

PARK COUNTY

Demographics

The Census Bureau's current census estimates indicate that Park County's population increased from 28,205 in 2010 to 29,228 in 2015, or by 3.6 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 5.7 percent, and the number of people from 55 to 64 years of age increased by 5.8 percent. The white population increased by 2.0 percent, while the black population increased by 463.8 percent. The Hispanic population increased from 1,365 to 1,825 people between 2010 and 2015 or by 33.7 percent. These data are presented in Table II.15.1, below.

Table II.15.1						
Profile of Population Characteristics						
Park County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Park County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	28,205	29,228	3.6%	563,626	586,107	4.0%
Age						
Under 14 years	4,877	4,921	.9%	113,371	116,880	3.1%
15 to 24 years	3,529	3,480	-1.4%	78,460	78,529	0.1%
25 to 44 years	6,113	6,464	5.7%	144,615	153,641	6.2%
45 to 54 years	4,264	3,561	-16.5%	83,577	71,070	-15.0%
55 to 64 years	4,480	4,739	5.8%	73,513	81,288	10.6%
65 and Over	4,942	6,063	22.7%	70,090	84,699	20.8%
Race						
White	27,386	27,933	2.0%	529,110	543,292	2.7%
Black	58	327	463.8%	5,135	8,286	61.4%
American Indian and Alaskan Native	196	256	30.6%	14,457	15,757	9.0%
Asian	168	263	56.5%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	25	26	4.0%	521	676	29.8%
Two or more races	372	423	13.7%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	1,365	1,825	33.7%	50,231	58,207	15.9%

Table II.15.2, on the following page, presents the population of Park County by age and gender from the 2010 Census and 2015 current census estimates. The 2010 Census count showed a total of 14,021 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 14,184 persons, were female. In 2015, the number of males rose to 14,511 persons, and accounted for 49.6 percent of the population, with the remaining 50.4 percent, or 14,717 persons being female.

Table II.15.2 Population by Age and Gender Park County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,535	2,342	4,877	2,548	2,373	4,921	.9%
15 to 24 years	1,826	1,703	3,529	1,745	1,735	3,480	-1.4%
25 to 44 years	3,039	3,074	6,113	3,289	3,175	6,464	5.7%
45 to 54 years	2,022	2,242	4,264	1,682	1,879	3,561	-16.5%
55 to 64 years	2,288	2,192	4,480	2,335	2,404	4,739	5.8%
65 and Over	2,311	2,631	4,942	2,912	3,151	6,063	22.7%
Total	14,021	14,184	28,205	14,511	14,717	29,228	3.6%
% of Total	49.7%	50.3%	.	49.6%	50.4%	.	

At the time of the 2010 Census, there were 942 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 8.7 percent, as shown in Table II.15.3, below.

Table II.15.3 Group Quarters Population Park County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁴¹	42	55	31.0%
Juvenile Facilities	.	15	.
Nursing Homes	121	224	85.1%
Other Institutions	122	.	-100.0%
Total	285	294	3.2%
Noninstitutionalized			
College Dormitories	479	560	16.9%
Military Quarters	.	.	.
Other Noninstitutions	103	88	-14.6%
Total	582	648	11.3%
Group Quarters Population	867	942	8.7%

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.

¹⁴¹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.15.4, below, shows data on household type by tenure in the 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 7,675 family households, of which 6,445 housed married couple families and 1,230 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 245 families, or a female householder with no husband present, of which there were 985 families. There were also an estimated 4,076 “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 Park County was 65.3 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Park County, 84.0 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Family Type	Park County		State of Wyoming	
	Park County	% of Total	State of Wyoming	% of Total
Family households	7,675	65.3%	147,321	65.3%
Married-couple family	6,445	84.0%	117,624	79.8%
Owner-occupied housing units	5,264	81.7%	97,837	83.2%
Renter-occupied housing units	1,181	18.3%	19,787	16.8%
Other family	1,230	16.0%	29,697	20.2%
Male householder, no wife present	245	19.9%	9,885	33.3%
Owner-occupied housing units	183	74.7%	5,955	60.2%
Renter-occupied housing units	62	25.3%	3,930	39.8%
Female householder, no husband present	985	80.1%	19,812	66.7%
Owner-occupied housing units	616	62.5%	9,942	50.2%
Renter-occupied housing units	369	37.5%	9,870	49.8%
Nonfamily households	4,076	34.7%	78,193	34.7%
Owner-occupied housing units	2,437	59.8%	42,555	54.4%
Renter-occupied housing units	1,639	40.2%	35,638	45.6%
Total	11,751	100.0%	225,514	100.0%

Table II.15.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 4,366 two-person family households, 1,489 three-person family households and 1,069 four-person family households. One-person non-family households made up 83.2 percent of all non-family households or an estimated 3,391 households. Park County’s two persons households made up 42.6 percent of total housing units and four person households made up an additional 9.1 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.15.5				
Household Type by Household Size				
Park County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Park County				
One Person	.	3,391	3,391	28.9%
Two Person	4,366	638	5,004	42.6%
Three Person	1,489	43	1,532	13.0%
Four Person	1,069	4	1,073	9.1%
Five Person	454	0	454	3.9%
Six Person	239	0	239	2.0%
Seven Person	58	0	58	.5%
Total	7,675	4,076	11,751	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 5,004 two-person households, 4,113 were owner-occupied and 891 were renter-occupied. Of the 1,073 four-person households, 643 were owner-occupied and 430 were renter-occupied. Further household size data by tenure are presented in Table II.15.6, below.

Table II.15.6				
Tenure by Household Size				
Park County				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Park County				
One Person	2,016	1,375	3,391	28.9%
Two Person	4,113	891	5,004	42.6%
Three Person	1,149	383	1,532	13.0%
Four Person	643	430	1,073	9.1%
Five Person	349	105	454	3.9%
Six Person	209	30	239	2.0%
Seven Person or more	21	37	58	.5%
Total	8,500	3,251	11,751	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.15.7, on the following page, Park County had a total of 13,763 housing units of which 11,751 or 85.4 percent were occupied. Of these occupied units, 72.3 percent, or 8,500

units were owner occupied, which compares to a statewide rate of 69.3. A total of 2,012 units or 14.6 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.15.7 Housing Units by Tenure Park County 2010-2014 5-Year ACS Data				
Tenure	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	11,751	85.4%	225,514	85.0
Owner-Occupied	8,500	72.3%	156,289	69.3
Renter-Occupied	3,251	27.7%	69,225	30.7
Vacant Housing Units	2,012	14.6%	39,681	15.0
Total Housing Units	13,763	100.0%	265,195	100.0

Table II.15.8, below, shows that of the 2,012 housing units in Park County as reported in the 2014 ACS data, 390 or 19.4 percent were for rent and 81 or 4.0 percent were for sale. An estimated 1,024 units were for seasonal, recreational, or occasional use, and 459 or 22.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.15.8 Disposition of Vacant Housing Units Park County 2010-2014 5-Year ACS Data				
Disposition	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	390	19.4%	5,921	14.9%
Rented, but not occupied	54	2.7%	1,577	4.0%
For sale only	81	4.0%	2,601	6.6%
Sold, but not occupied	4	.2%	802	2.0%
For seasonal, recreational, or occasional use	1,024	50.9%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	459	22.8%	10,922	27.5%
Total	2,012	100.0%	39,681	100.0%

Table II.15.9, at right, presents different income statistics for Park County. According to the 2014 ACS data averages, median family income for Park County was \$67,534 compared to the statewide average of \$72,086. Per capita income for Park County, which is calculated by dividing total income by population, was \$28,870, which compared to \$29,381 for the State of Wyoming.

Table II.15.9 Median and Per Capita Income Park County 2010-2014 5-Year ACS Data		
Income Type	Park County	Wyoming
Median Family Income	67,534	72,086
Median Household Income	56,318	58,252
Per Capita Income	28,870	29,381

Table II.15.10, on the following page, shows households by income for Park County and the State of Wyoming. In Park County, there were a total of 793 households or 6.7 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 1,845 households that had incomes between \$35,000 and \$49,999, which accounted for 15.7 percent of

households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 18.4 percent of total households and numbered 2,168 in Park County.

Table II.15.10 Households by Income Park County 2010-2014 5-Year ACS Data				
Income	Park County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	793	6.7%	21,756	9.6%
15,000 - 19,999	492	4.2%	10,739	4.8%
20,000 - 24,999	579	4.9%	11,332	5.0%
25,000 - 34,999	1,373	11.7%	22,763	10.1%
35,000 - 49,999	1,845	15.7%	30,423	13.5%
50,000 - 74,999	2,557	21.8%	43,643	19.4%
75,000 - 99,999	1,944	16.5%	31,799	14.1%
100,000 and above	2,168	18.4%	53,059	23.5%
Total	11,751	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.15.11, below. In total, the poverty rate in Park County was 8.4 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Park County had a poverty rate of 5.1 percent and the female population had a poverty rate of 11.5 percent. There were 151 males and 196 females in poverty under the age of 5. Overall, 14.8 percent of persons in poverty in Park County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 270 individuals with incomes below the poverty level which represented 11.5 percent of the total population in poverty. In the State of Wyoming there were 4,574 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.15.11 Poverty by Age Park County 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Park County				
5 and Below	151	196	347	14.8%
6 to 17	148	294	442	18.8%
18 to 64	295	996	1,291	54.9%
65 and Older	115	155	270	11.5%
Total	709	1,641	2,350	100.0%
Poverty Rate	5.1%	11.5%	8.4%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

Table II.15.12, below, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Park County saw an average of 7,393 owner-occupied single-family units compared to 1,711 single-family rental units. In Park County, single-family units comprised 77.5 percent of all households compared with 71.7 percent statewide. Park County had a total of 469 apartment rental units and total apartment units accounted for 4.7 percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 1,279 mobile homes in Park County, which comprised 10.9 percent of all occupied housing units and compared to 13.0 statewide.

Table II.15.12				
Households by Unit Type				
Park County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Park County				
Single-Family Unit	7,393	1,711	9,104	77.5%
Duplex	100	292	392	3.3%
Tri- or Four-Plex	15	414	429	3.7%
Apartments	78	469	547	4.7%
Mobile Homes	914	365	1,279	10.9%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	8,500	3,251	11,751	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.15.13, on the following page, shows the number of households by year of construction. As shown, 8.3 percent, or 975 units, were built in 1939 or earlier in the county, and another 1,032 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,762, which accounted for 15.0 percent of all households, and an additional 315 households, or 2.7 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.15.13				
Households by Year Built				
Park County 2010-2014 5-Year ACS Data				
Year Built	Park County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	975	8.3%	24,514	10.9%
1940 to 1949	1,032	8.8%	10,454	4.6%
1950 to 1959	1,088	9.3%	22,142	9.8%
1960 to 1969	1,259	10.7%	18,728	8.3%
1970 to 1979	1,716	14.6%	49,663	22.0%
1980 to 1989	1,912	16.3%	32,994	14.6%
1990 to 1999	1,692	14.4%	26,751	11.9%
2000 to 2009	1,762	15.0%	35,858	15.9%
Built 2010 or Later	315	2.7%	4,410	2.0%
Total	11,751	100.0%	225,514	100.0%

Table II.15.14, below, displays housing units for Park County and the State of Wyoming. The number of rooms in Park County varied between households. Households with one room accounted for only 1.2 percent of total housing units, while households with five and six rooms accounted for 16.8 and 16.3 percent, respectively. The median number of rooms in Park County was 6 rooms, which compared to 6 statewide.

Table II.15.14				
Housing Units by Number of Rooms				
Park County 2010-2014 5-Year ACS Data				
Number of Rooms	Park County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	169	1.2%	4,521	1.7%
Two	444	3.2%	7,349	2.8%
Three	1,243	9.0%	20,368	7.7%
Four	2,064	15.0%	42,809	16.1%
Five	2,316	16.8%	53,147	20.0%
Six	2,242	16.3%	41,493	15.6%
Seven	1,963	14.3%	31,612	11.9%
Eight	1,422	10.3%	25,739	9.7%
Nine or more	1,900	13.8%	38,157	14.4%
Total	13,763	100.0%	265,195	100.0%
Median Rooms	6	.	6	.

Table II.15.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 94 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.5 percent of total households in Park County, which compared to 24.4 percent statewide. In Park County, the 4,761 households with three bedrooms accounted for 40.5 percent of all households, and there were only 772 five-bedroom or more households, which accounted for 6.6 percent of all households.

Table II.15.15				
Households by Number of Bedrooms				
Park County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Park County				
None	18	94	112	1.0%
One	292	616	908	7.7%
Two	1,927	1,306	3,233	27.5%
Three	3,765	996	4,761	40.5%
Four	1,783	182	1,965	16.7%
Five or more	715	57	772	6.6%
Total	8,500	3,251	11,751	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	100.0%

The age of a structure influences its value. As shown in Table II.15.16, below, structures built in 1939 or earlier had a median value of \$172,900, while structures built between 1950 and 1959 had a median value of \$181,200 and those built between 1990 to 1999 had a median value of \$268,500. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$318,900 and \$146,500, respectively. The total average median value in Park County was \$213,200, which compared to \$189,300 in the State of Wyoming.

Table II.15.16		
Median Value by Year Structure Built		
Park County 2010-2014 5-Year ACS Data		
Year Built	Park County	State of Wyoming
1939 or earlier	172,900	153,700
1940 to 1949	145,500	140,900
1950 to 1959	181,200	158,200
1960 to 1969	178,300	177,300
1970 to 1979	191,800	184,100
1980 to 1989	224,000	197,900
1990 to 1999	268,500	233,600
2000 to 2009	318,900	252,800
Built 2010 or Later	146,500	258,900
Total	213,200	189,300

Household mortgage status is reported in Table II.15.17, below. In Park County, households with a mortgage accounted for 56.6 percent of all households or 4,807 housing units, and the remaining 43.4 percent or 3,693 units had no mortgage. Of those units with a mortgage, 560 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 4,247 or 88.4 percent had no second mortgage or no home equity loan.

Table II.15.17 Mortgage Status Park County 2010-2014 5-Year ACS Data				
Mortgage Status	Park County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,807	56.6%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	560	11.6%	12,104	13.1%
Second mortgage only	134	23.9%	5,864	48.4%
Home equity loan only	426	76.1%	6,240	51.6%
Both second mortgage and home equity loan	0	.0%	545	.6%
No second mortgage and no home equity loan	4,247	88.4%	80,039	86.4%
Housing units without a mortgage	3,693	43.4%	63,601	40.7%
Total	8,500	100.0%	156,289	100.00%

The median rent in Park County was \$546 as compared to \$663 statewide, as seen in Table II.15.18, below.

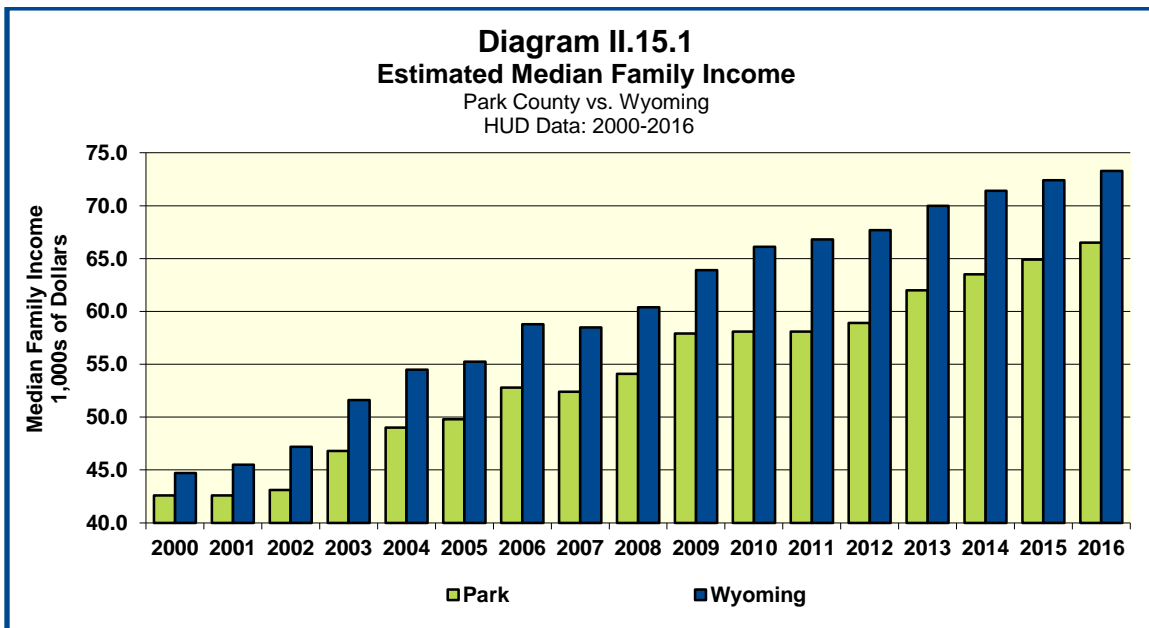
Table II.15.18 Median Rent Park County 2010-2014 5-Year ACS Data	
Place	Rent
Park County	\$546
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 89 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Park County are presented in Table II.15.19, below, and indicate a net increase of 4,838 persons over the time period.

Table II.15.19			
Driver’s Licenses Exchanged and Surrendered			
Park County			
WYDOT Data, 2000 – First Half of 2016			
Year	In-Migrants	Out-Migrants	Net Change
2000	955	753	202
2001	942	733	209
2002	887	628	259
2003	859	530	329
2004	917	693	224
2005	971	641	330
2006	1,018	617	401
2007	1,117	632	485
2008	998	647	351
2009	995	541	454
2010	988	494	494
2011	851	699	152
2012	925	707	218
2013	841	678	163
2014	1,033	761	272
2015	936	730	206
2016- First Half	395	306	89
Total	15,628	10,790	4,838

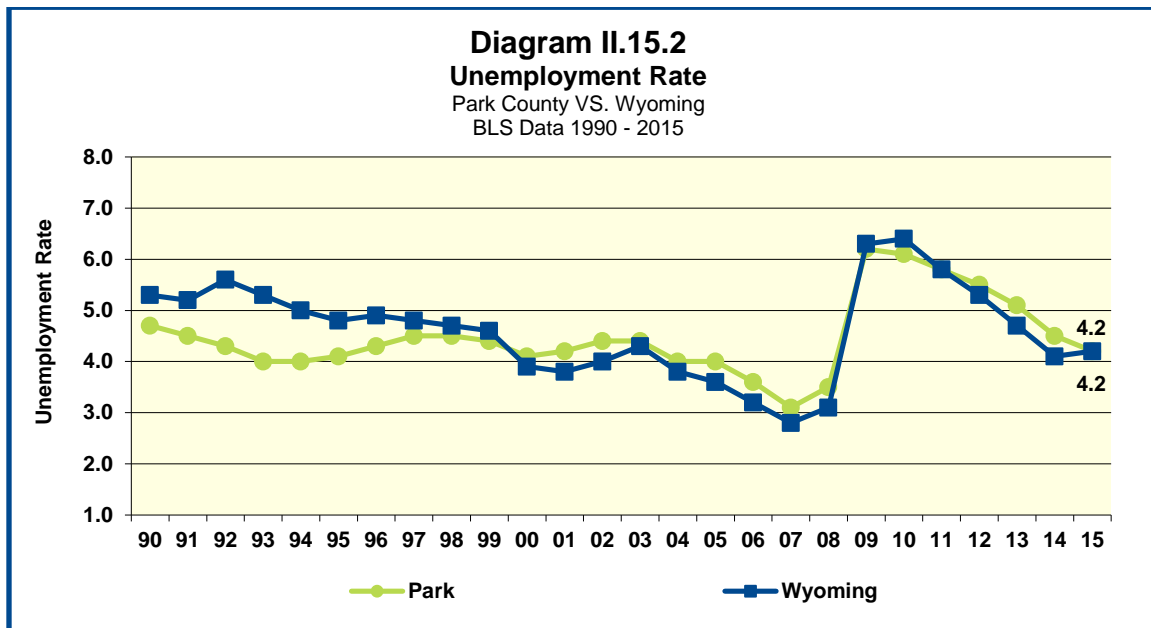
Economics

The HUD estimated MFI for Park County was \$66,500 in 2016. This compares to Wyoming’s MFI of \$73,300. Diagram II.15.1, below, illustrates the estimated MFI for 2000 through 2016.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Park County’s labor force, defined as the number of persons working or actively seeking work, increased by 97 persons, from 15,778 in 2014 to 15,875 in 2015. Employment increased by 137 persons;

unemployment decreased by 40 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.5 percent in 2014 to 4.2 in 2015, as shown below in Diagram II.15.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. Data from this series are from the period of January 2005 through December 2015 and are presented in Table II.15.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 13,909 persons in 2015; this figure was higher than the 2014 average by 79 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	11,461	11,670	11,685	12,223	12,149	12,028	12,049	12,516	12,408	12,386	12,511
Feb	11,484	11,644	11,837	12,272	12,180	12,046	12,137	12,524	12,465	12,454	12,505
Mar	11,693	11,920	12,097	12,402	12,265	12,256	12,246	12,700	12,611	12,649	12,743
Apr	12,093	12,166	12,417	12,664	12,533	12,356	12,535	13,076	12,798	12,852	12,997
May	13,190	13,262	13,655	14,174	13,726	13,685	13,721	14,344	13,917	14,143	14,344
Jun	14,902	15,024	15,269	15,542	15,051	15,198	15,408	15,987	15,475	15,642	15,821
Jul	14,829	15,154	15,286	15,682	15,324	15,343	15,692	16,057	15,463	15,603	15,713
Aug	14,344	14,769	15,026	15,366	15,030	15,019	15,444	15,695	15,193	15,244	15,441
Sep	13,824	14,006	14,353	14,511	14,433	14,566	14,849	14,896	14,695	14,771	14,936
Oct	12,824	12,984	13,420	13,617	13,279	13,418	13,815	13,952	13,764	14,155	14,011
Nov	12,069	12,333	12,668	12,868	12,470	12,480	12,923	13,013	12,836	13,013	13,079
Dec	11,949	12,200	12,615	12,795	12,430	12,511	12,895	13,013	12,902	13,044	12,801
Annual	12,889	13,094	13,361	13,676	13,406	13,409	13,643	13,981	13,711	13,830	13,909
% Change	1.38	1.59	2.04	2.36	-1.97	.02	1.75	2.48	-1.93	.87	.57

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$748 in 2014. In 2015, average weekly wages saw an increase of 1.20 over the prior year, rising to \$757. These data are shown in Table II.15.21, below.

Table II.15.21 Average Weekly Wages Park County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	439	455	492	460	
2002	457	446	461	516	469	1.96
2003	476	457	463	519	478	1.92
2004	497	485	493	536	502	5.02
2005	510	503	525	564	525	4.58
2006	559	543	565	626	573	9.14
2007	642	592	591	666	621	8.38
2008	656	629	652	694	657	5.80
2009	678	639	642	717	667	1.52
2010	698	664	658	747	690	3.45
2011	699	681	680	746	700	1.45
2012	734	708	662	757	713	1.86
2013	744	720	707	772	735	3.09
2014	747	722	722	807	748	1.77
2015(p)	734	731	731	812	757	1.20

Total business establishments reported by the QCEW are displayed in II.15.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 3.44 percent to 1,489 establishments.

Table II.15.22 Number of Business Establishments Park County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,266	1,296	1,294	1,277	1,277	
2002	1,281	1,306	1,318	1,310	1,310	1.64
2003	1,288	1,305	1,306	1,305	1,305	-.23
2004	1,303	1,356	1,341	1,349	1,349	2.77
2005	1,363	1,380	1,381	1,385	1,385	2.99
2006	1,411	1,435	1,427	1,409	1,409	3.20
2007	1,422	1,448	1,444	1,439	1,439	1.20
2008	1,452	1,458	1,461	1,475	1,475	1.67
2009	1,480	1,487	1,475	1,460	1,460	.96
2010	1,466	1,481	1,465	1,468	1,468	-.41
2011	1,476	1,488	1,487	1,474	1,474	.75
2012	1,478	1,494	1,481	1,476	1,476	.07
2013	1,466	1,464	1,456	1,449	1,449	-1.55
2014	1,450	1,453	1,460	1,451	1,451	-.34
2015(p)	1,496	1,513	1,519	1,489	1,489	3.44

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Park County recorded 21,250 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 \$1,380,592,000, and real per capita income was \$47,625 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$40,979 in 2014, while Wyoming average earnings per job was \$53,171. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Park County decreased from \$583 in fourth quarter 2014 to \$576 in fourth quarter 2015, or by 1.2 percent. Over the same period, rents for detached single-family homes decreased by 3.1 percent, mobile homes on a lot decreased by 2.9 percent and increased by 3.5 percent for mobile home lots.

Park County rental prices experienced average annualized increases of 0.2 percent for apartments, 0.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.2 percent for mobile home lots since fourth quarter 1986 to fourth quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.4 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.15.23, at right, presents the Park County data for each rental type.

Table II.15.23				
Semiannual Average Monthly Rental Prices				
Park County				
EAD Data, 1986:Q4 – 2015:Q4, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	540	244	741	522
Q2.87	517	238	682	462
Q4.87	518	238	626	471
Q2.88	446	230	618	487
Q4.88	442	230	596	497
Q2.89	487	222	640	499
Q4.89	499	222	626	450
Q2.90	482	214	615	460
Q4.90	508	222	618	362
Q2.91	457	210	620	444
Q4.91	501	215	667	418
Q2.92	518	207	670	426
Q4.92	535	205	666	479
Q2.93	556	201	535	485
Q4.93	535	208	612	425
Q2.94	543	228	696	0
Q4.94	552	228	637	504
Q2.95	583	223	727	519
Q4.95	600	230	675	500
Q2.96	570	232	654	515
Q4.96	540	232	703	545
Q2.97	550	228	681	497
Q4.97	543	228	680	473
Q2.98	528	216	610	496
Q4.98	507	216	631	459
Q2.99	503	215	606	492
Q4.99	522	215	614	526
Q2.00	497	241	611	418
Q4.00	525	217	668	464
Q2.01	499	218	638	442
Q4.01	516	218	663	481
Q2.02	500	218	657	452
Q4.02	503	221	689	469
Q2.03	537	215	668	505
Q4.03	523	215	706	544
Q2.04	525	214	712	456
Q4.04	531	222	757	500
Q2.05	524	215	685	467
Q4.05	512	214	672	481
Q2.06	495	203	681	455
Q4.06	531	203	673	526
Q2.07	522	204	730	492
Q4.07	510	205	752	511
Q2.08	520	206	763	553
Q4.08	529	213	745	545
Q2.09	533	212	739	573
Q4.09	527	215	776	592
Q2.10	555	217	761	553
Q4.10	596	230	813	609
Q2.11	555	228	782	572
Q4.11	591	234	838	594
Q2.12	566	233	889	584
Q4.12	552	234	834	659
Q2.13	557	227	854	654
Q4.13	565	233	860	685
Q2.14	575	237	858	707
Q4.14	583	247	898	735
Q2.15	591	253	884	761
Q4.15	576	256	870	714

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 Park County increased from 107 authorizations in 2014 to 137 in 2015.

The real value of single-family building permits increased from \$232,007 in 2014 to \$255,971 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.15.24, below.

Table II.15.24 Building Permits and Valuation Park County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	29	2	12	6	49	122.2	73.9
1981	60	.	7	.	67	111.5	.
1982	55	.	3	.	58	69.5	.
1983	64	4	.	32	100	74.6	45.9
1984	77	.	.	10	87	77.8	61.7
1985	56	.	.	25	81	84.5	43.0
1986	44	.	.	15	59	78.4	42.1
1987	41	.	.	10	51	75.4	41.1
1988	8	2	.	.	10	140.3	.
1989	12	2	.	.	14	125.7	.
1990	16	.	.	.	16	92.5	.
1991	80	4	4	.	88	130.6	.
1992	141	6	8	.	155	122.2	.
1993	156	6	20	.	182	131.3	.
1994	211	8	37	10	266	133.8	70.2
1995	133	8	24	9	174	141.8	68.8
1996	177	6	12	.	195	145.6	.
1997	127	8	.	.	135	150.1	.
1998	150	4	.	.	154	154.9	.
1999	130	2	23	.	155	156.1	.
2000	137	.	.	.	137	178.1	.
2001	112	6	.	.	118	179.9	.
2002	164	8	7	.	179	186.6	.
2003	174	22	8	6	210	190.6	52.7
2004	230	2	4	6	242	176.7	28.7
2005	183	4	.	.	187	183.9	.
2006	237	12	3	.	252	200.0	.
2007	234	6	4	.	244	217.1	.
2008	177	12	.	12	201	216.0	29.0
2009	126	6	.	12	144	194.8	89.6
2010	102	8	.	8	118	219.8	24.4
2011	101	12	.	.	113	210.2	.
2012	104	20	.	.	124	209.1	.
2013	98	.	12	.	110	235.3	.
2014	107	6	6	12	131	232.0	117.8
2015	137	2	4	.	143	256.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Park County was \$247,169. This represented a 3.5 percent increase from the previous year. In contrast, Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.15.25, on the following page.

Table II.15.25 Average Sales Prices Park County vs. Wyoming DOR Data, 2000–2015				
Year	Park County Average Price (\$)	Park County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	113,178	.	131,207	.
2001	119,233	5.35	128,771	-1.86
2002	132,854	11.42	138,295	7.40
2003	138,941	4.58	148,276	7.22
2004	151,921	9.34	159,558	7.61
2005	161,866	6.55	178,183	11.67
2006	183,326	13.26	219,438	23.15
2007	215,697	17.66	265,044	20.78
2008	215,692	0.0	256,045	-3.40
2009	207,333	-3.9	241,622	-5.63
2010	217,191	4.75	250,958	3.86
2011	217,902	0.3	241,301	-3.85
2012	214,019	-1.8	266,406	10.40
2013	231,080	8.0	281,345	5.6
2014	238,732	3.3	263,432	-6.4
2015	247,169	3.5	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2016. During June 2016, a total of 87 surveys were completed by property managers in Park County. Of the 1,409 rental units surveyed, 63 were vacant, indicating a vacancy rate of 4.5 percent, as shown in Table II.15.26, at right. This rate compares to a 3.6 percent vacancy rate one year ago and a statewide June 2016 vacancy rate of 8.6 percent.

Diagram II.15.3, on the following page, shows the historical vacancy rate for Park County and Wyoming. As can be seen, the vacancy rate in Park County was similar to the statewide vacancy rate until late 2008, when it dropped below the statewide rate, but inched up in 2015. The most recent 2016 estimate saw the vacancy rate decrease below the statewide average.

Table II.15.26 Total Units, Vacant Units, and Vacancy Rate Park County RVS Data, June 2001–June 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	687	25	3.6%
2001b	11	378	24	6.4%
2002a	11	429	25	5.8%
2002b	10	399	18	4.5%
2003a	15	732	18	2.5%
2003b	34	875	60	6.9%
2004a	34	1,047	56	5.4%
2004b	30	617	66	10.7%
2005a	33	815	27	3.3%
2005b	35	728	38	5.2%
2006a	34	577	9	1.6%
2006b	42	636	21	3.3%
2007a	49	766	8	1.0%
2007b	46	932	25	2.7%
2008a	55	955	28	2.9%
2008b	63	1,003	34	3.4%
2009a	51	900	25	2.8%
2009b	72	1,013	35	3.5%
2010a	78	887	25	2.8%
2010b	80	1,091	46	4.2%
2011a	92	1,133	31	2.7%
2011b	96	934	26	2.8%
2012a	95	1,226	32	2.6%
2012b	106	1,399	50	3.6%
2013a	105	1,268	53	4.2%
2013b	106	1,533	56	3.7%
2014a	99	1,489	43	2.9%
2014b	92	1,627	48	3.0%
2015a	113	1,799	64	3.6%
2015b	91	1,458	100	6.9%
2016a	87	1,409	63	4.5%

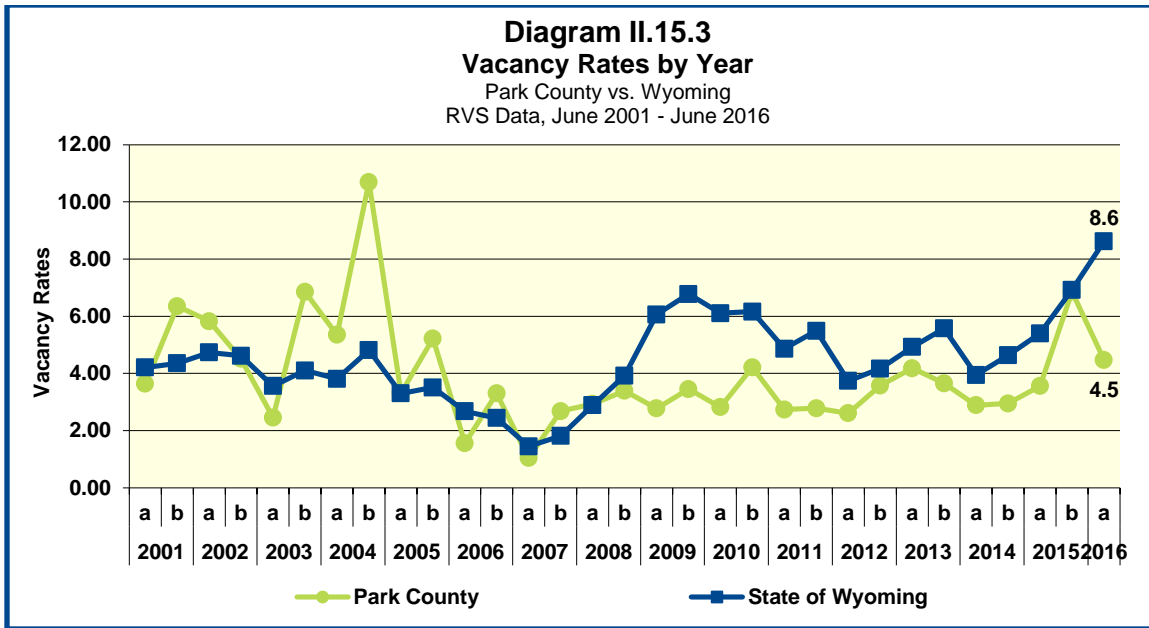


Diagram II.15.4, below, shows the average rent of single-family and apartment units in Park County. In 2016, average rents for single-family units increased to \$987 and average rents for apartments decreased to \$694.

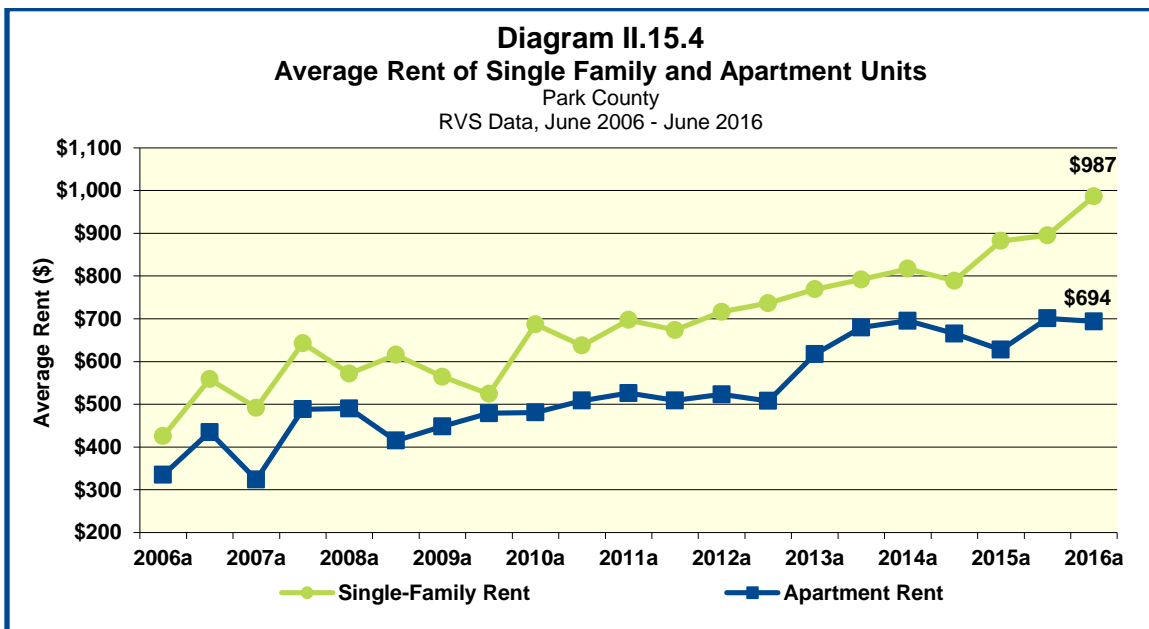


Table II.15.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 100 single family units in Park County, with 3 of them available. This translates into a vacancy rate of 3.0 percent in Park County, which compares to a single family vacancy rate of 7.0 percent for the State of Wyoming. There were 526 apartment units reported in the survey, with 32 of them available, which resulted in a vacancy rate of 6.1 percent. This compares to a statewide vacancy rate of 7.9 percent for apartment units across the state.

Table II.15.27			
Rental Vacancy Survey by Type			
Park County			
RVS Data, June 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	100	3	3.0%
Duplex units	61	4	6.6%
Apartments	526	32	6.1%
Mobile Homes	26	0	.0%
“Other” Units	7	0	.0%
Don't Know	689	24	3.5%
Total	1,409	63	4.5%

Table II.15.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 29 units. The most common apartment units were two bedroom units, with 230 units. Additional details of unit types by bedrooms are reported below.

Table II.15.28							
Rental Units by Bedroom Size							
Park County							
RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	8	0	0	.	8
One	7	7	127	0	0	.	141
Two	17	15	230	1	3	.	266
Three	29	20	39	2	4	.	94
Four	12	3	0	0	0	.	15
Five	4	0	0	0	0	.	4
Don't Know	31	16	122	23	0	689	881
Total	100	61	526	26	7	689	1,409

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.15.29, on the following page, two bedroom apartments were the most available apartment units, with five bedroom units being the most available single family units .

Table II.15.29							
Available Rental Units by Bedroom Size							
Park County							
RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	1	0	0	.	1
One	0	1	6	0	0	.	7
Two	0	1	17	0	0	.	18
Three	0	1	3	0	0	.	4
Four	0	1	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	3	0	5	0	0	24	32
Total	3	4	32	0	0	24	63

Table II.15.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 12.5 percent, with five bedroom single family units having the highest vacancy rate at .0 percent.

Table II.15.30							
Vacancy Rates by Bedroom Size							
Park County							
RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	12.5%	%	%		12.5%
One	.0%	14.3%	4.7%	%	%		5.0%
Two	.0%	6.7%	7.4%	.0%	.0%		6.8%
Three	.0%	5.0%	7.7%	.0%	.0%		4.3%
Four	.0%	33.3%	%	%	%		6.7%
Five	.0%	%	%	%	%		.0%
Don't Know	9.7%	.0%	4.1%	.0%	%	3.5%	3.6%
Total	3.0%	6.6%	6.1%	.0%	.0%	3.5%	4.5%

Average market-rate rents by unit type are shown in Table II.15.31, 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.15.31						
Average Market Rate Rents by Bedroom Size						
Park County						
RVS Data, June 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$388	\$	\$	\$388
One	\$650	\$700	\$599	\$	\$	\$624
Two	\$895	\$815	\$657	\$650	\$	\$730
Three	\$1,065	\$960	\$671	\$	\$	\$965
Four	\$1,400	\$1,000	\$	\$	\$	\$1,320
Five	\$1,313	\$	\$	\$	\$	\$1,313
Total	\$987	\$858	\$694	\$713	\$800	\$839

Table II.15.32 below, shows vacancy rates for single family units by average rental rates for Park County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.15.32			
Single Family Market Rate Rents by Vacancy Status			
Park County			
RVS Data, June 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	55	3	5.5%
\$1,000 to \$1,500	27	0	.0%
Above \$1,500	1	0	.0%
Missing	17	0	.0%
Total	100	3	3.0%

The availability of apartment units by average rent is displayed in Table II.15.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of .0 percent.

Table II.15.33			
Apartment Market Rate Rents by Vacancy Status			
Park County			
RVS Data, June 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	10	0	.0%
\$500 to \$1,000	343	21	6.1%
\$1,000 to \$1,500			%
Above \$1,500	0	0	%
Missing	173	11	6.4%
Total	526	32	6.1%

Table II.15.34, 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.15.34			
Mobile Home Market Rate Rents by Vacancy Status			
Park County			
RVS Data, June 2016			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	24	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	2	0	.0%
Total	26	0	.0%

Table II.15.35, on the following page, shows the condition of rental units by unit type for Park County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported below, most

single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.15.35							
Condition by Unit Type							
Park County							
RVS Data, June 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	2	0	0	0	.	2
Average	7	0	10	18	0	.	35
Good	53	19	344	6	7	.	429
Excellent	24	28	168	2	0	.	222
Don’t Know	16	12	4	0	0	689	721
Total	100	61	526	26	7	689	1,409

The availability of single family units based on their condition is displayed in Table II.15.36, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of .0 percent.

Table II.15.36			
Condition of Single Family Units by Vacancy Status			
Park County			
RVS Data, June 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	7	0	.0%
Good	53	3	5.7%
Excellent	24	0	.0%
Don’t Know	16	0	.0%
Total	100	3	3.0%

Table II.15.37, 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 .0 percent.

Table II.15.37			
Condition of Apartment Units by Vacancy Status			
Park County			
RVS Data, June 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	10	0	.0%
Good	344	20	5.8%
Excellent	168	12	7.1%
Don’t Know	4	0	.0%
Total	526	32	6.1%

Table II.15.38, 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 excellent condition, with a vacancy rate of .0 percent.

Table II.15.38 Condition of Mobile Home Units by Vacancy Status Park County RVS Data, June 2016			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	18	0	.0%
Good	6	0	.0%
Excellent	2	0	.0%
Don't Know	0	0	%
Total	26	0	.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.15.39, on the following page, 6 respondents said they would prefer more single family units, 7 respondents wanted more apartment units, and 12 respondents indicated they would prefer more units of any type.

Table II.15.39 If you had the opportunity to own/manage more units, how many would you prefer Park County RVS Data, June 2016	
Unit Type	Respondents citing more units
Single family units	6
Duplex Units	4
Apartments	7
Mobile homes	2
Other	0
All types	12
Total	31

Table, II.15.40, on the following page, shows the most common answers from the 2016 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. Park County had a total of 52 respondents, with an average persons per household of 2.5 people. Of new residents to Park County, 64.6 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 44.2 percent of respondents renting their residence. The average mortgage payment in Park County was \$718 and the average rent was \$683. When asked if they were satisfied with their current housing, 82.7 percent said they were satisfied with thier current housing.

Table II.15.40 Most Replied Response Park County HNA Survey: Fiscal Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	52
Number of persons in household (Average)	2.5
Current age	55 to 64 years old (27.1%)
Marital status	Married (64.6%)
Primary reason for moving to Wyoming	Other reason (26.9%)
In which industry are you primarily employed	Retired (33.3%)
Highest education level completed	Some College (21.2%)
Total household income from all sources	\$50,000 to \$74,999 dollars (31.3%)
Current Housing Characteristics	
Current Residence	Single family home (61.5%)
Do you own or rent	Rent (44.2%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	1.7
Average mortgage payment	\$718
Average rental payment	\$683
Are you satisfied with your current housing	Satisfied with current housing (82.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (80.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (83.3%)
If own, do you plan on building or buying	Buy an existing unit (60.0%)

For residents who are unsatisfied with their current housing, 80.0 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, 83.3 percent wanted to buy and 0.0 wanted to rent their next residence. Additional survey data are presented in **Volume II. Technical Appendix**¹⁴².

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.

¹⁴² Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2014 5-year ACS data, 151 or 1.3 percent of households in Park County were overcrowded and another 0 or .0 percent of units were severely overcrowded, as shown in Table II.15.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.15.41				
Overcrowding and Severe Overcrowding				
Park County				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Park County				
Owner				
Households	8,381	119	0	8,500
Percentage	98.6%	1.4%	.0%	100.0%
Renter				
Households	3,219	32	0	3,251
Percentage	99.0%	1.0%	.0%	100.0%
Total				
Households	11,600	151	0	11,751
Percentage	98.7%	1.3%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.5%	100.0%

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

At the time of the 2014 5-year ACS, a total of 322 units or 2.3 percent of all housing units in Park 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.15.42, at right.

Table II.15.42		
Housing Units with Incomplete Kitchen Facilities		
Park County		
2010-2014 5-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Kitchen Facilities	13,441	258,329
Lacking Complete Kitchen Facilities	322	6,866
Total Housing Units	13,763	265,195
Percent Lacking	2.3%	2.6%

At the time of the 2014 ACS, a total of 297 units or 2.2 percent of all housing units in Park County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.15.43, below.

Table II.15.43		
Housing Units with Incomplete Plumbing Facilities		
Park County		
2010-2014 5-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Plumbing Facilities	13,466	259,378
Lacking Complete Plumbing Facilities	297	5,817
Total Households	13,763	265,195
Percent Lacking	2.2%	2.2%

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

In Park County, 13.3 percent of households had a cost burden and 6.8 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 21.6 percent of homeowners with a mortgage in Park County experienced a cost burden and 9.3 percent experienced a severe cost burden, while 6.5 percent of renters had a cost burden and 8.4 percent had a severe cost burden, as seen in Table II.15.44, on the following page.

Table II.15.44 Cost Burden and Severe Cost Burden by Tenure Park County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Park County					
Owner With a Mortgage					
Households	3,321	1,039	447	0	4,807
Percent	69.1%	21.6%	9.3%	.0%	100.0%
Owner Without a Mortgage					
Households	3,247	315	84	47	3,693
Percent	87.9%	8.5%	2.3%	1.3%	100.0%
Renter					
Households	2,182	211	273	585	3,251
Percent	67.1%	6.5%	8.4%	18.0%	100.0%
Total					
Households	8,750	1,565	804	632	11,751
Percent	74.5%	13.3%	6.8%	5.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 2,450 loans purchased in Park County between 1979 and 2016, with 22 occurring in fiscal 2016. The average home size over the period was 1,235 square feet and 1,229 square feet in fiscal 2016. For homes receiving a WCDA loan in fiscal 2016, the average year a home was built was 1961. The average household income in fiscal 2016 in nominal terms, without the effects of inflation being taken into consideration, was \$55,187. The average purchase price in fiscal 2016 was \$169,122. In fiscal 2016, no loans purchased were for new construction, and 22.7 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**.