

## WESTON COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Weston County’s population increased from 7,208 in 2010 to 7,236 in 2016, or by 0.4 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 0.8 percent, and the number of people from 55 to 64 years of age increased by 11.9 percent. The white population decreased by 1.0 percent, while the black population increased by 122.7 percent. The Hispanic population increased from 216 to 287 people between 2010 and 2016 or by 32.9 percent. These data are presented in Table II.23.1, below.

<b>Table II.23.1</b>						
<b>Profile of Population Characteristics</b>						
Weston County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Weston County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>7,208</b>	<b>7,236</b>	<b>0.4%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	1,306	1,320	1.1%	113,371	116,796	3.0%
15 to 24 years	810	762	-5.9%	78,460	77,293	-1.5%
25 to 34 years	884	891	0.8%	77,649	81,948	5.5%
35 to 44 years	827	830	0.4%	66,966	71,334	6.5%
45 to 54 years	1,173	895	-23.7%	83,577	69,052	-17.4%
55 to 64 years	1,059	1,185	11.9%	73,513	81,266	10.5%
65 and Over	1,149	1,353	17.8%	70,090	87,812	25.3%
<b>Race</b>						
White	6,954	6,883	-1.0%	529,110	543,387	2.7%
Black	22	49	122.7%	5,135	7,753	51.0%
American Indian and Alaskan Native	97	107	10.3%	14,457	15,762	9.0%
Asian	21	42	100.0%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	3	1	-66.7%	521	673	29.2%
Two or more races	111	154	38.7%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	216	287	32.9%	50,231	58,413	16.3%

Table II.23.2, on the following page, presents the population of Weston County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 3,813 persons, and accounted for 52.7 percent of the population, with the remaining 47.3 percent, or 3,423 persons being female.

<b>Table II.23.2</b>							
<b>Population by Age and Gender</b>							
Weston County							
2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	669	637	1,306	687	633	1,320	1.1%
15 to 24 years	464	346	810	423	339	762	-5.9%
25 to 44 years	486	398	884	478	413	891	0.8%
45 to 54 years	467	360	827	472	358	830	0.4%
55 to 64 years	617	556	1,173	492	403	895	-23.7%
65 and Over	580	479	1,059	624	561	1,185	11.9%
<b>Total</b>	<b>3,790</b>	<b>3,418</b>	<b>7,208</b>	<b>3,813</b>	<b>3,423</b>	<b>7,236</b>	<b>0.4%</b>
<b>% of Total</b>	<b>52.6%</b>	<b>47.4%</b>	.	<b>52.7%</b>	<b>47.3%</b>	.	

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.

<b>Table II.23.3</b>			
<b>Group Quarters Population</b>			
Weston County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>225</sup>	194	261	34.5%
Juvenile Facilities	.	.	.
Nursing Homes	48	52	8.3%
Other Institutions	.	.	.
<b>Total</b>	<b>242</b>	<b>313</b>	<b>29.3%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	55	.	-100.0%
<b>Total</b>	<b>55</b>	<b>.</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>297</b>	<b>313</b>	<b>5.4%</b>

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.

<sup>225</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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 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.

Household 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%
<b>Total</b>	<b>2,986</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.23.5</b>				
<b>Household Type by Household Size</b>				
Weston County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Weston County</b>				
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%
<b>Total</b>	<b>1,886</b>	<b>1,100</b>	<b>2,986</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>147,229</b>	<b>79,636</b>	<b>226,865</b>	<b>100.0%</b>

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2015 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.

<b>Table II.23.6</b>				
<b>Tenure by Household Size</b>				
Weston County				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Weston County</b>				
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%
<b>Total</b>	<b>2,330</b>	<b>656</b>	<b>2,986</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.23.7 Housing Units by Tenure</b> 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
<b>Total Housing Units</b>	<b>3,506</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0</b>

Table II.23.8, below, shows that of the 520 vacant housing units in Weston County as reported in the 2015 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.

<b>Table II.23.8 Disposition of Vacant Housing Units</b> 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%
<b>Total</b>	<b>520</b>	<b>100.0%</b>	<b>39,765</b>	<b>100.0%</b>

Table II.23.9, at right, presents different income statistics for Weston County. According to the 2015 ACS data averages, median family income for Weston County was \$80,000 compared to the statewide average of \$73,194.

<b>Table II.23.9 Median and Per Capita Income</b> 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.

<b>Table II.23.10</b> <b>Households by Income</b> 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%
<b>Total</b>	<b>2,986</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.23.11</b> <b>Poverty by Age</b> Weston County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Weston County</b>				
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%
<b>Total</b>	<b>354</b>	<b>604</b>	<b>958</b>	<b>100.0%</b>
Poverty Rate	10%	18%	14%	.
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>28,882</b>	<b>36,113</b>	<b>64,995</b>	<b>100.0%</b>
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.

<b>Table II.23.12</b>				
<b>Households by Unit Type</b>				
Weston County				
2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Weston County</b>				
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%
<b>Total</b>	<b>2,330</b>	<b>656</b>	<b>2,986</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

Table II.23.13, on the following page, 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.

<b>Table II.23.13</b>				
<b>Households by Year Built</b>				
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%
<b>Total</b>	<b>2,986</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.23.14</b>				
<b>Housing Units by Number of Rooms</b>				
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%
<b>Total</b>	<b>3,506</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0%</b>
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.

<b>Table II.23.15</b> <b>Households by Number of Bedrooms</b> Weston County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure		Total	% of Total
	Own	Rent		
<b>Weston County</b>				
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%
<b>Total</b>	<b>2,330</b>	<b>656</b>	<b>2,986</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.23.16 Mortgage Status Weston County 2010-2015 5-Year ACS Data</b>				
<b>Mortgage Status</b>	<b>Weston County</b>		<b>State of Wyoming</b>	
	<b>Households</b>	<b>% of Households</b>	<b>Households</b>	<b>% of Households</b>
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%
<b>Total</b>	<b>2,330</b>	<b>100.0%</b>	<b>156,675</b>	<b>100.00%</b>

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

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

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 28 persons during the first half of 2017. 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 604 persons over the time period.

<b>Table II.23.18</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Weston County			
WYDOT Data, 2000–First Half of 2017			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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	142	157	-15
2017 – First Half	68	96	-28
<b>Total</b>	<b>3,232</b>	<b>2,628</b>	<b>604</b>

**Economics**

The HUD estimated MFI for Weston County was \$78,700 in 2017. This rate compares to Wyoming’s MFI of \$74,400. Diagram II.23.1, below, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.23.1**  
**Estimated Median Family Income**  
 Weston County vs. Wyoming  
 HUD Data: 2000-2017

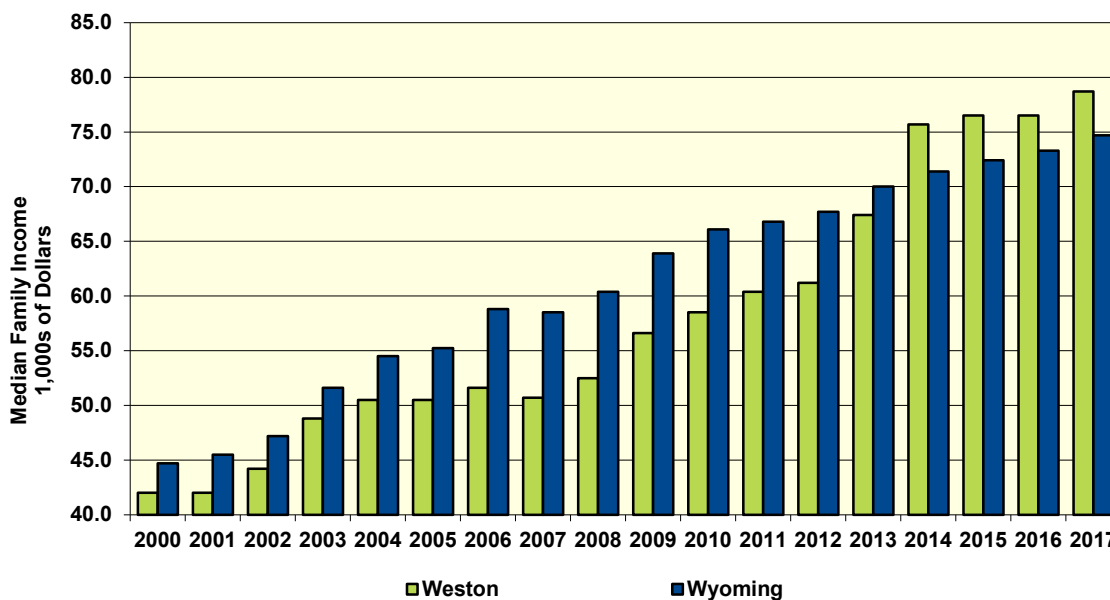


Table II.23.19 below shows the labor force statistics for Weston County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Weston County increased from 3.4 percent in 2015 to 4.9 percent in 2016, which compared to a statewide increase to 5.3 percent.

<b>Table II.23.19</b> <b>Labor Force Statistics</b> Weston County 1990 - 2016 BLS Data					
Year	Weston County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	147	3,177	3,324	4.4%	5.3%
1991	149	3,045	3,194	4.7%	5.2%
1992	185	3,027	3,212	5.8%	5.6%
1993	162	3,046	3,208	5%	5.3%
1994	179	3,127	3,306	5.4%	5%
1995	164	3,210	3,374	4.9%	4.8%
1996	172	3,150	3,322	5.2%	4.9%
1997	171	3,075	3,246	5.3%	4.8%
1998	155	3,104	3,259	4.8%	4.7%
1999	177	3,190	3,367	5.3%	4.6%
2000	143	3,156	3,299	4.3%	3.9%
2001	138	3,175	3,313	4.2%	3.8%
2002	133	3,178	3,311	4%	4%
2003	143	3,043	3,186	4.5%	4.3%
2004	125	3,014	3,139	4%	3.8%
2005	126	3,039	3,165	4%	3.6%
2006	107	2,947	3,054	3.5%	3.2%
2007	100	3,059	3,159	3.2%	2.8%
2008	103	3,122	3,225	3.2%	3.1%
2009	206	3,107	3,313	6.2%	6.3%
2010	194	3,822	4,016	4.8%	6.4%
2011	181	3,785	3,966	4.6%	5.8%
2012	161	3,811	3,972	4.1%	5.3%
2013	141	3,812	3,953	3.6%	4.7%
2014	131	3,842	3,973	3.3%	4.2%
2015	135	3,841	3,976	3.4%	4.2%
2016	197	3,796	3,993	4.9%	5.3%

Diagram II.23.2, on the following page, shows the employment and labor force for Weston County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,796 persons, with the labor force reaching 3,993, indicating there were a total of 197 unemployed persons.

**Diagram II.23.2**  
**Employment and Labor Force**  
 Weston County  
 1990 – 2016 BLS Data

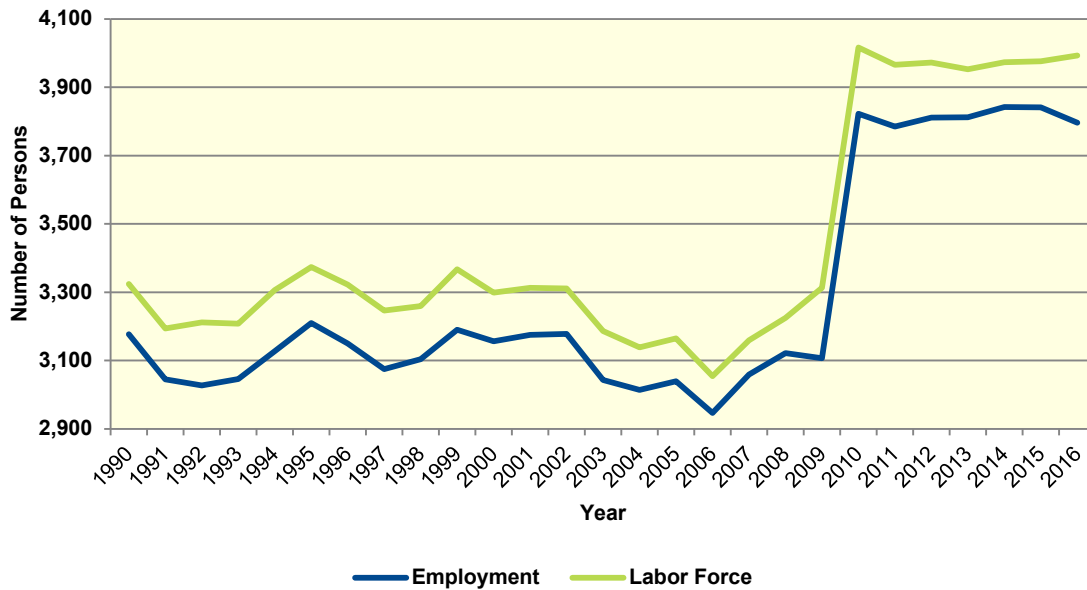
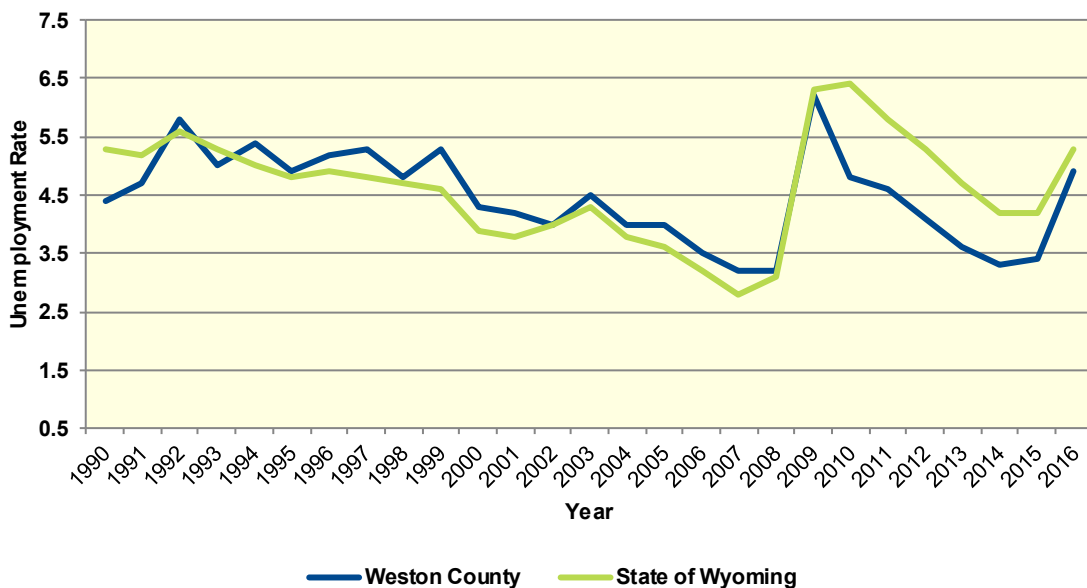


Diagram II.23.3 below shows the unemployment rate for both the state and Weston County. During the 1990s the average rate for Weston County was 5.1 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.1 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.1 percent. Over the course of the entire period Weston County had an average unemployment rate lower than the state, 4.4 percent for Weston County, versus 4.6 statewide.

**Diagram II.23.3**  
**Annual Unemployment Rate**  
 Weston County  
 1990 – 2016 BLS Data



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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2005 through December 2016 and are presented in Table II.23.20, on the following page, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 2,345 persons in 2015 to 2,316 in 2016, a change of 1.2 percent.

<b>Table II.23.20</b>											
<b>Total Monthly Employment</b>											
Weston County											
BLS QCEW Data, 2001–2016(p)											
<b>Period</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Jan	2,143	2,249	2,278	2,277	2,270	2,207	2,182	2,226	2,278	2,283	2,321
Feb	2,140	2,231	2,300	2,255	2,246	2,202	2,180	2,231	2,275	2,296	2,294
Mar	2,181	2,261	2,328	2,273	2,285	2,209	2,199	2,246	2,292	2,274	2,289
Apr	2,165	2,281	2,357	2,262	2,308	2,196	2,260	2,334	2,337	2,337	2,317
May	2,192	2,347	2,386	2,299	2,400	2,315	2,350	2,346	2,381	2,391	2,349
Jun	2,220	2,377	2,397	2,269	2,349	2,300	2,370	2,342	2,402	2,441	2,369
Jul	2,106	2,219	2,286	2,275	2,232	2,169	2,267	2,182	2,237	2,237	2,270
Aug	2,099	2,249	2,324	2,212	2,257	2,245	2,298	2,304	2,288	2,302	2,263
Sep	2,186	2,311	2,398	2,289	2,331	2,347	2,335	2,403	2,391	2,410	2,378
Oct	2,149	2,310	2,334	2,255	2,339	2,340	2,384	2,374	2,378	2,402	2,332
Nov	2,179	2,355	2,360	2,271	2,362	2,294	2,346	2,360	2,371	2,408	2,308
Dec	2,217	2,348	2,348	2,286	2,270	2,290	2,349	2,358	2,342	2,356	2,298
<b>Annual</b>	<b>2,165</b>	<b>2,295</b>	<b>2,341</b>	<b>2,269</b>	<b>2,304</b>	<b>2,260</b>	<b>2,293</b>	<b>2,309</b>	<b>2,331</b>	<b>2,345</b>	<b>2,316</b>
<b>% Change</b>	<b>-2.2%</b>	<b>6.0%</b>	<b>2.0%</b>	<b>-3.1%</b>	<b>1.5%</b>	<b>-1.9%</b>	<b>1.5%</b>	<b>0.7%</b>	<b>1.0%</b>	<b>0.6%</b>	<b>-1.2%</b>

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 \$742 in 2015. In 2016, average weekly wages saw a decrease of 4.0 percent over the prior year, rising to \$712, or by 30 dollars. These data are shown in Table II.23.21, below.

<b>Table II.23.21</b>						
<b>Average Weekly Wages</b>						
Weston County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	493	493	473	524	496	
2002	521	511	506	499	509	2.6%
2003	458	475	482	507	480	-5.7%
2004	470	491	492	503	489	1.9%
2005	486	502	489	521	500	2.2%
2006	546	548	543	587	556	11.2%
2007	617	625	605	676	631	13.5%
2008	658	676	670	672	669	6.0%
2009	609	632	590	654	621	-7.2%
2010	607	689	641	696	659	6.1%
2011	629	764	654	670	680	3.2%
2012	683	706	667	692	687	1.0%
2013	714	686	682	706	697	1.5%
2014	712	719	709	736	719	3.2%
2015	737	704	721	804	742	3.2%
2016(p)	686	721	708	734	712	-4.0%

Total business establishments reported by the QCEW are displayed in Table II.23.22, below. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 4.0 percent, from 286 to 288 establishments.

<b>Table II.23.22</b>						
<b>Number of Business Establishments</b>						
Weston County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	246	261	264	259	258	
2002	255	257	259	257	257	-0.4%
2003	259	260	264	266	262	1.9%
2004	262	262	261	263	262	0.0%
2005	264	266	265	267	266	1.5%
2006	268	271	269	268	269	1.1%
2007	269	276	279	276	275	2.2%
2008	279	283	278	278	280	1.8%
2009	285	283	283	278	282	0.7%
2010	278	277	273	274	276	-2.1%
2011	275	275	272	266	272	-1.4%
2012	268	275	277	275	274	0.7%
2013	273	272	274	272	273	-0.4%
2014	272	275	272	277	274	0.4%
2015	280	286	290	287	286	4.4%
2016	288	288	287	290	288	0.7%

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 increased from \$586 to \$594 between fourth quarter 2015 and fourth quarter 2016, or by 1.4 percent. Detached single-family home rents decreased by 3.8 percent, rents for mobile homes on a lot increased by 8.4 percent, and rents for mobile home lots decreased by 1.9 percent.

Weston County rental prices experienced average annualized changes of 0.3 percent for apartments, 0.9 percent for houses and 1.1 percent for mobile homes plus a lot, since fourth quarter 1986 through fourth quarter 2016. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.23.23, at right, presents the Weston County data for each rental type.<sup>226</sup>

The Census Bureau reports building

<b>Table II.23.23</b>				
<b>Semiannual Average Monthly Rental Prices</b>				
Weston County				
EAD Data, 1986:Q4 – 2016:Q4, Real 2016 Dollars				
<b>Quarter Year</b>	<b>Apartments</b>	<b>Mobile Home Lot</b>	<b>House</b>	<b>Mobile Home</b>
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
Q4.16	594	158	654	569

<sup>226</sup> 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.



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 decreased from 6 authorizations in 2015 to 3 in 2016.

The real value of single-family building permits increased from \$46,809 in 2015 to \$271,667 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.23.24, below.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	23	4	0	0	27	102,746	0
1981	24	0	20	8	52	73,809	51,102
1982	8	4	8	0	20	76,649	0
1983	18	0	0	0	18	71,433	0
1984	8	0	0	0	8	103,179	0
1985	7	0	0	0	7	65,155	0
1986	6	0	0	0	6	61,503	0
1987	3	0	0	0	3	56,062	0
1988	4	0	0	0	4	65,339	0
1989	6	0	0	0	6	47,411	0
1990	4	0	0	0	4	62,736	0
1991	2	0	0	0	2	65,418	0
1992	0	0	0	0	0	0	0
1993	5	0	0	0	5	56,147	0
1994	5	0	0	0	5	89,231	0
1995	5	4	0	0	9	96,911	0
1996	3	0	0	0	3	83,793	0
1997	2	2	0	0	4	82,743	0
1998	6	0	0	0	6	148,907	0
1999	3	0	0	0	3	115,999	0
2000	1	0	0	10	11	92,542	54,437
2001	3	0	0	0	3	27,944	0
2002	4	0	0	0	4	171,996	0
2003	2	0	0	0	2	96,364	0
2004	8	4	4	0	16	98,474	0
2005	5	0	0	0	5	170,342	0
2006	8	2	0	0	10	163,699	0
2007	19	0	0	0	19	128,897	0
2008	12	0	0	0	12	144,769	0
2009	7	0	0	0	7	133,735	0
2010	4	0	0	0	4	165,144	0
2011	4	0	0	0	4	133,765	0
2012	0	0	0	0	0	0	0
2013	5	0	0	0	5	184,927	0
2014	1	0	0	0	1	174,091	0
2015	6	0	0	0	6	46,809	0
2016	3	0	0	0	3	271,667	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Weston County was \$150,549. This represented an increase of 9.1 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.23.25, on the following page.

<b>Table II.23.25</b> <b>Average Sales Prices</b> 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
2016	150,549	9.1	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in June 2017.<sup>227</sup> During June 2017, a total of 18 surveys were completed by property managers in Weston County. Of the 131 rental units surveyed, 30 were vacant, indicating a vacancy rate of 22.9 percent, as shown in Table II.23.26, at right. This rate compares to a 7.4 percent vacancy one year ago and a statewide June 2017 vacancy rate of 10.2 percent.

<b>Table II.23.26</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Weston County RVS Data, June 2001– June 2017				
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%
2017a	18	131	30	22.9%

Diagram II.23.4, 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 surveys, the vacancy rate spiked to nearly double that of the state average.

<sup>227</sup> Those signified as a in the “year” column of Table II.23.26 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**  
**Vacancy Rates by Year**  
 Weston County vs. Wyoming  
 RVS Data, June 2001 – June 2017

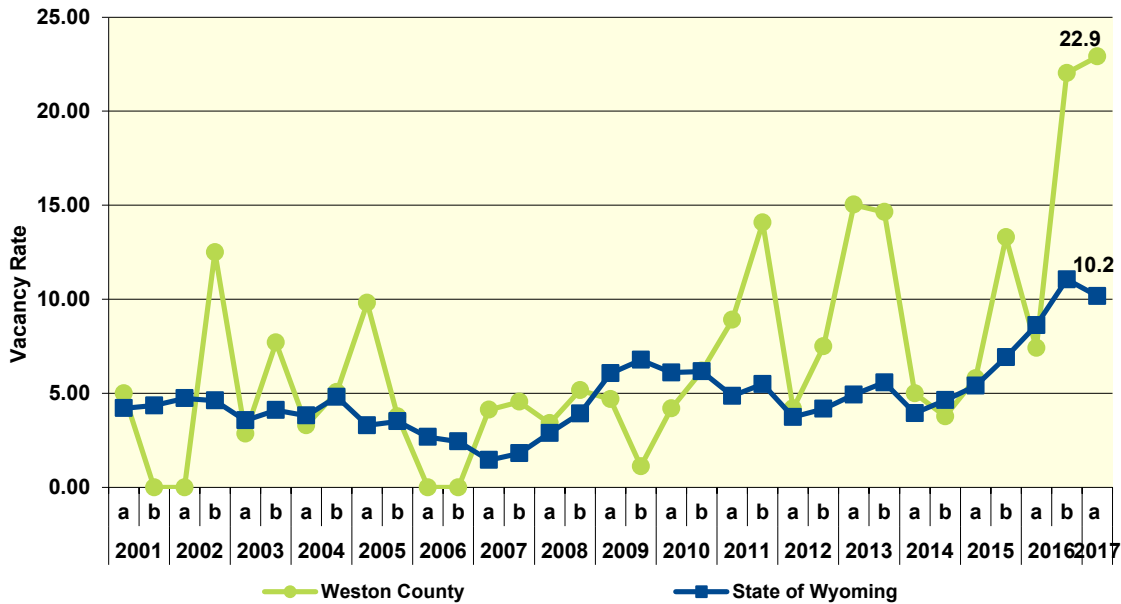


Diagram II.23.5, below, shows the average rent of single-family and apartment units in Weston County. In 2017, average rents for single-family units fell to \$657 and average rents for apartments decreased to \$527.

**Diagram II.23.5**  
**Average Rent of Single Family and Apartment Units**  
 Weston County  
 RVS Data, June 2006 – June 2017

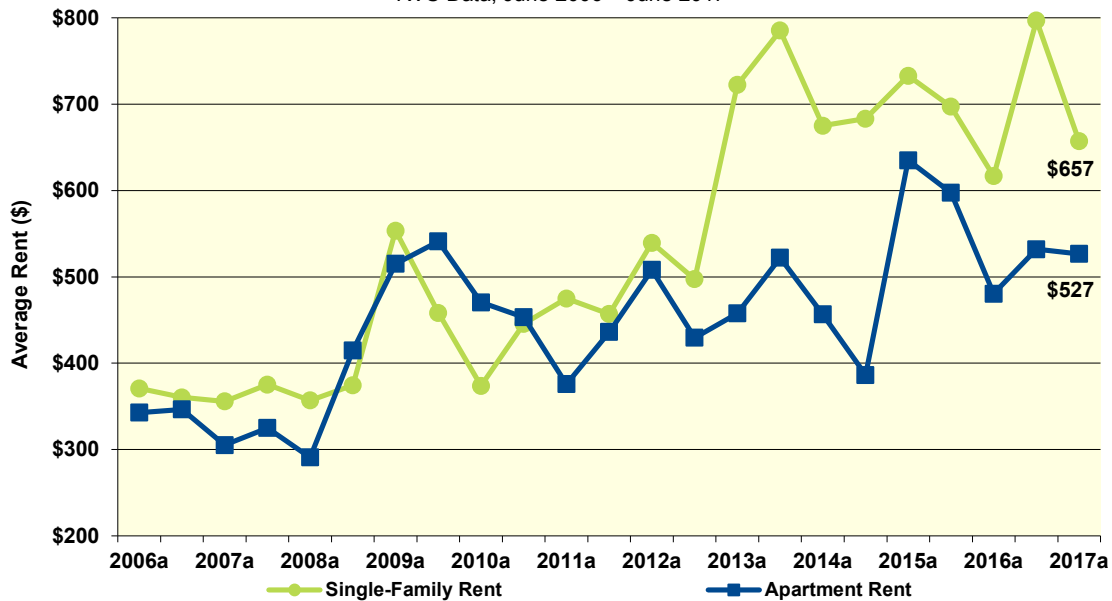


Table II.23.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 29 single family units in Weston County, with 2 of them available. This translates into a vacancy rate of 6.9 percent in Weston County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 53 apartment units reported in the survey, with 6 of them available, which resulted in a vacancy rate of 11.3 percent. This compares to a statewide vacancy rate of 11.2 percent for apartment units across the state.

<b>Table II.23.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Weston County			
RVS Data, June 2017			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	29	2	6.9%
Duplex units	14	4	28.6%
Apartments	53	6	11.3%
Mobile Homes	27	0	.0%
“Other” Units	0	0	%
Don’t Know	8	18	225.0%
<b>Total</b>	<b>131</b>	<b>30</b>	<b>22.9%</b>

Table II.23.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 12 units. The most common apartment units were two bedroom units, with 19 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.23.28</b>							
<b>Rental Units by Number of Bedrooms</b>							
Weston County							
RVS Data, June 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	3	0	3	0	0	.	6
One	2	3	15	0	0	.	20
Two	12	6	19	4	0	.	41
Three	12	5	0	23	0	.	40
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	0	0	16	0	0	8	24
<b>Total</b>	<b>29</b>	<b>14</b>	<b>53</b>	<b>27</b>	<b>0</b>	<b>8</b>	<b>131</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.23.29, on the following page, one bedroom apartments were the most available apartment units, with three bedroom units being the most available single family unit.

<b>Table II.23.29</b> <b>Available Rental Units by Number of Bedrooms</b> Weston County RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	3	0	0	.	3
Two	1	2	1	0	0	.	4
Three	1	2	0	0	0	.	3
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	0	0	2	0	0	18	20
<b>Total</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>30</b>

Table II.23.30 below shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 5.3 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 8.3 percent.

<b>Table II.23.30</b> <b>Vacancy Rates by Number of Bedrooms</b> Weston County RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	%	.0%	%	%		.0%
One	.0%	.0%	20.0%	%	%		15.0%
Two	8.3%	33.3%	5.3%	.0%	%		9.8%
Three	8.3%	40.0%	%	.0%	%		7.5%
Four	%	%	%	%	%		%
Five	%	%	%	%	%		%
Don’t Know	%	%	12.5%	%	%	225.0%	83.3%
<b>Total</b>	<b>6.9%</b>	<b>28.6%</b>	<b>11.3%</b>	<b>.0%</b>	<b>%</b>	<b>225.0%</b>	<b>22.9%</b>

Average market-rate rents by unit type are shown in Table II.23.31, 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.

<b>Table II.23.31</b> <b>Average Market Rate Rents by Number of Bedrooms</b> Weston County RVS Data, June 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$500	\$	\$520	\$	\$	\$510
One	\$250	\$388	\$613	\$	\$	\$450
Two	\$617	\$633	\$508	\$556	\$	\$577
Three	\$792	\$663	\$	\$588	\$	\$672
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$657</b>	<b>\$590</b>	<b>\$527</b>	<b>\$571</b>	<b>\$</b>	<b>\$587</b>

Table II.23.32 below shows vacancy rates for single family units by average rental rates for Weston County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 5.56 percent.

<b>Table II.23.32</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Weston County RVS Data, June 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	10	1	10.0%
\$500 to \$1,000	18	1	5.6%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	1	0	.0%
<b>Total</b>	<b>29</b>	<b>2</b>	<b>6.9%</b>

The availability of apartment units by average rent is displayed in Table II.23.33, below. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.23.33</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Weston County RVS Data, June 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	23	3	13.0%
\$500 to \$1,000	24	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	6	3	50.0%
<b>Total</b>	<b>53</b>	<b>6</b>	<b>11.3%</b>

Table II.23.34, 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.

<b>Table II.23.34</b> <b>Condition by Unit Type</b> Weston County RVS Data, June 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	1	0	0	1	0	.	2
Good	26	14	53	25	0	.	118
Excellent	1	0	0	1	0	.	2
Don’t Know	1	0	0	0	0	8	9
<b>Total</b>	<b>29</b>	<b>14</b>	<b>53</b>	<b>27</b>	<b>0</b>	<b>8</b>	<b>131</b>

The availability of single family units based on their condition is displayed in Table II.23.35, below. As can be seen single family units in good condition had a vacancy rate of 3.85 percent.

<b>Table II.23.35</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Weston County RVS Data, June 2017			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair			%
Average	1	1	100.0%
Good	26	1	3.8%
Excellent	1	0	.0%
Don't Know	1	0	.0%
<b>Total</b>	<b>29</b>	<b>2</b>	<b>6.9%</b>

Table II.23.36, below shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 11.3 percent.

<b>Table II.23.36</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Weston County RVS Data, June 2017			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair			%
Average	0	0	%
Good	53	6	11.3%
Excellent	0	0	%
Don't Know	0	0	%
<b>Total</b>	<b>53</b>	<b>6</b>	<b>11.3%</b>

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

<b>Table II.23.37</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Weston County RVS Data, June 2017	
<b>Unit Type</b>	<b>Respondents citing more units</b>
Single family units	2
Duplex Units	1
Apartments	1
Mobile homes	1
Other	0
All types	2
<b>Total</b>	<b>7</b>

Table, II.23.38, on the following page, shows the most common answers from the 2017 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 9 respondents, with average persons per household of 2.6 people. Of new residents

to Weston County, 55.6 percent were married and the most common age group arriving in the state was 35 to 44 years old. 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 66.7 percent of respondents owning thier residence. The average mortgage payment in Weston County was \$554 and the average rent was \$525. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

<b>Table II.23.38</b> <b>Most Replied Response</b> Weston County HNA Survey: Fiscal Year 2017	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	9
Number of persons in household (Average)	2.6
Current age	35 to 44 years old (33.3%)
Marital status	Married (55.6%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (44.4%)
In which industry are you primarily employed	Retired (22.2%)
Highest education level completed	High School Diploma/GED (66.7%)
Total household income from all sources	\$50,000 to \$74,999 dollars (50.0%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (66.7%)
Do you own or rent	Own (66.7%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	2.0
Average mortgage payment	\$554
Average rental payment	\$525
Are you satisfied with your current housing	Satisfied with current housing (100.0%)

Additional survey data are presented in **Volume II. Technical Appendix.**<sup>228</sup>

### 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 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.23.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<sup>228</sup> 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.



<b>Table II.23.39</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Weston County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Weston County</b>				
<b>Owner</b>				
Households	2,267	11	52	2,330
Percentage	97.3%	.5%	2.2%	100.0%
<b>Renter</b>				
Households	633	23	0	656
Percentage	96.5%	3.5%	.0%	100.0%
<b>Total</b>				
Households	2,900	34	52	2,986
Percentage	97.1%	1.1%	1.7%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
<b>Total</b>				
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.23.40, at right.

<b>Table II.23.40</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
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
<b>Total Housing Units</b>	<b>3,506</b>	<b>266,630</b>
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.23.41, below.

<b>Table II.23.41</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Weston County 2010-2015 5-Year ACS Data		
<b>Facilities</b>	<b>Weston County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	3,387	260,327
Lacking Complete Plumbing Facilities	119	6,303
<b>Total Households</b>	<b>3,506</b>	<b>266,630</b>
Percent Lacking	3.4%	2.4%

The third type of housing problem reported in the 2015 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.23.42, on the following page.

<b>Table II.23.42</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Weston County					
2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Weston County</b>					
<b>Owner With a Mortgage</b>					
Households	755	123	134	0	1,012
Percent	74.6%	12.2%	13.2%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,146	67	85	20	1,318
Percent	86.9%	5.1%	6.4%	1.5%	100.0%
<b>Renter</b>					
Households	376	50	128	102	656
Percent	57.3%	7.6%	19.5%	15.5%	100.0%
<b>Total</b>					
Households	2,277	240	347	122	2,986
Percent	76.3%	8.0%	11.6%	4.1%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
<b>Renter</b>					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
<b>Total</b>					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

### 2017 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 406 loans purchased in Weston County between 1979 and 2017, with 1 occurring in fiscal 2017. The average home size over the period was 1,293 square feet and 1,322 square feet in fiscal 2017. For homes receiving a WCDA loan in fiscal 2017, the average year a home was built was 1947. The average household income in fiscal 2017 in nominal terms, without the effects of inflation being taken into consideration, was \$29,811. The average purchase price in fiscal 2017 was \$55,000. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

Weston County's population didn't decrease in 2016, as did many other county populations during the year.<sup>229</sup> The Wyoming Refining Company has started operation of its BenzOUTTM technology unit that upgrades reformate to higher octane gasoline blend stock while converting reformate benzene for compliance with MSAT II benzene regulations.<sup>230</sup>

<sup>229</sup> <http://news1j.com/busting-at-the-seams/>

<sup>230</sup> <http://www.businesswire.com/news/home/20170316005966/en/Wyoming-Refining-Company-Starts-New-Unit-ExxonMobil%E2%80%99s>