

WESTON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Weston County's population decreased from 7,208 in 2010 to 7,201 in 2014, or by 0.1 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age decreased by 0.6 percent, and the number of people from 55 to 64 years of age increased by 6.6 percent. The white population decreased by 1.7 percent, while the black population increased by 131.8 percent. The Hispanic population increased from 216 to 305 people between 2010 and 2014, or by 41.2 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 2014 Current Census Estimates						
Subject	Weston County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	7,208	7,201	-0.1%	563,626	584,153	3.6%
Age						
Under 14 years	1,306	1,290	-1.2%	113,371	115,517	1.9%
15 to 24 years	810	801	-1.1%	78,460	80,249	2.3%
25 to 44 years	1,711	1,701	-0.6%	144,615	152,555	5.5%
45 to 54 years	1,173	980	-16.5%	83,577	73,372	-12.2%
55 to 64 years	1,059	1,129	6.6%	73,513	80,819	9.9%
65 and Over	1,149	1,300	13.1%	70,090	81,641	16.5%
Race						
White	6,954	6,839	-1.7%	529,110	541,596	2.4%
Black	22	51	131.8%	5,135	9,112	77.4%
American Indian and Alaskan Native	97	124	27.8%	14,457	15,541	7.5%
Asian	21	29	38.1%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	3	1	-66.7%	521	632	21.3%
Two or more races	111	157	41.4%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	216	305	41.2%	50,231	57,065	13.6%

Table II.23.2, on the following page, presents the population of Weston County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 3,790 persons, and accounted for 52.6 percent of the population, with the remaining 47.4 percent, or 3,411 persons, being female.

Table II.23.2 Population by Age and Gender Weston County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	669	637	1,306	629	661	1,290	-1.2%
15 to 24 years	464	346	810	460	341	801	-1.1%
25 to 44 years	953	758	1,711	968	733	1,701	-.6%
45 to 54 years	617	556	1,173	529	451	980	-16.5%
55 to 64 years	580	479	1,059	602	527	1,129	6.6%
65 and Over	507	642	1,149	602	698	1,300	13.1%
Total	3,790	3,418	7,208	3,790	3,411	7,201	-.1%
% of Total	52.6%	47.4%	.	52.6%	47.4%	.	

At the time of the 2010 Census, there were 313 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 5.4 percent, as shown in Table II.23.3, below.

Table II.23.3 Group Quarters Population Weston County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ²⁴¹	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

²⁴¹ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 1,848 family households, of which 1,506 housed married couple families and 342 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 161 families, or a female householder with no husband present, of which there were 181 families. There were also an estimated 1,148 "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 61.7 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Weston County, 81.5 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.23.4				
Household Type by Tenure				
Weston County				
2010-2014 5-Year ACS Data				
Family Type	Weston County		State of Wyoming	
	Weston County	% of Total	State of Wyoming	% of Total
Family households	1,848	61.7%	147,321	65.3%
Married-couple family	1,506	81.5%	117,624	79.8%
Owner-occupied housing units	1,255	83.3%	97,837	83.2%
Renter-occupied housing units	251	16.7%	19,787	16.8%
Other family	342	18.5%	29,697	20.2%
Male householder, no wife present	161	47.1%	9,885	33.3%
Owner-occupied housing units	135	83.9%	5,955	60.2%
Renter-occupied housing units	26	16.1%	3,930	39.8%
Female householder, no husband present	181	52.9%	19,812	66.7%
Owner-occupied housing units	116	64.1%	9,942	50.2%
Renter-occupied housing units	65	35.9%	9,870	49.8%
Nonfamily households	1,148	38.3%	78,193	34.7%
Owner-occupied housing units	758	66.0%	42,555	54.4%
Renter-occupied housing units	390	34.0%	35,638	45.6%
Total	2,996	100.0%	225,514	100.0%

Table II.23.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 1,002 two-person family households, 335 three-person family households and 190 four-person family households. One-person non-family households made up 93.5 percent of all non-family households or an estimated 1,073 households. Weston County's two persons households made up 35.7 percent of total housing units and four person households made up an additional 6.3 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.23.5				
Household Type by Household Size				
Weston County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Weston County				
One Person	.	1,073	1,073	35.8%
Two Person	1,002	67	1,069	35.7%
Three Person	335	8	343	11.4%
Four Person	190	0	190	6.3%
Five Person	220	0	220	7.3%
Six Person	70	0	70	2.3%
Seven Person	31	0	31	1.0%
Total	1,848	1,148	2,996	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,069 two-person households, 929 were owner-occupied and 140 were renter-occupied. Of the 190 four-person households, 123 were owner-occupied and 67 were renter-occupied. Further household size data by tenure are presented in Table II.23.6, below.

Table II.23.6				
Tenure by Household Size				
Weston County				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Weston County				
One Person	705	368	1,073	35.8%
Two Person	929	140	1,069	35.7%
Three Person	230	113	343	11.4%
Four Person	123	67	190	6.3%
Five Person	176	44	220	7.3%
Six Person	70	0	70	2.3%
Seven Person or more	31	0	31	1.0%
Total	2,264	732	2,996	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.23.7, on the following page, Weston County had a total of 3,520 housing units of which 2,996 or 85.1 percent were occupied. Of these occupied units, 75.6 percent, or 2,264 units were owner occupied, which compares to a statewide rate of 69.3. A total of 524 units or 14.9 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.23.7 Housing Units by Tenure Weston County 2010-2014 5-Year ACS Data				
Tenure	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,996	85.1%	225,514	85.0
Owner-Occupied	2,264	75.6%	156,289	69.3
Renter-Occupied	732	24.4%	69,225	30.7
Vacant Housing Units	524	14.9%	39,681	15.0
Total Housing Units	3,520	100.0%	265,195	100.0

Table II.23.8, below, shows that of the 524 housing units in Weston County as reported in the 2014 ACS data, 28 or 5.3 percent were for rent and 67 or 12.8 percent were for sale. An estimated 208 units were for seasonal, recreational, or occasional use, and 221 or 42.2 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.23.8 Disposition of Vacant Housing Units Weston County 2010-2014 5-Year ACS Data				
Disposition	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	28	5.3%	5,921	14.9%
Rented, but not occupied	0	.0%	1,577	4.0%
For sale only	67	12.8%	2,601	6.6%
Sold, but not occupied	0	.0%	802	2.0%
For seasonal, recreational, or occasional use	208	39.7%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	221	42.2%	10,922	27.5%
Total	524	100.0%	39,681	100.0%

Table II.23.9, at right, presents different income statistics for Weston County. According to the 2014 ACS data averages, median family income for Weston County was \$76,316 compared to the statewide average of \$72,086. Per capita income for Weston County, which is calculated by dividing total income by population, was \$29,091, which compared to \$29,381 for the State of Wyoming.

Table II.23.9 Median and Per Capita Income Weston County 2010-2014 5-Year ACS Data		
Income Type	Weston County	Wyoming
Median Family Income	76,316	72,086
Median Household Income	53,920	58,252
Per Capita Income	29,091	29,381

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 367 households or 12.2 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 457 households that had incomes between \$35,000 and \$49,999, which accounted for 15.3 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 18.1 percent of total households and numbered 543 in Weston County.

Table II.23.10				
Households by Income				
Weston County 2010-2014 5-Year ACS Data				
Income	Weston County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	367	12.2%	21,756	9.6%
15,000 - 19,999	111	3.7%	10,739	4.8%
20,000 - 24,999	216	7.2%	11,332	5.0%
25,000 - 34,999	234	7.8%	22,763	10.1%
35,000 - 49,999	457	15.3%	30,423	13.5%
50,000 - 74,999	548	18.3%	43,643	19.4%
75,000 - 99,999	520	17.4%	31,799	14.1%
100,000 and above	543	18.1%	53,059	23.5%
Total	2,996	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.23.11, below. In total, the poverty rate in Weston County was 12.4 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Weston County had a poverty rate of 10.0 percent and the female population had a poverty rate of 14.9 percent. There were 58 males and 130 females in poverty under the age of 5. Overall, 22.4 percent of persons in poverty in Weston County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 76 individuals with incomes below the poverty level which represented 9.1 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Weston County				
5 and Below	58	130	188	22.4%
6 to 17	80	80	160	19.1%
18 to 64	191	223	414	49.4%
65 and Older	16	60	76	9.1%
Total	345	493	838	100.0%
Poverty Rate	10.0%	14.9%	12.4%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 1,717 owner-occupied single-family units compared to 321 single-family rental units. In Weston County, single-family units comprised 68.0 percent of all households compared with 71.7 percent statewide. Weston County had a total of 106 apartment rental units and total apartment units accounted for 3.8 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 759 mobile homes in Weston County, which comprised 25.3 percent of all occupied housing units and compared to 13.0 statewide.

Table II.23.12 Households by Unit Type				
Weston County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Weston County				
Single-Family Unit	1,717	321	2,038	68.0%
Duplex	2	39	41	1.4%
Tri- or Four-Plex	0	43	43	1.4%
Apartments	9	106	115	3.8%
Mobile Homes	536	223	759	25.3%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,264	732	2,996	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.23.13, below, shows the number of households by year of construction. As shown, 9.5 percent, or 285 units, were built in 1939 or earlier in the county, and another 238 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 338, which accounted for 11.3 percent of all households, and an additional 39 households, or 1.3 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.23.13 Households by Year Built				
Weston County 2010-2014 5-Year ACS Data				
Year Built	Weston County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	285	9.5%	24,514	10.9%
1940 to 1949	238	7.9%	10,454	4.6%
1950 to 1959	512	17.1%	22,142	9.8%
1960 to 1969	128	4.3%	18,728	8.3%
1970 to 1979	531	17.7%	49,663	22.0%
1980 to 1989	588	19.6%	32,994	14.6%
1990 to 1999	337	11.2%	26,751	11.9%
2000 to 2009	338	11.3%	35,858	15.9%
Built 2010 or Later	39	1.3%	4,410	2.0%
Total	2,996	100.0%	225,514	100.0%

Table II.23.14, below, displays housing units for Weston County and the State of Wyoming. The number of rooms in Weston County varied between households. Households with one room accounted for only 2.9 percent of total housing units, while households with five and six rooms accounted for 20.7 and 14.0 percent, respectively. The median number of rooms in Weston County was 5 rooms, which compared to 6 statewide.

Table II.23.14				
Housing Units by Number of Rooms				
Weston County				
2010-2014 5-Year ACS Data				
Number of Rooms	Weston County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	101	2.9%	4,521	1.7%
Two	61	1.7%	7,349	2.8%
Three	318	9.0%	20,368	7.7%
Four	648	18.4%	42,809	16.1%
Five	727	20.7%	53,147	20.0%
Six	494	14.0%	41,493	15.6%
Seven	479	13.6%	31,612	11.9%
Eight	388	11.0%	25,739	9.7%
Nine or more	304	8.6%	38,157	14.4%
Total	3,520	100.0%	265,195	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 49 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26.0 percent of total households in Weston County, which compared to 24.4 percent statewide. In Weston County, the 1,225 households with three bedrooms accounted for 40.9 percent of all households, and there were only 103 five-bedroom or more households, which accounted for 3.4 percent of all households.

Table II.23.15				
Households by Number of Bedrooms				
Weston County				
2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Weston County				
None	0	49	49	1.6%
One	76	157	233	7.8%
Two	571	207	778	26.0%
Three	958	267	1,225	40.9%
Four	566	42	608	20.3%
Five or more	93	10	103	3.4%
Total	2,264	732	2,996	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$77,200, while structures built between 1950 and 1959 had a median value of \$140,800 and those built between 1990 to 1999 had a median value of \$119,200. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$246,400 and \$276,600, respectively. The total average median value in Weston County was \$160,600, which compared to \$189,300 in the State of Wyoming.

Table II.23.16 Median Value by Year Structure Built Weston County 2010-2014 5-Year ACS Data		
Year Built	Weston County	State of Wyoming
1939 or earlier	77,200	153,700
1940 to 1949	88,100	140,900
1950 to 1959	140,800	158,200
1960 to 1969	360,000	177,300
1970 to 1979	183,800	184,100
1980 to 1989	164,200	197,900
1990 to 1999	119,200	233,600
2000 to 2009	246,400	252,800
Built 2010 or Later	276,600	258,900
Total	160,600	189,300

Household mortgage status is reported in Table II.23.17, below. In Weston County, households with a mortgage accounted for 45.7 percent of all households or 1,035 housing units, and the remaining 54.3 percent or 1,229 units had no mortgage. Of those units with a mortgage, 59 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 976 or 94.3 percent had no second mortgage or no home equity loan.

Table II.23.17 Mortgage Status Weston County 2010-2014 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	1,035	45.7%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	59	5.7%	12,104	13.1%
Second mortgage only	15	25.4%	5,864	48.4%
Home equity loan only	44	74.6%	6,240	51.6%
Both second mortgage and home equity loan	0	.0%	545	.6%
No second mortgage and no home equity loan	976	94.3%	80,039	86.4%
Housing units without a mortgage	1,229	54.3%	63,601	40.7%
Total	2,264	100.0%	156,289	100.00%

The median rent in Weston County was \$538 as compared to \$663 statewide, as seen in Table II.23.18, below.

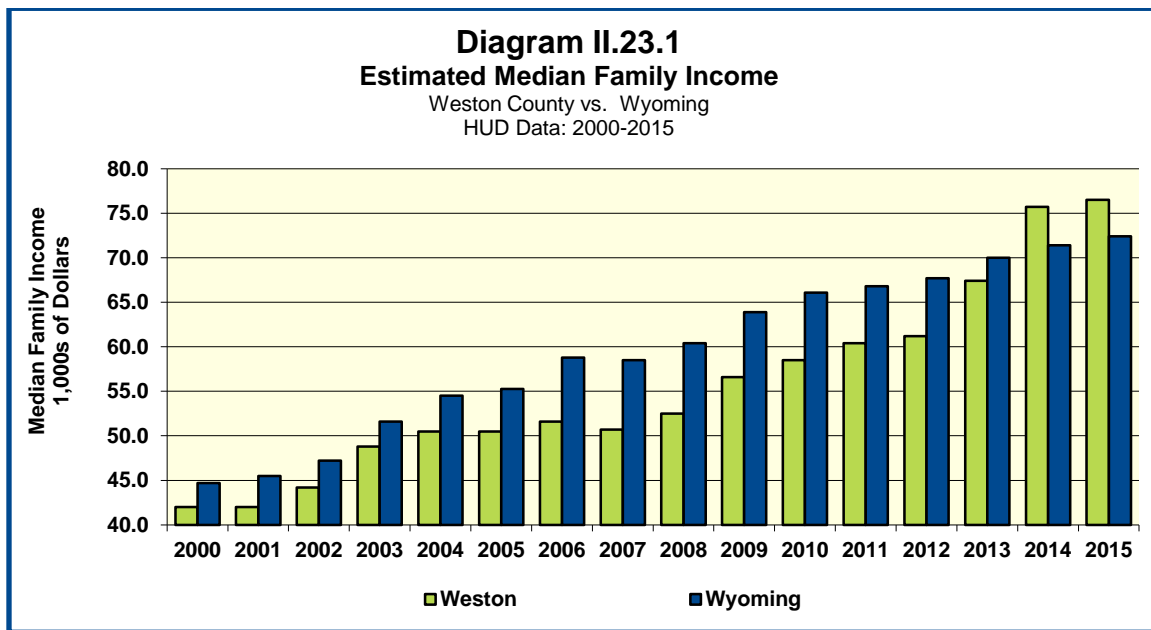
Table II.23.18 Median Rent Weston County 2010-2014 5-Year ACS Data	
Place	Rent
Weston County	\$538
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 20 persons during 2015. 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 637 persons over the time period.

Table II.23.19			
Driver’s Licenses Exchanged and Surrendered			
Weston County			
WYDOT Data, 2000–2015			
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
2015	169	149	20
Total	2,994	2,357	637

Economics

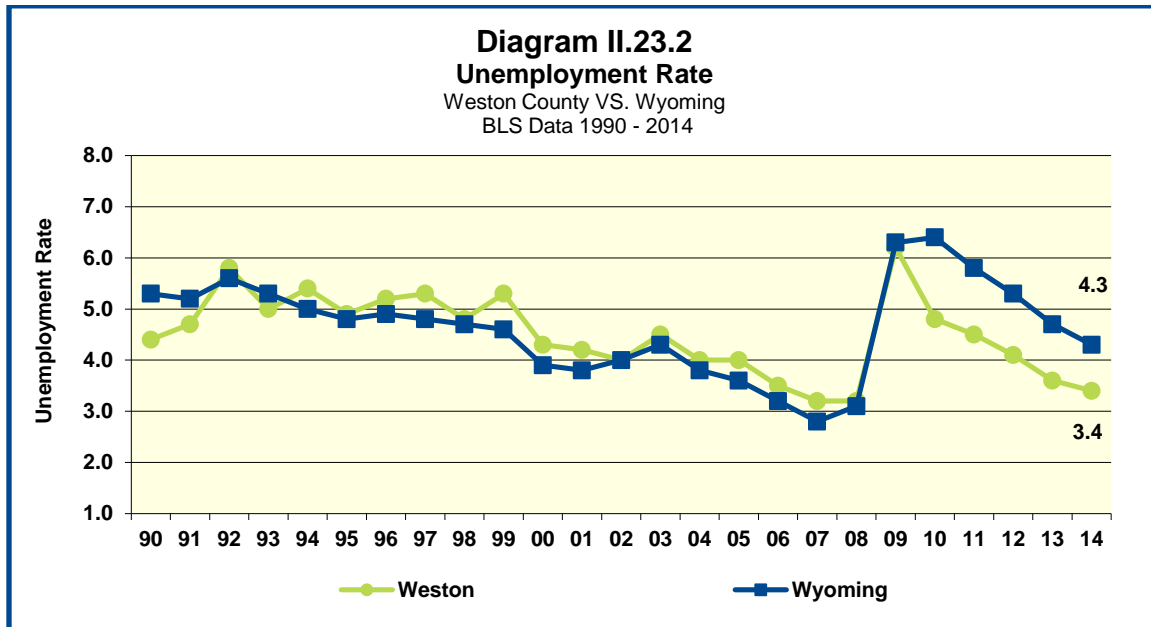
The HUD estimated MFI for Weston County was \$75,700 in 2014.²⁴² This rate compares to Wyoming’s MFI of \$71,400. Diagram II.23.1, below, illustrates the estimated MFI for 2000 through 2014.



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 12 persons, from 3,958 in 2013 to 3,970 in 2014. Employment increased by 18

²⁴² 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.

persons; unemployment decreased by 6 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 3.6 percent in 2013 to 3.4 in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.23.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 2,331 persons in 2014; this figure was higher than the 2013 average by 22 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment rose from 2,402 to 2,448 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	2,141	2,143	2,249	2,278	2,277	2,270	2,207	2,182	2,226	2,278	2,283
Feb	2,155	2,140	2,231	2,300	2,255	2,246	2,202	2,180	2,231	2,275	2,296
Mar	2,167	2,181	2,261	2,328	2,273	2,285	2,209	2,199	2,246	2,292	2,274
Apr	2,181	2,165	2,281	2,357	2,262	2,308	2,196	2,260	2,334	2,337	2,337
May	2,259	2,192	2,347	2,386	2,299	2,400	2,315	2,350	2,346	2,381	2,393
Jun	2,233	2,220	2,377	2,397	2,269	2,349	2,300	2,370	2,342	2,402	2,448
Jul	2,178	2,106	2,219	2,286	2,275	2,232	2,169	2,267	2,182	2,237	
Aug	2,173	2,099	2,249	2,324	2,212	2,257	2,245	2,298	2,304	2,288	
Sep	2,284	2,186	2,311	2,398	2,289	2,331	2,347	2,335	2,403	2,391	
Oct	2,272	2,149	2,310	2,334	2,255	2,339	2,340	2,384	2,374	2,378	
Nov	2,265	2,179	2,355	2,360	2,271	2,362	2,294	2,346	2,360	2,371	
Dec	2,264	2,217	2,348	2,348	2,286	2,270	2,290	2,349	2,358	2,342	
Annual	2,214	2,165	2,295	2,341	2,269	2,304	2,260	2,293	2,309	2,331	
% Change	2.31	-2.21	6.00	2.00	-3.08	1.54	-1.91	1.46	.70	.95	

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 \$697 in 2013. In 2014, average weekly wages saw an increase of 3.16 over the prior year, rising to \$719. These data are shown in Table II.23.21, below. Preliminary estimates show average weekly wages fell from \$719 to \$703 between the second quarter of 2014 and 2015.

Table II.23.21 Average Weekly Wages Weston County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	493	493	473	524	496	
2002	521	511	506	499	509	2.62
2003	458	475	482	507	480	-5.70
2004	470	491	492	503	489	1.88
2005	486	502	489	521	500	2.25
2006	546	548	543	587	556	11.20
2007	617	625	605	676	631	13.49
2008	658	676	670	672	669	6.02
2009	609	632	590	654	621	-7.17
2010	607	689	641	696	659	6.12
2011	629	764	654	670	680	3.19
2012	683	706	667	692	687	1.03
2013	714	686	682	706	697	1.46
2014	712	719	709	736	719	3.16
2015(p)	683	703				

Total business establishments reported by the QCEW are displayed in Table II.23.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming increased by .37 percent to 277 establishments. Preliminary estimates show the number of establishments rose from 275 to 287 between the second quarter of 2014 and 2015.

Table II.23.22 Number of Business Establishments Weston County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	246	261	264	259	259	
2002	255	257	259	257	257	-.39
2003	259	260	264	266	266	1.95
2004	262	262	261	263	263	.00
2005	264	266	265	267	267	1.53
2006	268	271	269	268	268	1.13
2007	269	276	279	276	276	2.23
2008	279	283	278	278	278	1.82
2009	285	283	283	278	278	.71
2010	278	277	273	274	274	-2.13
2011	275	275	272	266	266	-1.45
2012	268	275	277	275	275	.74
2013	273	272	274	272	272	-.36
2014	272	275	272	277	277	.37
2015(p)	280	287				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Weston County recorded 5,321 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 \$419,922,000, and real per capita income was \$58,314 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$50,051 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$578 to \$579 between second quarter 2014 and second quarter 2015, or by 0.2 percent. Detached single-family home rents decreased by 3.9 percent, rents for mobile homes on a lot increased by 5.8 percent, and rents for mobile home lots increased by 7.6 percent.

Weston County rental prices experienced average annualized changes of 0.3 percent for apartments, 1.0 percent for houses, 0.8 percent for mobile homes plus a lot, and a decrease of 0.1 percent for mobile home lots since fourth quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots over the same period. Table II.23.23, at right, presents the Weston County data for each rental type.²⁴³

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	534	154	493	399
Q2.87	536	151	530	412
Q4.87	555	151	545	547
Q2.88	552	140	499	367
Q4.88	344	146	436	378
Q2.89	401	148	458	378
Q4.89	378	141	442	382
Q2.90	409	189	442	395
Q4.90	365	135	419	342
Q2.91	431	245	449	395
Q4.91	358	183	438	291
Q2.92	378	140	384	358
Q4.92	0	128	389	378
Q2.93	0	125	0	0
Q4.93	0	125	0	0
Q2.94	0	123	451	387
Q4.94	0	129	500	0
Q2.95	0	118	493	408
Q4.95	408	128	463	0
Q2.96	0	126	522	421
Q4.96	394	126	469	0
Q2.97	387	124	419	0
Q4.97	487	125	500	507
Q2.98	480	136	465	411
Q4.98	482	132	434	379
Q2.99	400	110	465	446
Q4.99	0	130	472	417
Q2.00	408	121	492	440
Q4.00	456	123	484	454
Q2.01	432	127	459	459
Q4.01	447	123	461	439
Q2.02	425	120	479	457
Q4.02	377	120	490	443
Q2.03	452	123	453	435
Q4.03	421	125	481	462
Q2.04	405	117	434	425
Q4.04	384	124	512	488
Q2.05	381	128	535	474
Q4.05	418	142	592	514
Q2.06	463	126	590	507
Q4.06	531	138	656	585
Q2.07	564	141	739	454
Q4.07	592	134	761	453
Q2.08	637	133	716	438
Q4.08	623	133	727	477
Q2.09	610	133	713	476
Q4.09	619	135	698	470
Q2.10	593	133	702	475
Q4.10	605	141	693	476
Q2.11	606	152	724	474
Q4.11	608	150	684	471
Q2.12	595	156	708	475
Q4.12	603	143	673	464
Q2.13	584	154	712	471
Q4.13	594	143	759	494
Q2.14	578	140	692	485
Q4.14	585	137	738	519
Q2.15	579	151	665	513

²⁴³ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Weston County decreased from 5 authorizations in 2013 to 1 in 2014.

The real value of single-family building permits decreased from \$179,958 in 2013 to \$170,000 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.23.24, below.

Table II.23.24 Building Permits and Valuation Weston County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	23	4	.	.	27	99.7	.
1981	24	.	20	8	52	71.6	49.6
1982	8	4	8	.	20	74.4	.
1983	18	.	.	.	18	69.3	.
1984	8	.	.	.	8	100.1	.
1985	7	.	.	.	7	63.2	.
1986	6	.	.	.	6	59.7	.
1987	3	.	.	.	3	54.4	.
1988	4	.	.	.	4	63.4	.
1989	6	.	.	.	6	46.0	.
1990	4	.	.	.	4	60.9	.
1991	2	.	.	.	2	63.5	.
1992	.	.	.	.	.	.	.
1993	5	.	.	.	5	54.5	.
1994	5	.	.	.	5	86.6	.
1995	5	4	.	.	9	94.1	.
1996	3	.	.	.	3	81.3	.
1997	2	2	.	.	4	80.3	.
1998	6	.	.	.	6	144.5	.
1999	3	.	.	.	3	112.7	.
2000	1	.	.	10	11	89.9	52.9
2001	3	.	.	.	3	27.1	.
2002	4	.	.	.	4	167.1	.
2003	2	.	.	.	2	93.6	.
2004	8	4	4	.	16	95.7	.
2005	5	.	.	.	5	165.5	.
2006	8	2	.	.	10	159.0	.
2007	19	.	.	.	19	125.2	.
2008	12	.	.	.	12	140.7	.
2009	7	.	.	.	7	129.9	.
2010	4	.	.	.	4	160.5	.
2011	4	.	.	.	4	130.0	.
2012	.	.	.	.	.	.	.
2013	5	.	.	.	5	180.0	.
2014	1	.	.	.	1	170.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Weston County was \$144,994. This represented an increase of 17.2 percent from the previous year. In contrast, Wyoming’s average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.23.25, on the following page.

Table II.23.25 Average Sales Prices Weston County vs. Wyoming DOR Data, 1999–2014				
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

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 2015.²⁴⁴ During December 2015, a total of 18 surveys were completed by property managers in Weston County. Of the 158 rental units surveyed, 21 were vacant, indicating a vacancy rate of 13.3 percent, as shown in Table II.23.26, below. This rate compares to a 3.8 percent vacancy last year and a statewide December 2015 vacancy rate of 6.9 percent.

Table II.23.26 Total Units, Vacant Units, and Vacancy Rate Weston County RVS Data, June 2001–December 2015				
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%

Diagram II.23.3, on the following page, shows the historical vacancy rate for Weston County and Wyoming. As can be seen, the vacancy rate in Weston County has been volatile over the 14 year period, moving above and below the statewide rate, with several periods matching the statewide average. In the most recent survey, the vacancy rate fell to just below the statewide rate.

²⁴⁴Those signified as a in the “year” column of Table II.23.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

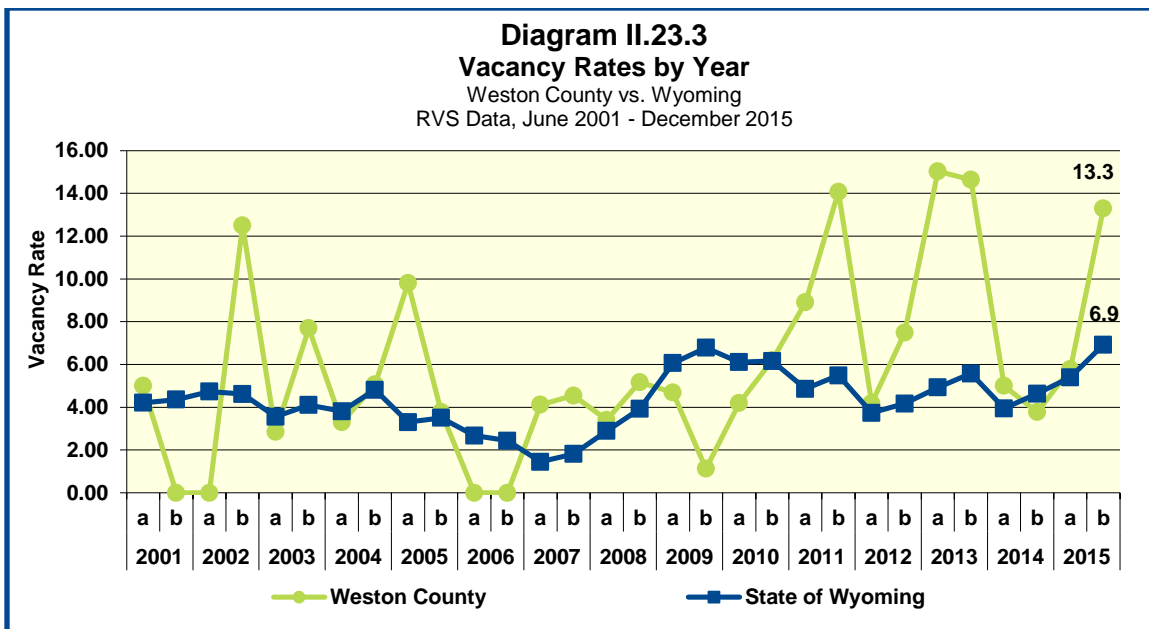


Diagram II.23.4, below, shows the average rent of single-family and apartment units in Weston County. In 2015, average rents for single-family units decreased to \$697 and average rents for apartments fell to \$598.

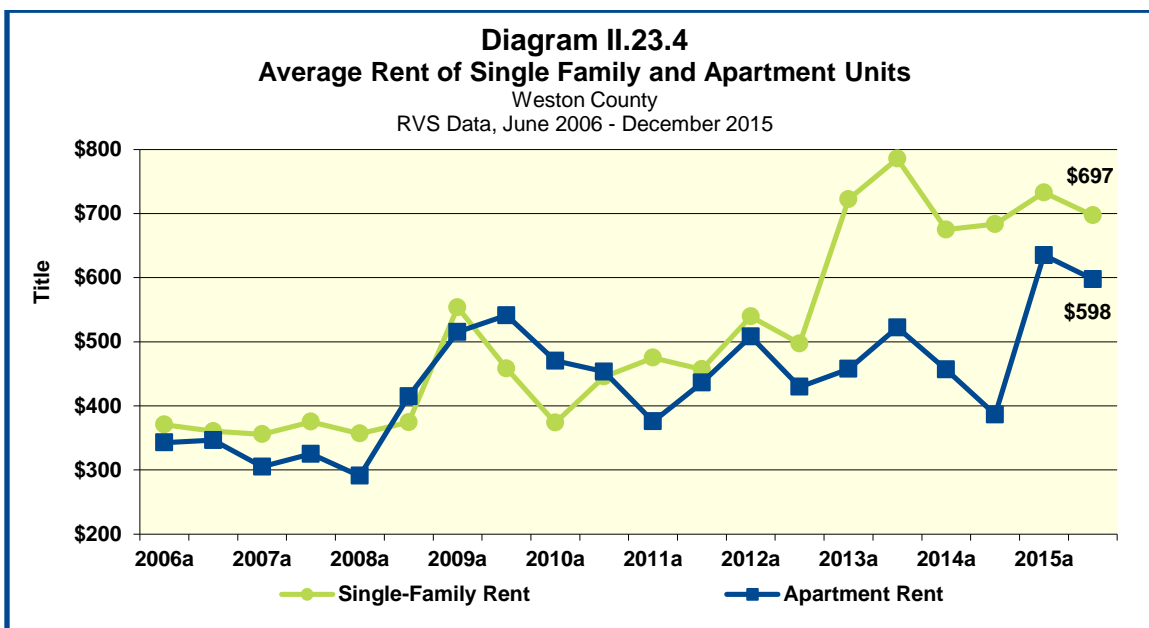


Table II.23.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 24 single family units in Weston County, with 2 of them available. This translates into a vacancy rate of 8.3 percent in Weston County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 59 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 11.9 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Table II.23.27			
Rental Vacancy Survey by Type			
Weston County			
RVS Data, December 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	24	2	8.3%
Duplex units	11	8	72.7%
Apartments	59	7	11.9%
Mobile Homes	64	4	6.3%
“Other” Units	0	0	%
Don’t Know	0	0	%
Total	158	21	13.3%

Table II.23.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 15 units. The most common apartment units were two bedroom units, with 28 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 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	5	0	0	.	5
One	5	3	25	0	0	.	33
Two	15	6	28	14	0	.	63
Three	1	2	0	17	0	.	20
Four	2	0	0	1	0	.	3
Five	1	0	0	0	0	.	1
Don’t Know	0	0	1	32	0	0	33
Total	24	11	59	64	0	0	158

Table II.23.29, on the following page, shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 3.6 percent, with two bedroom single family units having the highest vacancy rate at 6.7 percent.

Table II.23.29 Vacancy Rates by Bedroom Size Weston County RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	.0%	33.3%	.0%	%	%		3.0%
Two	6.7%	50.0%	3.6%	.0%	%		7.9%
Three	.0%	.0%	%	17.6%	%		15.0%
Four	.0%	%	%	.0%	%		.0%
Five	.0%	%	%	%	%		.0%
Don't Know	%	%	600.0%	3.1%	%	%	36.4%
Total	8.3%	72.7%	11.9%	6.3%	%	%	13.3%

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

Table II.23.30 Average Market Rate Rents by Bedroom Size Weston County RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$385	\$688	\$	\$	\$587
Two	\$660	\$450	\$650	\$523	\$	\$597
Three	\$900	\$	\$	\$550	\$	\$725
Four	\$1,000	\$	\$	\$750	\$	\$875
Five	\$	\$	\$	\$	\$	\$
Total	\$697	\$546	\$598	\$530	\$	\$643

Table II.23.31 below, shows vacancy rates for single family units by average rental rates for Weston County. Single family units with the lowest vacancy rate had an average rent of 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.23.31 Single Family Market Rate Rents by Vacancy Status Weston County RVS Data, December 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	13	1	7.7%
\$500 to \$1,000	9	1	11.1%
\$1,000 to \$1,500	2	0	.0%
Above \$1,500			%
Missing	0	0	%
Total	24	2	8.3%

The availability of apartment units by average rent is displayed in Table II.23.32 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 5.9 percent.

Table II.23.32 Apartment Market Rate Rents by Vacancy Status Weston County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	17	1	5.9%
\$500 to \$1,000	26	6	23.1%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	16	0	.0%
Total	59	7	11.9%

Table II.23.33, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of .0 percent.

Table II.23.33 Mobile Home Market Rate Rents by Vacancy Status Weston County RVS Data, December 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	10	0	.0%
\$500 to \$1,000	46	4	8.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	8	0	.0%
Total	64	4	6.3%

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.

Table II.23.34 Condition by Unit Type Weston County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	0	0	0	0	.	1
Average	2	0	0	40	0	.	42
Good	21	11	43	24	0	.	99
Excellent	0	0	16	0	0	.	16
Don’t Know	0	0	0	0	0	0	0
Total	24	11	59	64	0	0	158

The availability of single family units based on their condition is displayed in Table II.23.35, below. As can be seen the single family units with the lowest vacancy rates were in fair or average condition, with a vacancy rate of 0.0 percent.

Table II.23.35 Condition of Single Family Units by Vacancy Status Weston County RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	2	0	.0%
Good	21	2	9.5%
Excellent	0	0	%
Don't Know	0	0	%
Total	24	2	8.3%

Table II.23.36, 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 excellent condition, and had a vacancy rate of .0 percent.

Table II.23.36 Condition of Apartment Units by Vacancy Status Weston County RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	0	0	%
Good	43	7	16.3%
Excellent	16	0	.0%
Don't Know	0	0	%
Total	59	7	11.9%

Table II.23.37, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in good condition, with a vacancy rate of 4.2 percent.

Table II.23.37 Condition of Mobile Home Units by Vacancy Status Weston County RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	40	3	7.5%
Good	24	1	4.2%
Excellent	0	0	%
Don't Know	0	0	%
Total	64	4	6.3%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.23.38, below, respondents in Weston County said they would prefer 2 more single family units and 0 units of all types. In total, respondents indicated they wished to own or manage an additional 12 units.

Table II.23.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Weston County	
RVS Data, December 2015	
Unit Type	More Units
Single family units	2
Duplex Units	
Apartments	
Mobile homes	10
Other	
Don't Know	
All types	0
Total	12

Table II.23.39, on the following page, shows the most common answers from the 2015 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 21 respondents, with an average persons per household of 3.2 people. Of new residents to Weston County, 63.2 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 52.4 percent of respondents renting their residence. The average mortgage payment in Weston County was \$559 and the average rent was \$571. When asked if they were satisfied with their current housing, 90.5 percent said they were satisfied with thier current housing.

Table II.23.39	
Most Replied Response	
Weston County	
HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	21
Number of persons in household (Average)	3.2
Current age	35 to 44 years old (28.6%)
Marital status	Married (63.2%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (38.1%)
In which industry are you primarily employed	Other (28.6%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	\$20,000 to \$29,999 dollars (40.0%)
Current Housing Characteristics	
Current Residence	Single family home (47.6%)
Do you own or rent	Rent (52.4%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	1.5
Average mortgage payment	\$559
Average rental payment	\$571
Are you satisfied with your current housing	Satisfied with current housing (90.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is in poor condition (66.7%)
Are you seeking to change your housing situation	Seeking different housing (66.7%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (50.0%)
If own, do you plan on building or buying	Buy an existing unit (50.0%)
Expected buying price	.
Expected building price	.
Expected rental price	\$401 to \$500 dollars (100.0%)

For residents who are unsatisfied with their current housing, 66.7 percent were unsatisfied because the housing unit is in poor condition. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 50.0 percent wanted to buy and 50.0 wanted to rent their next residence. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$401 to \$500 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**²⁴⁵

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.

²⁴⁵ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2014 5-year ACS data, 41 or 1.4 percent of households in Weston County were overcrowded and another 48 or 1.6 percent of units were severely overcrowded, as shown in Table II.23.40, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.23.40				
Overcrowding and Severe Overcrowding				
Weston County				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Weston County				
Owner				
Households	2,200	16	48	2,264
Percentage	97.2%	.7%	2.1%	100.0%
Renter				
Households	707	25	0	732
Percentage	96.6%	3.4%	.0%	100.0%
Total				
Households	2,907	41	48	2,996
Percentage	97.0%	1.4%	1.6%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 128 units or 3.6 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.23.41, at right.

Table II.23.41 Housing Units with Incomplete Kitchen Facilities Weston County 2010-2014 5-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Kitchen Facilities	3,392	258,329
Lacking Complete Kitchen Facilities	128	6,866
Total Housing Units	3,520	265,195
Percent Lacking	3.6%	2.6%

At the time of the 2014 ACS, a total of 67 units or 1.9 percent of all housing units in Weston County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.23.42, below.

Table II.23.42 Housing Units with Incomplete Plumbing Facilities Weston County 2010-2014 5-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Plumbing Facilities	3,453	259,378
Lacking Complete Plumbing Facilities	67	5,817
Total Households	3,520	265,195
Percent Lacking	1.9%	2.2%

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

In Weston County, 11.4 percent of households had a cost burden and 9.1 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 14.2 percent of homeowners with a mortgage in Weston County experienced a cost burden and 9.7 percent experienced a severe cost burden, while 11.2 percent of renters had a cost burden and 18.2 percent had a severe cost burden, as seen in Table II.23.43, on the following page.

Table II.23.43					
Cost Burden and Severe Cost Burden by Tenure					
Weston County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Weston County					
Owner With a Mortgage					
Households	788	147	100	0	1,035
Percent	76.1%	14.2%	9.7%	.0%	100.0%
Owner Without a Mortgage					
Households	1,061	113	40	15	1,229
Percent	86.3%	9.2%	3.3%	1.2%	100.0%
Renter					
Households	381	82	133	136	732
Percent	52.0%	11.2%	18.2%	18.6%	100.0%
Total					
Households	2,230	342	273	151	2,996
Percent	74.4%	11.4%	9.1%	5.0%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 Housing Needs Forecast

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

The household forecast indicated a total increase of 351 households in Weston County, from 3,021 in 2010 to 3,406 in 2040. Homeowners are expected to increase from 2,349 households in 2010 to 2,681 by 2040. Renters are anticipated to increase from 672 households in 2010 to 726 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 34 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 36 households and by 43 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 12 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 8 households over the period. Table II.23.44, below, provides details of the household forecast by tenure and income.

Table II.23.44						
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	241	252	304	173	1,379	2,349
2015	248	259	312	177	1,417	2,413
2020	255	266	321	182	1,457	2,481
2025	262	273	329	187	1,496	2,547
2030	267	278	336	191	1,524	2,596
2035	271	283	341	194	1,548	2,636
2040	275	287	347	197	1,574	2,681
Renters by Percent of Median Household Income						
2010	148	96	132	63	232	672
2015	148	96	133	64	233	674
2020	152	98	136	65	238	689
2025	154	100	138	66	242	701
2030	156	101	140	67	245	710
2035	158	102	141	68	248	717
2040	160	104	143	69	251	726
Total Households by Percent of Median Household Income						
2010	389	348	436	236	1,612	3,021
2015	396	355	445	241	1,650	3,087
2020	406	364	457	248	1,695	3,169
2025	416	373	468	254	1,738	3,248
2030	423	380	476	258	1,770	3,306
2035	429	385	482	262	1,796	3,353
2040	435	391	490	266	1,825	3,406

Additional Comments

Weston County was not as severely impacted by the drop in oil and gas prices as other parts of the State during 2015. Weston County had the fourth lowest unemployment rate in the State in June at 3.2 percent.²⁴⁶ Additionally, Weston County has joined with various other counties in Wyoming in supporting the political position that states should control federal lands.²⁴⁷ The County has joined with an association that wants to join local and regional forces to have more local control over federal lands. Tracking homeless populations can be tricky due to the inability to find persons living on the streets; as such, Weston County reported no homeless persons in 2015.²⁴⁸

²⁴⁶ <http://wyomingbusinessreport.com/wyo-unemployment-holds-at-4-1-in-june/>

²⁴⁷ <http://www.sheridanmedia.com/news/wyoming-news79348>

²⁴⁸ http://trib.com/news/state-and-regional/govt-and-politics/to-tackle-homelessness-in-wyoming-one-challenge-is-finding-and/article_e5f3d252-cd52-5147-b416-c6cd5b33465c.html