

BIG HORN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Big Horn County's population increased from 11,668 in 2010 to 11,930 in 2014, or by 2.2 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 increased by 4.1 percent, and the number of people from 55 to 64 years of age increased by 2.1 percent. The white population increased by 1.0 percent, while the black population increased by 184.6 percent. The Hispanic population increased from 984 to 1,080 people between 2010 and 2014, or by 9.8 percent. These data are presented in Table II.2.1, below.

| Table II.2.1 | | | | | | |
|---|-----------------|---------------|-------------|----------------|----------------|-------------|
| Profile of Population Characteristics | | | | | | |
| Wyoming vs. Big Horn County | | | | | | |
| 2010 Census and 2014 Current Census Estimates | | | | | | |
| Subject | Big Horn County | | | Wyoming | | |
| | 2010 Census | Jul-14 | % Change | 2010 Census | Jul-14 | % Change |
| Population | 11,668 | 11,930 | 2.2% | 563,626 | 584,153 | 3.6% |
| Age | | | | | | |
| Under 14 years | 2,462 | 2,470 | .3% | 113,371 | 115,517 | 1.9% |
| 15 to 24 years | 1,368 | 1,459 | 6.7% | 78,460 | 80,249 | 2.3% |
| 25 to 44 years | 2,418 | 2,517 | 4.1% | 144,615 | 152,555 | 5.5% |
| 45 to 54 years | 1,630 | 1,480 | -9.2% | 83,577 | 73,372 | -12.2% |
| 55 to 64 years | 1,682 | 1,717 | 2.1% | 73,513 | 80,819 | 9.9% |
| 65 and Over | 2,108 | 2,287 | 8.5% | 70,090 | 81,641 | 16.5% |
| Race | | | | | | |
| White | 11,330 | 11,443 | 1.0% | 529,110 | 541,596 | 2.4% |
| Black | 39 | 111 | 184.6% | 5,135 | 9,112 | 77.4% |
| American Indian and Alaskan Native | 135 | 157 | 16.3% | 14,457 | 15,541 | 7.5% |
| Asian | 39 | 53 | 35.9% | 4,649 | 5,821 | 25.2% |
| Native Hawaiian or Pacific Islander | 2 | 3 | 50.0% | 521 | 632 | 21.3% |
| Two or more races | 123 | 163 | 32.5% | 9,754 | 11,451 | 17.4% |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 984 | 1,080 | 9.8% | 50,231 | 57,065 | 13.6% |

Table II.2.2, on the following page, presents the population of Big Horn County by age and gender from the 2010 Census and 2014 current census estimates. The 2010 Census count showed a total of 5,882 males, who accounted for 50.4 percent of the population, and the remaining 49.6 percent, or 5,786 persons, were female. In 2014, the number of males rose to 6,004 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 5,926 persons, being female.

| Table II.2.2 | | | | | | | |
|--|--------------|--------------|---------------|-------------------------------|--------------|---------------|----------------|
| Population by Age and Gender | | | | | | | |
| Big Horn 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 | 1,220 | 1,242 | 2,462 | 1,214 | 1,256 | 2,470 | .3% |
| 15 to 24 years | 747 | 621 | 1,368 | 765 | 694 | 1,459 | 6.7% |
| 25 to 44 years | 1,202 | 1,216 | 2,418 | 1,301 | 1,216 | 2,517 | 4.1% |
| 45 to 54 years | 847 | 783 | 1,630 | 745 | 735 | 1,480 | -9.2% |
| 55 to 64 years | 837 | 845 | 1,682 | 858 | 859 | 1,717 | 2.1% |
| 65 and Over | 1,029 | 1,079 | 2,108 | 1,121 | 1,166 | 2,287 | 8.5% |
| Total | 5,882 | 5,786 | 11,668 | 6,004 | 5,926 | 11,930 | 2.2% |
| % of Total | 50.4% | 49.6% | . | 50.3% | 49.7% | . | |

At the time of the 2010 Census, there were 183 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 decreased by 25.9 percent, as shown in Table II.2.3, below.

| Table II.2.3 | | | |
|---|-------------|-------------|----------------|
| Group Quarters Population | | | |
| Big Horn County | | | |
| 2000 SF1 and 2010 Census Data | | | |
| Group Quarters | 2000 Census | 2010 Census | % Change 00-10 |
| Institutionalized | | | |
| Correctional Institutions ⁷⁴ | . | 45 | . |
| Juvenile Facilities | . | 7 | . |
| Nursing Homes | 218 | 129 | -40.8% |
| Other Institutions | . | . | . |
| Total | 218 | 181 | -17.0% |
| Noninstitutionalized | | | |
| College Dormitories | . | . | . |
| Military Quarters | . | . | . |
| Other Noninstitutions | 29 | 2 | -93.1% |
| Total | 29 | 2 | -93.1% |
| Group Quarters Population | 247 | 183 | -25.9% |

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

⁷⁴ 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.2.4, below, shows data on household type by tenure in the 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 3,078 family households, of which 2,661 housed married couple families and 417 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 138 families, or a female householder with no husband present, of which there were 279 families. There were also an estimated 1,384 “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 Big Horn County was 69.0 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Big Horn County, 86.5 percent were married households, which compared to 80.3 percent in the State of Wyoming.

| Table II.2.4 | | | | |
|--|-----------------|---------------|------------------|---------------|
| Household Type by Tenure | | | | |
| Big Horn County 2009-2013 5-Year ACS Data | | | | |
| Family Type | Big Horn County | | State of Wyoming | |
| | Big Horn County | % of Total | State of Wyoming | % of Total |
| Family households | 3,078 | 69.0% | 147,018 | 66.0% |
| Married-couple family | 2,661 | 86.5% | 118,096 | 80.3% |
| Owner-occupied housing units | 2,260 | 84.9% | 98,615 | 83.5% |
| Renter-occupied housing units | 401 | 15.1% | 19,481 | 16.5% |
| Other family | 417 | 13.5% | 28,922 | 19.7% |
| Male householder, no wife present | 138 | 4.5% | 9,489 | 32.8% |
| Owner-occupied housing units | 74 | 53.6% | 5,628 | 59.3% |
| Renter-occupied housing units | 64 | 46.4% | 3,861 | 40.7% |
| Female householder, no husband present | 279 | 9.1% | 19,433 | 67.2% |
| Owner-occupied housing units | 181 | 64.9% | 9,887 | 50.9% |
| Renter-occupied housing units | 98 | 35.1% | 9,546 | 49.1% |
| Nonfamily households | 1,384 | 31.0% | 75,828 | 34.0% |
| Owner-occupied housing units | 863 | 62.4% | 42,072 | 55.5% |
| Renter-occupied housing units | 521 | 37.6% | 33,756 | 44.5% |
| Total | 4,462 | 100.0% | 222,846 | 100.0% |

Table II.2.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 1,577 two-person family households, 551 three-person family households and 434 four-person family households. One-person non-family households made up 90.8 percent of all non-family households or an estimated 1,257 households. Big Horn County’s two-person households made up 37.8 percent of total housing units and four-person households made up an additional 9.7 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

| Table II.2.5 | | | | |
|---|-------------------|-----------------------|----------------|---------------|
| Household Type by Household Size | | | | |
| Big Horn County | | | | |
| 2009-2013 5-Year ACS Data | | | | |
| Household Size | Family Households | Non-Family Households | Total | % of Total |
| Big Horn County | | | | |
| One Person | . | 1,257 | 1,257 | 28.2% |
| Two Person | 1,577 | 111 | 1,688 | 37.8% |
| Three Person | 551 | 6 | 557 | 12.5% |
| Four Person | 434 | 0 | 434 | 9.7% |
| Five Person | 289 | 0 | 289 | 6.5% |
| Six Person | 121 | 10 | 131 | 2.9% |
| Seven Person | 106 | 0 | 106 | 2.4% |
| Total | 3,078 | 1,384 | 4,462 | 100.0% |
| State of Wyoming | | | | |
| One Person | . | 61,218 | 61,218 | 27.5% |
| Two Person | 72,730 | 12,119 | 84,849 | 38.1% |
| Three Person | 29,544 | 1,649 | 31,193 | 14.0% |
| Four Person | 25,977 | 671 | 26,648 | 12.0% |
| Five Person | 11,552 | 70 | 11,622 | 5.2% |
| Six Person | 4,695 | 101 | 4,796 | 2.2% |
| Seven Person | 2,520 | 0 | 2,520 | 1.1% |
| Total | 147,018 | 75,828 | 222,846 | 100.0% |

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 1,688 two-person households, 1,453 were owner-occupied and 235 were renter-occupied. Of the 434 four-person households, 347 were owner-occupied and 87 were renter-occupied. Further household size data by tenure are presented in Table II.2.6, below.

| Table II.2.6 | | | | |
|---------------------------------|----------------|---------------|----------------|---------------|
| Tenure by Household Size | | | | |
| Big Horn County | | | | |
| 2009-2013 5-Year ACS Data | | | | |
| Household Size | Own | Rent | Total | % of Total |
| Big Horn County | | | | |
| One Person | 768 | 489 | 1,257 | 28.2% |
| Two Person | 1,453 | 235 | 1,688 | 37.8% |
| Three Person | 422 | 135 | 557 | 12.5% |
| Four Person | 347 | 87 | 434 | 9.7% |
| Five Person | 211 | 78 | 289 | 6.5% |
| Six Person | 93 | 38 | 131 | 2.9% |
| Seven Person or more | 84 | 22 | 106 | 2.4% |
| Total | 3,378 | 1,084 | 4,462 | 100.0% |
| State of Wyoming | | | | |
| One Person | 35,664 | 25,554 | 61,218 | 27.5% |
| Two Person | 66,532 | 18,317 | 84,849 | 38.1% |
| Three Person | 21,797 | 9,396 | 31,193 | 14.0% |
| Four Person | 19,095 | 7,553 | 26,648 | 12.0% |
| Five Person | 7,948 | 3,674 | 11,622 | 5.2% |
| Six Person | 3,612 | 1,184 | 4,796 | 2.2% |
| Seven Person or more | 1,554 | 966 | 2,520 | 1.1% |
| Total | 156,202 | 66,644 | 222,846 | 100.0% |

As seen in Table II.2.7, on the following page, Big Horn County had a total of 5,372 housing units of which 4,462, or 83.1 percent, were occupied. Of these occupied units, 75.7 percent, or 3,378 units, were owner occupied, which compares to a statewide rate of 70.1 percent. A total of 910 units, or 16.9 percent of all units, were vacant. This compared to a statewide vacancy rate of 15.3 percent.

| Table II.2.7 Housing Units by Tenure Big Horn County 2009-2013 5-Year ACS Data | | | | |
|---|-----------------|---------------|------------------|--------------|
| Tenure | Big Horn County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 4,462 | 83.1% | 222,846 | 84.7 |
| Owner-Occupied | 3,378 | 75.7% | 156,202 | 70.1 |
| Renter-Occupied | 1,084 | 24.3% | 66,644 | 29.9 |
| Vacant Housing Units | 910 | 16.9% | 40,194 | 15.3 |
| Total Housing Units | 5,372 | 100.0% | 263,040 | 100.0 |

Table II.2.8, below, shows that of the 910 housing units in Big Horn County as reported in the 2013 ACS data, 85, or 9.3 percent, were for rent and 65, or 7.1 percent were for sale. An estimated 296 units were for seasonal, recreational, or occasional use, and 414, or 45.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

| Table II.2.8 Disposition of Vacant Housing Units Big Horn County 2009-2013 5-Year ACS Data | | | | |
|---|-----------------|---------------|------------------|---------------|
| Disposition | Big Horn County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| For rent | 85 | 9.3% | 5,920 | 14.7% |
| Rented, but not occupied | 16 | 1.8% | 1,757 | 4.4% |
| For sale only | 65 | 7.1% | 2,733 | 6.8% |
| Sold, but not occupied | 34 | 3.7% | 774 | 1.9% |
| For seasonal, recreational, or occasional use | 296 | 32.5% | 17,878 | 44.5% |
| For migrant workers | 0 | .0% | 448 | 1.1% |
| Other vacant | 414 | 45.5% | 10,684 | 26.6% |
| Total | 910 | 100.0% | 40,194 | 100.0% |

Table II.2.9, at right, presents different income statistics for Big Horn County. According to the 2013 ACS data averages, median family income for Big Horn County was \$61,910 compared to the statewide average of \$70,868. Per capita income for Big Horn County, which is calculated by dividing total income by population, was \$25,119, which compared to \$28,902 for the State of Wyoming.

| Table II.2.9 Median and Per Capita Income Big Horn County 2009-2013 5-Year ACS Data | | |
|--|-----------------|---------|
| Income Type | Big Horn County | Wyoming |
| Median Family Income | 61,910 | 70,868 |
| Median Household Income | 52,589 | 57,406 |
| Per Capita Income | 25,119 | 28,902 |

Table II.2.10, on the following page, shows households by income for Big Horn County and the State of Wyoming. In Big Horn County, there were a total of 472 households, or 10.6 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 632 households that had incomes between \$35,000 and \$49,999, which accounted for 14.2 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.0 percent of total households and numbered 760 in Big Horn County.

| Table II.2.10 Households by Income Big Horn County 2009-2013 5-Year ACS Data | | | | |
|---|-----------------|---------------|------------------|---------------|
| Income | Big Horn County | | State of Wyoming | |
| | Total | % of Total | Total | % of Total |
| Under 15,000 | 472 | 10.6% | 21,737 | 9.8% |
| 15,000 - 19,999 | 200 | 4.5% | 10,770 | 4.8% |
| 20,000 - 24,999 | 218 | 4.9% | 10,936 | 4.9% |
| 25,000 - 34,999 | 534 | 12.0% | 22,748 | 10.2% |
| 35,000 - 49,999 | 632 | 14.2% | 30,917 | 13.9% |
| 50,000 - 74,999 | 983 | 22.0% | 43,782 | 19.6% |
| 75,000 - 99,999 | 663 | 14.9% | 32,050 | 14.4% |
| 100,000 and above | 760 | 17.0% | 49,906 | 22.4% |
| Total | 4,462 | 100.0% | 222,846 | 100.0% |

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.2.11, below. In total, the poverty rate in Big Horn County was 10.2 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Big Horn County had a poverty rate of 9.2 percent and the female population had a poverty rate of 11.2 percent. There were 64 males and 38 females in poverty under the age of 5. Overall, 8.7 percent of persons in poverty in Big Horn County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 145 individuals with incomes below the poverty level which represented 12.4 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

| Table II.2.11 Poverty by Age Big Horn County 2009-2013 5-Year ACS Data | | | | |
|---|---------------|---------------|---------------|---------------|
| Age | Male | Female | Total | % of Total |
| Big Horn County | | | | |
| 5 and Below | 64 | 38 | 102 | 8.7% |
| 6 to 18 | 125 | 152 | 277 | 23.6% |
| 18 to 64 | 293 | 356 | 649 | 55.3% |
| 65 and Older | 47 | 98 | 145 | 12.4% |
| Total | 529 | 644 | 1,173 | 100.0% |
| Poverty Rate | 9.2% | 11.2% | 10.2% | . |
| State of Wyoming | | | | |
| 5 and Below | 4,701 | 4,002 | 8,703 | 13.7% |
| 6 to 18 | 6,212 | 6,084 | 12,296 | 19.3% |
| 18 to 64 | 16,170 | 22,097 | 38,267 | 60.0% |
| 65 and Older | 1,628 | 2,849 | 4,477 | 7.0% |
| Total | 28,711 | 35,032 | 63,743 | 100.0% |
| Poverty Rate | 10% | 13% | 11.5% | . |

Table II.2.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Big Horn County saw an average of 2,899 owner-occupied single-family units compared to 721 single-family rental units. In Big Horn County, single-family units comprised 81.1 percent of all households compared with 71.8 percent statewide. Big Horn County had a total of 92 apartment rental units and total apartment units accounted for 2.4 percent

of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 607 mobile homes in Big Horn County, which comprised 13.6 percent of all occupied housing units and compared to 13.4 statewide.

| Table II.2.12 Households by Unit Type Big Horn County 2009-2013 5-Year ACS Data | | | | |
|--|----------------|---------------|----------------|---------------|
| Unit Type | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Big Horn County | | | | |
| Single-Family Unit | 2,899 | 721 | 3,620 | 81.1% |
| Duplex | 2 | 65 | 67 | 1.5% |
| Tri- or Four-Plex | 7 | 47 | 54 | 1.2% |
| Apartments | 16 | 92 | 108 | 2.4% |
| Mobile Homes | 448 | 159 | 607 | 13.6% |
| Boat, RV, Van, Etc. | 6 | 0 | 6 | .1% |
| Total | 3,378 | 1,084 | 4,462 | 100.0% |
| State of Wyoming | | | | |
| Single-Family Unit | 132,122 | 27,957 | 160,079 | 71.8% |
| Duplex | 670 | 4,638 | 5,308 | 2.4% |
| Tri- or Four-Plex | 515 | 8,793 | 9,308 | 4.2% |
| Apartments | 657 | 17,325 | 17,982 | 8.1% |
| Mobile Homes | 21,912 | 7,894 | 29,806 | 13.4% |
| Boat, RV, Van, Etc. | 326 | 37 | 363 | .2% |
| Total | 156,202 | 66,644 | 222,846 | 100.0% |

Table II.2.13, below, shows the number of households by year of construction. As shown, 20.7 percent, or 925 units, were built in 1939 or earlier in the county, and another 472 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 407, which accounted for 9.1 percent of all households, and an additional 30 households, or 0.7 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

| Table II.2.13 Households by Year Built Big Horn County 2009-2013 5-Year ACS Data | | | | |
|---|-----------------|---------------|------------------|---------------|
| Year Built | Big Horn County | | State of Wyoming | |
| | Households | % of Total | Households | % of Total |
| 1939 or earlier | 925 | 20.7% | 24,806 | 11.1% |
| 1940 to 1949 | 472 | 10.6% | 10,660 | 4.8% |
| 1950 to 1959 | 523 | 11.7% | 22,003 | 9.9% |
| 1960 to 1969 | 292 | 6.5% | 18,965 | 8.5% |
| 1970 to 1979 | 930 | 20.8% | 50,045 | 22.5% |
| 1980 to 1989 | 451 | 10.1% | 33,947 | 15.2% |
| 1990 to 1999 | 432 | 9.7% | 26,271 | 11.8% |
| 2000 to 2004 | 407 | 9.1% | 33,516 | 15.0% |
| Built 2005 or Later | 30 | .7% | 2,633 | 1.2% |
| Total | 4,462 | 100.0% | 222,846 | 100.0% |

Table II.2.14, below, displays housing units for Big Horn County and the State of Wyoming. The number of rooms in Big Horn County varied between households. Households with one room accounting for only .9 percent of total housing units, while households with five and six rooms accounted for 22.1 and 16.3 percent, respectively. The median number of rooms in Big Horn County was 6 rooms, which compared to 6 statewide.

| Table II.2.14 Housing Units by Number of Rooms Big Horn County 2009-2013 5-Year ACS Data | | | | |
|---|-----------------|---------------|------------------|---------------|
| Number of Rooms | Big Horn County | | State of Wyoming | |
| | Housing Units | % of Total | Housing Units | % of Total |
| One | 48 | .9% | 4,380 | 1.7% |
| Two | 26 | .5% | 6,986 | 2.7% |
| Three | 275 | 5.1% | 19,468 | 7.4% |
| Four | 887 | 16.5% | 43,545 | 16.6% |
| Five | 1,187 | 22.1% | 52,356 | 19.9% |
| Six | 876 | 16.3% | 40,659 | 15.5% |
| Seven | 703 | 13.1% | 32,683 | 12.4% |
| Eight | 596 | 11.1% | 25,669 | 9.8% |
| Nine or more | 774 | 14.4% | 37,294 | 14.2% |
| Total | 5,372 | 100.0% | 263,040 | 100.0% |
| Median Rooms | 6 | . | 6 | . |

Table II.2.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.7 percent of total households in Big Horn County, which compared to 24.2 percent statewide. In Big Horn County, the 1,801 households with three bedrooms accounted for 40.4 percent of all households, and there were only 323 five-bedroom or more households, which accounted for 7.2 percent of all households.

| Table II.2.15 Households by Number of Bedrooms Big Horn County 2009-2013 5-Year ACS Data | | | | |
|---|----------------|---------------|----------------|---------------|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Big Horn County | | | | |
| None | 4 | 0 | 4 | .1% |
| One | 69 | 142 | 211 | 4.7% |
| Two | 768 | 513 | 1,281 | 28.7% |
| Three | 1,465 | 336 | 1,801 | 40.4% |
| Four | 777 | 65 | 842 | 18.9% |
| Five or more | 295 | 28 | 323 | 7.2% |
| Total | 3,378 | 1,084 | 4,462 | 100.0% |
| State of Wyoming | | | | |
| None | 284 | 1,753 | 2,037 | .9% |
| One | 4,120 | 12,902 | 17,022 | 7.6% |
| Two | 28,174 | 25,768 | 53,942 | 24.2% |
| Three | 72,120 | 18,595 | 90,715 | 40.7% |
| Four | 36,386 | 5,304 | 41,690 | 18.7% |
| Five or more | 15,118 | 2,322 | 17,440 | 7.8% |
| Total | 156,202 | 66,644 | 222,846 | 100.0% |

The age of a structure influences its value. As shown in Table II.2.16, at right, structures built in 1939 or earlier had a median value of \$104,100, while structures built between 1950 and 1959 had a median value of \$131,300 and those built between 1990 and 1999 had a median value of \$186,400. 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 \$199,500 and \$230,800, respectively. The total average median value in Big Horn County was \$131,000, which compared to \$185,900 in the State of Wyoming.

| Table II.2.16 Median Value by Year Structure Built Big Horn County 2009-2013 5-Year ACS Data | | |
|---|-----------------|------------------|
| Year Built | Big Horn County | State of Wyoming |
| 1939 or earlier | 104,100 | 154,300 |
| 1940 to 1949 | 95,000 | 136,700 |
| 1950 to 1959 | 131,300 | 156,800 |
| 1960 to 1969 | 120,500 | 176,000 |
| 1970 to 1979 | 125,200 | 182,000 |
| 1980 to 1989 | 132,000 | 196,100 |
| 1990 to 1999 | 186,400 | 225,600 |
| 2000 to 2004 | 199,500 | 253,100 |
| Built 2005 or Later | 230,800 | 239,800 |
| Total | 131,000 | 185,900 |

Household mortgage status is reported in Table II.2.17, below. In Big Horn County, households with a mortgage accounted for 52.1 percent of all households, or 1,761 housing units, and the remaining 47.9 percent, or 1,617 units, had no mortgage. Of those units with a mortgage, 243 had either a second mortgage or home equity loan, 5 had both a second mortgage and home equity loan, and 1,513, or 85.9 percent, had no second mortgage or no home equity loan.

| Table II.2.17 Mortgage Status Big Horn County 2009-2013 5-Year ACS Data | | | | |
|--|-----------------|-----------------|------------------|-----------------|
| Mortgage Status | Big Horn County | | State of Wyoming | |
| | Households | % of Households | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 1,761 | 52.1% | 93,495 | 59.9% |
| With either a second mortgage or home equity loan, but not both | 243 | 13.8% | 13,352 | 14.3% |
| Second mortgage only | 150 | 61.7% | 6,691 | 50.1% |
| Home equity loan only | 93 | 38.3% | 6,661 | 49.9% |
| Both second mortgage and home equity loan | 5 | .3% | 598 | .6% |
| No second mortgage and no home equity loan | 1,513 | 85.9% | 79,545 | 85.1% |
| Housing units without a mortgage | 1,617 | 47.9% | 62,707 | 40.1% |
| Total | 3,378 | 100.0% | 156,202 | 100.00% |

The median rent in Big Horn County was \$414 as compared to \$647 statewide, as seen in Table II.2.18, below.

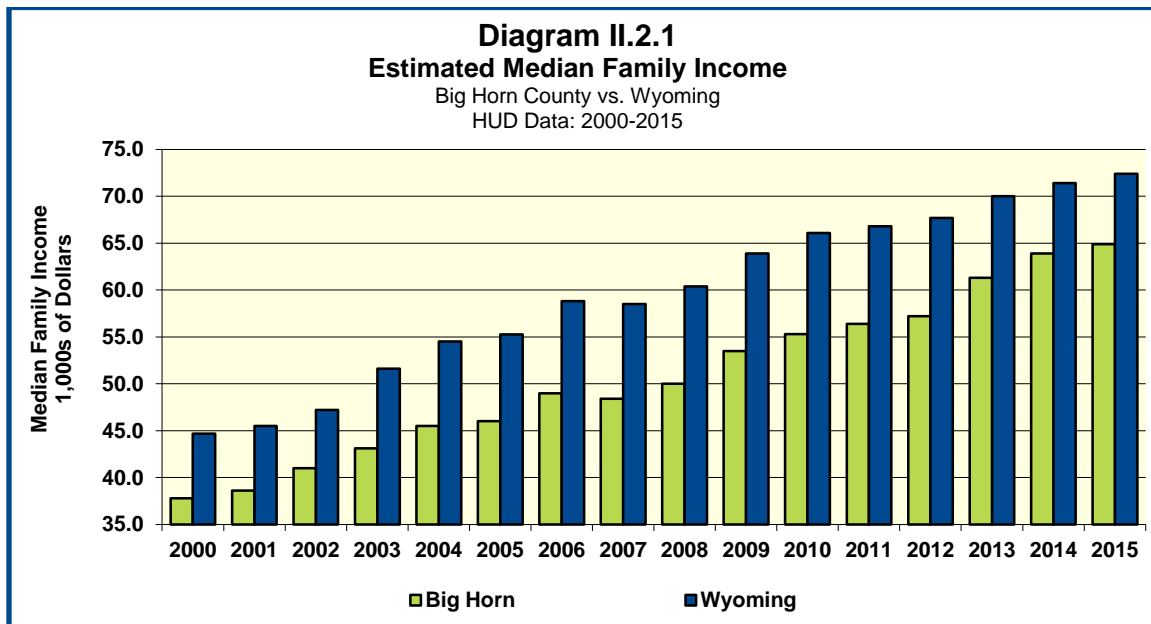
| Table II.2.18 Median Rent Big Horn County 2009-2013 5-Year ACS Data | |
|--|-------|
| Place | Rent |
| Big Horn County | \$414 |
| State of Wyoming | \$647 |

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 30 persons during the first half of 2015. The driver’s license total exchanges since 2000 for Big Horn County are presented in Table II.2.19, below, and showed a net increase of 1,000 persons over the time period.

| Table II.2.19 | | | |
|--|--------------------|---------------------|-------------------|
| Driver’s Licenses Exchanged and Surrendered | | | |
| Big Horn County | | | |
| WYDOT Data, 2000– First Half of 2015 | | | |
| Year | In-Migrants | Out-Migrants | Net Change |
| 2000 | 289 | 221 | 68 |
| 2001 | 258 | 211 | 47 |
| 2002 | 269 | 194 | 75 |
| 2003 | 239 | 168 | 71 |
| 2004 | 250 | 252 | -2 |
| 2005 | 260 | 212 | 48 |
| 2006 | 256 | 185 | 71 |
| 2007 | 303 | 232 | 71 |
| 2008 | 305 | 222 | 83 |
| 2009 | 244 | 174 | 70 |
| 2010 | 257 | 132 | 125 |
| 2011 | 239 | 200 | 39 |
| 2012 | 269 | 206 | 63 |
| 2013 | 253 | 194 | 59 |
| 2014 | 240 | 158 | 82 |
| 2015 – First Half | 134 | 104 | 30 |
| Total | 4,065 | 3,065 | 1,000 |

Economics

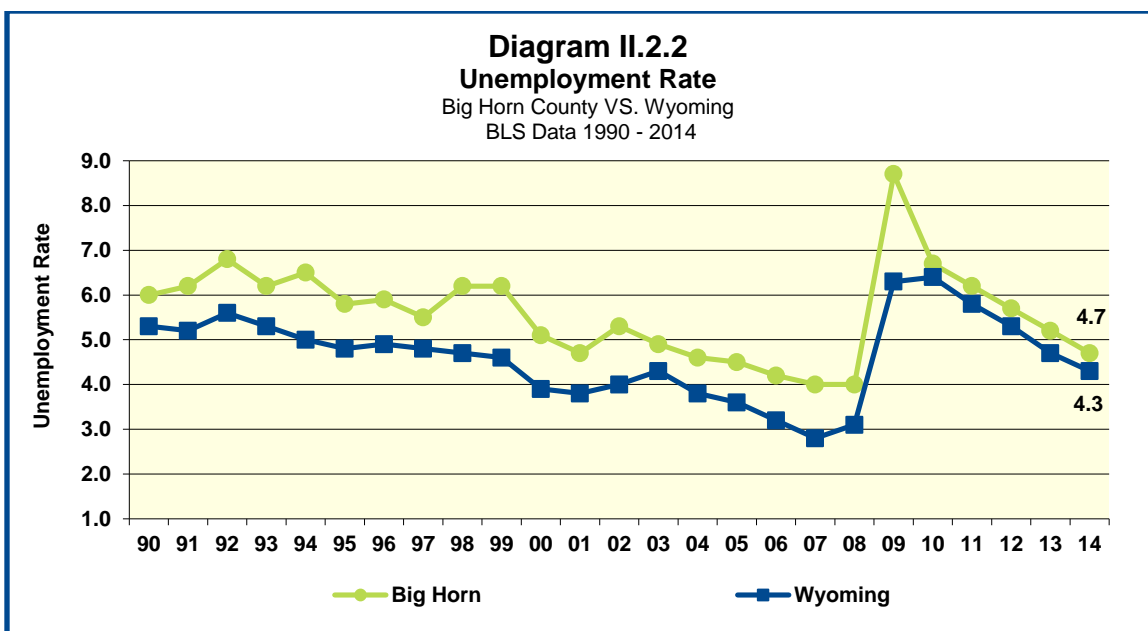
The HUD estimated MFI for Big Horn County was \$64,900 in 2015.⁷⁵ This compares to Wyoming’s MFI of \$72,400. Diagram II.2.1, below, illustrates the estimated MFI for 2000 through 2015.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Big Horn County’s labor force, defined as the number of persons working or actively seeking work,

⁷⁵ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

increased by 61 persons, from 5,585 in 2013 to 5,646 in 2014. Employment increased by 88 persons; unemployment decreased by 27 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 5.2 percent in 2013 to 4.7 percent in 2014, as shown below in Diagram II.2.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.2.20, below, annual total monthly employment increased by 2.18 percent between 2013 and 2014, from a total of 4,259 to 4,352 workers.

| Year | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014(p) |
|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Jan | 4,248 | 4,217 | 4,359 | 3,887 | 4,063 | 3,993 | 3,843 | 3,953 | 4,011 | 4,053 | 3,988 |
| Feb | 4,215 | 4,086 | 4,399 | 3,925 | 4,034 | 3,852 | 3,826 | 3,921 | 4,006 | 4,088 | 4,034 |
| Mar | 4,241 | 4,200 | 4,428 | 3,977 | 4,051 | 3,895 | 3,983 | 3,973 | 4,120 | 4,114 | 4,127 |
| Apr | 4,324 | 4,362 | 4,518 | 4,154 | 4,189 | 3,939 | 4,084 | 4,127 | 4,223 | 4,177 | 4,270 |
| May | 4,415 | 4,567 | 4,699 | 4,367 | 4,364 | 4,068 | 4,282 | 4,462 | 4,325 | 4,348 | 4,538 |
| Jun | 4,627 | 4,750 | 4,956 | 4,591 | 4,629 | 4,181 | 4,390 | 4,521 | 4,524 | 4,526 | 4,629 |
| Jul | 4,373 | 4,550 | 4,776 | 4,419 | 4,355 | 4,038 | 4,255 | 4,376 | 4,251 | 4,288 | 4,455 |
| Aug | 4,457 | 4,569 | 4,802 | 4,401 | 4,431 | 4,233 | 4,249 | 4,425 | 4,282 | 4,361 | 4,461 |
| Sep | 4,371 | 4,596 | 4,901 | 4,259 | 4,396 | 4,319 | 4,341 | 4,514 | 4,439 | 4,388 | 4,547 |
| Oct | 4,372 | 4,605 | 4,748 | 4,396 | 4,429 | 4,264 | 4,334 | 4,518 | 4,260 | 4,358 | 4,509 |
| Nov | 4,360 | 4,498 | 4,648 | 4,360 | 4,328 | 4,203 | 4,169 | 4,343 | 4,260 | 4,243 | 4,367 |
| Dec | 4,347 | 4,469 | 4,603 | 4,209 | 4,220 | 4,008 | 4,108 | 4,172 | 4,272 | 4,163 | 4,294 |
| Annual | 4,363 | 4,456 | 4,653 | 4,245 | 4,291 | 4,083 | 4,155 | 4,275 | 4,248 | 4,259 | 4,352 |
| % Change | 4.10 | 2.13 | 4.42 | -8.77 | 1.08 | -4.85 | 1.76 | 2.89 | -0.63 | 0.26 | 2.18 |

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.2.21, below, annual average weekly wages increased by 4.21 percent between 2013 and 2014, from a total of \$737 to \$768.

| Table II.2.21 | | | | | | |
|-----------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Average Weekly Wages | | | | | | |
| Big Horn County | | | | | | |
| BLS QCEW Data, 2001–2014(p) | | | | | | |
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 480 | 519 | 510 | 548 | 515 | . |
| 2002 | 491 | 528 | 518 | 544 | 520 | 0.97 |
| 2003 | 517 | 550 | 538 | 569 | 544 | 4.62 |
| 2004 | 538 | 550 | 538 | 587 | 553 | 1.65 |
| 2005 | 558 | 585 | 587 | 605 | 584 | 5.61 |
| 2006 | 611 | 623 | 629 | 682 | 636 | 8.90 |
| 2007 | 591 | 585 | 580 | 638 | 599 | -5.82 |
| 2008 | 617 | 636 | 623 | 674 | 638 | 6.51 |
| 2009 | 616 | 629 | 608 | 681 | 634 | -0.63 |
| 2010 | 618 | 670 | 650 | 732 | 668 | 5.36 |
| 2011 | 647 | 680 | 675 | 738 | 686 | 2.69 |
| 2012 | 687 | 728 | 679 | 765 | 715 | 4.23 |
| 2013 | 697 | 752 | 700 | 797 | 737 | 3.08 |
| 2014(p) | 737 | 782 | 737 | 816 | 768 | 4.21 |

Total business establishments reported by the QCEW are displayed in Table II.2.22, below. Annual establishments increased from 429 in 2013 to 430 in 2014.

| Table II.2.22 | | | | | | |
|---------------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Number of Establishments | | | | | | |
| Big Horn County | | | | | | |
| BLS QCEW Data, 2001–2013(p) | | | | | | |
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 378 | 386 | 385 | 381 | 383 | . |
| 2002 | 380 | 388 | 383 | 376 | 382 | -0.26 |
| 2003 | 374 | 384 | 382 | 381 | 380 | -0.52 |
| 2004 | 381 | 384 | 387 | 391 | 386 | 1.58 |
| 2005 | 393 | 397 | 399 | 397 | 397 | 2.85 |
| 2006 | 404 | 401 | 401 | 389 | 399 | 0.50 |
| 2007 | 402 | 413 | 416 | 420 | 413 | 3.51 |
| 2008 | 420 | 422 | 419 | 418 | 420 | 1.69 |
| 2009 | 415 | 418 | 414 | 416 | 416 | -0.95 |
| 2010 | 416 | 421 | 421 | 419 | 419 | 0.72 |
| 2011 | 425 | 420 | 431 | 425 | 425 | 1.43 |
| 2012 | 419 | 424 | 429 | 426 | 425 | 0.00 |
| 2013p | 428 | 426 | 432 | 429 | 429 | 0.94 |
| 2014(p) | 425 | 430 | 432 | 434 | 430 | 0.23 |

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Big Horn County recorded 6,904 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 \$449,800,000, and real per capita income was \$37,502 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job

in the county was \$41,870 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Big Horn County increased from \$415 in fourth quarter 2013 to \$450 in second quarter 2014, or by 8.5 percent. Detached single-family home rents decreased by 4.7 percent, rents for mobile homes on a lot decreased by 4.7 percent, and rents for mobile home lots decreased by 1.4 percent.

Big Horn County rental prices experienced average annualized increases of 1.1 percent for apartments, 1.0 percent for houses, and 1.9 percent for mobile home lots since second quarter 1998 through fourth quarter 2014. These figures compare to state average annualized increases in rental prices of 1.1 percent for apartments, 1.6 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.2.23, at right, presents the Big Horn County data for each rental type.

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 Big Horn County increased from 9 authorizations in 2013 to 13 in 2014.

The real value of single-family building permits decreased from \$250,689 in 2013 to \$151,154 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.2.24, on the following page.

| Table II.2.23 Semiannual Average Monthly Rental Prices Big Horn County EAD Data, 1986:Q4 – 2014:Q4, Real 2014 Dollars | | | | |
|--|------------|-----------------|-------|-------------|
| Quarter Year | Apartments | Mobile Home Lot | House | Mobile Home |
| Q4.86 | . | . | . | . |
| Q2.87 | . | . | . | . |
| Q4.87 | . | . | . | . |
| Q2.88 | . | . | . | . |
| Q4.88 | . | . | . | . |
| Q2.89 | . | . | . | . |
| Q4.89 | . | . | . | . |
| Q2.90 | . | . | . | . |
| Q4.90 | . | . | . | . |
| Q2.91 | . | . | . | . |
| Q4.91 | . | . | . | . |
| Q2.92 | . | . | . | . |
| Q4.92 | . | . | . | . |
| Q2.93 | . | . | . | . |
| Q4.93 | . | . | . | . |
| Q2.94 | . | . | . | . |
| Q4.94 | . | . | . | . |
| Q2.95 | . | . | . | . |
| Q4.95 | . | . | . | . |
| Q2.96 | . | . | . | . |
| Q4.96 | . | . | . | . |
| Q2.97 | . | . | . | . |
| Q4.97 | . | . | . | . |
| Q2.98 | 373 | 115 | 484 | . |
| Q4.98 | 413 | 160 | 464 | 361 |
| Q2.99 | 419 | 105 | 389 | 346 |
| Q4.99 | 393 | 104 | 491 | 415 |
| Q2.00 | 420 | 122 | 430 | 336 |
| Q4.00 | 391 | 130 | 452 | 391 |
| Q2.01 | 414 | 125 | 465 | 384 |
| Q4.01 | 445 | 115 | 485 | 375 |
| Q2.02 | 391 | 125 | 421 | 359 |
| Q4.02 | 388 | 126 | 398 | 386 |
| Q2.03 | 387 | 134 | 411 | 407 |
| Q4.03 | 398 | 142 | 411 | 379 |
| Q2.04 | 368 | 141 | 417 | 377 |
| Q4.04 | 390 | 143 | 422 | 388 |
| Q2.05 | 388 | 152 | 430 | 393 |
| Q4.05 | 450 | 155 | 431 | 364 |
| Q2.06 | 436 | 151 | 400 | 377 |
| Q4.06 | 451 | 147 | 452 | 359 |
| Q2.07 | 492 | 151 | 456 | 360 |
| Q4.07 | 527 | 140 | 484 | 364 |
| Q2.08 | 519 | 152 | 456 | 364 |
| Q4.08 | 561 | 159 | 459 | 371 |
| Q2.09 | 508 | 175 | 428 | 417 |
| Q4.09 | 462 | 175 | 483 | 387 |
| Q2.10 | 429 | 173 | 441 | 392 |
| Q4.10 | 429 | 243 | 438 | 419 |
| Q2.11 | 414 | 199 | 485 | 445 |
| Q4.11 | 411 | 190 | 470 | 465 |
| Q2.12 | 439 | 181 | 461 | 464 |
| Q4.12 | 438 | 177 | 500 | 467 |
| Q2.13 | 422 | 178 | 502 | 473 |
| Q4.13 | 415 | 172 | 587 | 521 |
| Q2.14 | 454 | 170 | 577 | 450 |
| Q4.14 | 450 | 170 | 575 | 497 |

| Table II.2.24 Building Permits and Valuation Big Horn 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 | 18 | . | . | 6 | 24 | 97.7 | 40.7 |
| 1981 | 14 | 2 | 16 | . | 32 | 81.3 | . |
| 1982 | 7 | . | 8 | 6 | 21 | 100.7 | 70.0 |
| 1983 | 8 | . | . | . | 8 | 91.5 | . |
| 1984 | 17 | . | . | . | 17 | 61.3 | . |
| 1985 | 5 | . | . | . | 5 | 83.1 | . |
| 1986 | 4 | . | . | . | 4 | 76.4 | . |
| 1987 | 2 | . | . | . | 2 | 100.7 | . |
| 1988 | 3 | . | . | . | 3 | 96.0 | . |
| 1989 | 4 | . | . | . | 4 | 108.3 | . |
| 1990 | 3 | . | . | . | 3 | 68.8 | . |
| 1991 | 6 | . | . | . | 6 | 119.4 | . |
| 1992 | 2 | . | . | . | 2 | 92.0 | . |
| 1993 | 7 | . | . | . | 7 | 125.2 | . |
| 1994 | 5 | . | . | . | 5 | 90.9 | . |
| 1995 | 8 | . | . | . | 8 | 104.7 | . |
| 1996 | 13 | 2 | . | . | 15 | 122.1 | . |
| 1997 | 7 | 2 | . | . | 9 | 119.7 | . |
| 1998 | 8 | . | . | . | 8 | 116.2 | . |
| 1999 | 11 | . | . | . | 11 | 125.9 | . |
| 2000 | 12 | . | . | . | 12 | 110.1 | . |
| 2001 | 7 | . | . | . | 7 | 131.8 | . |
| 2002 | 11 | . | . | . | 11 | 110.6 | . |
| 2003 | 6 | . | . | . | 6 | 155.0 | . |
| 2004 | 17 | . | . | . | 17 | 149.0 | . |
| 2005 | 8 | . | . | . | 8 | 109.6 | . |
| 2006 | 20 | . | . | . | 20 | 134.9 | . |
| 2007 | 23 | . | . | . | 23 | 173.7 | . |
| 2008 | 21 | . | . | 16 | 37 | 216.2 | 75.0 |
| 2009 | 16 | . | . | . | 16 | 174.1 | . |
| 2010 | 14 | . | . | . | 14 | 177.7 | . |
| 2011 | 12 | . | . | . | 12 | 150.1 | . |
| 2012 | 13 | . | . | . | 13 | 227.4 | . |
| 2013 | 9 | 2 | . | . | 11 | 250.7 | . |
| 2014 | 13 | . | . | . | 13 | 151.2 | . |

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 Big Horn County was \$135,793. This represented an increase of 11.5 percent from the previous year. In contrast, Wyoming’s average sales price was \$263,432, which was a decrease of 6.4 percent from the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.2.25, on the following page.

| Table II.2.25 Average Sales Prices Big Horn County vs. Wyoming DOR Data, 2000–2014 | | | | |
|---|---------------------------------------|------------------------------------|--------------------------|----------------------------|
| Year | Big Horn County Average Price (\$) | Big Horn County Annual % Change | Wyoming Average Price | Wyoming Annual % Change |
| 2000 | 68,816 | . | 131,207 | . |
| 2001 | 76,263 | 10.82 | 128,771 | -1.86 |
| 2002 | 72,670 | -4.71 | 138,295 | 7.40 |
| 2003 | 73,526 | 1.18 | 148,276 | 7.22 |
| 2004 | 76,279 | 3.74 | 159,558 | 7.61 |
| 2005 | 80,607 | 5.67 | 178,183 | 11.67 |
| 2006 | 87,384 | 8.41 | 219,438 | 23.15 |
| 2007 | 107,966 | 23.55 | 265,044 | 20.78 |
| 2008 | 109,295 | 1.2 | 256,045 | -3.40 |
| 2009 | 89,239 | -18.3 | 241,622 | -5.63 |
| 2010 | 124,608 | 39.63 | 250,958 | 3.86 |
| 2011 | 126,574 | 1.6 | 241,301 | -3.85 |
| 2012 | 132,077 | 4.3 | 266,406 | 10.40 |
| 2013 | 121,780 | -7.8 | 281,345 | 5.6 |
| 2014 | 135,793 | 11.5 | 263,432 | -6.4 |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2015.⁷⁶ During June 2015, a total of 44 surveys were completed in Big Horn County, as shown in Table II.2.26, below. Of the 356 rental units surveyed, 18 were vacant, indicating a vacancy rate of 5.1 percent. This compares to a 4.9 percent vacancy rate one year ago and a June 2015 statewide rate of 5.4 percent.

| Table II.2.26 Total Units, Vacant Units, and Vacancy Rate Big Horn County RVS Data, June 2001–June 2015 | | | | |
|--|--------|----------------|-----------------|-----------------|
| Year | Sample | Total Units | Vacant Units | Vacancy Rate |
| 2001a | 16 | 164 | 20 | 12.2% |
| 2001b | 11 | 99 | 12 | 12.1% |
| 2002a | 14 | 160 | 7 | 4.4% |
| 2002b | 14 | 169 | 8 | 4.7% |
| 2003a | 7 | 72 | 5 | 6.9% |
| 2003b | 10 | 120 | 6 | 5.0% |
| 2004a | 18 | 220 | 19 | 8.6% |
| 2004b | 16 | 137 | 15 | 11.0% |
| 2005a | 23 | 194 | 12 | 6.2% |
| 2005b | 22 | 202 | 17 | 8.4% |
| 2006a | 23 | 190 | 13 | 6.8% |
| 2006b | 26 | 241 | 8 | 3.3% |
| 2007a | 20 | 241 | 5 | 2.1% |
| 2007b | 17 | 198 | 3 | 1.5% |
| 2008a | 18 | 234 | 7 | 3.0% |
| 2008b | 24 | 257 | 12 | 4.7% |
| 2009a | 26 | 203 | 10 | 4.9% |
| 2009b | 26 | 226 | 32 | 14.2% |
| 2010a | 28 | 190 | 19 | 10.0% |
| 2010b | 29 | 190 | 26 | 13.7% |
| 2011a | 30 | 249 | 11 | 4.4% |
| 2011b | 35 | 245 | 14 | 5.7% |
| 2012a | 40 | 329 | 20 | 6.1% |
| 2012b | 39 | 265 | 18 | 6.8% |
| 2013a | 38 | 269 | 16 | 6.0% |
| 2013b | 35 | 159 | 12 | 7.6% |
| 2014a | 45 | 206 | 10 | 4.9% |
| 2014b | 45 | 315 | 19 | 6.0% |
| 2015a | 44 | 356 | 18 | 5.1% |

⁷⁶ Those signified as a in the “year” column of Table II.2.10 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.2.3, below, shows the historical vacancy rate for Big Horn County and Wyoming. As can be seen, the vacancy rate in Big Horn County has been higher than the statewide vacancy rate, but trending roughly the same, over the fifteen year period.

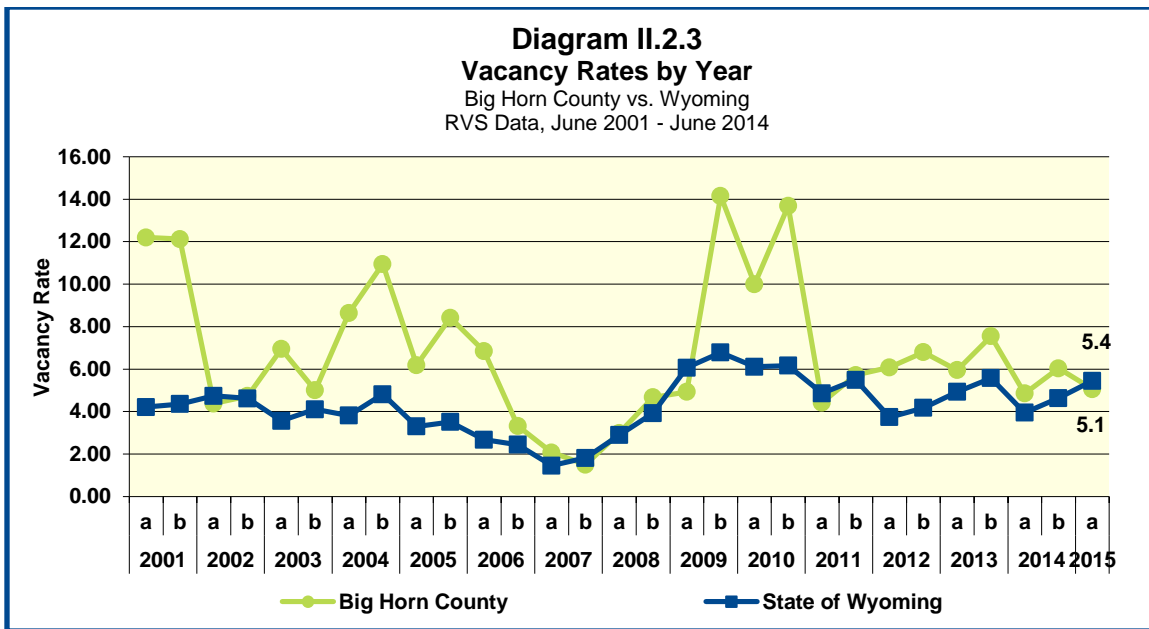


Diagram II.2.4, below, shows the average rent of single-family and apartment units in Big Horn County. In the first half of 2015, rents for single-family units rose to \$580 and average rents for apartments rose, to \$506.

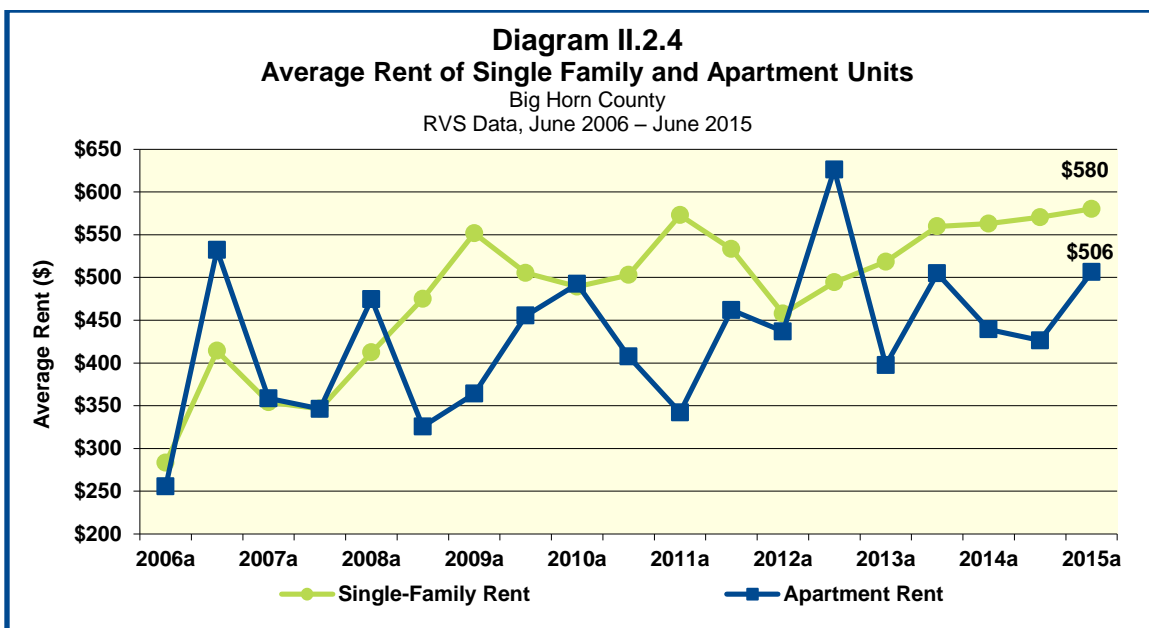


Table II.2.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 110 single family units in Big Horn County, with 5 of them available. This translates into a vacancy rate of 4.5 percent in Big Horn County, which compares to a single family vacancy rate of 4.7 percent for the State of Wyoming. There were 178 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 5.6 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

| Table II.2.27 Rental Vacancy Survey by Type | | | |
|--|--------------------|---------------------|---------------------|
| Big Horn County RVS Data, June 2015 | | | |
| Place | Total Units | Vacant Units | Vacancy Rate |
| Single Family | 110 | 5 | 4.5% |
| Duplex units | 12 | 1 | 8.3% |
| Apartments | 178 | 10 | 5.6% |
| Mobile Homes | 12 | 1 | 8.3% |
| “Other” Units | 3 | 0 | .0% |
| Don't Know | 41 | 1 | 2.4% |
| Total | 356 | 18 | 5.1% |

Table II.2.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 28 units. The most common apartment units were two bedroom units, with 71 units. Additional details of unit types by bedrooms are reported below.

| Table II.2.28 Rental Units by Bedroom Size | | | | | | | |
|---|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Big Horn County RVS Data, June 2015 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don't Know | Total |
| Efficiency | 0 | 0 | 0 | 0 | 0 | . | 0 |
| One | 11 | 2 | 56 | 1 | 0 | . | 70 |
| Two | 28 | 4 | 71 | 1 | 3 | . | 107 |
| Three | 13 | 4 | 15 | 10 | 0 | . | 42 |
| Four | 2 | 0 | 0 | 0 | 0 | . | 2 |
| Five | 1 | 0 | 0 | 0 | 0 | . | 1 |
| Don't Know | 55 | 2 | 36 | 0 | 0 | 41 | 134 |
| Total | 110 | 12 | 178 | 12 | 3 | 41 | 356 |

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.2.29, on the following page, one bedroom apartments were the most available apartment units, with one bedroom units being the most available single family units .

| Table II.2.29 | | | | | | | |
|---|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Available Rental Units by Bedroom Size | | | | | | | |
| Big Horn County RVS Data, June 2015 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Efficiency | 0 | 0 | 0 | 0 | 0 | . | 0 |
| One | 2 | 0 | 2 | 0 | 0 | . | 4 |
| Two | 0 | 1 | 0 | 0 | 0 | . | 1 |
| Three | 1 | 0 | 0 | 0 | 0 | . | 1 |
| Four | 1 | 0 | 0 | 0 | 0 | . | 1 |
| Five | 0 | 0 | 0 | 0 | 0 | . | 0 |
| Don't Know | 1 | 0 | 8 | 1 | 0 | 1 | 11 |
| Total | 5 | 1 | 10 | 1 | 0 | 1 | 18 |

Table II.2.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with one bedroom had the highest vacancy rate at 3.6 percent, with four bedroom single family units having the highest vacancy rate at 50.0 percent.

| Table II.2.30 | | | | | | | |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Vacancy Rates by Bedroom Size | | | | | | | |
| Big Horn County RVS Data, June 2015 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Efficiency | % | % | % | % | % | | % |
| One | 18.2% | .0% | 3.6% | .0% | % | | 5.7% |
| Two | .0% | 25.0% | .0% | .0% | .0% | | 0.9% |
| Three | 7.7% | .0% | .0% | .0% | % | | 2.4% |
| Four | 50.0% | % | % | % | % | | 50.0% |
| Five | .0% | % | % | % | % | | 0.0% |
| Don't Know | 1.8% | .0% | 22.2% | % | % | 2.4% | 8.3% |
| Total | 4.5% | 8.3% | 5.6% | 8.3% | .0% | 2.4% | 5.1% |

Average market-rate rents by unit type are shown in Table II.2.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

| Table II.2.31 | | | | | | |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|--------------|
| Average Market Rate Rents by Bedroom Size | | | | | | |
| Big Horn County RVS Data, June 2015 | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Total |
| Efficiency | \$ | \$ | \$ | \$ | \$ | \$ |
| One | \$448 | \$363 | \$448 | \$350 | \$ | \$427 |
| Two | \$519 | \$475 | \$477 | \$450 | \$425 | \$497 |
| Three | \$664 | \$588 | \$600 | \$538 | \$ | \$625 |
| Four | \$850 | \$ | \$ | \$ | \$ | \$850 |
| Five | \$950 | \$ | \$ | \$ | \$ | \$950 |
| Total | \$580 | \$566 | \$506 | \$475 | \$425 | \$545 |

Table II.2.32 below, shows vacancy rates for single family units by average rental rates for Big Horn 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.2.32 | | | |
|--|----------------------------|--------------------------------------|---------------------|
| Single Family Market Rate Rents by Vacancy Status | | | |
| Big Horn County RVS Data, June 2015 | | | |
| Average Rents | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500 | 26 | 1 | 3.8% |
| \$500 to \$1,000 | 78 | 4 | 5.1% |
| \$1,000 to \$1,500 | 1 | 0 | .0% |
| Above \$1,500 | | | % |
| Missing | 5 | 0 | .0% |
| Total | 110 | 5 | 4.5% |

The availability of apartment units by average rent is displayed in Table II.2.33 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of .0 percent.

| Table II.2.33 | | | |
|--|------------------------|----------------------------------|---------------------|
| Apartment Market Rate Rents by Vacancy Status | | | |
| Big Horn County RVS Data, June 2015 | | | |
| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500 | 79 | 5 | 6.3% |
| \$500 to \$1,000 | 31 | 0 | .0% |
| \$1,000 to \$1,500 | | | % |
| Above \$1,500 | | | % |
| Missing | 68 | 5 | 7.4% |
| Total | 178 | 10 | 5.6% |

Table II.2.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of .0 percent.

| Table II.2.34 | | | |
|--|--------------------------|------------------------------------|---------------------|
| Mobile Home Market Rate Rents by Vacancy Status | | | |
| Big Horn County RVS Data, June 2015 | | | |
| Average Rents | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Less Than \$500 | 11 | 1 | 9.1% |
| \$500 to \$1,000 | 1 | 0 | .0% |
| \$1,000 to \$1,500 | | | % |
| Above \$1,500 | | | % |
| Missing | 0 | 0 | % |
| Total | 12 | 1 | 8.3% |

Table II.2.35, on the following page, shows the condition of rental units by unit type for Big Horn 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 excellent condition. Details by unit type and condition are displayed below.

| Table II.2.35 Condition by Unit Type Big Horn County RVS Data, June 2015 | | | | | | | |
|---|---------------------|--------------|-----------------|--------------|---------------|------------|------------|
| Conditions | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Poor | | | | | | . | |
| Fair | 2 | 0 | 0 | 0 | 0 | . | 2 |
| Average | 8 | 0 | 48 | 0 | 0 | . | 56 |
| Good | 83 | 11 | 35 | 12 | 3 | . | 144 |
| Excellent | 15 | 1 | 91 | 0 | 0 | . | 107 |
| Don’t Know | 2 | 0 | 4 | 0 | 0 | 41 | 47 |
| Total | 110 | 12 | 178 | 12 | 3 | 41 | 356 |

The availability of single family units based on their condition is displayed in Table II.2.36, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of .0 percent.

| Table II.2.36 Condition of Single Family Units by Vacancy Status Big Horn County RVS Data, June 2015 | | | |
|---|---------------------|-------------------------------|--------------|
| Condition | Single Family Units | Available Single Family Units | Vacancy Rate |
| Poor | | | % |
| Fair | 2 | 0 | .0% |
| Average | 8 | 0 | .0% |
| Good | 83 | 3 | 3.6% |
| Excellent | 15 | 2 | 13.3% |
| Don't Know | 2 | 0 | .0% |
| Total | 110 | 5 | 4.5% |

Table II.2.37, 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 average condition, and had a vacancy rate of 4.2 percent.

| Table II.2.37 Condition of Apartment Units by Vacancy Status Big Horn County RVS Data, June 2015 | | | |
|---|-----------------|---------------------------|--------------|
| Condition | Apartment Units | Available Apartment Units | Vacancy Rate |
| Poor | | | % |
| Fair | 0 | 0 | % |
| Average | 48 | 2 | 4.2% |
| Good | 35 | 3 | 8.6% |
| Excellent | 91 | 5 | 5.5% |
| Don't Know | 4 | 0 | .0% |
| Total | 178 | 10 | 5.6% |

Table II.2.38, 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 8.3 percent.

| Table II.2.38 Condition of Mobile Home Units by Vacancy Status Big Horn County RVS Data, June 2015 | | | |
|---|-------------------|-----------------------------|--------------|
| Condition | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Poor | | | |
| Fair | 0 | 0 | % |
| Average | 0 | 0 | % |
| Good | 12 | 1 | 8.3% |
| Excellent | 0 | 0 | % |
| Don't Know | 0 | 0 | % |
| Total | 12 | 1 | 8.3% |

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.2.39, on the following page, respondents in Big Horn County said they would prefer 13 more single family units, 4 more apartment units, and 10 units of all types. In total, respondents indicated they wished to own or manage an additional 29 units.

| Table II.2.39 If you had the opportunity to own/manage more units, how many would you prefer Big Horn County RVS Data, June 2015 | |
|---|------------|
| Unit Type | More Units |
| Single family units | 13 |
| Duplex Units | 2 |
| Apartments | 4 |
| Mobile homes | |
| Other | 0 |
| Don't Know | |
| All types | 10 |
| Total | 29 |

Table, II.2.40, on the following page, shows the most common answers from the 2015 Fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Big Horn County had a total of 30 respondents, with an average persons per household of 3.4 people. Of new residents to Big Horn County, 60.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 50.0 percent of respondents owning their residence. The average mortgage payment in Big Horn County was \$975 and the average rent was \$453. When asked if they were satisfied with their current housing, 83.3 percent said they were satisfied with their current housing.

| Table II.2.40 Most Replied Response Big Horn County HNA Survey: Fiscal Year 2015 | |
|---|---|
| Question | Most Replied Answer (%) |
| Demographics | |
| Total Number of Respondents | 30 |
| Number of persons in household (Average) | 3.4 |
| Current age | 25 to 34 years old (40.0%) |
| Marital status | Married (60.0%) |
| Primary reason for moving to Wyoming | Better quality of life (23.3%) |
| In which industry are you primarily employed | Retired (23.3%) |
| Highest education level completed | High School Diploma/GED (26.7%) |
| Total household income from all sources | \$50,000 to \$74,999 dollars (21.1%) |
| Current Housing Characteristics | |
| Current Residence | Single family home (86.7%) |
| Do you own or rent | Own (50.0%) |
| How many bedrooms (Average) | 3.3 |
| How many full bathrooms (Average) | 1.8 |
| Average mortgage payment | \$975 |
| Average rental payment | \$453 |
| Are you satisfied with your current housing | Satisfied with current housing (83.3%) |
| Housing Demand (If unsatisfied with current housing) | |
| Reason you are unsatisfied | Other (50.0%) |
| Are you seeking to change your housing situation | Seeking different housing (40.0%) |
| What type of unit are you seeking | Single family home (100.0%) |
| Type of tenure seeking | Seeking to buy (100.0%) |
| If own, do you plan on building or buying | Build a new unit (50.0%) |
| Expected buying price | \$200,000 to \$249,999 dollars (100.0%) |
| Expected building price | \$50,000 to \$99,999 dollars (100.0%) |
| Expected rental price | . |

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$200,000 to \$249,999 dollars if they were buying an existing unit, and \$50,000 to \$99,999 dollars if they anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix**⁷⁷.

Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2013 5-year ACS data, 81, or 1.8 percent of households in Big Horn County, were overcrowded and another 6, or 0.1 percent of units, were severely overcrowded, as shown in Table II.2.41, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

⁷⁷ 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.

| Table II.2.41 | | | | |
|--|------------------------|---------------------|----------------------------|--------------|
| Overcrowding and Severe Overcrowding | | | | |
| Big Horn County 2009-2013 5-Year ACS Data | | | | |
| Household | No Overcrowding | Overcrowding | Severe Overcrowding | Total |
| Big Horn County | | | | |
| Owner | | | | |
| Households | 3,312 | 62 | 4 | 3,378 |
| Percentage | 98.0% | 1.8% | .1% | 100.0% |
| Renter | | | | |
| Households | 1,063 | 19 | 2 | 1,084 |
| Percentage | 98.1% | 1.8% | .2% | 100.0% |
| Total | | | | |
| Households | 4,375 | 81 | 6 | 4,462 |
| Percentage | 98.1% | 1.8% | .1% | 100.0% |
| State of Wyoming | | | | |
| Owner | | | | |
| Households | 154,144 | 1,615 | 443 | 156,202 |
| Percentage | 98.7% | 1.0% | .3% | 100.0% |
| Renter | | | | |
| Households | 64,044 | 2,043 | 557 | 66,644 |
| Percentage | 96.1% | 3.1% | .8% | 100.0% |
| Total | | | | |
| Households | 218,188 | 3,658 | 1,000 | 222,846 |
| Percentage | 97.9% | 1.6% | .4% | 100.0% |

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

At the time of the 2013 5-year ACS, a total of 310 units, or 5.8 percent of all housing units in Big Horn 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.2.42, at right.

| Table II.2.42 | | |
|---|------------------------|-------------------------|
| Housing Units with Incomplete Kitchen Facilities | | |
| Big Horn County 2009-2013 5-Year ACS Data | | |
| Facilities | Big Horn County | State of Wyoming |
| Complete Kitchen Facilities | 5,062 | 256,276 |
| Lacking Complete Kitchen Facilities | 310 | 6,764 |
| Total Housing Units | 5,372 | 263,040 |
| Percent Lacking | 5.8% | 2.6% |

At the time of the 2013 ACS, a total of 316 units, or 5.9 percent of all housing units in Big Horn County, were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.2.43, below.

| Table II.2.43 Housing Units with Incomplete Plumbing Facilities Big Horn County 2009-2013 5-Year ACS Data | | |
|--|------------------------|-------------------------|
| Facilities | Big Horn County | State of Wyoming |
| Complete Plumbing Facilities | 5,056 | 257,728 |
| Lacking Complete Plumbing Facilities | 316 | 5,312 |
| Total Households | 5,372 | 263,040 |
| Percent Lacking | 5.9% | 2.0% |

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

In Big Horn County, 11.9 percent of households had a cost burden and 6.9 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 17.3 percent of homeowners with a mortgage in Big Horn County experienced a cost burden and 10.4 percent experienced a severe cost burden, while 13.9 percent of renters had a cost burden and 10.0 percent had a severe cost burden, as seen in Table II.2.44, on the following page.

| Table II.2.44 Cost Burden and Severe Cost Burden by Tenure Big Horn County 2009-2013 5-Year ACS Data | | | | | |
|---|-----------------|-----------|-----------|--------------|---------|
| Households | Less Than 30.0% | 31% - 50% | Above 50% | Not Computed | Total |
| Big Horn County | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 1,274 | 304 | 183 | 0 | 1,761 |
| Percent | 72.3% | 17.3% | 10.4% | .0% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 1,509 | 76 | 18 | 14 | 1,617 |
| Percent | 93.3% | 4.7% | 1.1% | .9% | 100.0% |
| Renter | | | | | |
| Households | 565 | 151 | 108 | 260 | 1,084 |
| Percent | 52.1% | 13.9% | 10.0% | 24.0% | 100.0% |
| Total | | | | | |
| Households | 3,348 | 531 | 309 | 274 | 4,462 |
| Percent | 75.0% | 11.9% | 6.9% | 6.1% | 100.0% |
| State of Wyoming | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 69,044 | 15,711 | 8,514 | 226 | 93,495 |
| Percent | 73.8% | 16.8% | 9.1% | .2% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 56,104 | 3,768 | 2,340 | 495 | 62,707 |
| Percent | 89.5% | 6.0% | 3.7% | .8% | 100.0% |
| Renter | | | | | |
| Households | 35,558 | 12,449 | 11,209 | 7,428 | 66,644 |
| Percent | 53.4% | 18.7% | 16.8% | 11.1% | 100.0% |
| Total | | | | | |
| Households | 160,706 | 31,928 | 22,063 | 8,149 | 222,846 |
| Percent | 72.1% | 14.3% | 9.9% | 3.7% | 100.0% |

2015 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 875 loans purchased in Big Horn County between 1979 and 2015, with 19 occurring in fiscal 2015. The average home size over the period was 1,357 square feet and 1,286 square feet in fiscal 2015. For homes receiving a WCDA loan in fiscal 2015, the average year a home was built was 1951. The average household income in fiscal 2015 in nominal terms, without the effects of inflation being taken into consideration, was \$52,995. The average purchase price in fiscal 2015 was \$121,804. In fiscal 2015, 0.0 percent of loans purchased were for new construction, and 5.3 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

Additional Comments

The Big Horn County’s Economic Development Plan, released in January 2015 called for new business recruitment, entrepreneur development, existing business development and workforce development, along with other various factors.⁷⁸ The report also noted the higher than average

⁷⁸ <http://www.bighorncountywy.gov/images/downloads/BHC-Economic.pdf>

vacancy in housing in the County and the relatively low value of Big Horn County homes. The County will target industries such as mining, heavy and civil engineering and crop production, among others.