

## CAMPBELL COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Campbell County’s population increased from 46,133 in 2010 to 48,803 in 2016, or by 5.8 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 3.8 percent, and the number of people from 55 to 64 years of age increased by 32.2 percent. The white population increased by 4.8 percent, while the black population increased by 89.1 percent. The Hispanic population increased from 3,611 to 4,216 people between 2010 and 2016 or by 16.8 percent. These data are presented in Table II.3.1.

<b>Table II.3.1</b>						
<b>Profile of Population Characteristics</b>						
Campbell County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Campbell County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>46,133</b>	<b>48,803</b>	<b>5.8%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	11,027	11,625	5.4%	113,371	116,796	3.0%
15 to 24 years	6,473	6,200	-4.2%	78,460	77,293	-1.5%
25 to 34 years	7,679	7,974	3.8%	77,649	81,948	5.5%
35 to 44 years	5,965	6,618	10.9%	66,966	71,334	6.5%
45 to 54 years	7,464	5,925	-20.6%	83,577	69,052	-17.4%
55 to 64 years	4,909	6,488	32.2%	73,513	81,266	10.5%
65 and Over	2,616	3,973	51.9%	70,090	87,812	25.3%
<b>Race</b>						
White	44,276	46,381	4.8%	529,110	543,387	2.7%
Black	174	329	89.1%	5,135	7,753	51.0%
American Indian and Alaskan Native	624	759	21.6%	14,457	15,762	9.0%
Asian	260	323	24.2%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	27	43	59.3%	521	673	29.2%
Two or more races	772	968	25.4%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	3,611	4,216	16.8%	50,231	58,413	16.3%

Table II.3.2, presents the population of Campbell County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 24,258 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 21,875 persons, were female. In 2016, the number of males rose to 25,309 persons, and accounted for 51.9 percent of the population, with the remaining 48.1 percent, or 23,494 persons being female.

<b>Table II.3.2</b> <b>Population by Age and Gender</b> Campbell 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	5,693	5,334	11,027	5,904	5,721	11,625	5.4%
15 to 24 years	3,429	3,044	6,473	3,300	2,900	6,200	-4.2%
25 to 44 years	4,172	3,507	7,679	4,194	3,780	7,974	3.8%
45 to 54 years	3,161	2,804	5,965	3,459	3,159	6,618	10.9%
55 to 64 years	3,926	3,538	7,464	3,060	2,865	5,925	-20.6%
65 and Over	2,679	2,230	4,909	3,475	3,013	6,488	32.2%
<b>Total</b>	<b>24,258</b>	<b>21,875</b>	<b>46,133</b>	<b>25,309</b>	<b>23,494</b>	<b>48,803</b>	<b>5.8%</b>
<b>% of Total</b>	<b>52.6%</b>	<b>47.4%</b>	.	<b>51.9%</b>	<b>48.1%</b>	.	

At the time of the 2010 Census, there were 422 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 31.5 percent, as shown in Table II.3.3.

<b>Table II.3.3</b> <b>Group Quarters Population</b> Campbell County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>72</sup>	112	107	-4.5%
Juvenile Facilities	.	25	.
Nursing Homes	6	123	1,950.0%
Other Institutions	.	5	.
<b>Total</b>	<b>118</b>	<b>260</b>	<b>120.3%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	78	.
Military Quarters	.	.	.
Other No institutions	203	84	-58.6%
<b>Total</b>	<b>203</b>	<b>162</b>	<b>-20.2%</b>
<b>Group Quarters Population</b>	<b>321</b>	<b>422</b>	<b>31.5%</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>72</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.3.4, 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 12,098 family households, of which 9,905 housed married couple families and 2,193 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 937 families, or a female householder with no husband present, of which there were 1,256 families. There were also an estimated 5,436 “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 Campbell County was 69.0 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Campbell County, 81.9 percent were married households, which compared to 79.5 percent in the State of Wyoming.

<b>Table II.3.4 Household Type by Tenure Campbell County 2011-2016 5-Year ACS Data</b>				
<b>Household Type</b>	<b>Campbell County</b>		<b>State of Wyoming</b>	
	<b>Campbell County</b>	<b>% of Total</b>	<b>State of Wyoming</b>	<b>% of Total</b>
Family households	12,098	69.0%	147,961	65.2%
Married-couple family	9,905	81.9%	117,587	79.5%
Owner-occupied housing units	8,327	84.1%	97,431	82.9%
Renter-occupied housing units	1,578	15.9%	20,156	17.1%
Other family	2,193	18.1%	30,374	20.5%
Male householder, no wife present	937	42.7%	11,235	37.0%
Owner-occupied housing units	526	56.1%	6,473	57.6%
Renter-occupied housing units	411	43.9%	4,762	42.4%
Female householder, no husband present	1,256	57.3%	19,139	63.0%
Owner-occupied housing units	500	39.8%	9,691	50.6%
Renter-occupied housing units	756	60.2%	9,448	49.4%
Nonfamily households	5,436	31.0%	79,024	34.8%
Owner-occupied housing units	2,888	53.1%	42,146	53.3%
Renter-occupied housing units	2,548	46.9%	36,878	46.7%
<b>Total</b>	<b>17,534</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.3.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 5,043 two-person family households, 2,658 three-person family households and 2,599 four-person family households. One-person non-family households made up 79.0 percent of all non-family households or an estimated 4,297 households. Campbell County’s two person households made up 34.4 percent of total housing units and four person households made up an additional 14.9 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

<b>Table II.3.5 Household Type by Household Size</b>				
Campbell County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Campbell County</b>				
One Person	.	4,297	4,297	24.5%
Two Person	5,043	994	6,037	34.4%
Three Person	2,658	124	2,782	15.9%
Four Person	2,599	21	2,620	14.9%
Five Person	1,178	0	1,178	6.7%
Six Person	346	0	346	2.0%
Seven Person	274	0	274	1.6%
<b>Total</b>	<b>12,098</b>	<b>5,436</b>	<b>17,534</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 6,037 two-person households, 4,764 were owner-occupied and 1,273 were renter-occupied. Of the 2,620 four-person households, 1,787 were owner-occupied and 833 were renter-occupied. Further household size data by tenure are presented in Table II.3.6.

<b>Table II.3.6 Tenure by Household Size</b>				
Campbell County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Campbell County</b>				
One Person	2,394	1,903	4,297	24.5%
Two Person	4,764	1,273	6,037	34.4%
Three Person	1,916	866	2,782	15.9%
Four Person	1,787	833	2,620	14.9%
Five Person	977	201	1,178	6.7%
Six Person	262	84	346	2.0%
Seven Person or more	141	133	274	1.6%
<b>Total</b>	<b>12,241</b>	<b>5,293</b>	<b>17,534</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.3.7, Campbell County had a total of 19,626 housing units of which 17,534 or 89.3 percent were occupied. Of these occupied units, 69.8 percent, or 12,241 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 2,092 units or 10.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.3.7 Housing Units by Tenure</b> Campbell County 2011-2016 5-Year ACS Data				
Tenure	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	17,534	89.3%	226,985	84.7
Owner-Occupied	12,241	69.8%	155,741	68.6
Renter-Occupied	5,293	30.2%	71,244	31.4
Vacant Housing Units	2,092	10.7%	41,002	15.3
<b>Total Housing Units</b>	<b>19,626</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0</b>

Table II.3.8, shows that of the 2,092 vacant housing units in Campbell County as reported in the 2016 ACS data, 444 or 21.2 percent were for rent and 266 or 12.7 percent were for sale. An estimated 521 units were for seasonal, recreational, or occasional use, and 677 or 32.4 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.3.8 Disposition of Vacant Housing Units</b> Campbell County 2011-2016 5-Year ACS Data				
Disposition	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	444	21.2%	6,818	16.6%
Rented, but not occupied	110	5.3%	1,397	3.4%
For sale only	266	12.7%	2,584	6.3%
Sold, but not occupied	54	2.6%	945	2.3%
For seasonal, recreational, or occasional use	521	24.9%	17,395	42.4%
For migrant workers	20	1.0%	351	.9%
Other vacant	677	32.4%	11,512	28.1%
<b>Total</b>	<b>2,092</b>	<b>100.0%</b>	<b>41,002</b>	<b>100.0%</b>

Table II.3.9, at right, presents different income statistics for Campbell County. According to the 2016 ACS data averages, median family income for Campbell County was \$90,389 compared to the statewide average of \$73,654.

<b>Table II.3.9 Median and Per Capita Income</b> Campbell County 2011-2016 5-Year ACS Data		
Income Type	Campbell County	Wyoming
Median Family Income	90,389	73,654
Median Household Income	80,822	59,143

Table II.3.10, shows households by income for Campbell County and the State of Wyoming. In Campbell County, there were a total of 1,198 households or 6.8 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 1,520 households that had incomes between \$35,000 and \$49,999, which accounted for 8.7 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 36.5 percent of total households and numbered 6,407 in Campbell County.

<b>Table II.3.10</b>				
<b>Households by Income</b>				
Campbell County 2011-2016 5-Year ACS Data				
Income	Campbell County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,198	6.8%	21,545	9.5%
15,000 - 19,999	331	1.9%	10,637	4.7%
20,000 - 24,999	806	4.6%	11,410	5.0%
25,000 - 34,999	1,217	6.9%	22,140	9.8%
35,000 - 49,999	1,520	8.7%	30,946	13.6%
50,000 - 74,999	2,991	17.1%	42,533	18.7%
75,000 - 99,999	3,064	17.5%	32,162	14.2%
100,000 and above	6,407	36.5%	55,612	24.5%
<b>Total</b>	<b>17,534</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.3.11. In total, the poverty rate in Campbell County was 8 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Campbell County had a poverty rate of 7 percent and the female population had a poverty rate of 9 percent. There were 368 males and 268 females in poverty under the age of 5. Overall, 16.3 percent of persons in poverty in Campbell 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 219 individuals with incomes below the poverty level which represented 5.6 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.3.11</b>				
<b>Poverty by Age</b>				
Campbell County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Campbell County</b>				
5 and Below	368	268	636	16.3%
6 to 17	342	316	658	16.9%
18 to 64	967	1,418	2,385	61.2%
65 and Older	69	150	219	5.6%
<b>Total</b>	<b>1,746</b>	<b>2,152</b>	<b>3,898</b>	<b>100.0%</b>
Poverty Rate	7%	9%	8%	.
<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.3.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Campbell County saw an average of 9,453 owner-occupied single-family units compared to 1,644 single-family rental units. In Campbell County, single-family units comprised 63.3 percent of

all households compared with 71.9 percent statewide. Campbell County had a total of 1,939 apartment rental units and total apartment units accounted for 11.5 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 3,406 mobile homes in Campbell County, which comprised 19.4 percent of all occupied housing units and compared to 12.9 statewide.

<b>Table II.3.12 Households by Unit Type</b> Campbell County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Campbell County</b>				
Single-Family Unit	9,453	1,644	11,097	63.3%
Duplex	7	263	270	1.5%
Tri- or Four-Plex	0	618	618	3.5%
Apartments	75	1,939	2,014	11.5%
Mobile Homes	2,706	700	3,406	19.4%
Boat, RV, Van, Etc.	0	129	129	.7%
<b>Total</b>	<b>12,241</b>	<b>5,293</b>	<b>17,534</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.3.13, shows the number of households by year of construction. As shown, 1.0 percent, or 169 units, were built in 1939 or earlier in the county, and another 232 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 5,317, which accounted for 30.3 percent of all households, and an additional 1,074 households, or 6.1 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.3.13 Households by Year Built</b> Campbell County 2011-2016 5-Year ACS Data				
Year Built	Campbell County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	169	1.0%	24,398	10.7%
1940 to 1949	232	1.3%	10,195	4.5%
1950 to 1959	443	2.5%	20,926	9.2%
1960 to 1969	639	3.6%	18,850	8.3%
1970 to 1979	3,253	18.6%	47,644	21.0%
1980 to 1989	3,684	21.0%	32,639	14.4%
1990 to 1999	2,723	15.5%	26,757	11.8%
2000 to 2009	5,317	30.3%	37,104	16.3%
Built 2010 or Later	1,074	6.1%	8,472	3.7%
<b>Total</b>	<b>17,534</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.3.14, displays housing units for Campbell County and the State of Wyoming. The number of rooms in Campbell County varied between households. Households with one room accounted



for only 1.0 percent of total housing units, while households with five and six rooms accounted for 19.6 and 21.8 percent, respectively. The median number of rooms in Campbell County was 6 rooms, which compared to 6 statewide.

<b>Table II.3.14 Housing Units by Number of Rooms</b> Campbell County 2011-2016 5-Year ACS Data				
Number of Rooms	Campbell County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	198	1.0%	4,703	1.8%
Two	306	1.6%	6,989	2.6%
Three	923	4.7%	19,621	7.3%
Four	2,738	14.0%	42,956	16.0%
Five	3,849	19.6%	52,646	19.6%
Six	4,276	21.8%	43,710	16.3%
Seven	2,798	14.3%	31,960	11.9%
Eight	1,891	9.6%	25,568	9.5%
Nine or more	2,647	13.5%	39,834	14.9%
<b>Total</b>	<b>19,626</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.3.15, shows the number of households in the county by number of bedrooms and tenure. There were 155 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 17.7 percent of total households in Campbell County, which compared to 23.9 percent statewide. In Campbell County, the 8,172 households with three bedrooms accounted for 46.6 percent of all households, and there were only 1,157 five-bedroom or more households, which accounted for 6.6 percent of all households.

<b>Table II.3.15 Households by Number of Bedrooms</b> Campbell County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Campbell County</b>				
None	28	155	183	1.0%
One	92	771	863	4.9%
Two	1,240	1,869	3,109	17.7%
Three	6,278	1,894	8,172	46.6%
Four	3,532	518	4,050	23.1%
Five or more	1,071	86	1,157	6.6%
<b>Total</b>	<b>12,241</b>	<b>5,293</b>	<b>17,534</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.3.16, structures built in 1939 or earlier had a median value of \$216,700, while structures built between 1950 and 1959 had a median value of \$172,800 and those built between 1990 to 1999 had a median value of \$205,800. 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 \$291,600 and \$216,500, respectively. The total median value in Campbell County was \$214,000, which compared to \$199,900 in the State of Wyoming.

Year Built	Campbell County	State of Wyoming
1939 or earlier	216,700	157,900
1940 to 1949	182,700	152,100
1950 to 1959	172,800	163,300
1960 to 1969	192,100	185,100
1970 to 1979	202,000	191,500
1980 to 1989	220,400	209,600
1990 to 1999	205,800	245,200
2000 to 2009	221,200	260,000
2010 to 2013	291,600	288,500
2014 to Later	216,500	289,400
<b>Total</b>	<b>214,000</b>	<b>199,900</b>

Household mortgage status is reported in Table II.3.17. In Campbell County, households with a mortgage accounted for 68.2 percent of all households or 8,353 housing units, and the remaining 31.8 percent or 3,888 units had no mortgage. Of those units with a mortgage, 510 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 7,843 or 93.9 percent had no second mortgage or no home equity loan.

Mortgage Status	Campbell County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	8,353	68.2%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	510	6.1%	9,772	10.8%
Second mortgage only	268	52.5%	3,961	40.5%
Home equity loan only	242	47.5%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	7,843	93.9%	79,941	88.8%
Housing units without a mortgage	3,888	31.8%	65,669	42.2%
<b>Total</b>	<b>12,241</b>	<b>100.0%</b>	<b>155,741</b>	<b>100.00%</b>

The median rent in Campbell County was \$838 as compared to \$686 statewide, as seen in Table II.3.18.

Place	Rent
Campbell County	\$838
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 601 persons during 2017. The driver’s license total exchanges since 2000 for Campbell County are presented in Table II.3.19, and indicate a net increase of 6,087 persons over the time period.

<b>Table II.3.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Campbell County			
WYDOT Data, 2000 – 2017			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	1,189	856	333
2001	1,425	860	565
2002	1,204	756	448
2003	914	678	236
2004	1,025	895	130
2005	1,191	850	341
2006	1,573	778	795
2007	1,687	950	737
2008	1,983	985	998
2009	1,946	822	1,124
2010	1,704	890	814
2011	1,419	1,083	336
2012	1,505	1,202	303
2013	1,229	1,246	-17
2014	1,366	1,275	91
2015	1,412	1,261	151
2016	978	1,675	-697
2017	957	1,558	-601
<b>Total</b>	<b>24,707</b>	<b>18,620</b>	<b>6,087</b>

**Economics**

The HUD estimated MFI for Campbell County was \$90,400 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.3.1, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.3.1**  
**Estimated Median Family Income**  
 Campbell County vs. Wyoming  
 HUD Data: 2000-2017

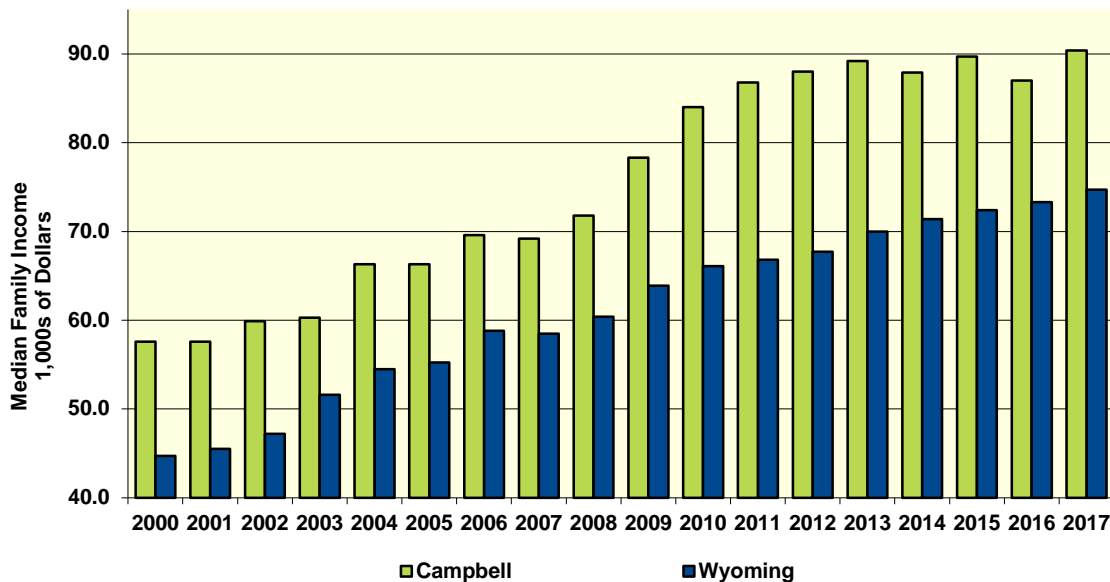


Table II.3.20, shows the labor force statistics for Campbell County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2 percent. The highest level of unemployment occurred during 2016 rising to a rate of 7.1 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Campbell County increased from 3.9 percent in 2015 to 7.1 percent in 2016, which compared to a statewide increase to 5.3 percent.

<b>Table II.3.20</b> <b>Labor Force Statistics</b> Campbell County 1990 - 2016 BLS Data					
Year	Campbell County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	806	15,596	16,402	4.9%	5.3%
1991	823	15,818	16,641	4.9%	5.2%
1992	944	15,797	16,741	5.6%	5.6%
1993	905	16,283	17,188	5.3%	5.3%
1994	830	17,240	18,070	4.6%	5%
1995	869	17,495	18,364	4.7%	4.8%
1996	863	17,686	18,549	4.7%	4.9%
1997	931	17,788	18,719	5%	4.8%
1998	909	18,242	19,151	4.7%	4.7%
1999	970	18,714	19,684	4.9%	4.6%
2000	620	19,278	19,898	3.1%	3.9%
2001	570	20,814	21,384	2.7%	3.8%
2002	656	21,434	22,090	3%	4%
2003	769	21,055	21,824	3.5%	4.3%
2004	663	21,262	21,925	3%	3.8%
2005	601	22,592	23,193	2.6%	3.6%
2006	532	24,332	24,864	2.1%	3.2%
2007	525	25,440	25,965	2%	2.8%
2008	535	26,822	27,357	2%	3.1%
2009	1,540	27,265	28,805	5.3%	6.3%
2010	1,587	24,709	26,296	6%	6.4%
2011	1,267	24,605	25,872	4.9%	5.8%
2012	1,212	24,907	26,119	4.6%	5.3%
2013	1,086	24,591	25,677	4.2%	4.75%
2014	881	25,383	26,264	3.4%	4.2%
2015	1,013	24,886	25,899	3.9%	4.2%
2016	1,751	22,899	24,650	7.1%	5.3%

Diagram II.3.2, shows the employment and labor force for Campbell County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 22,899 persons, with the labor force reaching 24,650, indicating there were a total of 1,751 unemployed persons.

**Diagram II.3.2**  
**Employment and Labor Force**  
 Campbell County  
 1990 – 2016 BLS Data

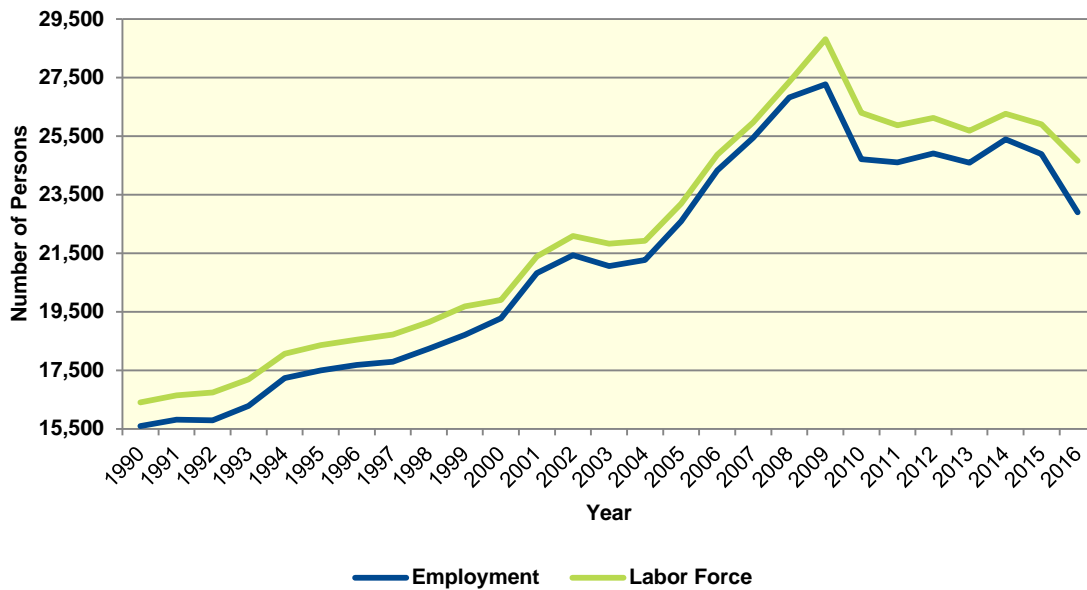
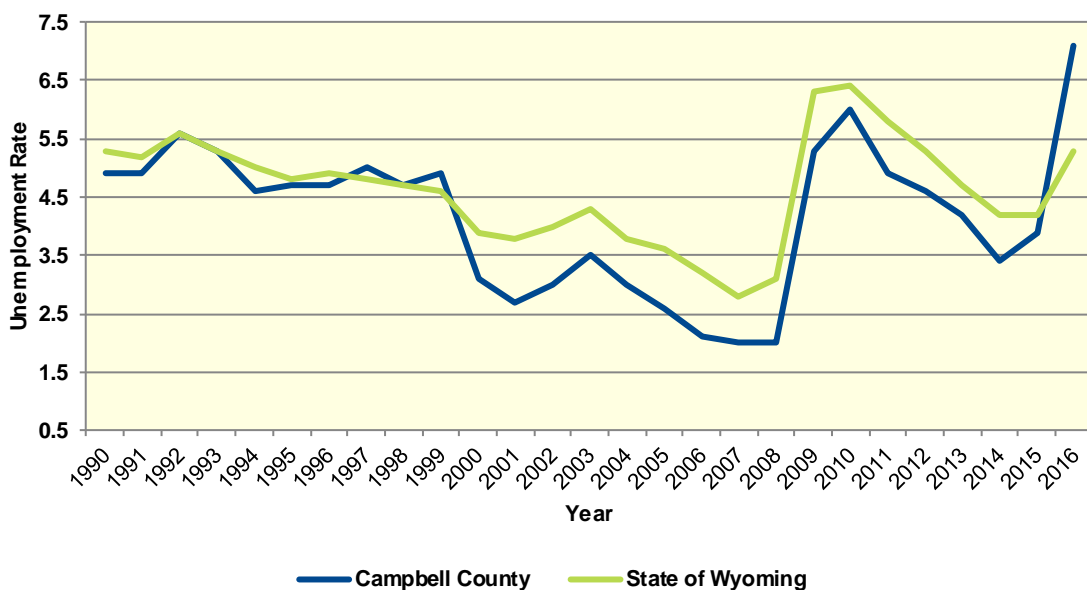


Diagram II.3.3 shows the unemployment rate for both the state and Campbell County. During the 1990s the average rate for Campbell County was 4.9 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.9 percent. Over the course of the entire period Campbell County had an average unemployment rate lower than the state, 4.1 percent for Campbell County, versus 4.6 statewide.

**Diagram II.3.3**  
**Annual Unemployment Rate**  
 Campbell 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.3.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 27,899 persons in 2015 to 24,978 in 2016, a change of -10.5 percent. In 2017, preliminary estimates show total monthly employment was 24,496 in June 2017.

**Table II.3.21**  
**Total Monthly Employment**  
 Campbell County  
 BLS QCEW Data, 2001–2017(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	27,361	27,285	27,663	26,932	27,386	28,326	26,508	23,588
Feb	27,338	27,052	27,715	26,941	27,574	28,144	26,037	23,711
Mar	27,355	26,990	27,693	27,157	27,626	28,024	25,794	23,933
Apr	27,465	27,152	27,919	27,032	27,978	27,940	25,476	24,185
May	27,577	27,501	28,051	27,437	28,687	28,083	25,110	24,416
Jun	28,222	27,902	28,245	27,708	29,236	28,116	24,868	24,496
Jul	27,032	26,761	27,118	26,765	28,841	27,929	24,384	
Aug	28,051	27,062	27,401	26,991	29,160	28,129	24,648	
Sep	28,562	27,680	27,979	27,711	29,113	27,770	24,608	
Oct	29,239	27,951	27,828	27,705	28,905	27,810	24,393	
Nov	28,316	28,015	27,745	27,798	28,753	27,342	23,993	
Dec	27,842	28,134	27,506	27,829	28,762	27,170	23,921	
<b>Annual</b>	<b>27,863</b>	<b>27,457</b>	<b>27,739</b>	<b>27,334</b>	<b>28,502</b>	<b>27,899</b>	<b>24,978</b>	
% Change	-3.4%	-1.5%	1%	-1.5%	4.3%	-2.1%	-10.5%	

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 1,104 dollars in 2015. In 2016, average weekly wages saw a decrease of 5.7 percent over the prior year, to \$1,041, or by 63 dollars. Preliminary 2017 data shows average weekly wages were 1,036 dollars in the second quarter of 2017, which compared to 1,010 dollars in second quarter of 2016. These data are shown in Table II.3.22.

<b>Table II.3.22</b> <b>Average Weekly Wages</b> Campbell County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	651	677	716	727	694	
2002	714	691	717	757	720	3.7%
2003	714	711	733	787	737	2.4%
2004	758	744	798	841	786	6.6%
2005	789	768	831	898	823	4.7%
2006	867	904	906	996	919	11.7%
2007	940	935	930	1,044	963	4.8%
2008	1,004	998	988	1,081	1,018	5.7%
2009	997	982	992	1,047	1,004	-1.4%
2010	1,046	996	1,037	1,140	1,055	5.1%
2011	1,074	1,033	1,064	1,091	1,065	0.9%
2012	1,106	1,033	1,028	1,112	1,070	0.5%
2013	1,088	1,057	1,053	1,123	1,080	0.9%
2014	1,102	1,063	1,096	1,172	1,108	2.6%
2015	1,129	1,050	1,075	1,163	1,104	-0.4%
2016	1,043	1,010	1,035	1,075	1,041	-5.7%
2017(p)	1,071	1,036				

Total business establishments reported by the QCEW are displayed in Table II.3.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 1 percent, from 1,797 to 1,779 establishments. In the second quarter of 2017 there were an estimated 1,780 business establishments.

<b>Table II.3.23</b> <b>Number of Business Establishments</b> Campbell County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,294	1,334	1,369	1,360	1,339	
2002	1,378	1,396	1,402	1,399	1,394	4.1%
2003	1,402	1,411	1,444	1,450	1,427	2.4%
2004	1,467	1,480	1,474	1,472	1,473	3.2%
2005	1,486	1,507	1,513	1,508	1,504	2.1%
2006	1,563	1,607	1,627	1,626	1,606	6.8%
2007	1,663	1,685	1,695	1,727	1,693	5.4%
2008	1,738	1,750	1,773	1,780	1,760	4%
2009	1,784	1,805	1,803	1,799	1,798	2.2%
2010	1,810	1,814	1,812	1,818	1,814	0.9%
2011	1,790	1,785	1,782	1,768	1,781	-1.8%
2012	1,773	1,784	1,766	1,762	1,771	-0.6%
2013	1,763	1,755	1,749	1,735	1,751	-1.1%
2014	1,713	1,731	1,737	1,746	1,732	-1.1%
2015	1,780	1,801	1,808	1,800	1,797	3.8%
2016	1,785	1,791	1,771	1,767	1,779	-1%
2017	1,778	1,780				

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, Campbell County recorded 34,568 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 \$2,367,290,000, and real per capita income was \$48,507 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$64,788 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 Campbell County decreased by 11.6 percent from second quarter 2016 to second quarter 2017 from \$713 to \$630. During that same period, detached single-family home rents decreased by 15.4 percent, rents for mobile homes on lots decreased by 12.7 percent, and rents for mobile home lots decreased by 1.1 percent.

Campbell County rental prices experienced average annualized increases of 0.3 percent for apartments, 0.6 percent for houses, 0.7 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.3.24, at right, presents the Campbell County data for each rental type.

<b>Table II.3.24</b> <b>Semiannual Average Monthly Rental Prices</b> Campbell County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	563	340	806	574
Q2.87	489	331	800	542
Q4.87	524	331	800	593
Q2.88	473	304	788	543
Q4.88	477	311	711	534
Q2.89	449	286	716	489
Q4.89	446	312	736	550
Q2.90	437	280	693	503
Q4.90	464	280	729	542
Q2.91	459	271	702	557
Q4.91	498	252	764	492
Q2.92	508	270	739	704
Q4.92	492	259	704	535
Q2.93	491	264	747	466
Q4.93	457	259	758	637
Q2.94	486	266	699	469
Q4.94	510	281	772	601
Q2.95	509	248	748	569
Q4.95	510	261	777	535
Q2.96	487	241	822	645
Q4.96	501	237	794	612
Q2.97	494	231	704	640
Q4.97	515	250	736	580
Q2.98	492	249	772	568
Q4.98	506	253	758	606
Q2.99	509	224	742	535
Q4.99	497	224	761	637
Q2.00	601	255	900	693
Q4.00	598	273	875	669
Q2.01	647	284	829	756
Q4.01	727	309	884	779
Q2.02	755	293	851	766
Q4.02	694	301	976	775
Q2.03	734	292	845	753
Q4.03	736	298	925	772
Q2.04	709	294	1,004	739
Q4.04	705	295	1,009	801
Q2.05	720	296	900	760
Q4.05	753	317	1,020	875
Q2.06	776	318	1,037	940
Q4.06	834	339	1,166	907
Q2.07	805	340	1,313	967
Q4.07	825	359	1,381	710
Q2.08	819	363	1,502	1,129
Q4.08	867	392	1,537	1,179
Q2.09	864	394	1,504	1,030
Q4.09	878	411	1,374	1,062
Q2.10	806	407	1,324	946
Q4.10	803	422	1,369	964
Q2.11	800	414	1,227	994
Q4.11	793	431	1,311	930
Q2.12	783	429	1,206	886
Q4.12	724	446	1,197	899
Q2.13	728	430	1,148	896
Q4.13	750	456	1,241	954
Q2.14	777	443	1,203	887
Q4.14	811	455	1,213	929
Q2.15	812	448	1,331	931
Q4.15	776	463	1,197	933
Q2.16	713	460	1,167	839
Q4.16	662	463	985	822
Q2.17	630	455	987	732



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 Campbell decreased from 109 authorizations in 2015 to 53 in 2016.

The real value of single-family building permits decreased from \$396,486 in 2015 to \$300,335 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.3.25.

<b>Table II.3.25</b> <b>Building Permits and Valuation</b> Campbell 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	123	60	92	95	370	125,775	53,176
1981	198	164	50	182	594	110,488	47,623
1982	24	18	16	0	58	178,653	0
1983	115	8	0	60	183	145,091	47,944
1984	100	2	0	0	102	108,546	0
1985	101	0	4	48	153	123,622	50,460
1986	32	0	0	0	32	143,191	0
1987	15	0	0	0	15	189,838	0
1988	11	0	0	0	11	163,610	0
1989	9	0	0	0	9	233,381	0
1990	15	0	0	0	15	191,361	0
1991	20	0	0	0	20	195,213	0
1992	82	0	0	0	82	149,063	0
1993	41	0	0	0	41	213,305	0
1994	48	0	0	0	48	206,241	0
1995	53	0	0	0	53	178,690	0
1996	68	0	0	0	68	177,808	0
1997	38	0	0	0	38	200,056	0
1998	50	0	0	0	50	176,608	0
1999	40	0	0	0	40	188,882	0
2000	61	0	0	0	61	173,320	0
2001	105	0	0	0	105	172,606	0
2002	144	0	0	0	144	182,374	0
2003	159	0	0	0	159	183,197	0
2004	129	0	0	0	129	195,179	0
2005	200	0	0	73	273	252,128	76,359
2006	161	0	0	61	222	232,062	74,080
2007	398	0	0	604	1,002	255,007	42,699
2008	277	0	0	72	349	223,579	10,450
2009	249	0	100	0	349	303,482	0
2010	269	0	0	48	317	366,110	153,209
2011	201	0	0	0	201	404,818	0
2012	179	0	0	0	179	435,405	0
2013	122	0	0	0	122	461,478	0
2014	198	0	0	0	198	389,707	0
2015	109	0	0	0	109	396,486	0
2016	53	0	0	0	53	300,335	0

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 Campbell County was \$248,298. This represented a decrease of 0.8 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.3.26.

**Table II.3.26**  
**Average Sales Prices**  
 Campbell County vs. Wyoming

DOR Data, 2000–2016				
Year	Campbell County Average Price (\$)	Campbell County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	151,615	.	131,207	.
2001	130,981	-13.61	128,771	-1.86
2002	133,582	1.99	138,295	7.40
2003	170,218	27.43	148,276	7.22
2004	173,420	1.88	159,558	7.61
2005	185,874	7.18	178,183	11.67
2006	199,945	7.57	219,438	23.15
2007	247,150	23.61	265,044	20.78
2008	242,341	-1.9	256,045	-3.40
2009	249,507	3.0	241,622	-5.63
2010	238,208	-4.53	250,958	3.86
2011	233,900	-1.8	241,301	-3.85
2012	236,978	1.3	266,406	10.40
2013	238,489	0.6	281,345	5.6
2014	248,826	4.3	263,432	-6.4
2015	250,407	0.6	275,611	4.6
2016	248,298	-0.8	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 17 years, with the most recent survey conducted in December 2017.<sup>73</sup> During December 2017, a total of 121 surveys were completed by property managers in Campbell County. Of the 3,144 rental units surveyed, 540 were vacant, indicating a vacancy rate of 17.2 percent, as shown in Table II.3.27. This compares to a 13.9 percent vacancy rate one year ago and a December 2017 statewide vacancy rate of 11.1 percent.

Table II.3.27 Total Units, Vacant Units, and Vacancy Rate Campbell County RVS Data, June 2001–December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	816	6	0.7%
2001b	10	749	5	0.7%
2002a	13	848	10	1.2%
2002b	18	1,395	51	3.7%
2003a	15	921	16	1.7%
2003b	17	1,257	16	1.3%
2004a	20	1,456	36	2.5%
2004b	25	1,373	38	2.8%
2005a	24	1,318	15	1.1%
2005b	25	1,288	8	0.6%
2006a	29	1,450	3	0.2%
2006b	29	1,437	6	0.4%
2007a	33	1,769	15	0.9%
2007b	34	1,394	4	0.3%
2008a	42	1,713	123	7.2%
2008b	52	1,966	133	6.8%
2009a	58	2,788	160	5.7%
2009b	69	2,318	244	10.5%
2010a	87	3,358	289	8.6%
2010b	87	3,370	271	8.0%
2011a	103	3,218	256	8.0%
2011b	111	3,633	262	7.2%
2012a	123	4,190	231	5.5%
2012b	121	3,722	363	9.8%
2013a	120	3,991	372	9.3%
2013b	130	3,615	224	6.2%
2014a	139	3,693	120	3.2%
2014b	129	4,170	73	1.8%
2015a	134	3,743	136	3.6%
2015b	108	3,567	373	10.5%
2016a	121	3,209	447	13.9%
2016b	121	2,769	582	21.0%
2017a	121	3,144	540	17.2%
2017b	106	2,834	416	14.7%

<sup>73</sup> Those signified as a in the “year” column of Table II.3.27 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.3.4, shows the historical vacancy rate for Campbell County and Wyoming. As can be seen, the vacancy rate in Campbell County was lower than the statewide rate for the first half of the decade, but jumped up above the statewide rate in 2007 and has been higher until the 2014 surveys, when it fell to 1.8 percent in December 2014. However, the decrease in oil prices and production has driven the vacancy rate up to 17.2 percent in the most recent 2017 survey.

**Diagram II.3.4**  
**Vacancy Rates by Year**  
 Campbell County vs. Wyoming  
 RVS Data, June 2001 – June 2016

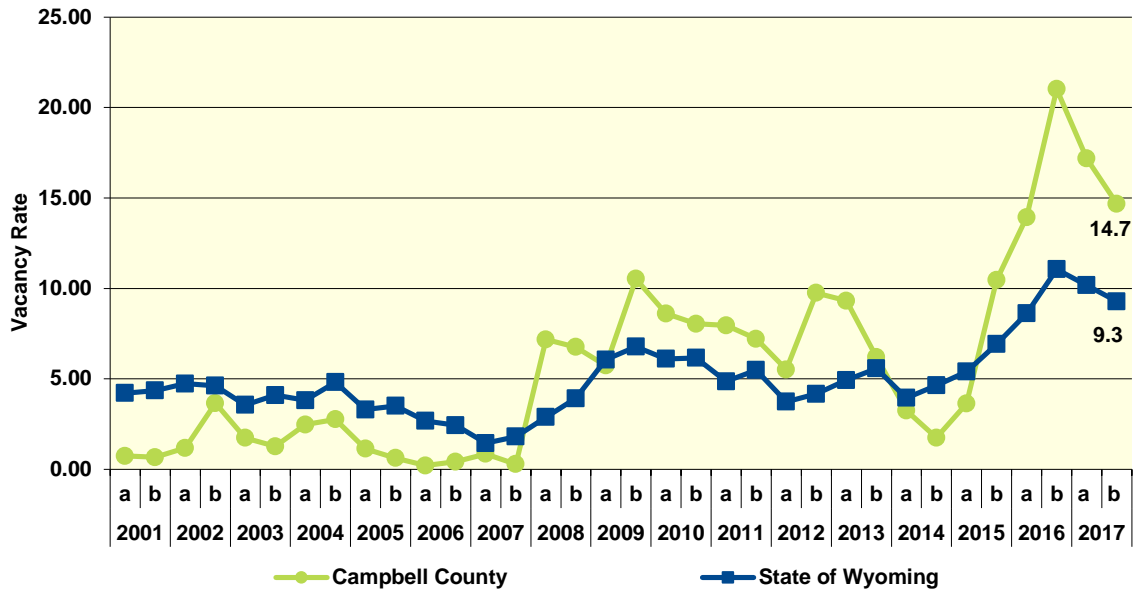


Diagram II.3.5, shows the average rent of single-family and apartment units in Campbell County. In 2017, rents for single-family units fell to \$1,062 and average rents for apartments fell to \$673.

**Diagram II.3.5**  
**Average Rent of Single Family and Apartment Units**  
 Campbell County  
 RVS Data, June 2006 – December 2017

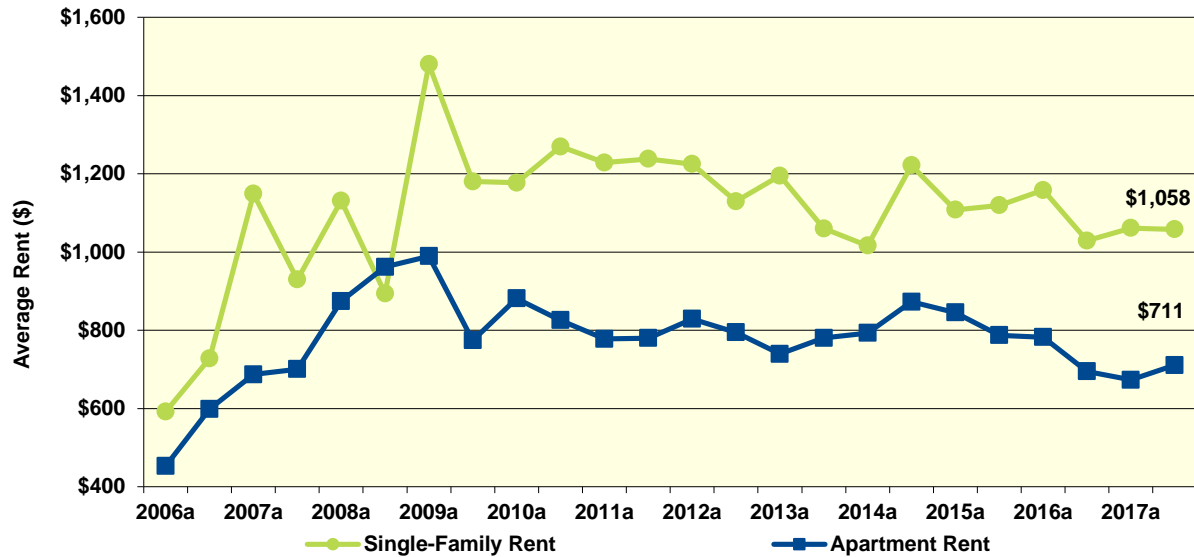


Table II.3.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 86 single family units in Campbell County, with 3 of them available. This translates into a vacancy rate of 3.5 percent in Campbell County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 1,648 apartment units reported in the survey, with 249 of them available, which resulted in a vacancy rate of 15.1 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	86	3	3.5%
Duplex units	92	9	9.8%
Apartments	1,648	249	15.1%
Mobile Homes	517	33	6.4%
"Other" Units	101	4	4.0%
Don't Know	390	118	30.3%
<b>Total</b>	<b>2,834</b>	<b>416</b>	<b>14.7%</b>

Table II.3.29, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 64 units. The most common apartment units were two bedroom units, with 810 units. Additional details of unit types by bedrooms are reported.

<b>Table II.3.29</b>							
<b>Rental Units by Number of Bedrooms</b>							
Campbell 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	1	1	0	0	.	2
One	3	6	391	1	0	.	401
Two	7	40	810	5	13	.	875
Three	64	31	325	29	39	.	488
Four	8	3	4	2	0	.	17
Five	1	0	0	0	0	.	1
Don't Know	3	11	117	480	49	390	1,050
<b>Total</b>	<b>86</b>	<b>92</b>	<b>1,648</b>	<b>517</b>	<b>101</b>	<b>390</b>	<b>2,834</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.3.30, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family unit.

<b>Table II.3.30</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Campbell 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	0	0	0	.	0
One	1	1	31	0	0	.	33
Two	0	4	131	2	0	.	137
Three	1	2	35	1	0	.	39
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	1	2	52	30	4	118	207
<b>Total</b>	<b>3</b>	<b>9</b>	<b>249</b>	<b>33</b>	<b>4</b>	<b>118</b>	<b>416</b>

Table II.3.31, 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 16.2 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 1.6 percent.

<b>Table II.3.31</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Campbell 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%	%	%		.0%
One	33.3%	16.7%	7.9%	.0%	%		8.2%
Two	.0%	10.0%	16.2%	40.0%	.0%		15.7%
Three	1.6%	6.5%	10.8%	3.4%	.0%		8.0%
Four	.0%	.0%	.0%	.0%	%		.0%
Five	.0%	%	%	%	%		.0%
Don't Know	33.3%	18.2%	44.4%	6.3%	8.2%	30.3%	20.6%
<b>Total</b>	<b>3.5%</b>	<b>9.8%</b>	<b>15.1%</b>	<b>6.4%</b>	<b>4.0%</b>	<b>30.3%</b>	<b>14.7%</b>

Average market-rate rents by unit type are shown in Table II.3.32. 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.3.32</b>						
<b>Average Market Rate Rents by Number of Bedrooms</b>						
Campbell 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	\$	\$450	\$570	\$	\$	\$510
One	\$538	\$650	\$597	\$555	\$	\$595
Two	\$805	\$728	\$673	\$715	\$684	\$710
Three	\$1,055	\$970	\$801	\$915	\$872	\$930
Four	\$1,375	\$1,258	\$905	\$962	\$	\$1,204
Five	\$1,500	\$	\$	\$1,050	\$	\$1,275
<b>Total</b>	<b>\$1,058</b>	<b>\$786</b>	<b>\$711</b>	<b>\$888</b>	<b>\$817</b>	<b>\$816</b>

Table II.3.33, shows vacancy rates for single family units by average rental rates for Campbell 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 0 percent.

<b>Table II.3.33</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Campbell 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			%
\$500 to \$1,000	14	1	7.1%
\$1,000 to \$1,500	65	0	.0%
Above \$1,500	2	0	.0%
Missing	5	2	40.0%
<b>Total</b>	<b>86</b>	<b>3</b>	<b>3.5%</b>

The availability of apartment units by average rent is displayed in Table II.3.34. 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 11.9 percent.

<b>Table II.3.34</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Campbell 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	4	0	.0%
\$500 to \$1,000	1,363	162	11.9%
\$1,000 to \$1,500	32	2	6.3%
Above \$1,500	0	0	%
Missing	249	85	34.1%
<b>Total</b>	<b>1,648</b>	<b>249</b>	<b>15.1%</b>

Table II.3.35, shows the condition of rental units by unit type for Campbell 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.3.35</b> <b>Condition by Unit Type</b> Campbell County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	2	8	35	92	3	.	140
Good	71	52	991	423	49	.	1,586
Excellent	10	26	507	2	48	.	593
Don’t Know	3	6	115	0	1	390	515
<b>Total</b>	<b>86</b>	<b>92</b>	<b>1,648</b>	<b>517</b>	<b>101</b>	<b>390</b>	<b>2,834</b>

The availability of single family units based on their condition is displayed in Table II.3.36. As can be seen single family units in good condition had a vacancy rate of 2.82 percent.

<b>Table II.3.36</b> <b>Condition of Single Family Units by Vacancy Status</b> Campbell County RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	2	0	.0%
Good	71	2	2.8%
Excellent	10	0	.0%
Don’t Know	3	1	33.3%
<b>Total</b>	<b>86</b>	<b>3</b>	<b>3.5%</b>

Table II.3.37, 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 10.5 percent.

<b>Table II.3.37</b> <b>Condition of Apartment Units by Vacancy Status</b> Campbell County RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	35	16	45.7%
Good	991	147	14.8%
Excellent	507	53	10.5%
Don’t Know	115	33	28.7%
<b>Total</b>	<b>1,648</b>	<b>249</b>	<b>15.1%</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.3.38, 3 respondents said they would prefer more single family units, 5 respondents wanted more apartment units, and 24 respondents indicated they would prefer more units of any type.



<b>Table II.3.38</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Campbell County RVS Data, December 2017	
<b>Unit Type</b>	<b>Respondents citing more units</b>
Single family units	3
Duplex Units	0
Apartments	5
Mobile homes	4
Other	1
All types	24
<b>Total</b>	<b>37</b>

Table, II.3.39, 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. Campbell County had a total of 18 respondents, with an average persons per household of 2.3 people. Of new residents to Campbell County, 58.8 percent were not married and the most common age group arriving in the state was 65 years or older. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in an apartment, with 55.6 percent of respondents renting their residence. The average mortgage payment in Campbell County was \$167 and the average rent was \$672. When asked if they were satisfied with their current housing, 83.3 percent said they were satisfied with thier current housing.

<b>Table II.3.39</b> <b>Most Replied Response</b> Campbell County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	18
Number of persons in household (Average)	2.3
Current age	65 years or older (31.3%)
Marital status	Not Married (58.8%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (61.1%)
In which industry are you primarily employed	Retired (27.8%)
Highest education level completed	High School Diploma/GED (44.4%)
Total household income from all sources	\$10,000 to \$19,999 dollars (40.0%)
<b>Current Housing Characteristics</b>	
Current Residence	Apartment (38.9%)
Do you own or rent	Rent (55.6%)
How many bedrooms (Average)	2.6
How many full bathrooms (Average)	1.6
Average mortgage payment	\$167
Average rental payment	\$672
Are you satisfied with your current housing	Satisfied with current housing (83.3%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Housing unit is too small (100.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Don't know (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. 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, 298 or 1.7 percent of households in Campbell County were overcrowded and another 96 or .5 percent of units were severely overcrowded, as shown in Table II.3.40. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.3.40</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Campbell County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Campbell County</b>				
<b>Owner</b>				
Households	12,103	105	33	12,241
Percentage	98.9%	.9%	.3%	100.0%
<b>Renter</b>				
Households	5,037	193	63	5,293
Percentage	95.2%	3.6%	1.2%	100.0%
<b>Total</b>				
Households	17,140	298	96	17,534
Percentage	97.8%	1.7%	.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 225 units or 1.1 percent of all housing units in Campbell 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.3.41, at right.

<b>Table II.3.41</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Campbell County 2011-2016 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Kitchen Facilities	19,401	260,769
Lacking Complete Kitchen Facilities	225	7,218
<b>Total Housing Units</b>	<b>19,626</b>	<b>267,987</b>
Percent Lacking	1.1%	2.7%

At the time of the 2016 ACS, a total of 182 units or .9 percent of all housing units in Campbell 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.3.42.

<b>Table II.3.42</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Campbell County 2011-2016 5-Year ACS Data		
<b>Facilities</b>	<b>Campbell County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	19,444	261,033
Lacking Complete Plumbing Facilities	182	6,954
<b>Total Households</b>	<b>19,626</b>	<b>267,987</b>
Percent Lacking	.9%	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 Campbell County, 13.8 percent of households had a cost burden and 8.9 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 11.9 percent of homeowners with a mortgage in Campbell County experienced a cost burden and 7.4 percent experienced a severe cost burden, while 21.8 percent of renters had a cost burden and 15.9 percent had a severe cost burden, as seen in Table II.3.43.

<b>Table II.3.43</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Campbell County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Campbell County</b>					
<b>Owner With a Mortgage</b>					
Households	6,698	995	622	38	8,353
Percent	80.2%	11.9%	7.4%	.5%	100.0%
<b>Owner Without a Mortgage</b>					
Households	3,517	271	89	11	3,888
Percent	90.5%	7.0%	2.3%	.3%	100.0%
<b>Renter</b>					
Households	3,057	1,155	843	238	5,293
Percent	57.8%	21.8%	15.9%	4.5%	100.0%
<b>Total</b>					
Households	13,272	2,421	1,554	287	17,534
Percent	75.7%	13.8%	8.9%	1.6%	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 2017 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.3.44, 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 2,055 owner occupied and 1,749 renter occupied households experiencing a housing problem.

<b>Table II.3.44</b>			
<b>Households with Housing Problems by Income</b>			
Campbell 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	390	760	1,150
30.1-50% HAMFI	565	550	1,115
50.1-80% HAMFI	365	385	750
80.1-95% HAMFI	380	10	390
95 – 115% HAMFI	85	25	110
115.1% HAMFI or more	270	19	289
<b>Total</b>	<b>2,055</b>	<b>1,749</b>	<b>3,804</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	120	160	280
30.1-50% HAMFI	370	110	480
50.1-80% HAMFI	1,035	730	1,765
80.1-95% HAMFI	860	340	1,200
95 – 115% HAMFI	1,405	270	1,675
115.1% HAMFI or more	6,970	1,050	8,020
<b>Total</b>	<b>10,760</b>	<b>2,660</b>	<b>13,420</b>
<b>Not Computed</b>			
30% HAMFI or less	20	65	85
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>20</b>	<b>65</b>	<b>85</b>
<b>Total</b>			
30% HAMFI or less	530	985	1,515
30.1-50% HAMFI	935	660	1,595
50.1-80% HAMFI	1,400	1,115	2,515
80.1-95% HAMFI	1,240	350	1,590
95 – 115% HAMFI	1,490	295	1,785
115.1% HAMFI or more	7,240	1,069	8,309
<b>Total</b>	<b>12,835</b>	<b>4,474</b>	<b>17,309</b>

Table II.3.45, shows the total estimated housing by tenure for Campbell County. As can be seen, in 2030 there are estimated to be a total of 17,112 owner and 6,747 renter occupied households or a total of 23,859 households. By 2050 there are estimated to be 24,257 owner, 9,642 renter for a total of 33,899 households in Campbell County.

<b>Table II.3.45 Total Estimated Housing Forecast Campbell County Strong Growth Scenario</b>			
<b>Year</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
2016	12,241	5,293	17,534
2020	14,059	5,537	19,596
2025	15,530	6,118	21,648
2030	17,112	6,747	23,859
2035	18,776	7,415	26,191
2040	20,511	8,117	28,628
2045	22,330	8,857	31,187
2050	24,257	9,642	33,899

Table II.3.46, below shows the incremental housing demand for Campbell 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 4,871 owner-occupied and 1,454 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 Campbell County will see an additional 16,365 households, of which 1,454 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 2,395 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

<b>Table II.3.46 Incremental Housing Demand Forecast Campbell County Strong Growth Scenario</b>								
<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%	0	75	136	201	270	341	417	496
30.1-50%	0	132	240	355	476	602	735	875
50.1-80%	0	198	359	531	713	902	1,100	1,311
80.1-95%	0	176	318	471	631	799	975	1,161
95.1-115%	0	211	382	565	759	960	1,171	1,395
115+%	0	1,026	1,855	2,748	3,686	4,665	5,691	6,778
<b>Total</b>	<b>0</b>	<b>1,818</b>	<b>3,289</b>	<b>4,871</b>	<b>6,535</b>	<b>8,270</b>	<b>10,089</b>	<b>12,016</b>
<b>Renter</b>								
0-30%	0	54	182	320	467	622	785	957
30.1-50%	0	36	122	214	313	417	526	642
50.1-80%	0	61	206	362	529	704	888	1,084
80.1-95%	0	19	65	114	166	221	279	340
95.1-115%	0	16	54	96	140	186	235	287
115+%	0	58	197	347	507	675	852	1,039
<b>Total</b>	<b>0</b>	<b>244</b>	<b>825</b>	<b>1,454</b>	<b>2,122</b>	<b>2,824</b>	<b>3,564</b>	<b>4,349</b>
<b>Total</b>								
0-30%	0	129	317	521	737	963	1,201	1,454
30.1-50%	0	168	361	569	789	1,019	1,261	1,517
50.1-80%	0	259	564	894	1,242	1,606	1,989	2,395
80.1-95%	0	195	382	584	797	1,020	1,254	1,501
95.1-115%	0	227	436	661	899	1,146	1,406	1,682
115+%	0	1,084	2,052	3,095	4,193	5,340	6,543	7,817
<b>Total</b>	<b>0</b>	<b>2,062</b>	<b>4,114</b>	<b>6,325</b>	<b>8,657</b>	<b>11,094</b>	<b>13,653</b>	<b>16,365</b>



Table II.3.47 shows the Incremental Total Housing Need Forecast for Campbell 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 4,029 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 13,976 owner and 6,418 renter occupied households for a total of 20,394 quality households.

<b>Table II.3.47</b>								
<b>Incremental Total Housing Need Forecast</b>								
Campbell 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%	372	447	508	573	642	713	789	868
30.1-50%	539	671	778	894	1,015	1,141	1,274	1,414
50.1-80%	348	546	707	879	1,061	1,250	1,449	1,659
80.1-95%	362	538	680	833	994	1,161	1,337	1,523
95.1-115%	81	292	463	647	840	1,041	1,252	1,476
115+%	258	1,283	2,113	3,005	3,944	4,922	5,949	7,036
<b>Total</b>	<b>1,960</b>	<b>3,778</b>	<b>5,249</b>	<b>6,831</b>	<b>8,495</b>	<b>10,230</b>	<b>12,049</b>	<b>13,976</b>
<b>Renter</b>								
0-30%	899	953	1,081	1,219	1,366	1,521	1,684	1,857
30.1-50%	651	687	772	865	964	1,067	1,176	1,292
50.1-80%	455	516	661	818	984	1,159	1,344	1,539
80.1-95%	12	31	76	126	178	233	291	352
95.1-115%	30	46	84	125	169	216	265	316
115+%	22	81	220	370	530	697	874	1,062
<b>Total</b>	<b>2,069</b>	<b>2,313</b>	<b>2,894</b>	<b>3,523</b>	<b>4,191</b>	<b>4,893</b>	<b>5,633</b>	<b>6,418</b>
<b>Total</b>								
0-30%	1,271	1,400	1,589	1,792	2,008	2,234	2,472	2,725
30.1-50%	1,190	1,358	1,551	1,759	1,979	2,209	2,450	2,706
50.1-80%	804	1,063	1,368	1,697	2,045	2,409	2,792	3,198
80.1-95%	374	569	757	959	1,172	1,394	1,628	1,875
95.1-115%	111	338	547	772	1,009	1,257	1,517	1,792
115+%	280	1,364	2,332	3,375	4,473	5,620	6,823	8,097
<b>Total</b>	<b>4,029</b>	<b>6,091</b>	<b>8,143</b>	<b>10,354</b>	<b>12,686</b>	<b>15,123</b>	<b>17,682</b>	<b>20,394</b>