

## ALBANY COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Albany County’s population increased from 36,299 in 2010 to 38,256 in 2016, or by 5.4 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 5.6 percent, and the number of people from 55 to 64 years of age increased by 7.1 percent. The white population increased by 3.7 percent, while the black population increased by 51.9 percent. The Hispanic population increased from 3,202 to 3,606 people between 2010 and 2016 or by 12.6 percent. These data are presented in Table II.1.1.

<b>Table II.1.1</b>						
<b>Profile of Population Characteristics</b>						
Albany County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Albany County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>36,299</b>	<b>38,256</b>	<b>5.4%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	5,083	5,387	6.0%	113,371	116,796	3.0%
15 to 24 years	11,434	11,796	3.2%	78,460	77,293	-1.5%
25 to 34 years	5,971	6,304	5.6%	77,649	81,948	5.5%
35 to 44 years	3,329	3,738	12.3%	66,966	71,334	6.5%
45 to 54 years	3,718	3,139	-15.6%	83,577	69,052	-17.4%
55 to 64 years	3,598	3,854	7.1%	73,513	81,266	10.5%
65 and Over	3,166	4,038	27.5%	70,090	87,812	25.3%
<b>Race</b>						
White	33,708	34,952	3.7%	529,110	543,387	2.7%
Black	443	673	51.9%	5,135	7,753	51.0%
American Indian and Alaskan Native	296	427	44.3%	14,457	15,762	9.0%
Asian	1,045	1,253	19.9%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	30	30	0.0%	521	673	29.2%
Two or more races	777	921	18.5%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	3,202	3,606	12.6%	50,231	58,413	16.3%

Table II.1.2, presents the population of Albany County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 18,897 males, who accounted for 52.1 percent of the population, and 47.9 percent, or 17,402 persons were female. In 2016, the number of males rose to 20,072 persons, and accounted for 52.5 percent of the population, with the remaining 47.5 percent, or 18,184 persons being female.

<b>Table II.1.2</b> <b>Population by Age and Gender</b> Albany County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,656	2,427	5,083	2,796	2,591	5,387	6.0%
15 to 24 years	6,032	5,402	11,434	6,291	5,505	11,796	3.2%
25 to 44 years	3,334	2,637	5,971	3,512	2,792	6,304	5.6%
45 to 54 years	1,741	1,588	3,329	2,001	1,737	3,738	12.3%
55 to 64 years	1,843	1,875	3,718	1,601	1,538	3,139	-15.6%
65 and Over	1,807	1,791	3,598	1,926	1,928	3,854	7.1%
<b>Total</b>	<b>18,897</b>	<b>17,402</b>	<b>36,299</b>	<b>20,072</b>	<b>18,184</b>	<b>38,256</b>	<b>5.4%</b>
<b>% of Total</b>	<b>52.1%</b>	<b>47.9%</b>	.	<b>52.5%</b>	<b>47.5%</b>	.	

At the time of the 2010 Census, there were 2,248 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 6.8 percent, as shown in Table II.1.3.

<b>Table II.1.3</b> <b>Group Quarters Population</b> Albany County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>68</sup>	32	.	-100.0%
Juvenile Facilities	.	80	.
Nursing Homes	101	70	-30.7%
Other Institutions	.	.	.
<b>Total</b>	<b>133</b>	<b>150</b>	<b>12.8%</b>
<b>Noninstitutionalized</b>			
College Dormitories	2,157	1,986	-7.9%
Military Quarters	.	.	.
Other Non-institutions	121	112	-7.4%
<b>Total</b>	<b>2,278</b>	<b>2,098</b>	<b>-7.9%</b>
<b>Group Quarters Population</b>	<b>2,411</b>	<b>2,248</b>	<b>-6.8%</b>

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.

<sup>68</sup> 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.1.4, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 7,460 family households, of which 6,054 housed married couple families and 1,406 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 650 families, or a female householder with no husband present, of which there were 756 families. There were also an estimated 8,105 “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 Albany County was 47.9 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Albany County, 81.2 percent were married households, which compared to 79.5 percent in the State of Wyoming.

<b>Table II.1.4</b>				
<b>Household Type by Tenure</b>				
Albany County				
2011-2016 5-Year ACS Data				
Household Type	Albany County		State of Wyoming	
	Albany County	% of Total	State of Wyoming	% of Total
Family households	7,460	47.9%	147,961	65.2%
Married-couple family	6,054	81.2%	117,587	79.5%
Owner-occupied housing units	4,729	78.1%	97,431	82.9%
Renter-occupied housing units	1,325	21.9%	20,156	17.1%
Other family	1,406	18.8%	30,374	20.5%
Male householder, no wife present	650	46.2%	11,235	37.0%
Owner-occupied housing units	288	44.3%	6,473	57.6%
Renter-occupied housing units	362	55.7%	4,762	42.4%
Female householder, no husband present	756	53.8%	19,139	63.0%
Owner-occupied housing units	277	36.6%	9,691	50.6%
Renter-occupied housing units	479	63.4%	9,448	49.4%
Nonfamily households	8,105	52.1%	79,024	34.8%
Owner-occupied housing units	2,312	28.5%	42,146	53.3%
Renter-occupied housing units	5,793	71.5%	36,878	46.7%
<b>Total</b>	<b>15,565</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.1.5, displays the 2016 5-year ACS data for household type by household size. In 2016, there were 3,381 two-person family households, 1,810 three-person family households and 1,550 four-person family households. One-person non-family households made up 62.3 percent of all non-family households or an estimated 5,049 households. Albany County’s two person households made up 35.3 percent of total housing units and four person households made up an additional 11.5 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

<b>Table II.1.5 Household Type by Household Size</b>				
Albany County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Albany County</b>				
One Person	.	5,049	5,049	32.4%
Two Person	3,381	2,110	5,491	35.3%
Three Person	1,810	656	2,466	15.8%
Four Person	1,550	234	1,784	11.5%
Five Person	383	56	439	2.8%
Six Person	195	0	195	1.3%
Seven Person	141	0	141	.9%
<b>Total</b>	<b>7,460</b>	<b>8,105</b>	<b>15,565</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
<b>Total</b>	<b>147,961</b>	<b>79,024</b>	<b>226,985</b>	<b>100.0%</b>

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 5,491 two-person households, 2,849 were owner-occupied and 2,642 were renter-occupied. Of the 1,784 four-person households, 1,141 were owner-occupied and 643 were renter-occupied. Further household size data by tenure are presented in Table II.1.6.

<b>Table II.1.6 Tenure by Household Size</b>				
Albany County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Albany County</b>				
One Person	1,879	3,170	5,049	32.4%
Two Person	2,849	2,642	5,491	35.3%
Three Person	1,292	1,174	2,466	15.8%
Four Person	1,141	643	1,784	11.5%
Five Person	280	159	439	2.8%
Six Person	122	73	195	1.3%
Seven Person or more	43	98	141	.9%
<b>Total</b>	<b>7,606</b>	<b>7,959</b>	<b>15,565</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

As seen in Table II.1.7, Albany County had a total of 18,695 housing units of which 15,565 or 83.3 percent were occupied. Of these occupied units, 48.9 percent, or 7,606 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 3,130 units or 16.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.1.7 Housing Units by Tenure</b> Albany County 2011-2016 5-Year ACS Data				
Tenure	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,565	83.3%	226,985	84.7
Owner-Occupied	7,606	48.9%	155,741	68.6
Renter-Occupied	7,959	51.1%	71,244	31.4
Vacant Housing Units	3,130	16.7%	41,002	15.3
<b>Total Housing Units</b>	<b>18,695</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0</b>

Table II.1.8, shows that of the 3,130 vacant housing units in Albany County as reported in the 2016 ACS data, 813 or 26.0 percent were for rent and 149 or 4.8 percent were for sale. An estimated 1,330 units were for seasonal, recreational, or occasional use, and 583 or 18.6 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

<b>Table II.1.8 Disposition of Vacant Housing Units</b> Albany County 2011-2016 5-Year ACS Data				
Disposition	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	813	26.0%	6,818	16.6%
Rented, but not occupied	255	8.1%	1,397	3.4%
For sale only	149	4.8%	2,584	6.3%
Sold, but not occupied	0	.0%	945	2.3%
For seasonal, recreational, or occasional use	1,330	42.5%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	583	18.6%	11,512	28.1%
<b>Total</b>	<b>3,130</b>	<b>100.0%</b>	<b>41,002</b>	<b>100.0%</b>

Table II.1.9, at right, shows different income statistics for Albany County. According to the 2016 ACS data averages, median family income for Albany County was \$69,437 compared to the statewide average of \$73,654.

<b>Table II.1.9 Median and Per Capita Income</b> Albany County 2011-2016 5-Year ACS Data		
Income Type	Albany County	Wyoming
Median Family Income	69,437	73,654
Median Household Income	43,043	59,143

Table II.1.10, shows households by income for Albany County and the State of Wyoming. In Albany County, there were a total of 2,966 households or 19.1 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 1,932 households that had incomes between \$35,000 and \$49,999, which accounted for 12.4 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.4 percent of total households and numbered 2,547 in Albany County.

<b>Table II.1.10</b> <b>Households by Income</b> Albany County 2011-2016 5-Year ACS Data				
Income	Albany County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,966	19.1%	21,545	9.5%
15,000 - 19,999	1,134	7.3%	10,637	4.7%
20,000 - 24,999	909	5.8%	11,410	5.0%
25,000 - 34,999	1,880	12.1%	22,140	9.8%
35,000 - 49,999	1,932	12.4%	30,946	13.6%
50,000 - 74,999	2,619	16.8%	42,533	18.7%
75,000 - 99,999	1,578	10.1%	32,162	14.2%
100,000 and above	2,547	16.4%	55,612	24.5%
<b>Total</b>	<b>15,565</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.1.11. In total, the poverty rate in Albany County was 26 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Albany County had a poverty rate of 25 percent and the female population had a poverty rate of 26 percent. There were 200 males and 295 females in poverty under the age of 5. Overall, 5.5 percent of persons in poverty in Albany County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 282 individuals with incomes below the poverty level which represented 3.1 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

<b>Table II.1.11</b> <b>Poverty by Age</b> Albany County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Albany County</b>				
5 and Below	200	295	495	5.5%
6 to 17	368	223	591	6.5%
18 to 64	3,967	3,735	7,702	84.9%
65 and Older	99	183	282	3.1%
<b>Total</b>	<b>4,634</b>	<b>4,436</b>	<b>9,070</b>	<b>100.0%</b>
Poverty Rate	25%	26%	26%	.
<b>State of Wyoming</b>				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
<b>Total</b>	<b>29,598</b>	<b>36,164</b>	<b>65,762</b>	<b>100.0%</b>
Poverty Rate	10%	13%	12%	.

Table II.1.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Albany County saw an average of 6,607 owner-occupied single-family units compared to 2,321 single-family rental units. In Albany County, single-family units comprised 57.4 percent of

all households compared with 71.9 percent statewide. Albany County had a total of 3,233 apartment rental units and total apartment units accounted for 20.9 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 1,222 mobile homes in Albany County, which comprised 7.9 percent of all occupied housing units and compared to 12.9 statewide.

<b>Table II.1.12 Households by Unit Type</b> Albany County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Albany County</b>				
Single-Family Unit	6,607	2,321	8,928	57.4%
Duplex	142	581	723	4.6%
Tri- or Four-Plex	6	1,383	1,389	8.9%
Apartments	19	3,233	3,252	20.9%
Mobile Homes	793	429	1,222	7.9%
Boat, RV, Van, Etc.	39	12	51	.3%
<b>Total</b>	<b>7,606</b>	<b>7,959</b>	<b>15,565</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

Table II.1.13, shows the number of households by year of construction. As shown, 15.1 percent, or 2,344 units, were built in 1939 or earlier in the county, and another 582 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 3,046, which accounted for 19.6 percent of all households, and an additional 620 households, or 4.0 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

<b>Table II.1.13 Households by Year Built</b> Albany County 2011-2016 5-Year ACS Data				
Year Built	Albany County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,344	15.1%	24,398	10.7%
1940 to 1949	582	3.7%	10,195	4.5%
1950 to 1959	1,512	9.7%	20,926	9.2%
1960 to 1969	1,502	9.6%	18,850	8.3%
1970 to 1979	2,552	16.4%	47,644	21.0%
1980 to 1989	1,466	9.4%	32,639	14.4%
1990 to 1999	1,941	12.5%	26,757	11.8%
2000 to 2009	3,046	19.6%	37,104	16.3%
Built 2010 or Later	620	4.0%	8,472	3.7%
<b>Total</b>	<b>15,565</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>



Table II.1.14, displays housing units for Albany County and the State of Wyoming. The number of rooms in Albany County varied between households. Households with one room accounted for only 4.3 percent of total housing units, while households with five and six rooms accounted for 19.9 and 11.1 percent, respectively. The median number of rooms in Albany County was 5 rooms, which compared to 6 statewide.

<b>Table II.1.14 Housing Units by Number of Rooms</b> Albany County 2011-2016 5-Year ACS Data				
Number of Rooms	Albany County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	809	4.3%	4,703	1.8%
Two	759	4.1%	6,989	2.6%
Three	2,445	13.1%	19,621	7.3%
Four	3,379	18.1%	42,956	16.0%
Five	3,729	19.9%	52,646	19.6%
Six	2,082	11.1%	43,710	16.3%
Seven	1,570	8.4%	31,960	11.9%
Eight	1,449	7.8%	25,568	9.5%
Nine or more	2,473	13.2%	39,834	14.9%
<b>Total</b>	<b>18,695</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0%</b>
Median Rooms	5	.	6	.

Table II.1.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 618 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26.6 percent of total households in Albany County, which compared to 23.9 percent statewide. In Albany County, the 4,826 households with three bedrooms accounted for 31.0 percent of all households, and there were only 1,048 five-bedroom or more households, which accounted for 6.7 percent of all households.

<b>Table II.1.15 Households by Number of Bedrooms</b> Albany County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Albany County</b>				
None	32	618	650	4.2%
One	317	1,589	1,906	12.2%
Two	1,332	2,804	4,136	26.6%
Three	3,051	1,775	4,826	31.0%
Four	2,013	986	2,999	19.3%
Five or more	861	187	1,048	6.7%
<b>Total</b>	<b>7,606</b>	<b>7,959</b>	<b>15,565</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.1.16, at right, structures built in 1939 or earlier had a median value of \$175,900, while structures built between 1950 and 1959 had a median value of \$216,200 and those built between 1990 to 1999 had a median value of \$250,000. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of \$368,300 and \$431,400, respectively. The total median value in Albany County was \$220,900, which compared to \$199,900 in the State of Wyoming.

Year Built	Albany County	State of Wyoming
1939 or earlier	175,900	157,900
1940 to 1949	178,600	152,100
1950 to 1959	216,200	163,300
1960 to 1969	236,500	185,100
1970 to 1979	207,000	191,500
1980 to 1989	222,000	209,600
1990 to 1999	250,000	245,200
2000 to 2009	266,300	260,000
2010 to 2013	368,300	288,500
2014 to Later	431,400	289,400
<b>Total</b>	<b>220,900</b>	<b>199,900</b>

Household mortgage status is reported in Table II.1.17. In Albany County, households with a mortgage accounted for 59.1 percent of all households or 4,493 housing units, and the remaining 40.9 percent or 3,113 units had no mortgage. Of those units with a mortgage, 504 had either a second mortgage or home equity loan, 31 had both a second mortgage and home equity loan, and 3,958 or 88.1 percent had no second mortgage or no home equity loan.

Mortgage Status	Albany County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,493	59.1%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	504	11.2%	9,772	10.8%
Second mortgage only	289	57.3%	3,961	40.5%
Home equity loan only	215	42.7%	5,811	59.5%
Both second mortgage and home equity loan	31	.7%	359	.4%
No second mortgage and no home equity loan	3,958	88.1%	79,941	88.8%
Housing units without a mortgage	3,113	40.9%	65,669	42.2%
<b>Total</b>	<b>7,606</b>	<b>100.0%</b>	<b>155,741</b>	<b>100.00%</b>

The median rent in Albany County was \$673 as compared to \$686 statewide, as seen in Table II.1.18.

Place	Rent
Albany County	\$673
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 197 persons during 2017. The driver’s license total exchanges since 2000 for Albany County are presented in Table II.1.19, and showed a net increase of 2,125 persons over the time period.

<b>Table II.1.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Albany County			
WYDOT Data, 2000 – 2017			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	1,205	1,461	-256
2001	1,239	1,254	-15
2002	1,282	1,122	160
2003	1,111	896	215
2004	1,146	1,183	-37
2005	1,101	1,117	-16
2006	1,123	1,054	69
2007	1,092	1,031	61
2008	1,267	1,006	261
2009	1,278	852	426
2010	1,206	756	450
2011	1,132	989	143
2012	1,108	1,187	-79
2013	1,336	1,099	237
2014	1,336	1,185	151
2015	1,317	1,181	136
2016	1,295	1,273	22
2017	1,308	1,111	197
<b>Total</b>	<b>21,882</b>	<b>19,757</b>	<b>2,125</b>

**Economics**

The HUD estimated MFI for Albany County was \$68,300 in 2017. This compared to Wyoming’s MFI of \$74,700. Diagram II.1.1, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.1.1**  
**Estimated Median Family Income**  
 Albany County vs. Wyoming  
 HUD Data: 2000 - 2017

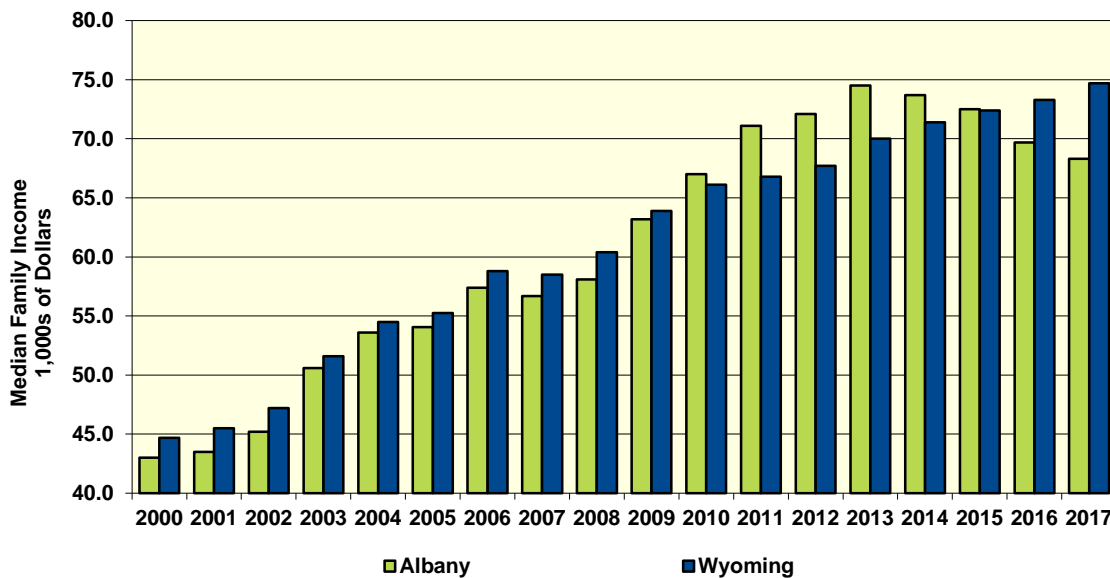


Table II.1.20, shows the labor force statistics for Albany County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 1.8 percent. The highest level of unemployment occurred during 1990 rising to a rate of 5.3 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Albany County increased from 3.1 percent in 2015 to 3.2 percent in 2016, which compared to a statewide increase to 5.3 percent.

<b>Table II.1.20</b> <b>Labor Force Statistics</b> Albany County 1990 - 2016 BLS Data					
Year	Albany County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	888	15,821	16,709	5.3%	5.3%
1991	573	15,678	16,251	3.5%	5.2%
1992	459	15,517	15,976	2.9%	5.6%
1993	410	14,908	15,318	2.7%	5.3%
1994	411	15,850	16,261	2.5%	5%
1995	365	16,361	16,726	2.2%	4.8%
1996	315	16,657	16,972	1.9%	4.9%
1997	330	16,460	16,790	2%	4.8%
1998	359	17,138	17,497	2.1%	4.7%
1999	321	18,002	18,323	1.8%	4.6%
2000	625	17,666	18,291	3.4%	3.9%
2001	635	17,850	18,485	3.4%	3.8%
2002	604	17,754	18,358	3.3%	4%
2003	612	18,160	18,772	3.3%	4.3%
2004	581	19,248	19,829	2.9%	3.8%
2005	534	18,835	19,369	2.8%	3.6%
2006	487	18,125	18,612	2.6%	3.2%
2007	448	18,087	18,535	2.4%	2.8%
2008	478	18,435	18,913	2.5%	3.1%
2009	823	18,882	19,705	4.2%	6.3%
2010	956	20,425	21,381	4.5%	6.4%
2011	917	20,915	21,832	4.2%	5.8%
2012	891	19,845	20,736	4.3%	5.3%
2013	773	19,902	20,675	3.7%	4.7%
2014	709	19,787	20,496	3.5%	4.2%
2015	648	20,060	20,708	3.1%	4.2%
2016	667	20,416	21,083	3.2%	5.3%

Diagram II.1.2, shows the employment and labor force for Albany County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 20,416 persons, with the labor force reaching 21,083, indicating there were a total of 667 unemployed persons.

**Diagram II.1.2**  
**Employment and Labor Force**  
 Albany County  
 1990 – 2016 BLS Data

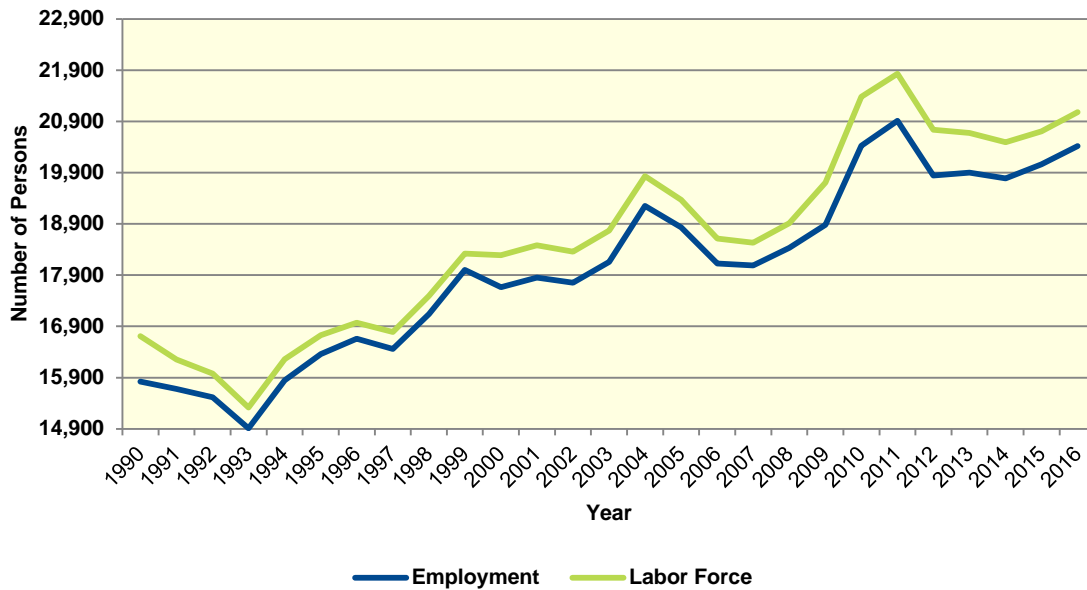
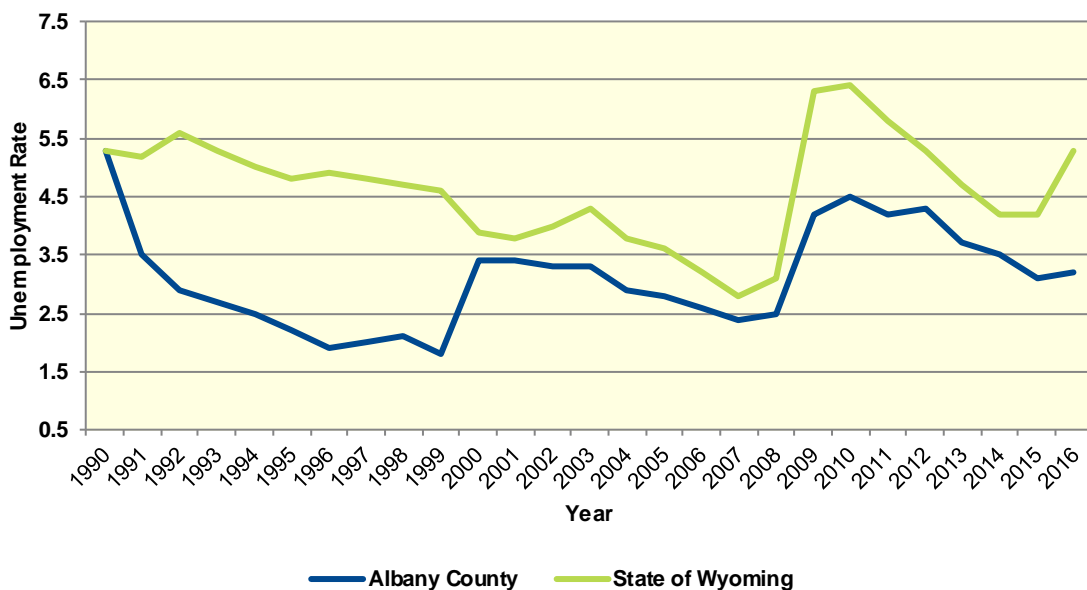


Diagram II.1.3, shows the unemployment rate for both the state and Albany County. During the 1990s the average rate for Albany County was 2.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.1 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 3.8 percent. Over the course of the entire period Albany County had an average unemployment rate lower than the state, 3.1 percent for Albany County, versus 4.6 statewide.

**Diagram II.1.3**  
**Annual Unemployment Rate**  
 Albany County  
 1990 – 2016 BLS Data



The BLS 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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2017 and are presented in Table II.1.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 15,680 persons in 2015 to 15,739 in 2016, a change of 0.4. In 2017, preliminary estimates show total monthly employment was 15,973 in June 2017.

**Table II.1.21**  
**Total Monthly Employment**  
 Albany County  
 BLS QCEW Data, 2001–2017(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	14,999	14,917	15,087	15,068	15,155	15,000	15,452	15,070
Feb	15,028	15,043	15,145	15,198	15,273	15,315	15,708	15,302
Mar	15,058	15,097	15,162	15,332	15,348	15,354	15,703	15,416
Apr	15,074	15,274	15,169	15,423	15,331	15,631	15,795	15,497
May	15,096	15,309	15,336	15,422	15,475	15,623	15,887	15,547
Jun	15,595	15,774	15,882	15,839	15,840	16,095	16,332	15,973
Jul	14,852	15,028	15,093	15,102	15,143	15,503	15,512	
Aug	14,792	15,220	15,083	15,175	15,241	15,456	15,610	
Sep	15,400	15,716	15,509	15,569	15,830	16,383	15,886	
Oct	15,484	15,715	15,553	15,744	15,663	15,925	15,804	
Nov	15,338	15,621	15,519	15,755	15,529	15,921	15,686	
Dec	15,294	15,397	15,446	15,515	15,365	15,955	15,497	
<b>Annual</b>	<b>15,168</b>	<b>15,343</b>	<b>15,332</b>	<b>15,429</b>	<b>15,433</b>	<b>15,680</b>	<b>15,739</b>	
% Change	-3.3%	1.2%	-0.1%	0.6%	0%	1.6%	0.4%	

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 744 dollars in 2015. In 2016, average weekly wages saw an increased of 1.1 percent over the prior year, to \$752, or by 8 dollars. Preliminary 2017 data shows average weekly wages were 784 dollars in the second quarter of 2017, which compared to 753 dollars in second quarter of 2016. These data are shown in Table II.1.22.

<b>Table II.1.22</b> <b>Average Weekly Wages</b> Albany County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	475	484	489	474	
2002	485	491	537	521	508	7.2%
2003	494	524	526	545	522	2.8%
2004	480	518	519	500	504	-3.4%
2005	531	562	573	572	559	10.9%
2006	551	584	593	614	586	4.8%
2007	581	628	630	647	622	6.1%
2008	621	648	666	672	652	4.8%
2009	639	674	682	699	674	3.4%
2010	658	712	702	705	694	3%
2011	676	713	720	751	715	3%
2012	685	723	707	710	706	-1.3%
2013	691	719	710	723	711	0.7%
2014	706	739	726	733	726	2.1%
2015	724	740	745	764	744	2.5%
2016	727	753	775	753	752	1.1%
2017(p)	741	784				

Total business establishments reported by the QCEW are displayed in Table II.1.23. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 1.4 percent, from 1,263 to 1,281 establishments. In the second quarter of 2017 there were an estimated 1,285 business establishments.

<b>Table II.1.23</b> <b>Number of Business Establishments</b> Albany County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,054	1,083	1,086	1,085	1,077	
2002	1,089	1,094	1,115	1,117	1,104	2.5%
2003	1,116	1,133	1,137	1,132	1,130	2.4%
2004	1,121	1,138	1,144	1,151	1,139	0.8%
2005	1,151	1,181	1,188	1,178	1,175	3.2%
2006	1,173	1,194	1,196	1,183	1,187	1%
2007	1,177	1,189	1,189	1,193	1,187	0%
2008	1,204	1,213	1,231	1,232	1,220	2.8%
2009	1,237	1,222	1,240	1,231	1,233	1.1%
2010	1,230	1,228	1,226	1,213	1,224	-0.7%
2011	1,225	1,235	1,228	1,226	1,229	0.4%
2012	1,222	1,224	1,227	1,221	1,224	-0.4%
2013	1,221	1,226	1,235	1,234	1,229	0.4%
2014	1,238	1,246	1,251	1,247	1,246	1.4%
2015	1,252	1,269	1,268	1,262	1,263	1.4%
2016	1,271	1,285	1,288	1,279	1,281	1.4%
2017	1,280	1,285				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Albany County recorded 23,776 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 \$1,488,074,000, and real per capita income was \$38,898 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$43,374 in 2016, while Wyoming average earnings per job was \$52,490. 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 Albany County increased by 1.8 percent from second quarter 2016 to second quarter 2017 from \$678 to \$690. During that same period, detached single-family home rents decreased by 5.5 percent, rents for mobile homes on lots increased by 0.6 percent, and rents for mobile home lots increased by 3.7 percent.

Albany County rental prices experienced average annualized increases of 0.5 percent for apartments, 1.0 percent for houses, 1.4 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.1.24, at right, presents the Albany County data for each rental type.

The Census Bureau reports building permit

Table II.1.24 Semiannual Average Monthly Rental Prices Albany County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	594	249	699	511
Q2.87	577	245	720	500
Q4.87	630	247	717	533
Q2.88	560	245	720	463
Q4.88	559	236	692	473
Q2.89	570	242	679	514
Q4.89	592	233	706	474
Q2.90	549	238	690	532
Q4.90	571	234	746	462
Q2.91	547	227	699	503
Q4.91	626	229	797	506
Q2.92	577	223	757	550
Q4.92	643	223	669	583
Q2.93	604	224	703	655
Q4.93	652	239	801	642
Q2.94	621	237	752	686
Q4.94	656	246	836	669
Q2.95	628	242	783	655
Q4.95	647	242	800	649
Q2.96	640	245	864	624
Q4.96	673	243	837	655
Q2.97	644	241	881	679
Q4.97	647	246	864	667
Q2.98	617	255	804	600
Q4.98	631	259	847	679
Q2.99	633	293	866	752
Q4.99	636	276	861	660
Q2.00	629	273	835	680
Q4.00	637	274	844	640
Q2.01	622	276	818	687
Q4.01	661	278	972	658
Q2.02	652	295	856	642
Q4.02	664	295	926	691
Q2.03	659	296	952	713
Q4.03	697	299	1,058	756
Q2.04	673	291	1,068	733
Q4.04	756	291	1,081	689
Q2.05	710	297	1,060	637
Q4.05	744	302	993	677
Q2.06	724	301	1,072	626
Q4.06	720	301	998	658
Q2.07	684	294	1,001	586
Q4.07	662	301	975	609
Q2.08	689	298	999	603
Q4.08	682	298	994	685
Q2.09	683	313	1,023	658
Q4.09	711	322	990	690
Q2.10	713	318	1,035	704
Q4.10	695	317	1,038	648
Q2.11	722	313	1,056	710
Q4.11	751	314	1,073	748
Q2.12	738	364	1,103	721
Q4.12	711	336	1,046	728
Q2.13	705	328	1,070	722
Q4.13	678	349	1,046	736
Q2.14	702	339	1,029	788
Q4.14	676	338	1,016	677
Q2.15	701	356	977	759
Q4.15	664	322	960	763
Q2.16	678	328	1,044	791
Q4.16	667	339	988	821
Q2.17	690	340	987	796



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 Albany increased from 122 authorizations in 2015 to 123 in 2016.

The real value of single-family building permits increased from \$181,735 in 2015 to \$192,252 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.1.25.

<b>Table II.1.25</b> <b>Building Permits and Valuation</b> Albany County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	128	4	4	6	142	83,121	50,226
1981	121	8	19	80	228	78,580	63,082
1982	93	8	28	134	263	69,201	21,124
1983	138	2	103	47	290	68,791	25,270
1984	55	0	47	78	180	80,302	21,866
1985	29	2	0	76	107	112,841	16,571
1986	13	0	0	0	13	77,730	0
1987	14	0	0	8	22	91,675	27,259
1988	11	2	0	0	13	181,252	0
1989	15	0	0	0	15	160,218	0
1990	12	0	4	8	24	144,832	35,381
1991	31	0	0	16	47	129,811	28,754
1992	56	0	16	0	72	148,354	0
1993	69	0	4	0	73	151,447	0
1994	106	0	39	69	214	154,356	38,088
1995	102	4	20	48	174	161,203	43,319
1996	109	2	12	12	135	151,365	64,003
1997	98	4	52	0	154	178,360	0
1998	97	4	4	34	139	138,834	47,473
1999	101	0	12	92	205	167,932	58,376
2000	105	2	0	0	107	157,423	0
2001	135	0	4	144	283	150,532	72,438
2002	153	2	8	0	163	162,218	0
2003	193	2	28	48	271	156,368	55,490
2004	210	2	16	182	410	173,727	51,446
2005	192	0	110	292	594	164,456	77,985
2006	156	6	92	75	329	173,743	74,488
2007	192	0	24	48	264	179,605	78,056
2008	142	0	18	12	172	194,426	66,442
2009	103	0	4	25	132	179,691	70,211
2010	140	0	0	32	172	178,144	64,469
2011	145	0	0	318	463	149,579	71,965
2012	103	0	0	87	190	160,680	56,387
2013	125	2	0	12	139	161,502	83,487
2014	99	0	0	0	99	182,853	0
2015	122	0	0	20	142	181,735	41,641
2016	123	4	0	24	151	192,252	30,713

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Albany County was \$246,772. This represented an increase of 3.4 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.1.26.

<b>Table II.1.26</b> <b>Average Sales Prices</b> Albany County vs. Wyoming DOR Data, 2000–2016				
Year	Albany County Average Price (\$)	Albany County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	118,196	.	131,207	.
2001	126,183	6.76	128,771	-1.86
2002	125,820	-0.29	138,295	7.40
2003	150,751	19.81	148,276	7.22
2004	175,320	16.30	159,558	7.61
2005	182,000	3.81	178,183	11.67
2006	184,159	1.19	219,438	23.15
2007	212,313	15.29	265,044	20.78
2008	222,151	4.6	256,045	-3.40
2009	215,069	-3.2	241,622	-5.63
2010	225,991	5.08	250,958	3.86
2011	213,452	-5.5	241,301	-3.85
2012	227,080	6.4	266,406	10.40
2013	222,725	-1.9	281,345	5.6
2014	235,562	5.8	263,432	-6.4
2015	238,721	1.3	275,611	4.6
2016	246,772	3.4	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2017.<sup>69</sup> During December 2017, a total of 145 surveys were completed by property managers in Albany County. Of the 2,503 rental units surveyed, 180 were vacant, indicating a vacancy rate of 7.2 percent. This compares to a 6.5 percent vacancy rate one year ago, as shown in Table II.1.27, at right, and a December 2017 statewide vacancy rate of 10.2 percent.

<b>Table II.1.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Albany County RVS Data, June 2001 – December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	8	528	33	6.3%
2001b	11	779	9	1.2%
2002a	13	664	38	5.7%
2002b	18	1,210	24	2.0%
2003a	17	1,077	48	4.5%
2003b	23	1,243	30	2.4%
2004a	25	1,064	40	3.8%
2004b	26	1,326	24	1.8%
2005a	39	1,374	39	2.8%
2005b	37	2,095	131	6.3%
2006a	43	2,076	142	6.8%
2006b	43	2,056	98	4.8%
2007a	50	2,003	52	2.6%
2007b	61	2,442	75	3.1%
2008a	78	2,958	126	4.3%
2008b	101	2,376	103	4.3%
2009a	100	3,006	314	10.5%
2009b	105	2,408	63	2.6%
2010a	119	2,049	106	5.2%
2010b	114	2,160	59	2.7%
2011a	107	1,917	94	4.9%
2011b	110	2,228	48	2.2%
2012a	147	2,274	87	3.8%
2012b	157	2,759	115	4.2%
2013a	156	3,072	171	5.6%
2013b	162	4,173	270	6.5%
2014a	158	3,072	202	6.6%
2014b	162	3,034	226	7.4%
2015a	189	3,030	248	8.2%
2015b	158	3,194	212	6.6%
2016a	168	4,013	259	6.5%
2016b	162	3,171	238	7.5%
2017a	145	3,205	349	10.9%
2017b	133	2,503	180	7.2%

<sup>69</sup> Those signified as a in the “year” column of Table II.1.27 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.1.4, shows the historical vacancy rate from Albany County and Wyoming. As can be seen, the vacancy rate in Albany County has been similar to the statewide vacancy rate, trending roughly the same, but increased above the statewide rate for the last surveys.

**Diagram II.1.4**  
**Vacancy Rates by Year**  
 Albany County vs. Wyoming  
 RVS Data, June 2001 – December 2017

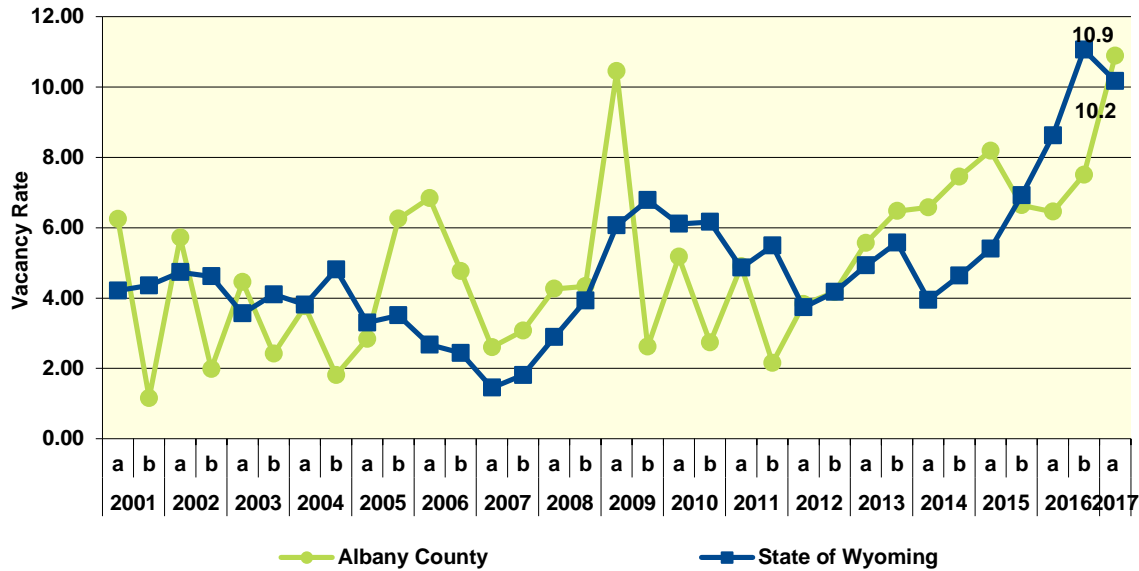


Diagram II.1.5, shows the average rent of single-family and apartment units in Albany County. In 2017, rents for single-family units rose to \$1,029 and average rent for apartments decreased to \$776.

**Diagram II.1.5**  
**Average Rent of Single Family and Apartment Units**  
 Albany County  
 RVS Data, June 2006 – December 2017

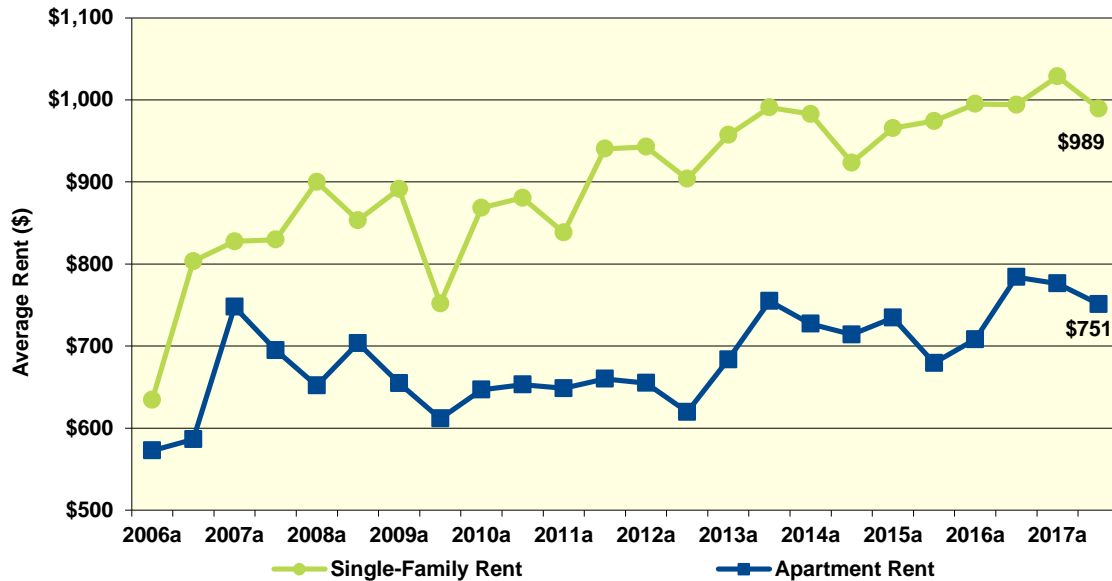


Table II.1.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 105 single family units in Albany County, with 5 of them available. This translates into a vacancy rate of 4.8 percent in Albany County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 2,032 apartment units reported in the survey, with 156 of them available, which resulted in a vacancy rate of 7.7 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	105	5	4.8%
Duplex units	89	2	2.2%
Apartments	2,032	156	7.7%
Mobile Homes	100	1	1.0%
"Other" Units	1	0	.0%
Don't Know	176	16	9.1%
<b>Total</b>	<b>2,503</b>	<b>180</b>	<b>7.2%</b>

Table II.1.29, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family units, with 36 units. The most common apartment units were two bedroom units, with 534 units. Additional details of unit types by bedrooms are reported.

<b>Table II.1.29</b>							
<b>Rental Units by Number of Bedrooms</b>							
Albany County							
RVS Data, December 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	411	0	0	.	411
One	4	29	264	0	0	.	297
Two	35	44	534	7	0	.	620
Three	36	13	180	3	1	.	233
Four	10	1	73	0	0	.	84
Five	8	0	0	0	0	.	8
Don't Know	12	2	570	90	0	176	850
<b>Total</b>	<b>105</b>	<b>89</b>	<b>2,032</b>	<b>100</b>	<b>1</b>	<b>176</b>	<b>2,503</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.1.30, efficiency apartments were the most available apartment units, with one bedroom units being the most available single family unit.

<b>Table II.1.30</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Albany County							
RVS Data, December 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	80	0	0	.	80
One	2	1	4	0	0	.	7
Two	1	1	27	0	0	.	29
Three	1	0	20	1	0	.	22
Four	0	0	2	0	0	.	2
Five	1	0	0	0	0	.	1
Don't Know	0	0	23	0	0	16	39
<b>Total</b>	<b>5</b>	<b>2</b>	<b>156</b>	<b>1</b>	<b>0</b>	<b>16</b>	<b>180</b>

Table II.1.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 5.1 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 2.8 percent.

<b>Table II.1.31</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Albany County							
RVS Data, December 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	%	%	19.5%	%	%		19.5%
One	50.0%	3.4%	1.5%	%	%		2.4%
Two	2.9%	2.3%	5.1%	.0%	%		4.7%
Three	2.8%	.0%	11.1%	33.3%	.0%		9.4%
Four	.0%	.0%	2.7%	%	%		2.4%
Five	12.5%	%	%	%	%		12.5%
Don't Know	.0%	.0%	4.0%	.0%	%	9.1%	4.6%
<b>Total</b>	<b>4.8%</b>	<b>2.2%</b>	<b>7.7%</b>	<b>1.0%</b>	<b>.0%</b>	<b>9.1%</b>	<b>7.2%</b>

Average market-rate rents by unit type are shown in Table II.1.32. 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.

<b>Table II.1.32</b>						
<b>Average Market Rate Rents by Number of Bedrooms</b>						
Albany County						
RVS Data, December 2017						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$400	\$	\$452	\$	\$	\$446
One	\$723	\$492	\$584	\$	\$	\$578
Two	\$846	\$729	\$703	\$650	\$750	\$738
Three	\$1,045	\$976	\$890	\$825	\$950	\$955
Four	\$1,329	\$1,175	\$1,117	\$	\$	\$1,201
Five	\$1,658	\$	\$	\$	\$	\$1,658
<b>Total</b>	<b>\$989</b>	<b>\$788</b>	<b>\$751</b>	<b>\$738</b>	<b>\$913</b>	<b>\$822</b>

Table II.1.33, shows vacancy rates for single family units by average rental rates for Albany County. The most common rent for a single family unit was between 1,000 to 1,500 dollars and units in this price range had a vacancy rate of 7.4 percent.

<b>Table II.1.33</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Albany County			
RVS Data, December 2017			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	1	0	.0%
\$500 to \$1,000	27	0	.0%
\$1,000 to \$1,500	68	5	7.4%
Above \$1,500	2	0	.0%
Missing	7	0	.0%
<b>Total</b>	<b>105</b>	<b>5</b>	<b>4.8%</b>

The availability of apartment units by average rent is displayed in Table II.1.34. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 6.2 percent.

<b>Table II.1.34</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Albany County			
RVS Data, December 2017			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	244	58	23.8%
\$500 to \$1,000	1,477	92	6.2%
\$1,000 to \$1,500	152	1	.7%
Above \$1,500	0	0	%
Missing	159	5	3.1%
<b>Total</b>	<b>2,032</b>	<b>156</b>	<b>7.7%</b>

Table II.1.35, shows the condition of rental units by unit type for Albany 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 most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed.

<b>Table II.1.35</b> <b>Condition by Unit Type</b> Albany County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	2	0	6	0	.	8
Average	8	7	5	2	0	.	22
Good	56	37	1,326	8	1	.	1,428
Excellent	39	43	651	0	0	.	733
Don’t Know	2	0	50	84	0	176	312
<b>Total</b>	<b>105</b>	<b>89</b>	<b>2,032</b>	<b>100</b>	<b>1</b>	<b>176</b>	<b>2,503</b>

The availability of single family units based on their condition is displayed in Table II.1.36. As can be seen single family units in good condition had a vacancy rate of 7.1 percent.

<b>Table II.1.36</b> <b>Condition of Single Family Units by Vacancy Status</b> Albany County RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	8	0	.0%
Good	56	4	7.1%
Excellent	39	1	2.6%
Don’t Know	2	0	.0%
<b>Total</b>	<b>105</b>	<b>5</b>	<b>4.8%</b>

Table II.1.37, shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 0 percent.

<b>Table II.1.37</b> <b>Condition of Apartment Units by Vacancy Status</b> Albany County RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	5	0	.0%
Good	1,326	98	7.4%
Excellent	651	56	8.6%
Don’t Know	50	2	4.0%
<b>Total</b>	<b>2,032</b>	<b>156</b>	<b>7.7%</b>

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.1.38, 8 respondents said they would



prefer more single family units, 6 respondents wanted more apartment units, and 23 respondents indicated they would prefer more units of any type.

<b>Table II.1.38</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Albany County RVS Data, December 2017	
<b>Unit Type</b>	<b>Respondents citing more units</b>
Single family units	8
Duplex Units	1
Apartments	6
Mobile homes	1
Other	0
All types	23
<b>Total</b>	<b>39</b>

Table, II.1.39, shows the most common answers from the 2017 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Albany County had a total of 43 respondents, with an average persons per household of 2.8 people. Of new residents to Albany County, 60.5 percent were not married and the most common age group arriving in the state was 18 to 24 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 67.4 percent of respondents renting their residence. The average mortgage payment in Albany County was \$990 and the average rent was \$604. When asked if they were satisfied with their current housing, 88.4 percent said they were satisfied with thier current housing.

<b>Table II.1.39</b> <b>Most Replied Response</b> Albany County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	43
Number of persons in household (Average)	2.8
Current age	18 to 24 years old (41.9%)
Marital status	Not Married (60.5%)
Primary reason for moving to Wyoming	New job (27.9%)
In which industry are you primarily employed	Student (16.3%)
Highest education level completed	Some College (27.9%)
Total household income from all sources	\$20,000 to \$29,999 dollars (19.2%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (51.2%)
Do you own or rent	Rent (67.4%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.8
Average mortgage payment	\$990
Average rental payment	\$604
Are you satisfied with your current housing	Satisfied with current housing (88.4%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Housing unit is too small (66.7%)
Are you seeking to change your housing situation	Seeking different housing (83.3%)
What type of unit are you seeking	Single family home (80.0%)
Type of tenure seeking	Seeking to buy (60.0%)
If own, do you plan on building or buying	Don't know (66.7%)
Expected building price	\$150,000 to \$199,999 dollars (100.0%)
Expected rental price	\$901 to \$1,000 dollars (100.0%)

For residents who are unsatisfied with their current housing, 66.7 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 80.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 60.0 percent wanted to buy and 40.0 wanted to rent their next residence. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$901 to \$1,000 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**

**HOUSING PROBLEMS**

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

Overcrowding is defined as having 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 2016 5-year ACS data, 129 or .8 percent of households in Albany County were overcrowded and another 233 or 1.5 percent of units were severely overcrowded, as shown in Table II.1.40. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.1.40</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Albany County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Albany County</b>				
<b>Owner</b>				
Households	7,527	79	0	7,606
Percentage	99.0%	1.0%	.0%	100.0%
<b>Renter</b>				
Households	7,676	50	233	7,959
Percentage	96.4%	.6%	2.9%	100.0%
<b>Total</b>				
Households	15,203	129	233	15,565
Percentage	97.7%	.8%	1.5%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
<b>Total</b>				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.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 2016 5-year ACS, a total of 363 units or 1.9 percent of all housing units in Albany County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.1.41, at right.

<b>Table II.1.41</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Albany County 2011-2016 5-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Kitchen Facilities	18,332	260,769
Lacking Complete Kitchen Facilities	363	7,218
<b>Total Housing Units</b>	<b>18,695</b>	<b>267,987</b>
Percent Lacking	1.9%	2.7%

At the time of the 2016 ACS, a total of 397 units or 2.1 percent of all housing units in Albany County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.1.42.

<b>Table II.1.42</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Albany County 2011-2016 5-Year ACS Data		
<b>Facilities</b>	<b>Albany County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	18,298	261,033
Lacking Complete Plumbing Facilities	397	6,954
<b>Total Households</b>	<b>18,695</b>	<b>267,987</b>
Percent Lacking	2.1%	2.6%

The third type of housing problem reported in the 2016 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 Albany County, 17.4 percent of households had a cost burden and 20.4 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 15.6 percent of homeowners with a mortgage in Albany County experienced a cost burden and 10.2 percent experienced a severe cost burden, while 22.4 percent of renters had a cost burden and 32.8 percent had a severe cost burden, as seen in Table II.1.43.

<b>Table II.1.43</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Albany County					
2011-2016 5-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Albany County</b>					
<b>Owner With a Mortgage</b>					
Households	3,323	702	459	9	4,493
Percent	74.0%	15.6%	10.2%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	2,780	229	104	0	3,113
Percent	89.3%	7.4%	3.3%	.0%	100.0%
<b>Renter</b>					
Households	2,932	1,780	2,607	640	7,959
Percent	36.8%	22.4%	32.8%	8.0%	100.0%
<b>Total</b>					
Households	9,035	2,711	3,170	649	15,565
Percent	58.0%	17.4%	20.4%	4.2%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
<b>Renter</b>					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
<b>Total</b>					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

### 2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2016 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.1.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 1,560 owner occupied and 4,400 renter occupied households experiencing a housing problem.

<b>Table II.1.44</b>			
<b>Households with Housing Problems by Income</b>			
Albany County			
2010-2014 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	490	2,940	3,430
30.1-50% HAMFI	355	885	1,240
50.1-80% HAMFI	385	500	885
80.1-95% HAMFI	190	60	250
95 – 115% HAMFI	50	0	50
115.1% HAMFI or more	90	15	105
<b>Total</b>	<b>1,560</b>	<b>4,400</b>	<b>5,960</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	75	230	305
30.1-50% HAMFI	365	300	665
50.1-80% HAMFI	775	975	1,750
80.1-95% HAMFI	510	420	930
95 – 115% HAMFI	760	410	1,170
115.1% HAMFI or more	3,665	785	4,450
<b>Total</b>	<b>6,150</b>	<b>3,120</b>	<b>9,270</b>
<b>Not Computed</b>			
30% HAMFI or less	10	195	205
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
<b>Total</b>	<b>10</b>	<b>195</b>	<b>205</b>
<b>Total</b>			
30% HAMFI or less	575	3,365	3,940
30.1-50% HAMFI	720	1,185	1,905
50.1-80% HAMFI	1,160	1,475	2,635
80.1-95% HAMFI	700	480	1,180
95 – 115% HAMFI	810	410	1,220
115.1% HAMFI or more	3,755	800	4,555
<b>Total</b>	<b>7,720</b>	<b>7,715</b>	<b>15,435</b>

Table II.1.45, shows the total estimated housing by tenure for Albany County. As can be seen, in 2030 there are estimated to be a total of 8,202 owner and 8,579 renter occupied households or a total of 16,781 households. By 2050 there are estimated to be 8,722 owner, 8,994 renter for a total of 17,716 households in Albany County.

Year	Owner	Renter	Total
2016	7,606	7,959	15,565
2020	7,746	8,179	15,925
2025	7,985	8,389	16,374
2030	8,202	8,579	16,781
2035	8,382	8,734	17,116
2040	8,524	8,852	17,376
2045	8,634	8,936	17,570
2050	8,722	8,994	17,716

Table II.1.46, shows the incremental housing demand for Albany County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 596 owner-occupied and 620 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Albany County will see an additional 2,151 households, of which 535 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 366 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	0	10	28	44	58	68	77	83
30.1-50%	0	13	35	56	72	86	96	104
50.1-80%	0	21	57	90	117	138	154	168
80.1-95%	0	13	34	54	70	83	93	101
95.1-115%	0	15	40	63	81	96	108	117
115+%	0	68	184	290	377	447	500	543
<b>Total</b>	<b>0</b>	<b>140</b>	<b>379</b>	<b>596</b>	<b>776</b>	<b>918</b>	<b>1,028</b>	<b>1,116</b>
<b>Renter</b>								
0-30%	0	96	188	270	338	389	426	451
30.1-50%	0	34	66	95	119	137	150	159
50.1-80%	0	42	82	119	148	171	187	198
80.1-95%	0	14	27	39	48	56	61	64
95.1-115%	0	12	23	33	41	47	52	55
115+%	0	23	45	64	80	93	101	107
<b>Total</b>	<b>0</b>	<b>220</b>	<b>430</b>	<b>620</b>	<b>775</b>	<b>893</b>	<b>977</b>	<b>1,035</b>
<b>Total</b>								
0-30%	0	106	216	315	396	458	503	535
30.1-50%	0	47	101	151	191	223	246	263
50.1-80%	0	63	139	208	265	309	341	366
80.1-95%	0	26	61	93	119	139	154	166
95.1-115%	0	26	63	95	123	144	160	172
115+%	0	91	229	354	458	539	601	650
<b>Total</b>	<b>0</b>	<b>360</b>	<b>809</b>	<b>1,216</b>	<b>1,551</b>	<b>1,811</b>	<b>2,005</b>	<b>2,151</b>



Table II.1.47 shows the Incremental Total Housing Need Forecast for Albany County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 6,076 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 2,653 owner and 5,574 renter occupied households for a total of 8,227 quality households.

<b>Table II.1.47</b>								
<b>Incremental Total Housing Need Forecast</b>								
Albany County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	483	493	511	527	541	551	559	566
30.1-50%	350	363	385	405	422	435	446	454
50.1-80%	379	400	436	469	496	517	534	547
80.1-95%	187	200	222	241	258	270	280	288
95.1-115%	49	64	89	112	131	146	157	166
115+%	89	157	273	379	466	535	589	631
<b>Total</b>	<b>1,537</b>	<b>1,677</b>	<b>1,916</b>	<b>2,133</b>	<b>2,313</b>	<b>2,455</b>	<b>2,565</b>	<b>2,653</b>
<b>Renter</b>								
0-30%	3,033	3,129	3,221	3,303	3,371	3,422	3,459	3,484
30.1-50%	913	947	979	1,008	1,032	1,050	1,063	1,072
50.1-80%	516	558	598	634	664	687	703	714
80.1-95%	62	76	89	100	110	117	123	126
95.1-115%	0	12	23	33	41	47	52	55
115+%	15	38	60	80	96	108	117	123
<b>Total</b>	<b>4,539</b>	<b>4,759</b>	<b>4,969</b>	<b>5,159</b>	<b>5,314</b>	<b>5,432</b>	<b>5,516</b>	<b>5,574</b>
<b>Total</b>								
0-30%	3,516	3,622	3,732	3,831	3,912	3,974	4,018	4,050
30.1-50%	1,263	1,310	1,364	1,414	1,454	1,486	1,509	1,526
50.1-80%	895	958	1,034	1,103	1,160	1,204	1,236	1,261
80.1-95%	249	275	310	342	368	388	403	415
95.1-115%	49	76	112	145	172	193	209	221
115+%	104	195	333	458	562	643	705	754
<b>Total</b>	<b>6,076</b>	<b>6,436</b>	<b>6,885</b>	<b>7,292</b>	<b>7,627</b>	<b>7,887</b>	<b>8,081</b>	<b>8,227</b>