

## WESTON COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Weston County's population decreased from 5,902 in 2010 to 5,794 in 2011, or by 1.8 percent. This compares to a statewide population growth of 0.8 percent over the period.<sup>190</sup> The number of people from 15 to 24 years of age decreased by 3.5 percent, and the number of people from 55 to 64 years of age increased by 2.4 percent. The white population decreased by 1.9 percent, while the black population increased by 50 percent. The Hispanic population increased from 216 to 230 people between 2010 and 2011 or by 6.5 percent. These data are presented in Table II.23.1, below.

Subject	Weston County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
<b>Population</b>	<b>5,902</b>	<b>5,794</b>	<b>-1.8%</b>	<b>563,626</b>	<b>568,158</b>	<b>0.8%</b>
<b>Age</b>						
Under 14 years	1,306	1,314	0.6%	113,371	113,462	0.1%
15 to 24 years	810	782	-3.5%	78,460	78,704	0.3%
25 to 44 years	1,711	1,723	0.7%	144,615	145,669	0.7%
45 to 54 years	1,173	1,087	-7.3%	83,577	80,936	-3.2%
55 to 64 years	1,059	1,084	2.4%	73,513	77,120	4.9%
65 and Over	1,149	1,118	-2.7%	70,090	72,267	3.1%
<b>Race</b>						
White	6,954	6,819	-1.9%	529,110	531,484	0.4%
Black	22	33	50.0%	5,135	6,024	17.3%
American Indian and Alaskan Native	97	106	9.3%	14,457	14,774	2.2%
Asian	21	26	23.8%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	3	2	-33.3%	521	551	5.8%
Two or more races	111	122	9.9%	9,754	10,360	6.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	216	230	6.5%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Weston County's population increased from 6,644 persons in 2000 to 7,208 in 2010, or by 8.5 percent. This compares to a statewide population growth of 14.4 percent over the period. The white population increased by 8 percent, while the black population increased by 162.5 percent. The Hispanic population increased from 137 to 216 persons between 2000 and 2010, or by 57.7 percent. These data are presented in Table II.23.2, on the following page.

<sup>190</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.23.2</b>					
<b>Population by Race and Ethnicity</b>					
Weston County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	6,374	95.9%	6,885	95.5%	8.0%
Black	8	0.1%	21	0.3%	162.5%
American Indian	84	1.3%	91	1.3%	8.3%
Asian	13	0.2%	20	0.3%	53.8%
Native Hawaiian/Pacific Islander	1	.	3	.	200.0%
Other	62	0.9%	67	0.9%	8.1%
Two or More Races	102	1.5%	121	1.7%	18.6%
<b>Total</b>	<b>6,644</b>	<b>100.0%</b>	<b>7,208</b>	<b>100.0%</b>	<b>8.5%</b>
Hispanic (Ethnicity)	137	2.1%	216	3.0%	57.7%

Table II.23.3, below, presents the population of Weston County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 8.5 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 347 persons, or by 48.7 percent. In 2010, the largest age group in Weston County was the group aged 35 to 54, which accounted for 27.7 percent of the entire population. 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.

<b>Table II.23.3</b>							
<b>Population by Age and Gender</b>							
Weston County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	179	169	348	217	193	410	17.8%
5 to 19	731	716	1,447	681	620	1,301	-10.1%
20 to 24	184	112	296	235	170	405	36.8%
25 to 34	336	323	659	486	398	884	34.1%
35 to 54	1,146	1,000	2,146	1,084	916	2,000	-6.8%
55 to 64	336	376	712	580	479	1,059	48.7%
65 and Over	461	575	1,036	507	642	1,149	10.9%
<b>Total</b>	<b>3,373</b>	<b>3,271</b>	<b>6,644</b>	<b>3,790</b>	<b>3,418</b>	<b>7,208</b>	<b>8.5%</b>

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

<b>Table II.23.4</b>			
<b>Group Quarters Population</b>			
Weston County			
2000 SF1 and 2010 Census Data			
<b>Group Quarters</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 00-10</b>
<b>Institutionalized</b>			
Correctional Institutions <sup>191</sup>	194	261	34.5%
Juvenile Facilities	.	.	.
Nursing Homes	48	52	8.3%
Other Institutions	.	.	.
<b>Total</b>	<b>242</b>	<b>313</b>	<b>29.3%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	55	.	-100.0%
<b>Total</b>	<b>55</b>	<b>.</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>297</b>	<b>313</b>	<b>5.4%</b>

Table II.23.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 1,957 family households, 1,608 of which housed married couple families and 349 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 140 families, or a female householder with no husband present, of which there were 209 families. There were also an estimated 1,064 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 4.7 percent, and the number of married couple families decreased by 1.4 percent. The number of male households with no wife present increased by 52.2 percent, the number of female households with no husband present increased by 9.4 percent, and non-family households increased by 40.9 percent.

<b>Table II.23.5</b>			
<b>Household Type by Tenure</b>			
Weston County			
2000 SF1 and 2010 Census Data			
<b>Family Type</b>	<b>2000</b>	<b>2010</b>	<b>% Change 00-10</b>
Family households	1,869	1,957	4.7%
Married couple family	1,586	1,608	1.4%
Owner-occupied housing units	1,368	1,421	3.9%
Renter-occupied housing units	218	187	-14.2%
Other family	283	349	23.3%
Male householder, no wife present	92	140	52.2%
Owner-occupied housing units	65	104	60.0%
Renter-occupied housing units	27	36	33.3%
Female householder, no husband present	191	209	9.4%
Owner-occupied housing units	124	132	6.5%
Renter-occupied housing units	67	77	14.9%
Non-family households	755	1,064	40.9%
Owner-occupied housing units	488	692	41.8%
Renter-occupied housing units	267	372	39.3%
<b>Total</b>	<b>2,624</b>	<b>3,021</b>	<b>15.1%</b>

<sup>191</sup> In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.23.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,103 two-person family households, 327 three-person family households, and 326 four-person family households. One-person non-family households made up 84.8 percent of all non-family households, or an estimated 902 households. Between 2000 and 2010, the number of four-person households decreased by 9.1 percent, or from 364 to 331 households.

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	655	655	.	902	902	37.7%
Two Person	966	89	1,055	1,103	142	1,245	18.0%
Three Person	343	6	349	327	12	339	-2.9%
Four Person	362	2	364	326	5	331	-9.1%
Five Person	145	3	148	110	1	111	-25.0%
Six Person	36	0	36	61	2	63	75.0%
Seven Person	17	0	17	30	.	30	76.5%
<b>Total</b>	<b>1,869</b>	<b>755</b>	<b>2,624</b>	<b>1,957</b>	<b>1,064</b>	<b>3,021</b>	<b>15.1%</b>

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,245 two-person households, 1,068 were owner-occupied and 177 were renter-occupied. Of the 331 four-person households, 269 were owner-occupied and 62 were renter-occupied. Further household size data by tenure are presented in Table II.23.7, below.

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	433	222	655	591	311	902	37.7%
Two Person	886	169	1,055	1,068	177	1,245	18.0%
Three Person	270	79	349	257	82	339	-2.9%
Four Person	301	63	364	269	62	331	-9.1%
Five Person	117	31	148	88	23	111	-25.0%
Six Person	26	10	36	54	9	63	75.0%
Seven Person or More	12	5	17	22	8	30	76.5%
<b>Total</b>	<b>2,045</b>	<b>579</b>	<b>2,624</b>	<b>2,349</b>	<b>672</b>	<b>3,021</b>	<b>15.1%</b>

<sup>192</sup> To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.23.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 14.9 percent, or from 2,045 to 2,349 households. The number of renter units increased from 579 to 672 households, or by 16.1 percent. In 2010, Weston County had a total of 3,533 housing units, of which 3,021, or 85.5 percent, were occupied. A total of 512 units, or 14.5 percent of all units, were vacant, which was a decrease of 15.7 percent from the 2000 Census.

<b>Table II.23.8 Housing Units by Tenure</b> Weston County 2000 SF1 and 2010 Census Data			
<b>Tenure</b>	<b>2000</b>	<b>2010</b>	<b>% Change 00-10</b>
Occupied Housing Units	2,624	3,021	15.1%
Owner-Occupied	2,045	2,349	14.9%
Renter-Occupied	579	672	16.1%
Vacant Housing Units	607	512	-15.7%
<b>Total Housing Units</b>	<b>3,231</b>	<b>3,533</b>	<b>9.3%</b>
Homeownership Rate	77.9%	77.8%	.

Table II.23.9, below, shows that, of the 512 vacant housing units in Weston County at the time of the 2010 Census, 78, or 15.2 percent, were for rent and 64, or 12.5 percent, were for sale. An estimated 124 units were for seasonal, recreational, or occasional use, and 186, or 36.3 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 60 to 58 units, or by 3.3 percent, and units listed as “other vacant” decreased from 220 to 186 units, or by 15.5 percent.

<b>Table II.23.9 Disposition of Vacant Housing Units</b> Weston County 2000 SF1 and 2010 Census Data			
<b>Disposition</b>	<b>2000</b>	<b>2010</b>	<b>% Change 00-10</b>
For rent	79	78	-1.3%
For sale only	104	64	-38.5%
Rented or sold but not occupied	60	58	-3.3%
For seasonal, recreational, or occasional use	141	124	-12.1%
For migrant workers	3	2	-33.3%
Other vacant	220	186	-15.5%
<b>Total</b>	<b>607</b>	<b>512</b>	<b>-15.7%</b>

*2010 Five-Year ACS Data*

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming’s more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.23.10, below, presents different income statistics for Weston County. According to the 2010 ACS data averages, Median Family Income (MFI) for Weston County was \$63,438 compared to the statewide average of \$65,964. Per capita income for Weston County, which is calculated by dividing total income by population, was \$28,463, which compared to \$27,860 for the State of Wyoming.

<b>Table II.23.10</b>		
<b>Median and Per Capita Income</b>		
Weston County and the State of Wyoming 2010 Five-Year ACS Data		
<b>Income Type</b>	<b>Weston County</b>	<b>Wyoming</b>
Median Family Income	63,438	65,964
Median Household Income	53,853	53,802
Per Capita Income	28,463	27,860

Table II.23.11, below, shows households by income for Weston County and the State of Wyoming in 2010. In Weston County, there were a total of 321 households, or 10.4 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 481 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 15.5 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.5 percent of total households and numbered 481 in Weston County.

<b>Table II.23.11</b>				
<b>Households by Income</b>				
Weston County and the State of Wyoming 2010 Five-Year ACS Data				
<b>Income</b>	<b>Weston County</b>		<b>State of Wyoming</b>	
	<b>Total</b>	<b>% of Total</b>	<b>Total</b>	<b>% of Total</b>
Under \$15,000	321	10.4%	21,963	10.1%
\$15,000–\$19,999	118	3.8%	10,477	4.8%
\$20,000–\$24,999	95	3.1%	11,850	5.4%
\$25,000–\$34,999	445	14.4%	23,902	11.0%
\$35,000–\$49,999	481	15.5%	32,677	15.0%
\$50,000–\$74,999	688	22.2%	44,279	20.3%
\$75,000–\$99,999	468	15.1%	30,595	14.1%
\$100,000 and Above	481	15.5%	41,945	19.3%
<b>Total</b>	<b>3,097</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.23.12, on the following page. In total, the poverty rate in Weston County was 7.9 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Weston County had a poverty rate of 2.7 percent, and the female population had a poverty rate of

13.3 percent. There were 24 males and 69 females in poverty aged 5 and under. Overall, 17.2 percent of persons in poverty in Weston County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 115 persons, which represented 21.3 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

<b>Table II.23.12</b>				
<b>Poverty by Age</b>				
Weston County and the State of Wyoming				
2010 Five-Year ACS Data				
<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>% of Total</b>
<b>Weston County</b>				
5 and Under	24	69	93	17.2%
6 to 17	33	18	51	9.4%
18 to 64	27	254	281	52.0%
65 and Older	9	106	115	21.3%
<b>Total</b>	<b>93</b>	<b>447</b>	<b>540</b>	<b>100.0%</b>
Poverty Rate	2.7%	13.3%	7.9%	.
<b>State of Wyoming</b>				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
<b>Total</b>	<b>22,792</b>	<b>29,505</b>	<b>52,297</b>	<b>100.0%</b>
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.23.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Weston County saw an average of 1,727 owner-occupied single-family units compared to 368 single-family rental units. In Weston County, single-family units represented 67.6 percent of all households compared to 70.8 percent statewide. Weston County had a total of 48 apartment rental units, and total apartment units accounted for 1.9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 792 mobile homes in Weston County, which made up 25.6 percent of all occupied housing units and compared to 14.3 percent statewide.



<b>Table II.23.13</b>				
<b>Households by Unit Type</b>				
Weston County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Weston County</b>				
Single-Family Unit	1,727	368	2,095	67.6%
Duplex	0	60	60	1.9%
Tri- or Four-Plex	0	90	90	2.9%
Apartment	12	48	60	1.9%
Mobile Home	673	119	792	25.6%
Boat, RV, Van, Etc.	0	0	0	0.0%
<b>Total</b>	<b>2,412</b>	<b>685</b>	<b>3,097</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

Table II.23.14, below, shows the number of households by year of construction. As shown, 16 percent, or 495 units, were built in 1939 or earlier in the county and another 7.7 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 130, which accounted for 4.2 percent of all households, and an additional 62 households, or 2 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

<b>Table II.23.14</b>				
<b>Households by Year Built</b>				
Weston County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Weston County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	495	16.0%	25,116	11.5%
1940 to 1949	239	7.7%	11,481	5.3%
1950 to 1959	481	15.5%	21,920	10.1%
1960 to 1969	175	5.7%	19,433	8.9%
1970 to 1979	561	18.1%	53,519	24.6%
1980 to 1989	579	18.7%	34,949	16.1%
1990 to 1999	375	12.1%	26,791	12.3%
2000 to 2004	130	4.2%	14,090	6.5%
2005 or Later	62	2.0%	10,389	4.8%
<b>Total</b>	<b>3,097</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Table II.23.15, on the following page, 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 1.9 percent of total housing units, while households with five and six rooms accounted for 17.4 and 15.2 percent, respectively, in the county. The median number of rooms in Weston County was six rooms, the same as the statewide median number of rooms.



<b>Table II.23.15</b>				
<b>Housing Units by Number of Rooms</b>				
Weston County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Weston County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	65	1.9%	3,804	1.5%
Two	55	1.6%	6,391	2.5%
Three	231	6.6%	18,634	7.3%
Four	783	22.4%	45,335	17.8%
Five	607	17.4%	52,421	20.5%
Six	533	15.2%	39,475	15.5%
Seven	500	14.3%	31,509	12.4%
Eight	327	9.4%	25,135	9.9%
Nine or More	395	11.3%	32,392	12.7%
<b>Total</b>	<b>3,496</b>	<b>100.0%</b>	<b>255,096</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.23.16, below, shows households in the county by number of bedrooms and tenure. There were 31 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25 percent of total households in Weston County, which compared to 25.5 percent statewide. In Weston County, the 1,392 households with three bedrooms accounted for 44.9 percent of all households, and there were only 169 five-bedroom or more households, which accounted for 5.5 percent of all households.

<b>Table II.23.16</b>				
<b>Households by Number of Bedrooms</b>				
Weston County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Weston County</b>				
None	0	31	31	1.0%
One	49	178	227	7.3%
Two	545	230	775	25.0%
Three	1,177	215	1,392	44.9%
Four	476	27	503	16.2%
Five or More	165	4	169	5.5%
<b>Total</b>	<b>2,412</b>	<b>685</b>	<b>3,097</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	275	1,668	1,943	.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.23.17, at right, structures built in 1939 or earlier had a median value of \$130,500, while structures built between 1950 and 1959 had a median value of \$109,200 and those built between 1990 and 1999 had a median value of \$106,000. The newest structures tended to have the highest values, and those built between 2000 and 2004 and from 2005 or later had median values of \$234,500 and \$222,700, respectively. The median value in Weston County was \$115,200, which compared to \$174,000 in the State of Wyoming.

<b>Table II.23.17</b> <b>Median Value by Year Structure Built</b> Weston County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Weston County	State of Wyoming
1939 or Earlier	130,500	141,200
1940 to 1949	109,600	129,500
1950 to 1959	109,200	151,800
1960 to 1969	110,000	166,500
1970 to 1979	107,100	169,900
1980 to 1989	111,500	187,000
1990 to 1999	106,000	224,000
2000 to 2004	234,500	243,500
2005 or Later	222,700	244,600
<b>Median Value</b>	<b>115,200</b>	<b>174,000</b>

Household mortgage status is reported in Table II.23.18, below. In Weston County, households with a mortgage accounted for 51.5 percent of all households, or 1,241 housing units, and the remaining 48.5 percent, or 1,171 units, had no mortgage. Of those units with a mortgage, 200 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 1,041, or 83.9 percent of units with a mortgage, had no second mortgage and no home equity loan.

<b>Table II.23.18</b> <b>Mortgage Status</b> Weston County and the State of Wyoming 2010 Five-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	1,241	51.5%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	200	16.1%	17,932	19.1%
Second mortgage only	97	48.5%	8,629	48.1%
Home equity loan only	103	51.5%	9,303	51.9%
Both second mortgage and home equity loan	0	0.0%	741	0.8%
No second mortgage and no home equity loan	1,041	83.9%	75,088	80.1%
Housing units without a mortgage	1,171	48.5%	59,045	38.6%
<b>Total</b>	<b>2,412</b>	<b>100.0%</b>	<b>152,806</b>	<b>100.00%</b>

The median rent in Weston County was \$443 compared to \$552 statewide, as shown in Table II.23.19, below. These figures show that rents were comparable.

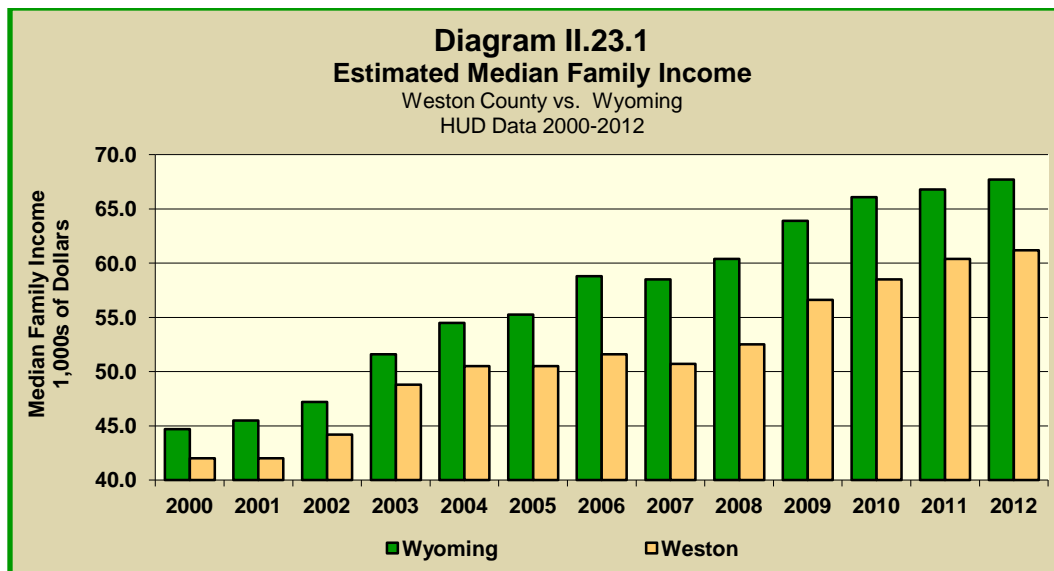
<b>Table II.23.19</b> <b>Median Rent</b> Weston County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Weston County	\$443
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 21 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Weston County are presented in Table II.23.20, below, and indicate a net increase of 587 persons over the time period.

<b>Table II.23.20</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Weston County			
WYDOT Data, 2000–Second Quarter 2012			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	199	190	9
2001	196	166	30
2002	169	135	34
2003	146	121	25
2004	173	161	12
2005	177	174	3
2006	209	123	86
2007	248	115	133
2008	232	173	59
2009	223	149	74
2010	196	103	93
2011	148	140	8
2012 – First Half	81	60	21
<b>Total</b>	<b>2,397</b>	<b>1,810</b>	<b>587</b>

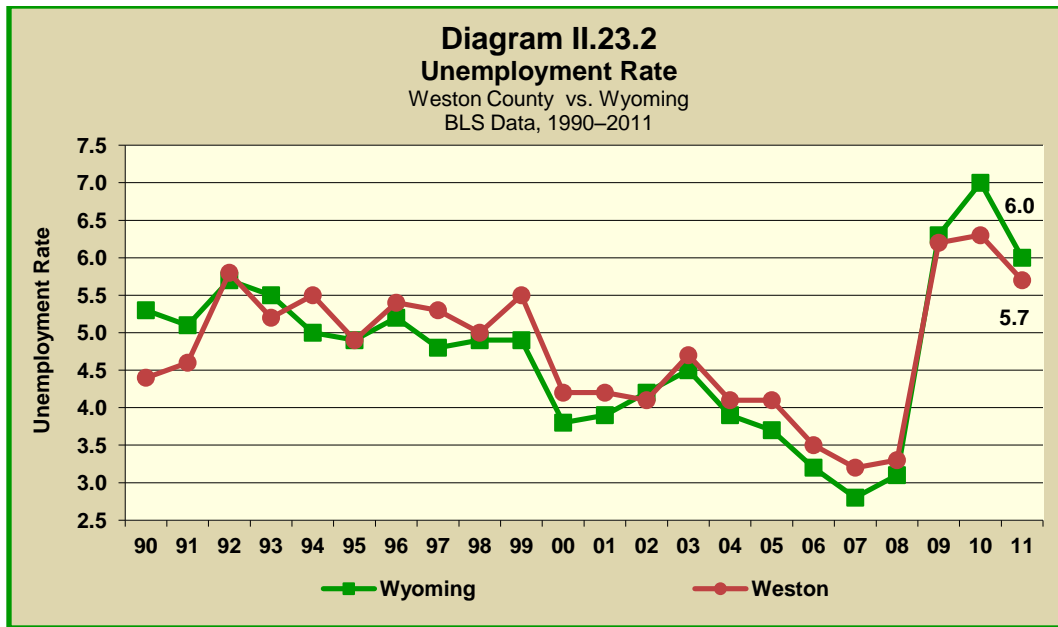
**Economics**

The HUD estimated MFI for Weston County was \$61,200 in 2012.<sup>193</sup> This rate compares to Wyoming’s MFI of \$67,700. Diagram II.23.1, below, illustrates the estimated MFI for 2000 through 2012.



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 75 persons, from 3,379 in 2010 to 3,304 in 2011. Employment decreased by 50 persons; unemployment decreased by 25 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.3 percent in 2010 to 5.7 in 2011, as shown on the following page in Diagram II.23.2.

<sup>193</sup> 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.



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.23.21, below, with 2011 information considered preliminary (p), annual total monthly employment decreased by 1.69 percent between 2010 and 2011, from a total of 2,304 to 2,265 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	2,120	2,215	2,073	2,103	2,141	2,143	2,249	2,278	2,277	2,270	2,207
Feb	2,106	2,219	2,086	2,089	2,155	2,140	2,231	2,300	2,255	2,246	2,202
Mar	2,136	2,193	2,098	2,097	2,167	2,181	2,261	2,328	2,273	2,285	2,209
Apr	2,191	2,237	2,118	2,141	2,181	2,165	2,281	2,357	2,262	2,308	2,196
May	2,246	2,293	2,248	2,212	2,259	2,192	2,347	2,386	2,299	2,400	2,315
Jun	2,288	2,340	2,238	2,214	2,233	2,220	2,377	2,397	2,269	2,349	2,300
Jul	2,186	2,234	2,094	2,133	2,178	2,106	2,219	2,286	2,275	2,232	2,169
Aug	2,149	2,250	2,110	2,150	2,173	2,099	2,249	2,324	2,212	2,257	2,245
Sep	2,296	2,329	2,214	2,252	2,284	2,186	2,311	2,398	2,289	2,331	2,347
Oct	2,297	2,272	2,227	2,205	2,272	2,149	2,310	2,334	2,255	2,339	2,358
Nov	2,263	2,228	2,180	2,190	2,265	2,179	2,355	2,360	2,271	2,362	2,315
Dec	2,249	2,209	2,131	2,186	2,264	2,217	2,348	2,348	2,286	2,270	2,313
<b>Annual</b>	<b>2,211</b>	<b>2,252</b>	<b>2,151</b>	<b>2,164</b>	<b>2,214</b>	<b>2,165</b>	<b>2,295</b>	<b>2,341</b>	<b>2,269</b>	<b>2,304</b>	<b>2,265</b>
% Change	.	1.85	-4.48	0.60	2.31	-2.21	6.00	2.00	-3.08	1.54	-1.69

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.23.22, on the following page, annual average weekly wages increased by 3.03 percent between 2010 and 2011, from a total of \$659 to \$679.

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(p)	629	764	654	666	679	3.03

Total business establishments reported by the QCEW are displayed below in Table II.23.23. Annual establishments decreased by 1.45 percent between 2010 and 2011, from a total of 276 to 272 establishments.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	246	261	264	259	258	.
2002	255	257	259	257	257	-0.39
2003	259	260	264	266	262	1.95
2004	262	262	261	263	262	0.00
2005	264	266	265	267	266	1.53
2006	268	271	269	268	269	1.13
2007	269	276	279	276	275	2.23
2008	279	283	278	278	280	1.82
2009	285	283	283	278	282	0.71
2010	278	277	273	274	276	-2.13
2011(p)	275	275	272	266	272	-1.45

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Weston County recorded 5,729 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 \$341,828,000, and real per capita income was \$39,970 in 2010. Average earnings per job in the county was \$39,771 in 2010. 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 \$558 in fourth quarter 2010 to \$572 in fourth quarter 2011, or by 2.5 percent. Detached single-family home rents increased by 0.8 percent, rents for mobile homes on a lot increased by 0.9 percent, and rents for mobile home lots increased by 8.5 percent.

Weston County rental prices experienced average annualized increases of 2.8 percent for apartments, 3.7 percent for houses, 3 percent for mobile homes plus a lot, and 2.2 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.23.24, at right, presents the Weston County data for each rental type.<sup>194</sup>

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 remained unchanged between 2009 and 2010 at 4 units.

The real value of single-family building permits decreased from \$153,200 in 2010 to \$124,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$161,400 in 2002 to a low of \$26,200 in 2001. Additional details of permit activity and per unit valuations are given in Table II.23.25, on the following page.

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

<sup>194</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

<b>Table II.23.25</b> <b>Building Permits and Valuation</b> Weston County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	23	4	.	.	27	.	.	97.0
1981	24	.	20	8	52	.	.	69.7
1982	8	4	8	.	20	.	.	72.4
1983	18	.	.	.	18	.	.	67.5
1984	8	.	.	.	8	.	.	97.3
1985	7	.	.	.	7	.	.	61.6
1986	6	.	.	.	6	.	.	58.0
1987	3	.	.	.	3	.	.	52.7
1988	4	.	.	.	4	.	.	61.4
1989	6	.	.	.	6	.	.	44.6
1990	4	.	.	.	4	.	.	59.0
1991	2	.	.	.	2	.	.	61.4
1992	.	.	.	.	.	.	.	.
1993	5	.	.	.	5	.	.	52.7
1994	5	.	.	.	5	.	.	83.8
1995	5	4	.	.	9	.	.	91.0
1996	3	.	.	.	3	.	10	78.6
1997	2	2	.	.	4	.	.	77.6
1998	6	.	.	.	6	.	.	139.6
1999	3	.	.	.	3	.	.	108.8
2000	1	.	.	10	11	.	.	86.9
2001	3	.	.	.	3	.	.	26.2
2002	4	.	.	.	4	.	.	161.4
2003	2	.	.	.	2	.	.	90.3
2004	8	4	4	.	16	.	.	92.2
2005	5	.	.	.	5	.	.	159.4
2006	8	2	.	.	10	.	.	152.9
2007	19	.	.	.	19	.	.	120.1
2008	12	.	.	.	12	.	.	134.6
2009	7	.	.	.	7	.	.	124.0
2010	4	.	.	.	4	.	.	153.2
2011	4	.	.	.	4	.	.	124.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2010, the average sales price in Weston County was \$145,512. This represented a decrease of 11.5 percent from the previous year. In contrast, Wyoming’s average was \$250,958, an increase of 3.9 percent over the previous year. A comparison of average sales prices between 1999 and 2010 is displayed in Table II.23.26, below.

<b>Table II.23.26</b> <b>Average Sales Prices</b> Weston County vs. Wyoming DOR Data, 1999–2011				
Year	Weston County Average Price (\$)	Weston County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	56,283	-2.05	101,517	4.76
2000	74,379	32.15	111,437	9.77
2001	65,422	-12.04	116,469	4.52
2002	70,674	8.03	121,140	4.01
2003	72,765	2.96	132,708	9.55
2004	64,784	-10.97	142,501	7.38
2005	80,313	23.97	159,776	12.12
2006	107,437	33.77	187,869	17.58
2007	140,127	30.43	265,044	41.08
2008	129,108	-7.9	256,045	-3.4
2009	164,337	27.3	241,622	-5.6
2010	145,512	-11.46	250,958	3.9
2011	142,007	-2.4	241,301	-3.8



The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in June 2012.<sup>195</sup> During June 2012, a total of 23 surveys were completed by property managers in Weston County. Of the 215 rental units surveyed, 9 were vacant, indicating a vacancy rate of 4.19 percent, as shown in Table II.23.27, below. This rate compares to a 8.9 percent vacancy last year and a statewide June 2012 vacancy rate of 3.74 percent.

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

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 12 year period, moving above and below the statewide rate, with several periods matching the statewide average, as the most recent estimate for June 2012 shows.

<sup>195</sup>Those signified as a in the “year” column of Table II.23.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

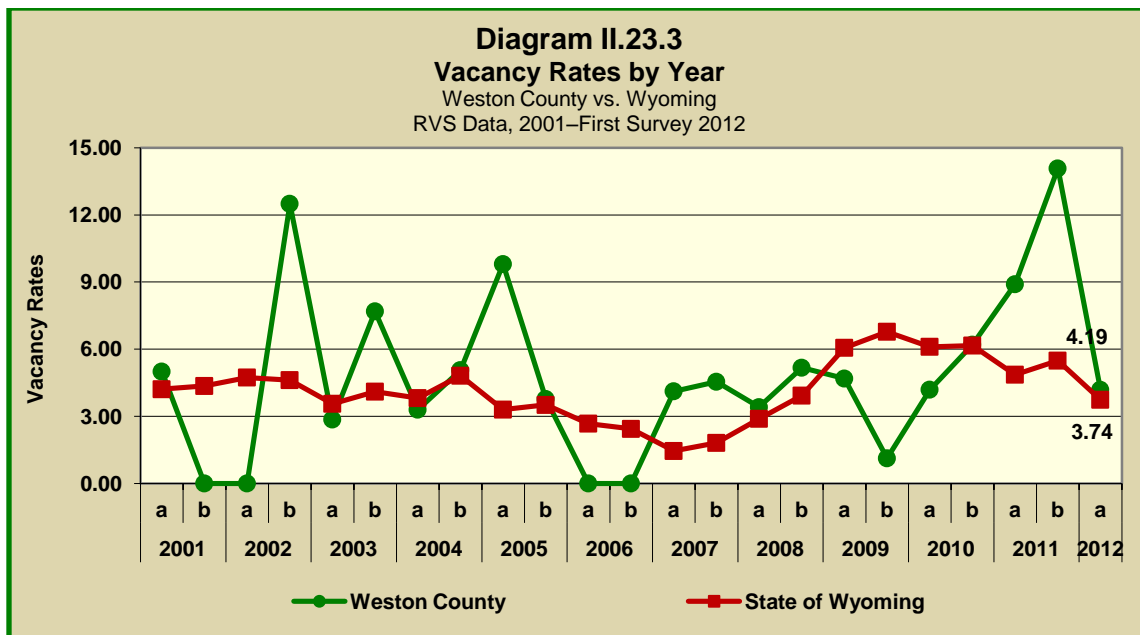
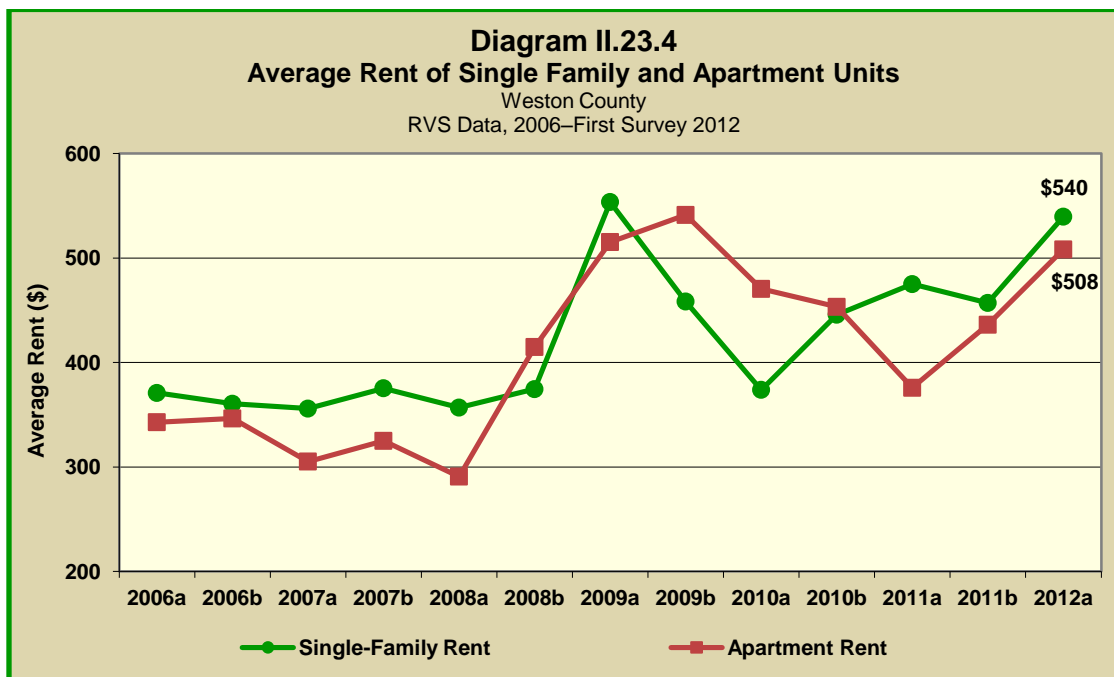


Diagram II.23.4, below, shows the average rent of single-family and apartment units in Weston County. In the first half of 2012, average rents for single-family units increased to \$540 and average rents for apartments slightly, to \$508.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had seven respondents in Weston County. Of the incoming persons who were unsatisfied with their current housing, 75 percent said they were seeking to own a home. Of those seeking to own a home, 50 percent wished to build new units, of which 100 percent anticipated spending between \$100,000 and \$249,999. Of those respondents who wished to buy an existing home, 100 percent anticipated spending less than \$100,000.

Of those seeking to rent, 100 percent anticipated spending under \$474. Additional survey data are presented in **Volume II. Technical Appendix.**

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 387 loans purchased in Weston County between 1979 and 2012, with three occurring in fiscal 2012. The average home size over the period was 1,294 square feet and 1,344 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1967. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$43,276. The average purchase price in fiscal 2012 was \$106,667. In fiscal 2012, 33.3 percent of loans purchased were for new construction and 33.3 percent had female head of households. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

### *Housing Problems*

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

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 26, or 0.8 percent of households in Weston County, were overcrowded and no units were severely overcrowded, as shown on the following page in Table II.23.28. This housing problem was far more prevalent in renter households compared to owner households.

<b>Table II.23.28</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Weston County and the State of Wyoming				
2010 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Weston County</b>				
<b>Owner</b>				
Households	2,386	26	0	2,412
Percentage	98.9%	1.1%	0.0%	100.0%
<b>Renter</b>				
Households	685	0	0	685
Percentage	100.0%	.0%	0.0%	100.0%
<b>Total</b>				
Households	3,071	26	0	3,097
Percentage	99.2%	.8%	0.0%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
<b>Renter</b>				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
<b>Total</b>				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 2010 ACS, a total of 154 units, or 4.4 percent of all housing units in Weston County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.23.29, below.

<b>Table II.23.29</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Weston County and the State of Wyoming		
2010 Five-Year ACS Data		
<b>Facilities</b>	<b>Weston County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	3,342	247,608
Lacking Complete Kitchen Facilities	154	7,488
<b>Total Housing Units</b>	<b>3,496</b>	<b>255,096</b>
Percent Lacking	4.4%	2.9%

At the time of the 2010 ACS, a total of 109 units, or 3.1 percent of all housing units in Weston County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.23.30, on the following page.

<b>Table II.23.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Weston County and the State of Wyoming 2010 Five-Year ACS Data		
<b>Facilities</b>	<b>Weston County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	3,387	249,046
Lacking Complete Plumbing Facilities	109	6,050
<b>Total Households</b>	<b>3,496</b>	<b>255,096</b>
Percent Lacking	3.1%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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 4.5 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 14.3 percent of homeowners with a mortgage in Weston County experienced a cost burden and 5.4 percent experienced a severe cost burden, while 8 percent of renters had a cost burden and 6.4 percent had a severe cost burden, as shown in Table II.23.31, below.

<b>Table II.23.31</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Weston County and the State of Wyoming 2010 Five-Year ACS Data					
<b>Households</b>	<b>Less Than 30%</b>	<b>30%–49.9%</b>	<b>50% and Above</b>	<b>Not Computed</b>	<b>Total</b>
<b>Weston County</b>					
<b>Owner with a Mortgage</b>					
Households	987	177	67	10	1,241
Percent	79.5%	14.3%	5.4%	0.8%	100.0%
<b>Owner without a Mortgage</b>					
Households	1,027	117	27	0	1,171
Percent	87.7%	10.0%	2.3%	0.0%	100.0%
<b>Renter</b>					
Households	470	55	44	116	685
Percent	68.6%	8.0%	6.4%	16.9%	100.0%
<b>Total</b>					
Households	2,484	349	138	126	3,097
Percent	80.2%	11.3%	4.5%	4.1%	100.0%
<b>State of Wyoming</b>					
<b>Owner with a Mortgage</b>					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	.2%	100.0%
<b>Owner without a Mortgage</b>					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	.5%	100.0%
<b>Renter</b>					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
<b>Total</b>					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%