

WESTON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Weston County's population decreased from 7,208 in 2010 to 7,158 in 2013, or by 0.7 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age decreased by 0.7 percent, and the number of people from 55 to 64 years of age increased by 8.0 percent. The white population decreased by 1.9 percent, while the black population increased by 86.4 percent. The Hispanic population increased from 216 to 269 people between 2010 and 2013 or by 24.5 percent. These data are presented in Table II.23.1, below.

Table II.23.1						
Profile of Population Characteristics						
Wyoming vs. Weston County						
2010 Census and 2013 Current Census Estimates						
Subject	Weston County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	7,208	7,158	-.7%	563,626	582,658	3.4%
Age						
Under 14 years	1,306	1,287	-1.5%	113,371	115,337	1.7%
15 to 24 years	810	789	-2.6%	78,460	80,908	3.1%
25 to 44 years	1,711	1,699	-.7%	144,615	151,055	4.5%
45 to 54 years	1,173	995	-15.2%	83,577	76,258	-8.8%
55 to 64 years	1,059	1,144	8.0%	73,513	80,411	9.4%
65 and Over	1,149	1,244	8.3%	70,090	78,689	12.3%
Race						
White	6,954	6,821	-1.9%	529,110	539,936	2.0%
Black	22	41	86.4%	5,135	10,186	98.4%
American Indian and Alaskan Native	97	119	22.7%	14,457	15,258	5.5%
Asian	21	25	19.0%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	3	1	-66.7%	521	630	20.9%
Two or more races	111	151	36.0%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	216	269	24.5%	50,231	56,363	12.2%

Table II.23.2, on the following page, presents the population of Weston County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 3,752 persons, and accounted for 52.4 percent of the population, with the remaining 47.6 percent, or 3,406 persons being female.

Table II.23.2 Population by Age and Gender Weston County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	669	637	1,306	643	644	1,287	-1.5%
15 to 24 years	464	346	810	442	347	789	-2.6%
25 to 44 years	953	758	1,711	951	748	1,699	-.7%
45 to 54 years	617	556	1,173	533	462	995	-15.2%
55 to 64 years	580	479	1,059	615	529	1,144	8.0%
65 and Over	507	642	1,149	568	676	1,244	8.3%
Total	3,790	3,418	7,208	3,752	3,406	7,158	-0.7%
% 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 ¹⁶⁸	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

¹⁶⁸ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 1,906 family households, of which 1,614 housed married couple families and 292 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 133 families, or a female householder with no husband present, of which there were 159 families. There were also an estimated 1,069 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Weston County was 64.1 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Weston County, 84.7 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.23.4				
Household Type by Tenure				
Weston County				
2009-2013 5-Year ACS Data				
Family Type	Weston County		State of Wyoming	
	Weston County	% of Total	State of Wyoming	% of Total
Family households	1,906	64.1%	147,018	66.0%
Married-couple family	1,614	84.7%	118,096	80.3%
Owner-occupied housing units	1,291	80.0%	98,615	83.5%
Renter-occupied housing units	323	20.0%	19,481	16.5%
Other family	292	15.3%	28,922	19.7%
Male householder, no wife present	133	7.0%	9,489	32.8%
Owner-occupied housing units	133	100.0%	5,628	59.3%
Renter-occupied housing units	0	.0%	3,861	40.7%
Female householder, no husband present	159	8.3%	19,433	67.2%
Owner-occupied housing units	105	66.0%	9,887	50.9%
Renter-occupied housing units	54	34.0%	9,546	49.1%
Nonfamily households	1,069	35.9%	75,828	34.0%
Owner-occupied housing units	735	68.8%	42,072	55.5%
Renter-occupied housing units	334	31.2%	33,756	44.5%
Total	2,975	100.0%	222,846	100.0%

Table II.23.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 1,054 two-person family households, 293 three-person family households and 282 four-person family households. One-person non-family households made up 91.9 percent of all non-family households or an estimated 982 households. Weston County's two persons households made up 38.1 percent of total housing units and four person households made up an additional 9.5 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.23.5				
Household Type by Household Size				
Weston County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Weston County				
One Person	.	982	982	33.0%
Two Person	1,054	80	1,134	38.1%
Three Person	293	7	300	10.1%
Four Person	282	0	282	9.5%
Five Person	199	0	199	6.7%
Six Person	55	0	55	1.8%
Seven Person	23	0	23	.8%
Total	1,906	1,069	2,975	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 1,134 two-person households, 952 were owner-occupied and 182 were renter-occupied. Of the 282 four-person households, 218 were owner-occupied and 64 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Weston County				
One Person	674	308	982	33.0%
Two Person	952	182	1,134	38.1%
Three Person	196	104	300	10.1%
Four Person	218	64	282	9.5%
Five Person	146	53	199	6.7%
Six Person	55	0	55	1.8%
Seven Person or more	23	0	23	.8%
Total	2,264	711	2,975	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.23.7, on the following page, Weston County had a total of 3,514 housing units of which 2,975 or 84.7 percent were occupied. Of these occupied units, 76.1 percent, or 2,264 units were owner occupied, which compares to a statewide rate of 70.1. A total of 539 units or 15.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.23.7 Housing Units by Tenure Weston County 2009-2013 5-Year ACS Data				
Tenure	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,975	84.7%	222,846	84.7
Owner-Occupied	2,264	76.1%	156,202	70.1
Renter-Occupied	711	23.9%	66,644	29.9
Vacant Housing Units	539	15.3%	40,194	15.3
Total Housing Units	3,514	100.0%	263,040	100.0

Table II.23.8, below, shows that of the 539 housing units in Weston County as reported in the 2013 ACS data, 20 or 3.7 percent were for rent and 51 or 9.5 percent were for sale. An estimated 263 units were for seasonal, recreational, or occasional use, and 205 or 38.0 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.23.8 Disposition of Vacant Housing Units Weston County 2009-2013 5-Year ACS Data				
Disposition	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	20	3.7%	5,920	14.7%
Rented, but not occupied	0	.0%	1,757	4.4%
For sale only	51	9.5%	2,733	6.8%
Sold, but not occupied	0	.0%	774	1.9%
For seasonal, recreational, or occasional use	263	48.8%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	205	38.0%	10,684	26.6%
Total	539	100.0%	40,194	100.0%

Table II.23.9, at right, presents different income statistics for Weston County. According to the 2013 ACS data averages, median family income for Weston County was \$74,531 compared to the statewide average of \$70,868. Per capita income for Weston County, which is calculated by dividing total income by population, was \$28,764, which compared to \$28,902 for the State of Wyoming.

Table II.23.9 Median and Per Capita Income Weston County 2009-2013 5-Year ACS Data		
Income Type	Weston County	Wyoming
Median Family Income	74,531	70,868
Median Household Income	55,461	57,406
Per Capita Income	28,764	28,902

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 366 households or 12.3 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 449 households that had incomes between \$35,000 and \$49,999, which accounted for 15.1 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.9 percent of total households and numbered 504 in Weston County.

Table II.23.10 Households by Income Weston County 2009-2013 5-Year ACS Data				
Income	Weston County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	366	12.3%	21,737	9.8%
15,000 - 19,999	126	4.2%	10,770	4.8%
20,000 - 24,999	133	4.5%	10,936	4.9%
25,000 - 34,999	240	8.1%	22,748	10.2%
35,000 - 49,999	449	15.1%	30,917	13.9%
50,000 - 74,999	571	19.2%	43,782	19.6%
75,000 - 99,999	586	19.7%	32,050	14.4%
100,000 and above	504	16.9%	49,906	22.4%
Total	2,975	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.23.11, below. In total, the poverty rate in Weston County was 11.2 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Weston County had a poverty rate of 7.7 percent and the female population had a poverty rate of 14.9 percent. There were 74 males and 121 females in poverty under the age of 5. Overall, 25.5 percent of persons in poverty in Weston County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 79 individuals with incomes below the poverty level which represented 10.3 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.23.11 Poverty by Age Weston County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Weston County				
5 and Below	74	121	195	25.5%
6 to 18	24	70	94	12.3%
18 to 64	152	246	398	52.0%
65 and Older	16	63	79	10.3%
Total	266	500	766	100.0%
Poverty Rate	7.7%	14.9%	11.2%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.23.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Weston County saw an average of 1,637 owner-occupied single-family units compared to 348 single-family rental units. In Weston County, single-family units comprised 66.7 percent of all households compared with 71.8 percent statewide. Weston County had a total of 119 apartment rental units and total apartment units accounted for 4.4 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 780 mobile homes in Weston County, which comprised 26.2 percent of all occupied housing units and compared to 13.4 statewide.

Table II.23.12 Households by Unit Type Weston County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Weston County				
Single-Family Unit	1,637	348	1,985	66.7%
Duplex	2	32	34	1.1%
Tri- or Four-Plex	0	46	46	1.5%
Apartments	11	119	130	4.4%
Mobile Homes	614	166	780	26.2%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,264	711	2,975	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.23.13, below, shows the number of households by year of construction. As shown, 10.0 percent, or 298 units, were built in 1939 or earlier in the county, and another 231 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 295, which accounted for 9.9 percent of all households, and an additional 21 households, or .7 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.23.13 Households by Year Built Weston County 2009-2013 5-Year ACS Data				
Year Built	Weston County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	298	10.0%	24,806	11.1%
1940 to 1949	231	7.8%	10,660	4.8%
1950 to 1959	525	17.6%	22,003	9.9%
1960 to 1969	168	5.6%	18,965	8.5%
1970 to 1979	557	18.7%	50,045	22.5%
1980 to 1989	477	16.0%	33,947	15.2%
1990 to 1999	403	13.5%	26,271	11.8%
2000 to 2004	295	9.9%	33,516	15.0%
Built 2005 or Later	21	.7%	2,633	1.2%
Total	2,975	100.0%	222,846	100.0%

Table II.23.14, below, displays housing units for Weston County and the State of Wyoming. The number of rooms in Weston County varied between households. Households with one room accounting for only 2.6 percent of total housing units, while households with five and six rooms accounted for 19.6 and 13.7 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				
2009-2013 5-Year ACS Data				
Number of Rooms	Weston County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	92	2.6%	4,380	1.7%
Two	76	2.2%	6,986	2.7%
Three	320	9.1%	19,468	7.4%
Four	690	19.6%	43,545	16.6%
Five	690	19.6%	52,356	19.9%
Six	483	13.7%	40,659	15.5%
Seven	508	14.5%	32,683	12.4%
Eight	395	11.2%	25,669	9.8%
Nine or more	260	7.4%	37,294	14.2%
Total	3,514	100.0%	263,040	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 53 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.9 percent of total households in Weston County, which compared to 24.2 percent statewide. In Weston County, the 1,337 households with three bedrooms accounted for 44.9 percent of all households, and there were only 104 five-bedroom or more households, which accounted for 3.5 percent of all households.

Table II.23.15				
Households by Number of Bedrooms				
Weston County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Weston County				
None	0	53	53	1.8%
One	65	163	228	7.7%
Two	522	188	710	23.9%
Three	1,068	269	1,337	44.9%
Four	507	36	543	18.3%
Five or more	102	2	104	3.5%
Total	2,264	711	2,975	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	100.0%

The age of a structure influences its value. As shown in Table II.23.16, at right, structures built in 1939 or earlier had a median value of \$72,200, while structures built between 1950 and 1959 had a median value of \$127,700 and those built between 1990 to 1999 had a median value of \$110,300. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$234,000 and \$275,000, respectively. The total average median value in Weston County was \$136,000, which compared to \$185,900 in the State of Wyoming.

Table II.23.16 Median Value by Year Structure Built Weston County 2009-2013 5-Year ACS Data		
Year Built	Weston County	State of Wyoming
1939 or earlier	72,200	154,300
1940 to 1949	110,200	136,700
1950 to 1959	127,700	156,800
1960 to 1969	217,600	176,000
1970 to 1979	118,400	182,000
1980 to 1989	156,300	196,100
1990 to 1999	110,300	225,600
2000 to 2004	234,000	253,100
Built 2005 or Later	275,000	239,800
Total	136,000	185,900

Household mortgage status is reported in Table II.23.17, below. In Weston County, households with a mortgage accounted for 46.7 percent of all households or 1,058 housing units, and the remaining 53.3 percent or 1,206 units had no mortgage. Of those units with a mortgage, 105 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 953 or 90.1 percent had no second mortgage or no home equity loan.

Table II.23.17 Mortgage Status Weston County 2009-2013 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	1,058	46.7%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	105	9.9%	13,352	14.3%
Second mortgage only	14	13.3%	6,691	50.1%
Home equity loan only	91	86.7%	6,661	49.9%
Both second mortgage and home equity loan	0	.0%	598	.6%
No second mortgage and no home equity loan	953	90.1%	79,545	85.1%
Housing units without a mortgage	1,206	53.3%	62,707	40.1%
Total	2,264	100.0%	156,202	100.00%

The median rent in Weston County was \$551 as compared to \$647 statewide, as seen in Table II.23.18, below.

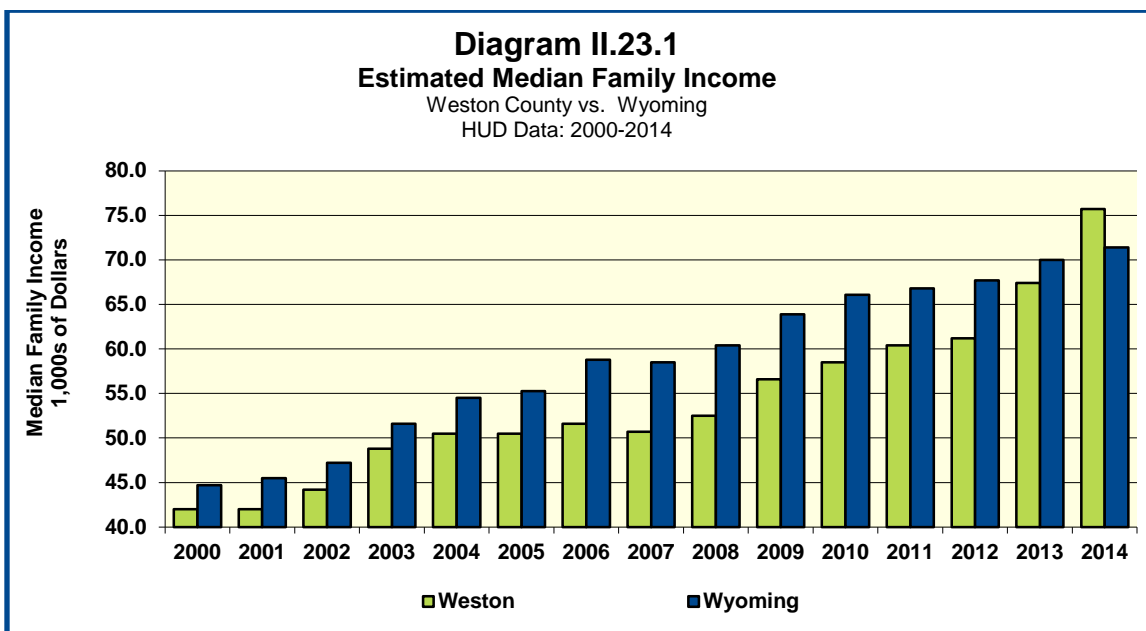
Table II.23.18 Median Rent Weston County 2009-2013 5-Year ACS Data	
Place	Rent
Weston County	\$551
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 25 persons during 2014. The driver’s license total exchanges since 2000 for Weston County are presented in Table II.23.19, below, and indicate a net increase of 617 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	199	190	9
2001	196	166	30
2002	169	135	34
2003	146	121	25
2004	173	161	12
2005	177	174	3
2006	209	123	86
2007	248	115	133
2008	232	173	59
2009	223	149	74
2010	196	103	93
2011	148	140	8
2012	169	168	1
2013	167	142	25
2014	173	148	25
Total	2,825	2,208	617

Economics

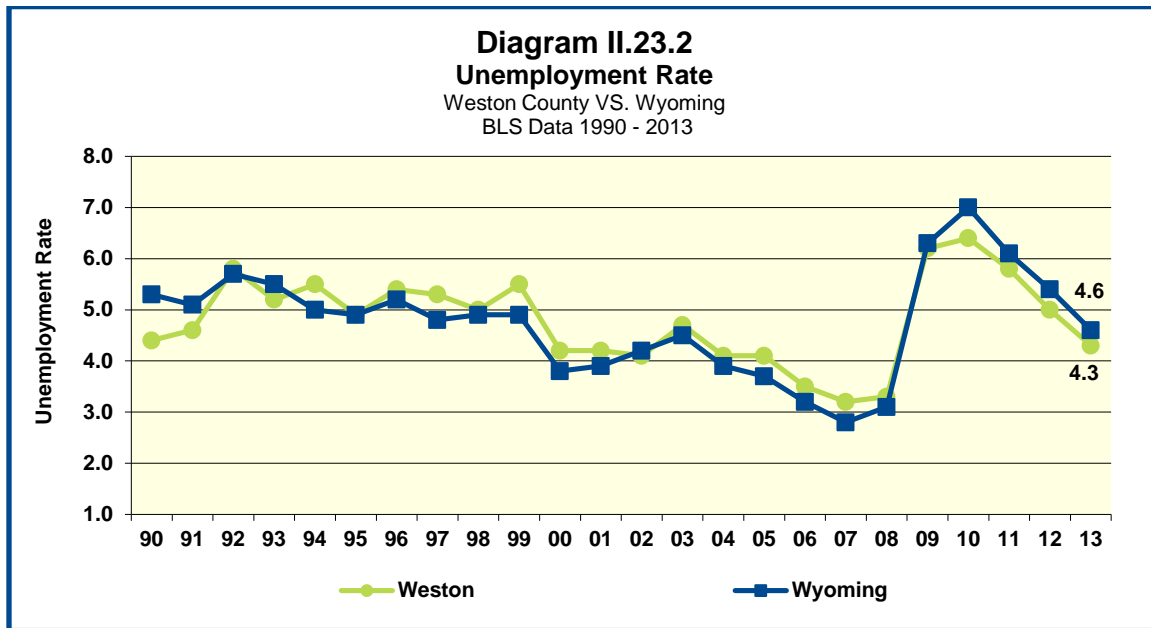
The HUD estimated MFI for Weston County was \$75,700 in 2014.¹⁶⁹ This rate compares to Wyoming’s MFI of \$71,400. Diagram II.23.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Weston County’s labor force, defined as the number of persons working or actively seeking work, decreased by 11 persons, from 3,330 in 2012 to 3,319 in 2013. Employment increased by 12 persons; unemployment decreased by 23 persons; and the unemployment rate, the number of

¹⁶⁹ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

unemployed persons as a percentage of the labor force, decreased from 5.0 percent in 2012 to 4.3 in 2013, as shown below in Diagram II.23.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.23.20, below, annual total monthly employment increased by 0.70 percent between 2012 and 2013, from a total of 2,293 to 2,309 workers. Preliminary estimates shows employment increased to 2,400 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	2,103	2,141	2,143	2,249	2,278	2,277	2,270	2,207	2,182	2,226	2,278
Feb	2,089	2,155	2,140	2,231	2,300	2,255	2,246	2,202	2,180	2,231	2,275
Mar	2,097	2,167	2,181	2,261	2,328	2,273	2,285	2,209	2,199	2,246	2,292
Apr	2,141	2,181	2,165	2,281	2,357	2,262	2,308	2,196	2,260	2,334	2,337
May	2,212	2,259	2,192	2,347	2,386	2,299	2,400	2,315	2,350	2,346	2,380
Jun	2,214	2,233	2,220	2,377	2,397	2,269	2,349	2,300	2,370	2,342	2,400
Jul	2,133	2,178	2,106	2,219	2,286	2,275	2,232	2,169	2,267	2,182	.
Aug	2,150	2,173	2,099	2,249	2,324	2,212	2,257	2,245	2,298	2,304	.
Sep	2,252	2,284	2,186	2,311	2,398	2,289	2,331	2,347	2,335	2,403	.
Oct	2,205	2,272	2,149	2,310	2,334	2,255	2,339	2,340	2,384	2,374	.
Nov	2,190	2,265	2,179	2,355	2,360	2,271	2,362	2,294	2,346	2,360	.
Dec	2,186	2,264	2,217	2,348	2,348	2,286	2,270	2,290	2,349	2,358	.
Annual	2,164	2,214	2,165	2,295	2,341	2,269	2,304	2,260	2,293	2,309	.
% Change	0.60	2.31	-2.21	6.00	2.00	-3.08	1.54	-1.91	1.46	0.70	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.23.21, on the following page, annual average weekly wages increased by 1.46 percent between 2012 and

2013, from a total of \$687 to \$697. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$719.

Table II.23.21 Average Weekly Wages Weston County BLS QCEW Data, 2001–2014(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(p)	712	719	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.23.22. Annual establishments increased by 1.46 percent between 2012 and 2013, from a total of 687 to 697 establishments. Preliminary estimates indicate the total number of establishments increased to 719 in the second quarter of 2014.

Table II.23.22 Number of Establishments Weston County BLS QCEW Data, 2001–2014(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(p)	712	719	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Weston County recorded 5,258 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 \$411,709,000, and real per capita income was \$57,517 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$49,329 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

Housing

According to the Wyoming cost of living index, average apartment rent in Weston County increased from \$569 to \$572 between fourth second 2013 and second quarter 2014, or by 0.5 percent. Detached single-family home rents decreased by 1.3 percent, rents for mobile homes on a lot increased by 4.6 percent, and rents for mobile home lots decreased by 7.3 percent

Weston County rental prices experienced average annualized increases of 2.5 percent for apartments, 3.5 percent for houses, 3.0 percent for mobile homes plus a lot, and 1.9 percent for mobile home lots since fourth quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.23.23, at right, presents the Weston County data for each rental type.¹⁷⁰

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Weston County decreased from 4 to zero.

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

Table II.23.23 Semiannual Average Monthly Rental Prices Weston County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	284	82	262	213
Q2.87	293	83	289	225
Q4.87	303	83	297	298
Q2.88	312	79	282	207
Q4.88	194	83	246	214
Q2.89	235	87	269	222
Q4.89	222	83	259	224
Q2.90	249	115	269	240
Q4.90	222	82	255	208
Q2.91	271	154	282	248
Q4.91	225	115	275	183
Q2.92	243	90	247	230
Q4.92	.	82	250	243
Q2.93	.	82	.	.
Q4.93	.	82	.	.
Q2.94	.	83	303	260
Q4.94	.	87	336	.
Q2.95	.	81	338	280
Q4.95	280	88	318	.
Q2.96	.	88	365	294
Q4.96	275	88	328	.
Q2.97	275	88	298	.
Q4.97	346	89	355	360
Q2.98	345	98	334	295
Q4.98	346	95	312	272
Q2.99	292	80	339	325
Q4.99	.	95	344	304
Q2.00	304	90	367	328
Q4.00	340	92	361	339
Q2.01	330	97	350	350
Q4.01	341	94	352	335
Q2.02	329	93	371	354
Q4.02	292	93	380	343
Q2.03	357	97	358	344
Q4.03	333	99	380	365
Q2.04	329	95	352	345
Q4.04	312	101	416	396
Q2.05	319	107	448	397
Q4.05	350	119	496	431
Q2.06	400	109	510	438
Q4.06	459	119	567	505
Q2.07	500	125	655	403
Q4.07	525	119	675	402
Q2.08	576	120	647	396
Q4.08	563	120	657	431
Q2.09	556	121	650	434
Q4.09	564	123	636	428
Q2.10	547	123	647	438
Q4.10	558	130	639	439
Q2.11	570	143	681	446
Q4.11	572	141	644	443
Q2.12	570	150	679	455
Q4.12	578	137	645	445
Q2.13	569	150	694	459
Q4.13	579	139	739	481
Q2.14	572	139	685	480

¹⁷⁰ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.23.24 Building Permits and Valuation Weston County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	23	4	.	.	27	.	.	98.1	.
1981	24	.	20	8	52	.	.	70.5	48.8
1982	8	4	8	.	20	.	.	73.2	.
1983	18	.	.	.	18	.	.	68.2	.
1984	8	.	.	.	8	.	.	98.6	.
1985	7	.	.	.	7	.	.	62.2	.
1986	6	.	.	.	6	.	.	58.8	.
1987	3	.	.	.	3	.	.	53.5	.
1988	4	.	.	.	4	.	.	62.4	.
1989	6	.	.	.	6	.	.	45.3	.
1990	4	.	.	.	4	.	.	59.9	.
1991	2	.	.	.	2	.	.	62.5	.
1992	.	.	.	.	.	.	.	.	.
1993	5	.	.	.	5	.	.	53.6	.
1994	5	.	.	.	5	.	.	85.2	.
1995	5	4	.	.	9	.	.	92.6	.
1996	3	.	.	.	3	.	10	80.0	.
1997	2	2	.	.	4	.	.	79.0	.
1998	6	.	.	.	6	.	.	142.2	.
1999	3	.	.	.	3	.	.	110.9	.
2000	1	.	.	10	11	.	.	88.5	52.1
2001	3	.	.	.	3	.	.	26.7	.
2002	4	.	.	.	4	.	.	164.5	.
2003	2	.	.	.	2	.	.	92.1	.
2004	8	4	4	.	16	.	.	94.2	.
2005	5	.	.	.	5	.	.	162.9	.
2006	8	2	.	.	10	.	.	156.5	.
2007	19	.	.	.	19	.	.	123.3	.
2008	12	.	.	.	12	.	.	138.4	.
2009	7	.	.	.	7	.	.	127.9	.
2010	4	.	.	.	4	.	.	157.9	.
2011	4	.	.	.	4	.	.	128.1	.
2012	.	.	.	.	.	.	.	.	.
2013	5	.	.	.	5	.	.	177.4	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Weston County was \$123,686. This represented an decrease of 10.1 percent from the previous year. In contrast, Wyoming’s average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.23.25, on the following page.

Table II.23.25 Average Sales Prices Weston County vs. Wyoming DOR Data, 1999–2013				
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

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 2014.¹⁷¹ During December 2014, a total of 20 surveys were completed by property managers in Weston County. Of the 106 rental units surveyed, 4 were vacant, indicating a vacancy rate of 3.8 percent, as shown in Table II.23.26, below. This rate compares to a 14.6 percent vacancy last year and a statewide December 2014 vacancy rate of 4.6 percent.

Table II.23.26 Total Units, Vacant Units, and Vacancy Rate Weston County RVS Data, June 2001–December 2014				
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%

¹⁷¹Those 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.23.3, below, 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 fell to just below the statewide rate.

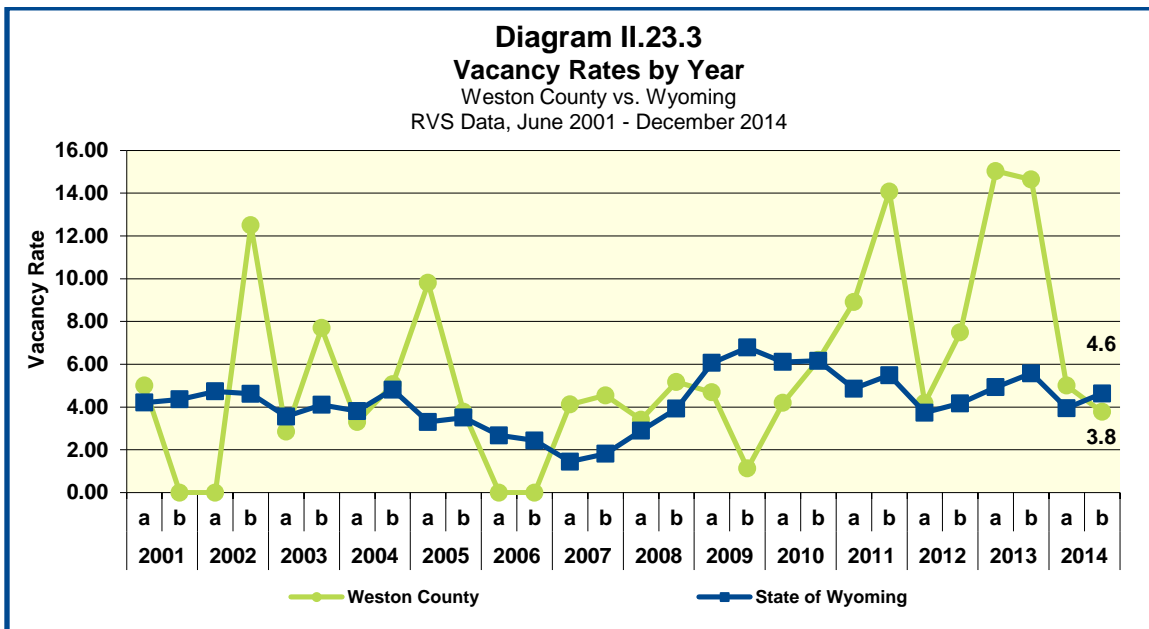


Diagram II.23.4, below, shows the average rent of single-family and apartment units in Weston County. In 2014, average rents for single-family units increased to \$683 and average rents for apartments fell to \$386.

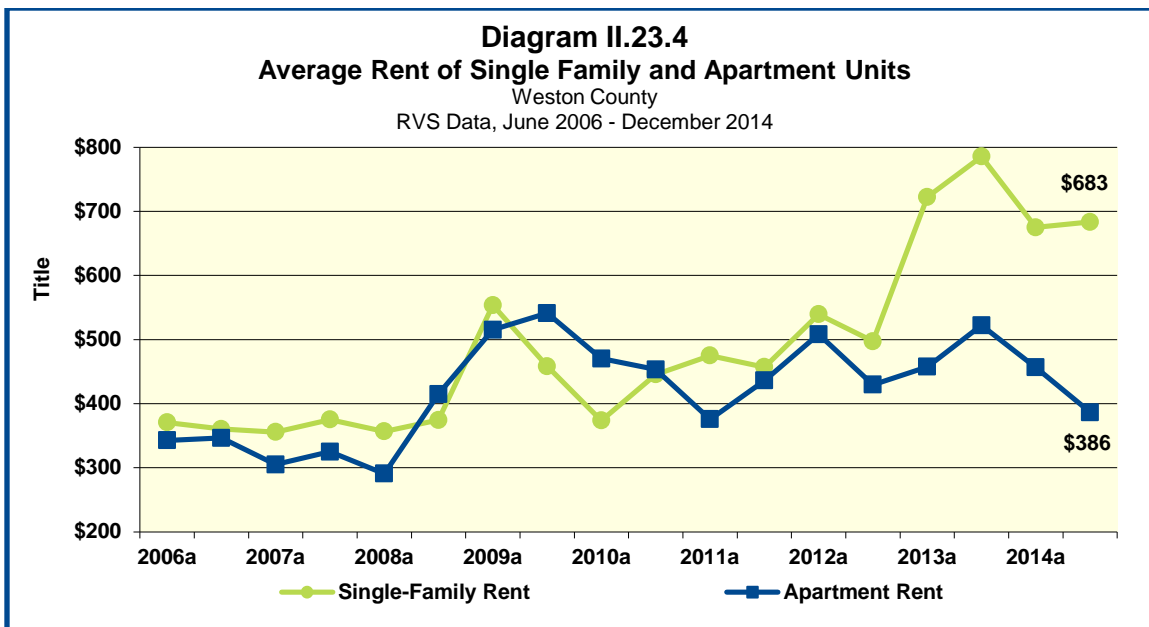


Table II.23.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 40 single family units in Weston County, with 1 of them available. This translates into a vacancy rate of 2.5 percent in Weston County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 43 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 7.0 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.23.27			
Rental Vacancy Survey by Type			
Weston County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	40	1	2.5%
Duplex units	2	0	.0%
Apartments	43	3	7.0%
Mobile Homes	21	0	.0%
“Other” Units	0	0	%
Don’t Know	0	0	%
Total	106	4	3.8%

Table II.23.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 25 units. The most common apartment units were two bedroom units, with 23 units. Additional details of unit types by bedrooms are reported below.

Table II.23.28							
Rental Units by Bedroom Size							
Weston County							
RVS Data, December 2014							
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	6	0	20	2	0	.	28
Two	25	0	23	3	0	.	51
Three	5	2	0	14	0	.	21
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don’t Know	3	0	0	2	0	0	5
Total	40	2	43	21	0	0	106

Average market-rate rents by unit type are shown in Table II.23.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.23.29						
Average Market Rate Rents by Bedroom Size						
Weston County						
RVS Data, December 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$750	\$	\$500	\$450	\$	\$567
Two	\$517	\$	\$475	\$538	\$	\$517
Three	\$775	\$650	\$	\$658	\$	\$716
Four	\$900	\$	\$	\$	\$	\$900
Five	\$	\$	\$	\$	\$	\$
Total	\$683	\$650	\$386	\$619	\$	\$609

Table II.23.30 below, shows vacancy rates for single family units by average rental rates for Weston County. Single family units with the lowest vacancy rate had an average rent of 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.23.30			
Single Family Market Rate Rents by Vacancy Status			
Weston County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	13	0	.0%
\$500 to \$1,000	19	0	.0%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500			%
Missing	7	1	14.3%
Total	40	1	2.5%

The availability of apartment units by average rent is displayed in Table II.23.31 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of .0 percent.

Table II.23.31			
Apartment Market Rate Rents by Vacancy Status			
Weston County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	39	3	7.7%
\$500 to \$1,000	4	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	43	3	7.0%

Table II.23.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of .0 percent.

Table II.23.32 Mobile Home Market Rate Rents by Vacancy Status Weston County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	12	0	.0%
\$500 to \$1,000	9	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	21	0	.0%

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 excellent condition, with most apartments being in average condition. Details by unit type and condition are displayed below.

Table II.23.33 Condition by Unit Type Weston County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	14	0	23	0	0	.	37
Good	8	2	20	15	0	.	45
Excellent	15	0	0	6	0	.	21
Don’t Know	3	0	0	0	0	0	3
Total	40	2	43	21	0	0	106

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 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	14	0	.0%
Good	8	1	12.5%
Excellent	15	0	.0%
Don’t Know	3	0	.0%
Total	40	1	2.5%

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 5.0 percent.

Table II.23.35			
Condition of Apartment Units by Vacancy Status			
Weston County RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	23	2	8.7%
Good	20	1	5.0%
Excellent	0	0	%
Don't Know	0	0	%
Total	43	3	7.0%

Table II.23.36, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.23.36			
Condition of Mobile Home Units by Vacancy Status			
Weston County RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	0	0	%
Good	15	0	.0%
Excellent	6	0	.0%
Don't Know	0	0	%
Total	21	0	.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.23.37, below, respondents in Weston County said they would prefer 6 more single family units and 10 units of all types. In total, respondents indicated they wished to own or manage an additional 26 units.

Table II.23.37	
If you had the opportunity to own/manage more units, how many would you prefer	
Weston County RVS Data, December 2014	
Unit Type	More Units
Single family units	6
Duplex Units	2
Apartments	
Mobile homes	2
Other	
Don't Know	6
All types	10
Total	26

Table, II.23.38, below shows the most common answers from the 2014 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Weston County had a total of 17 respondents, with an average persons per household of 2.9 people. Of new residents to Weston County, 56.3 percent were married and the most common age group arriving in the state was 45 to 54 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 64.7 percent of respondents owning thier residence. The average mortgage payment in Weston County was \$421 and the average rent was \$280. When asked if they were satisfied with their current housing, 88.2 percent said they were satisfied with thier current housing.

Table II.23.38 Most Replied Response Weston County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	17
Number of persons in household (Average)	2.9
Current age	45 to 54 years old (35.3%)
Marital status	Married (56.3%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (35.3%)
In which industry are you primarily employed	Accommodation and food services (17.6%)
Highest education level completed	Some College (23.5%)
Total household income from all sources	\$50,000 to \$74,999 dollars (37.5%)
Current Housing Characteristics	
Current Residence	Single family home (52.9%)
Do you own or rent	Own (64.7%)
How many bedrooms (Average)	2.5
How many full bathrooms (Average)	1.2
Average mortgage payment	\$421
Average rental payment	\$280
Are you satisfied with your current housing	Satisfied with current housing (88.2%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	.
Are you seeking to change your housing situation	Not seeking different housing (100.0%)

Additional survey data are presented in **Volume II. Technical Appendix**¹⁷².

¹⁷² Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2013 5-year ACS data, 40 or 1.3 percent of households in Weston County were overcrowded and another 38 or 1.3 percent of units were severely overcrowded, as shown in Table II.23.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.23.39				
Overcrowding and Severe Overcrowding				
Weston County				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Weston County				
Owner				
Households	2,211	15	38	2,264
Percentage	97.7%	.7%	1.7%	100.0%
Renter				
Households	686	25	0	711
Percentage	96.5%	3.5%	.0%	100.0%
Total				
Households	2,897	40	38	2,975
Percentage	97.4%	1.3%	1.3%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 131 units or 3.7 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.

Table II.23.40 Housing Units with Incomplete Kitchen Facilities Weston County 2009-2013 5-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Kitchen Facilities	3,383	256,276
Lacking Complete Kitchen Facilities	131	6,764
Total Housing Units	3,514	263,040
Percent Lacking	3.7%	2.6%

At the time of the 2013 ACS, a total of 87 units or 2.5 percent of all housing units in Weston County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.23.41, below.

Table II.23.41 Housing Units with Incomplete Plumbing Facilities Weston County 2009-2013 5-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Plumbing Facilities	3,427	257,728
Lacking Complete Plumbing Facilities	87	5,312
Total Households	3,514	263,040
Percent Lacking	2.5%	2.0%

The third type of housing problem reported in the 2013 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Weston County, 11.3 percent of households had a cost burden and 7.8 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 15.9 percent of homeowners with a mortgage in Weston County experienced a cost burden and 6.0 percent experienced a severe cost burden, while 10.4 percent of renters had a cost burden and 19.1 percent had a severe cost burden, as seen in Table II.23.42, on the following page.

Table II.23.42 Cost Burden and Severe Cost Burden by Tenure Weston County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Weston County					
Owner With a Mortgage					
Households	827	168	63	0	1,058
Percent	78.2%	15.9%	6.0%	.0%	100.0%
Owner Without a Mortgage					
Households	1,069	94	32	11	1,206
Percent	88.6%	7.8%	2.7%	.9%	100.0%
Renter					
Households	387	74	136	114	711
Percent	54.4%	10.4%	19.1%	16.0%	100.0%
Total					
Households	2,283	336	231	125	2,975
Percent	76.7%	11.3%	7.8%	4.2%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 452 households in Weston County, from 3,021 in 2010 to 3,473 in 2040. Homeowners are expected to increase from 2,349 households in 2010 to 2,740 by 2040. Renters are anticipated to increase from 672 households in 2010 to 732 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 45 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 31 households and by 55 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 13 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 9 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

Table II.1.43						
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	271	187	332	172	1,387	2,349
2015	275	190	337	174	1,407	2,382
2020	282	195	347	179	1,446	2,449
2025	289	200	355	184	1,483	2,512
2030	298	206	366	189	1,529	2,589
2035	307	213	377	195	1,575	2,667
2040	316	218	388	200	1,618	2,740
Renters by Percent of Median Household Income						
2010	140	97	127	60	248	672
2015	138	96	125	59	245	664
2020	140	97	127	60	249	673
2025	141	98	128	61	251	680
2030	145	101	131	62	257	697
2035	149	104	135	64	264	716
2040	152	106	138	66	270	732
Total Households by Percent of Median Household Income						
2010	411	284	459	232	1,635	3,021
2015	413	286	462	234	1,652	3,046
2020	422	293	473	239	1,695	3,123
2025	431	299	483	245	1,734	3,191
2030	443	307	498	252	1,786	3,286
2035	456	316	512	259	1,839	3,383
2040	468	324	526	266	1,888	3,473