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,986	85.2%	226,865	85.1
Owner-Occupied	2,330	78.0%	156,675	69.1
Renter-Occupied	656	22.0%	70,190	30.9
Vacant Housing Units	520	14.8%	39,765	14.9
Total Housing Units	3,506	100.0%	266,630	100.0

Table II.23.8, below, shows that of the 520 housing units in Weston County as reported in the 2014 ACS data, 28 or 5.4 percent were for rent and 40 or 7.7 percent were for sale. An estimated 159 units were for seasonal, recreational, or occasional use, and 293 or 56.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.23.8 Disposition of Vacant Housing Units Weston County 2010-2015 5-Year ACS Data				
Disposition	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	28	5.4%	6,460	16.2%
Rented, but not occupied	0	.0%	1,371	3.4%
For sale only	40	7.7%	2,571	6.5%
Sold, but not occupied	0	.0%	931	2.3%
For seasonal, recreational, or occasional use	159	30.6%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	293	56.3%	10,921	27.5%
Total	520	100.0%	39,765	100.0%

Table II.23.9, at right, presents different income statistics for Weston County. According to the 2014 ACS data averages, median family income for Weston County was \$80,000 compared to the statewide average of \$73,194.

Table II.23.9 Median and Per Capita Income Weston County 2010-2015 5-Year ACS Data		
Income Type	Weston County	Wyoming
Median Family Income	80,000	73,194
Median Household Income	57,738	58,840

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 372 households or 12.5 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 347 households that had incomes between \$35,000 and \$49,999, which accounted for 11.6 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.2 percent of total households and numbered 634 in Weston County.

Table II.23.10 Households by Income Weston County 2010-2015 5-Year ACS Data				
Income	Weston County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	372	12.5%	21,426	9.4%
15,000 - 19,999	159	5.3%	10,358	4.6%
20,000 - 24,999	185	6.2%	11,900	5.2%
25,000 - 34,999	223	7.5%	22,435	9.9%
35,000 - 49,999	347	11.6%	30,775	13.6%
50,000 - 74,999	516	17.3%	43,104	19.0%
75,000 - 99,999	550	18.4%	32,540	14.3%
100,000 and above	634	21.2%	54,327	23.9%
Total	2,986	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.23.11, below. In total, the poverty rate in Weston County was 14 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Weston County had a poverty rate of 10 percent and the female population had a poverty rate of 18 percent. There were 97 males and 188 females in poverty under the age of 5. Overall, 29.7 percent of persons in poverty in Weston County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 119 individuals with incomes below the poverty level which represented 12.4 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.23.11 Poverty by Age Weston County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Weston County				
5 and Below	97	188	285	29.7%
6 to 17	46	96	142	14.8%
18 to 64	186	226	412	43.0%
65 and Older	25	94	119	12.4%
Total	354	604	958	100.0%
Poverty Rate	10%	18%	14%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.23.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Weston County saw an average of 1,767 owner-occupied single-family units compared to 281 single-family rental units. In Weston County, single-family units comprised 68.6 percent of all households compared with 71.8 percent statewide. Weston County

had a total of 97 apartment rental units and total apartment units accounted for 3.6 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 731 mobile homes in Weston County, which comprised 24.5 percent of all occupied housing units and compared to 12.9 statewide.

Table II.23.12 Households by Unit Type Weston County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Weston County				
Single-Family Unit	1,767	281	2,048	68.6%
Duplex	3	59	62	2.1%
Tri- or Four-Plex	0	35	35	1.2%
Apartments	10	97	107	3.6%
Mobile Homes	547	184	731	24.5%
Boat, RV, Van, Etc.	3	0	3	.1%
Total	2,330	656	2,986	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.23.13, below, shows the number of households by year of construction. As shown, 10.8 percent, or 323 units, were built in 1939 or earlier in the county, and another 203 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 394, which accounted for 13.2 percent of all households, and an additional 60 households, or 2.0 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.23.13 Households by Year Built Weston County 2010-2015 5-Year ACS Data				
Year Built	Weston County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	323	10.8%	24,616	10.9%
1940 to 1949	203	6.8%	10,203	4.5%
1950 to 1959	509	17.0%	21,453	9.5%
1960 to 1969	136	4.6%	18,653	8.2%
1970 to 1979	555	18.6%	48,616	21.4%
1980 to 1989	480	16.1%	33,033	14.6%
1990 to 1999	326	10.9%	26,955	11.9%
2000 to 2009	394	13.2%	36,947	16.3%
Built 2010 or Later	60	2.0%	6,389	2.8%
Total	2,986	100.0%	226,865	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 accounted for only 3.4 percent of total housing units, while households with five and six rooms accounted for 21.7 and 17.5 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				
2010-2015 5-Year ACS Data				
Number of Rooms	Weston County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	118	3.4%	4,535	1.7%
Two	74	2.1%	7,317	2.7%
Three	246	7.0%	20,228	7.6%
Four	599	17.1%	41,849	15.7%
Five	762	21.7%	54,574	20.5%
Six	614	17.5%	42,082	15.8%
Seven	489	13.9%	31,471	11.8%
Eight	269	7.7%	25,750	9.7%
Nine or more	335	9.6%	38,824	14.6%
Total	3,506	100.0%	266,630	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 57 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.2 percent of total households in Weston County, which compared to 24.3 percent statewide. In Weston County, the 1,222 households with three bedrooms accounted for 40.9 percent of all households, and there were only 57 five-bedroom or more households, which accounted for 1.9 percent of all households.

Table II.23.15				
Households by Number of Bedrooms				
Weston County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Weston County				
None	0	57	57	1.9%
One	101	111	212	7.1%
Two	527	224	751	25.2%
Three	1,013	209	1,222	40.9%
Four	645	42	687	23.0%
Five or more	44	13	57	1.9%
Total	2,330	656	2,986	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

Household mortgage status is reported in Table II.23.16, below. In Weston County, households with a mortgage accounted for 43.4 percent of all households or 1,012 housing units, and the remaining 56.6 percent or 1,318 units had no mortgage. Of those units with a mortgage, 52 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 960 or 94.9 percent had no second mortgage or no home equity loan.

Table II.23.16 Mortgage Status Weston County 2010-2015 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	1,012	43.4%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	52	5.1%	10,910	11.8%
Second mortgage only	13	25.0%	5,021	46.0%
Home equity loan only	39	75.0%	5,889	54.0%
Both second mortgage and home equity loan	0	.0%	514	.6%
No second mortgage and no home equity loan	960	94.9%	81,121	87.7%
Housing units without a mortgage	1,318	56.6%	64,130	40.9%
Total	2,330	100.0%	156,675	100.00%

The median rent in Weston County was \$545 as compared to \$674 statewide, as seen in Table II.23.17, below.

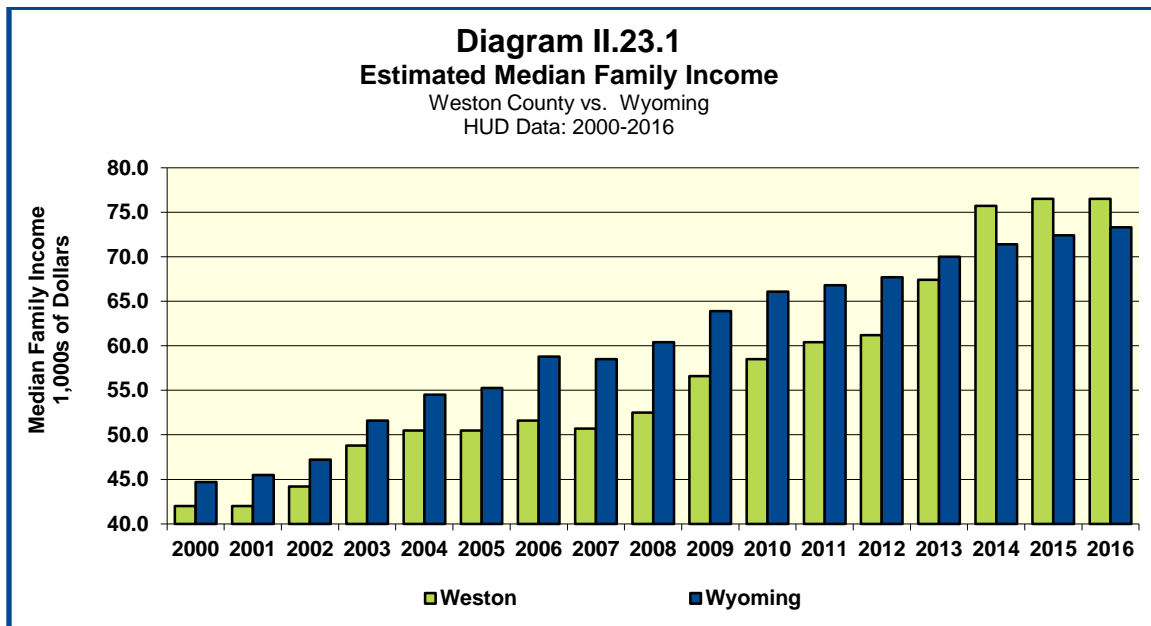
Table II.23.17 Median Rent Weston County 2010-2015 5-Year ACS Data	
Place	Rent
Weston County	\$545
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 22 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Weston County are presented in Table II.23.18, below, and indicate a net increase of 669 persons over the time period.

Table II.23.18			
Driver’s Licenses Exchanged and Surrendered			
Weston County			
WYDOT Data, 2000–First Half of 2016			
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
2014	176	153	23
2015	194	162	32
2016 – First Half	82	60	22
Total	3,104	2,435	669

Economics

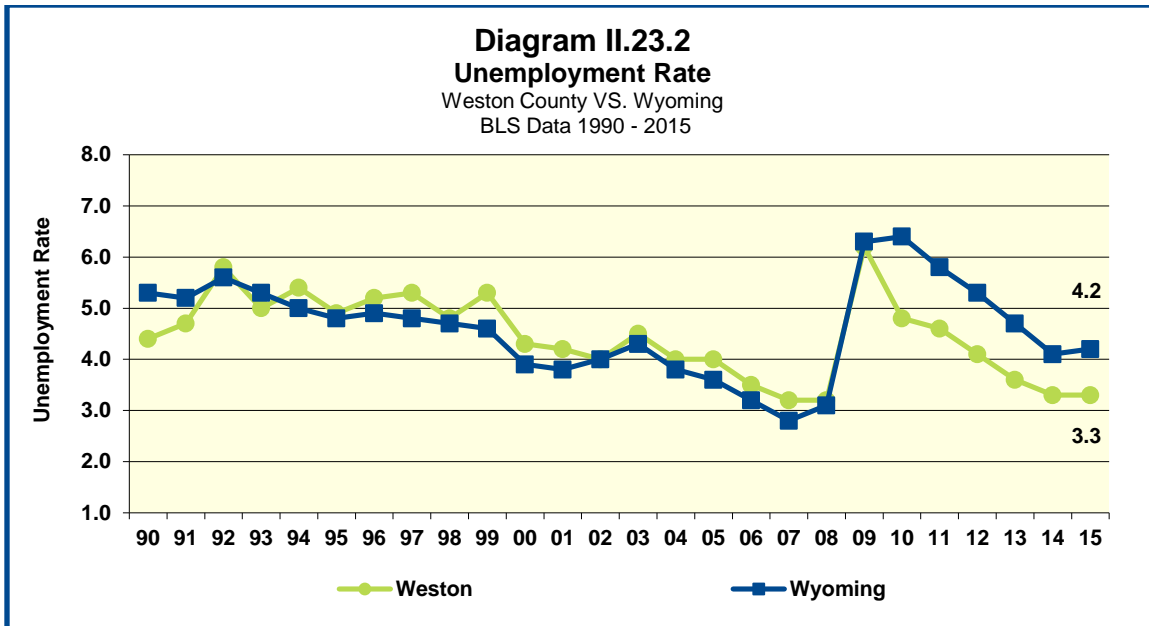
The HUD estimated MFI for Weston County was \$76,500 in 2016.¹⁷⁹ This rate compares to Wyoming’s MFI of \$73,300. Diagram II.23.1, below, illustrates the estimated MFI for 2000 through 2016.



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,

¹⁷⁹ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

increased by one person, from 3,979 in 2014 to 3,980 in 2015. Employment decreased by one person; unemployment increased by two persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased remained at 3.3 percent between 2014 and 2015, as shown below in Diagram II.23.2.



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.23.19, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 2,345 persons in 2015; this figure was higher than the 2014 average by 14 jobs. In June total preliminary monthly employment was estimated to be 2,349 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	2,141	2,143	2,249	2,278	2,277	2,270	2,207	2,182	2,226	2,278	2,283	2,321
Feb	2,155	2,140	2,231	2,300	2,255	2,246	2,202	2,180	2,231	2,275	2,296	2,294
Mar	2,167	2,181	2,261	2,328	2,273	2,285	2,209	2,199	2,246	2,292	2,274	2,289
Apr	2,181	2,165	2,281	2,357	2,262	2,308	2,196	2,260	2,334	2,337	2,337	2,295
May	2,259	2,192	2,347	2,386	2,299	2,400	2,315	2,350	2,346	2,381	2,391	2,335
Jun	2,233	2,220	2,377	2,397	2,269	2,349	2,300	2,370	2,342	2,402	2,441	2,349
Jul	2,178	2,106	2,219	2,286	2,275	2,232	2,169	2,267	2,182	2,237	2,237	.
Aug	2,173	2,099	2,249	2,324	2,212	2,257	2,245	2,298	2,304	2,288	2,302	.
Sep	2,284	2,186	2,311	2,398	2,289	2,331	2,347	2,335	2,403	2,391	2,410	.
Oct	2,272	2,149	2,310	2,334	2,255	2,339	2,340	2,384	2,374	2,378	2,402	.
Nov	2,265	2,179	2,355	2,360	2,271	2,362	2,294	2,346	2,360	2,371	2,408	.
Dec	2,264	2,217	2,348	2,348	2,286	2,270	2,290	2,349	2,358	2,342	2,356	.
Annual	2,214	2,165	2,295	2,341	2,269	2,304	2,260	2,293	2,309	2,331	2,345	.
% Change	2.31%	-2.21%	6.00%	2.00%	-3.08%	1.54%	-1.91%	1.46%	.70%	.95%	.60%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$719 in 2014. In 2015, average weekly wages saw an increase of 3.20 over the prior year, rising to \$742. The most recent preliminary estimates show average weekly wages were 726 in the second quarter on 2016. These data are shown in Table II.23.20, below.

Table II.23.20 Average Weekly Wages Weston County BLS QCEW Data, 2001–2016(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	714	686	682	706	697	1.46%
2014	712	719	709	736	719	3.16%
2015	737	704	721	804	742	3.20%
2016(p)	686	726	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.23.21, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 4.38 percent to 287 establishments. The most recent preliminary estimates show the number of business establishments were 288 in the second quarter on 2016.

Table II.23.21 Number of Business Establishments Weston County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	246	261	264	259	259	
2002	255	257	259	257	257	-.39%
2003	259	260	264	266	266	1.95%
2004	262	262	261	263	263	.00%
2005	264	266	265	267	267	1.53%
2006	268	271	269	268	268	1.13%
2007	269	276	279	276	276	2.23%
2008	279	283	278	278	278	1.82%
2009	285	283	283	278	278	.71%
2010	278	277	273	274	274	-2.13%
2011	275	275	272	266	266	-1.45%
2012	268	275	277	275	275	.74%
2013	273	272	274	272	272	-.36%
2014	272	275	272	277	277	.37%
2015	280	286	290	287	287	4.38%
2016	288	288	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Weston County recorded 4,106 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 \$325,505,000, and real per capita income was \$44,997 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$44,165 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Weston County decreased from \$587 to \$591 between second quarter 2015 and second quarter 2016, or by 0.7 percent. Detached single-family home rents increased by 5.1 percent, rents for mobile homes on a lot increased by 8.3 percent, and rents for mobile home lots increased by 3.3 percent.

Weston County rental prices experienced average annualized changes of 0.3 percent for apartments, 1.1 percent for houses and 1.1 percent for mobile homes plus a lot, since fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.23.22, at right, presents the Weston County data for each rental type.¹⁸⁰

Table II.23.22				
Semiannual Average Monthly Rental Prices				
Weston County				
EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	543	156	501	406
Q2.87	545	154	538	419
Q4.87	564	154	553	555
Q2.88	560	142	507	372
Q4.88	349	148	443	384
Q2.89	407	150	465	384
Q4.89	384	144	448	388
Q2.90	416	192	449	401
Q4.90	371	137	426	347
Q2.91	438	249	456	401
Q4.91	363	186	444	296
Q2.92	384	142	390	363
Q4.92	0	129	395	384
Q2.93	0	126	0	0
Q4.93	0	126	0	0
Q2.94	0	125	458	393
Q4.94	0	131	507	0
Q2.95	0	120	500	414
Q4.95	414	130	470	0
Q2.96	0	128	530	427
Q4.96	400	128	477	0
Q2.97	393	126	426	0
Q4.97	494	127	507	514
Q2.98	488	138	472	417
Q4.98	489	134	441	384
Q2.99	406	111	472	452
Q4.99	0	132	479	423
Q2.00	414	122	499	446
Q4.00	463	125	491	461
Q2.01	439	129	466	466
Q4.01	454	125	468	446
Q2.02	431	122	486	464
Q4.02	383	122	498	450
Q2.03	459	125	460	442
Q4.03	428	127	488	469
Q2.04	411	119	440	431
Q4.04	390	126	520	495
Q2.05	386	130	543	481
Q4.05	424	144	601	522
Q2.06	470	128	599	515
Q4.06	540	140	666	594
Q2.07	572	143	750	461
Q4.07	601	136	773	460
Q2.08	647	135	727	445
Q4.08	632	135	738	484
Q2.09	620	135	724	484
Q4.09	629	137	709	477
Q2.10	602	135	712	482
Q4.10	614	143	704	483
Q2.11	615	154	735	481
Q4.11	617	152	695	478
Q2.12	604	159	719	482
Q4.12	612	145	683	471
Q2.13	593	156	723	478
Q4.13	604	145	770	501
Q2.14	586	142	701	492
Q4.14	593	139	749	526
Q2.15	587	153	674	520
Q4.15	586	161	680	525
Q2.16	591	158	708	563

¹⁸⁰ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Weston County increased from 1 authorization in 2014 to 6 in 2015.

The real value of single-family building permits decreased from \$171,691 in 2014 to \$46,200 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.23.23, below.

Table II.23.23 Building Permits and Valuation Weston County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	23	4	.	.	27	101.2	.
1981	24	.	20	8	52	72.7	50.3
1982	8	4	8	.	20	75.5	.
1983	18	.	.	.	18	70.4	.
1984	8	.	.	.	8	101.6	.
1985	7	.	.	.	7	64.2	.
1986	6	.	.	.	6	60.6	.
1987	3	.	.	.	3	55.2	.
1988	4	.	.	.	4	64.4	.
1989	6	.	.	.	6	46.7	.
1990	4	.	.	.	4	61.8	.
1991	2	.	.	.	2	64.4	.
1992	.	.	.	.	.	.	.
1993	5	.	.	.	5	55.3	.
1994	5	.	.	.	5	87.9	.
1995	5	4	.	.	9	95.5	.
1996	3	.	.	.	3	82.5	.
1997	2	2	.	.	4	81.5	.
1998	6	.	.	.	6	146.7	.
1999	3	.	.	.	3	114.2	.
2000	1	.	.	10	11	91.2	53.6
2001	3	.	.	.	3	27.5	.
2002	4	.	.	.	4	169.4	.
2003	2	.	.	.	2	94.9	.
2004	8	4	4	.	16	97.0	.
2005	5	.	.	.	5	167.8	.
2006	8	2	.	.	10	161.2	.
2007	19	.	.	.	19	127.0	.
2008	12	.	.	.	12	142.6	.
2009	7	.	.	.	7	131.7	.
2010	4	.	.	.	4	162.7	.
2011	4	.	.	.	4	131.7	.
2012	.	.	.	.	.	.	.
2013	5	.	.	.	5	182.1	.
2014	1	.	.	.	1	171.7	.
2015	6	.	.	.	6	46.2	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Weston County was \$137,985. This represented a decrease of 4.8 percent from the previous year. In contrast, Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.23.24, on the following page.

Table II.23.24 Average Sales Prices Weston County vs. Wyoming DOR Data, 2000–2015				
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	10.4
2013	123,686	-10.1	281,345	5.6
2014	144,994	17.2	263,432	-6.4
2015	137,985	-4.8	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in December 2016.¹⁸¹ During December 2016, a total of 22 surveys were completed by property managers in Weston County. Of the 168 rental units surveyed, 37 were vacant, indicating a vacancy rate of 22 percent, as shown in Table II.23.25, at right. This rate compares to a 13.3 percent vacancy one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

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 14 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 to nearly double that of the state average.

Table II.23.25 Total Units, Vacant Units, and Vacancy Rate Weston County RVS Data, June 2001– December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	60	3	5.0%
2001b	4	23	0	0.0%
2002a	4	11	0	0.0%
2002b	4	16	2	12.5%
2003a	3	35	1	2.9%
2003b	9	91	7	7.7%
2004a	11	91	3	3.3%
2004b	9	79	4	5.1%
2005a	7	51	5	9.8%
2005b	7	53	2	3.8%
2006a	3	13	0	0.0%
2006b	10	113	0	0.0%
2007a	8	97	4	4.1%
2007b	13	193	14	7.3%
2008a	7	88	3	3.4%
2008b	9	116	6	5.2%
2009a	11	128	6	4.7%
2009b	7	89	1	1.1%
2010a	16	167	7	4.2%
2010b	13	129	8	6.2%
2011a	14	146	13	8.9%
2011b	19	206	29	14.1%
2012a	23	215	9	4.2%
2012b	22	187	14	7.5%
2013a	21	173	26	15.0%
2013b	21	123	18	14.6%
2014a	16	100	5	5.0%
2014b	20	106	4	3.8%
2015a	23	121	7	5.8%
2015b	18	158	21	13.3%
2016a	16	108	8	7.4%
2016b	22	168	37	22.0%

¹⁸¹Those 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.

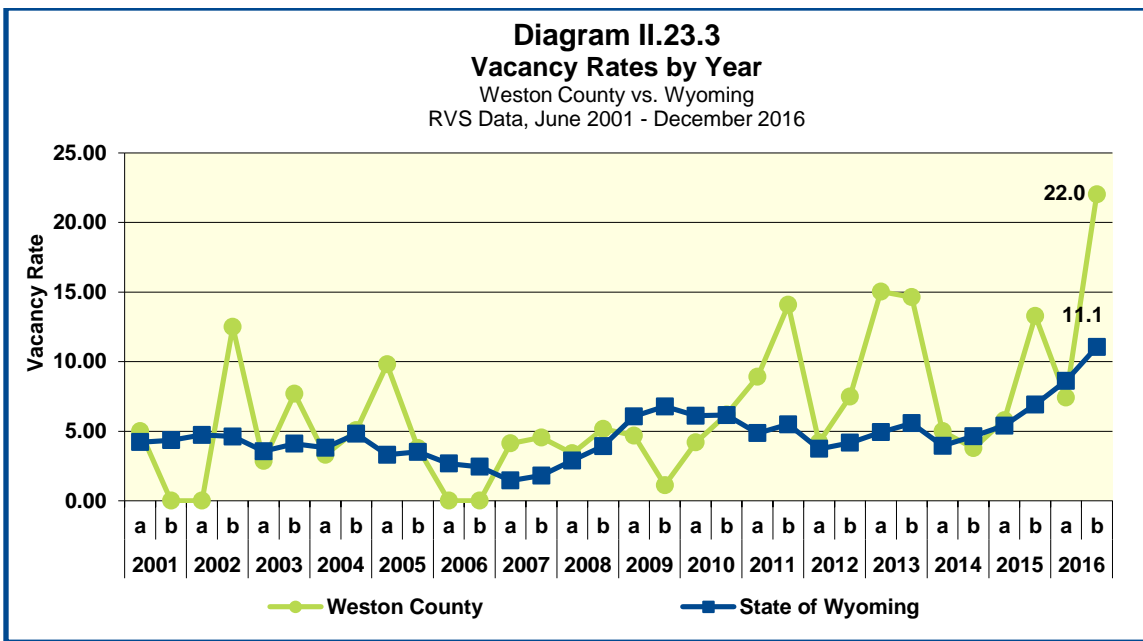


Diagram II.23.4, below, shows the average rent of single-family and apartment units in Weston County. In 2016, average rents for single-family units rose to \$797 and average rents for apartments increased to \$532.

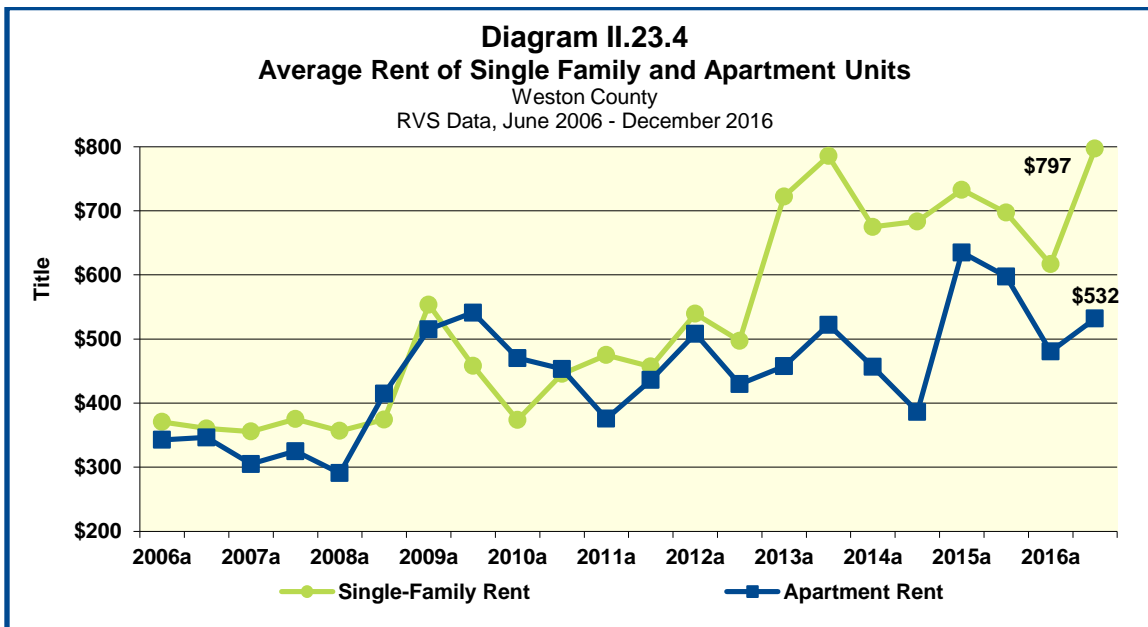


Table II.23.26 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 34 single family units in Weston County, with 6 of them available. This translates into a vacancy rate of 17.6 percent in Weston County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 72 apartment units reported in the survey, with 16 of them available, which resulted in a vacancy rate of 22.2 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.23.26			
Rental Vacancy Survey by Type			
Weston County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	34	6	17.6%
Duplex units	4	0	.0%
Apartments	72	16	22.2%
Mobile Homes	56	11	19.6%
“Other” Units	0	0	%
Don't Know	2	4	200.0%
Total	168	37	22.0%

Table II.23.27 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 13 units. The most common apartment units were two bedroom units, with 35 units. Additional details of unit types by bedrooms are reported below.

Table II.23.27							
Rental Units by Number of Bedrooms							
Weston County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	3	0	0	.	3
One	2	0	26	0	0	.	28
Two	13	4	35	5	0	.	57
Three	11	0	0	50	0	.	61
Four	5	0	0	0	0	.	5
Five	1	0	0	0	0	.	1
Don't Know	2	0	8	1	0	2	13
Total	34	4	72	56	0	2	168

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.23.28, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units.

Table II.23.28							
Available Rental Units by Number of Bedrooms							
Weston County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	2	0	0	.	2
One	0	0	6	0	0	.	6
Two	3	0	8	0	0	.	11
Three	1	0	0	11	0	.	12
Four	2	0	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don't Know	0	0	0	0	0	4	4
Total	6	0	16	11	0	4	37

Table II.23.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 66.7 percent, with four bedroom single family units having the highest vacancy rate at 40.0 percent.

Table II.23.29							
Vacancy Rates by Number of Bedrooms							
Weston County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	66.7%	%	%		66.7%
One	.0%	%	23.1%	%	%		21.4%
Two	23.1%	.0%	22.9%	.0%	%		19.3%
Three	9.1%	%	%	22.0%	%		19.7%
Four	40.0%	%	%	%	%		40.0%
Five	.0%	%	%	%	%		.0%
Don't Know	.0%	%	.0%	.0%	%	200.0%	30.8%
Total	17.6%	.0%	22.2%	19.6%	%	200.0%	22.0%

Average market-rate rents by unit type are shown in Table II.23.30, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.23.30						
Average Market Rate Rents by Number of Bedrooms						
Weston County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$520	\$	\$	\$520
One	\$250	\$	\$492	\$	\$	\$431
Two	\$630	\$625	\$508	\$625	\$	\$598
Three	\$795	\$	\$650	\$600	\$865	\$729
Four	\$1,138	\$	\$800	\$	\$	\$1,070
Five	\$550	\$	\$	\$	\$	\$550
Total	\$797	\$625	\$532	\$610	\$865	\$686

Table II.23.31 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 above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.23.31			
Single Family Market Rate Rents by Vacancy Status			
Weston County			
RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	10	3	30.0%
\$500 to \$1,000	20	3	15.0%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500	1	0	.0%
Missing	2	0	.0%
Total	34	6	17.6%

The availability of apartment units by average rent is displayed in Table II.23.32 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 13.0 percent.

Table II.23.32			
Apartment Market Rate Rents by Vacancy Status			
Weston County			
RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	23	3	13.0%
\$500 to \$1,000	33	11	33.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	16	2	12.5%
Total	72	16	22.2%

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

Table II.23.33							
Condition by Unit Type							
Weston County							
RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	0	0	7	18	0	.	25
Good	22	2	65	34	0	.	123
Excellent	10	2	0	3	0	.	15
Don’t Know	2	0	0	1	0	2	5
Total	34	4	72	56	0	2	168

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 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	0	0	%
Good	22	6	27.3%
Excellent	10	0	.0%
Don't Know	2	0	.0%
Total	34	6	17.6%

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 20.0 percent.

Table II.23.35 Condition of Apartment Units by Vacancy Status Weston County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	7	3	42.9%
Good	65	13	20.0%
Excellent	0	0	%
Don't Know	0	0	%
Total	72	16	22.2%

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.23.36, below, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.23.36 If you had the opportunity to own/manage more units, how many would you prefer Weston County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	1
Other	0
All types	2
Total	4

Table II.23.37, on the following page, shows the most common answers from the 2016 fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Weston County

had a total of 13 respondents, with an average persons per household of 2.2 people. Of new residents to Weston County, 69.2 percent were married and the most common age group arriving in the state was 65 years or older. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 61.5 percent of respondents owning thier residence. The average mortgage payment in Weston County was \$447 and the average rent was \$385. When asked if they were satisfied with their current housing, 92.3 percent said they were satisfied with thier current housing.

Table II.23.37 Most Replied Response Weston County HNA Survey: Fiscal Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	13
Number of persons in household (Average)	2.2
Current age	65 years or older (30.8%)
Marital status	Married (69.2%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (46.2%)
In which industry are you primarily employed	Retired (38.5%)
Highest education level completed	High School Diploma/GED (53.8%)
Total household income from all sources	\$20,000 to \$29,999 dollars (66.7%)
Current Housing Characteristics	
Current Residence	Single family home (53.8%)
Do you own or rent	Own (61.5%)
How many bedrooms (Average)	2.5
How many full bathrooms (Average)	1.4
Average mortgage payment	\$447
Average rental payment	\$385
Are you satisfied with your current housing	Satisfied with current housing (92.3%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Need better lot (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected building price	Not sure (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because they need a better lot. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Additional survey data are presented in **Volume II. Technical Appendix**.¹⁸²

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.

¹⁸² Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2015 5-year ACS data, 34 or 1.1 percent of households in Weston County were overcrowded and another 52 or 1.7 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 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Weston County				
Owner				
Households	2,267	11	52	2,330
Percentage	97.3%	.5%	2.2%	100.0%
Renter				
Households	633	23	0	656
Percentage	96.5%	3.5%	.0%	100.0%
Total				
Households	2,900	34	52	2,986
Percentage	97.1%	1.1%	1.7%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.5%	100.0%

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

At the time of the 2015 5-year ACS, a total of 167 units or 4.8 percent of all housing units in Weston County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.23.39, at right.

Table II.23.39		
Housing Units with Incomplete Kitchen Facilities		
Weston County 2010-2015 5-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Kitchen Facilities	3,339	259,728
Lacking Complete Kitchen Facilities	167	6,902
Total Housing Units	3,506	266,630
Percent Lacking	4.8%	2.6%

At the time of the 2015 ACS, a total of 119 units or 3.4 percent of all housing units in Weston 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.23.40, below.

Table II.23.40		
Housing Units with Incomplete Plumbing Facilities		
Weston County 2010-2015 5-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Plumbing Facilities	3,387	260,327
Lacking Complete Plumbing Facilities	119	6,303
Total Households	3,506	266,630
Percent Lacking	3.4%	2.4%

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

In Weston County, 8.0 percent of households had a cost burden and 11.6 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 12.2 percent of homeowners with a mortgage in Weston County experienced a cost burden and 13.2 percent experienced a severe cost burden, while 7.6 percent of renters had a cost burden and 19.5 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 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Weston County					
Owner With a Mortgage					
Households	755	123	134	0	1,012
Percent	74.6%	12.2%	13.2%	.0%	100.0%
Owner Without a Mortgage					
Households	1,146	67	85	20	1,318
Percent	86.9%	5.1%	6.4%	1.5%	100.0%
Renter					
Households	376	50	128	102	656
Percent	57.3%	7.6%	19.5%	15.5%	100.0%
Total					
Households	2,277	240	347	122	2,986
Percent	76.3%	8.0%	11.6%	4.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 Housing Needs Forecast

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 220 households in Weston County, from 3,021 in 2010 to 3,241 in 2040. Homeowners are expected to increase from 2,349 households in 2010 to 2,540 by 2040. Renters are anticipated to increase from 672 households in 2010 to 701 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 23 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 22 households and by 23 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 7 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 4 households over the period. Table II.23.42, below, 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	282	270	283	132	1,381	2,349
2015	280	268	281	131	1,370	2,330
2020	294	282	295	138	1,440	2,449
2025	300	288	302	141	1,470	2,500
2030	303	291	305	142	1,486	2,528
2035	305	293	307	143	1,495	2,542
2040	305	292	306	143	1,493	2,540
Renters by Percent of Median Household Income						
2010	173	88	117	59	235	672
2015	169	86	114	58	229	656
2020	180	92	121	61	244	698
2025	182	93	123	62	247	708
2030	183	94	124	63	248	710
2035	182	93	123	62	247	709
2040	180	92	122	62	245	701
Total Households by Percent of Median Household Income						
2010	455	359	400	192	1,616	3,021
2015	448	355	395	189	1,599	2,986
2020	473	374	417	199	1,684	3,147
2025	482	381	425	203	1,717	3,208
2030	486	385	429	205	1,734	3,239
2035	487	386	430	206	1,742	3,251
2040	485	385	428	205	1,738	3,241