

## CROOK COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Crook County’s population increased from 7,083 in 2010 to 7,464 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 3.3 percent, and the number of people from 55 to 64 years of age increased by 15.9 percent. The white population increased by 4.0 percent, while the black population increased by 264.7 percent. The Hispanic population increased from 141 to 183 people between 2010 and 2016 or by 29.8 percent. These data are presented in Table II.6.1.

<b>Table II.6.1</b>						
<b>Profile of Population Characteristics</b>						
Crook County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Crook County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>7,083</b>	<b>7,464</b>	<b>5.4%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	1,389	1,532	10.3%	113,371	116,796	3.0%
15 to 24 years	755	746	-1.2%	78,460	77,293	-1.5%
25 to 34 years	756	781	3.3%	77,649	81,948	5.5%
35 to 44 years	773	762	-1.4%	66,966	71,334	6.5%
45 to 54 years	1,159	964	-16.8%	83,577	69,052	-17.4%
55 to 64 years	1,101	1,276	15.9%	73,513	81,266	10.5%
65 and Over	1,150	1,403	22.0%	70,090	87,812	25.3%
<b>Race</b>						
White	6,937	7,216	4.0%	529,110	543,387	2.7%
Black	17	62	264.7%	5,135	7,753	51.0%
American Indian and Alaskan Native	48	67	39.6%	14,457	15,762	9.0%
Asian	11	20	81.8%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	0	2	inf%	521	673	29.2%
Two or more races	70	97	38.6%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	141	183	29.8%	50,231	58,413	16.3%

Table II.6.2, presents the population of Crook County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 3,648 males, who accounted for 51.5 percent of the population, and the remaining 48.5 percent, or 3,435 persons, were female. In 2016, the number of males rose to 3,787 persons, and accounted for 50.7 percent of the population, with the remaining 49.3 percent, or 3,677 persons being female.

<b>Table II.6.2</b> <b>Population by Age and Gender</b> Crook 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	732	657	1,389	768	764	1,532	10.3%
15 to 24 years	424	331	755	398	348	746	-1.2%
25 to 44 years	380	376	756	397	384	781	3.3%
45 to 54 years	400	373	773	392	370	762	-1.4%
55 to 64 years	565	594	1,159	495	469	964	-16.8%
65 and Over	569	532	1,101	650	626	1,276	15.9%
<b>Total</b>	<b>3,648</b>	<b>3,435</b>	<b>7,083</b>	<b>3,787</b>	<b>3,677</b>	<b>7,464</b>	<b>5.4%</b>
<b>% of Total</b>	<b>51.5%</b>	<b>48.5%</b>	.	<b>50.7%</b>	<b>49.3%</b>	.	

At the time of the 2010 Census, there were 34 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 66 percent, as shown in Table II.6.3.

<b>Table II.6.3</b> <b>Group Quarters Population</b> Crook County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>79</sup>	4	4	0.0%
Juvenile Facilities	.	.	.
Nursing Homes	74	30	-59.5%
Other Institutions	17	.	-100.0%
<b>Total</b>	<b>95</b>	<b>34</b>	<b>-64.2%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	5	.	-100.0%
<b>Total</b>	<b>5</b>	<b>.</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>100</b>	<b>34</b>	<b>-66.0%</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>79</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.6.4, 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 2,122 family households, of which 1,888 housed married couple families and 234 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 56 families, or a female householder with no husband present, of which there were 178 families. There were also an estimated 854 “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 Crook County was 71.3 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Crook County, 89.0 percent were married households, which compared to 79.5 percent in the State of Wyoming.

<b>Table II.6.4 Household Type by Tenure Crook County 2011-2016 5-Year ACS Data</b>				
<b>Household Type</b>	<b>Crook County</b>		<b>State of Wyoming</b>	
	<b>Crook County</b>	<b>% of Total</b>	<b>State of Wyoming</b>	<b>% of Total</b>
Family households	2,122	71.3%	147,961	65.2%
Married-couple family	1,888	89.0%	117,587	79.5%
Owner-occupied housing units	1,601	84.8%	97,431	82.9%
Renter-occupied housing units	287	15.2%	20,156	17.1%
Other family	234	11.0%	30,374	20.5%
Male householder, no wife present	56	23.9%	11,235	37.0%
Owner-occupied housing units	56	100.0%	6,473	57.6%
Renter-occupied housing units	0	.0%	4,762	42.4%
Female householder, no husband present	178	76.1%	19,139	63.0%
Owner-occupied housing units	100	56.2%	9,691	50.6%
Renter-occupied housing units	78	43.8%	9,448	49.4%
Nonfamily households	854	28.7%	79,024	34.8%
Owner-occupied housing units	591	69.2%	42,146	53.3%
Renter-occupied housing units	263	30.8%	36,878	46.7%
<b>Total</b>	<b>2,976</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.6.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 1,309 two-person family households, 316 three-person family households and 187 four-person family households. One-person non-family households made up 90.9 percent of all non-family households or an estimated 776 households. Crook County’s two person households made up 45.9 percent of total housing units and four person households made up an additional 6.3 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

<b>Table II.6.5</b>				
<b>Household Type by Household Size</b>				
Crook County				
2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Crook County</b>				
One Person	.	776	776	26.1%
Two Person	1,309	57	1,366	45.9%
Three Person	316	21	337	11.3%
Four Person	187	0	187	6.3%
Five Person	214	0	214	7.2%
Six Person	62	0	62	2.1%
Seven Person	34	0	34	1.1%
<b>Total</b>	<b>2,122</b>	<b>854</b>	<b>2,976</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 1,366 two-person households, 1,176 were owner-occupied and 190 were renter-occupied. Of the 187 four-person households, 162 were owner-occupied and 25 were renter-occupied. Further household size data by tenure are presented in Table II.6.6.

<b>Table II.6.6</b>				
<b>Tenure by Household Size</b>				
Crook County				
2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Crook County</b>				
One Person	559	217	776	26.1%
Two Person	1,176	190	1,366	45.9%
Three Person	210	127	337	11.3%
Four Person	162	25	187	6.3%
Five Person	171	43	214	7.2%
Six Person	46	16	62	2.1%
Seven Person or more	24	10	34	1.1%
<b>Total</b>	<b>2,348</b>	<b>628</b>	<b>2,976</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.6.7, Crook County had a total of 3,573 housing units of which 2,976 or 83.3 percent were occupied. Of these occupied units, 78.9 percent, or 2,348 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 597 units or 16.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.6.7 Housing Units by Tenure</b> Crook County 2011-2016 5-Year ACS Data				
Tenure	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,976	83.3%	226,985	84.7
Owner-Occupied	2,348	78.9%	155,741	68.6
Renter-Occupied	628	21.1%	71,244	31.4
Vacant Housing Units	597	16.7%	41,002	15.3
<b>Total Housing Units</b>	<b>3,573</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0</b>

Table II.6.8, shows that of the 597 vacant housing units in Crook County as reported in the 2016 ACS data, 56 or 9.4 percent were for rent and 78 or 13.1 percent were for sale. An estimated 242 units were for seasonal, recreational, or occasional use, and 215 or 36.0 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.6.8 Disposition of Vacant Housing Units</b> Crook County 2011-2016 5-Year ACS Data				
Disposition	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	56	9.4%	6,818	16.6%
Rented, but not occupied	0	.0%	1,397	3.4%
For sale only	78	13.1%	2,584	6.3%
Sold, but not occupied	6	1.0%	945	2.3%
For seasonal, recreational, or occasional use	242	40.5%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	215	36.0%	11,512	28.1%
<b>Total</b>	<b>597</b>	<b>100.0%</b>	<b>41,002</b>	<b>100.0%</b>

Table II.6.9, at right, presents different income statistics for Crook County. According to the 2016 ACS data averages, median family income for Crook County was \$70,385 compared to the statewide average of \$73,654.

<b>Table II.6.9 Median and Per Capita Income</b> Crook County 2011-2016 5-Year ACS Data		
Income Type	Crook County	Wyoming
Median Family Income	70,385	73,654
Median Household Income	60,307	59,143

Table II.6.10, shows households by income for Crook County and the State of Wyoming. In Crook County, there were a total of 252 households or 8.5 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 490 households that had incomes between \$35,000 and \$49,999, which accounted for 16.5 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 23.4 percent of total households and numbered 697 in Crook County.

<b>Table II.6.10</b> <b>Households by Income</b> Crook County 2011-2016 5-Year ACS Data				
Income	Crook County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	252	8.5%	21,545	9.5%
15,000 - 19,999	98	3.3%	10,637	4.7%
20,000 - 24,999	73	2.5%	11,410	5.0%
25,000 - 34,999	264	8.9%	22,140	9.8%
35,000 - 49,999	490	16.5%	30,946	13.6%
50,000 - 74,999	643	21.6%	42,533	18.7%
75,000 - 99,999	459	15.4%	32,162	14.2%
100,000 and above	697	23.4%	55,612	24.5%
<b>Total</b>	<b>2,976</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.6.11. In total, the poverty rate in Crook County was 6 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Crook County had a poverty rate of 6 percent and the female population had a poverty rate of 6 percent. There were 24 males and 9 females in poverty under the age of 5. Overall, 7.5 percent of persons in poverty in Crook 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 149 individuals with incomes below the poverty level which represented 33.8 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.6.11</b> <b>Poverty by Age</b> Crook County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Crook County</b>				
5 and Below	24	9	33	7.5%
6 to 17	4	27	31	7.0%
18 to 64	117	111	228	51.7%
65 and Older	89	60	149	33.8%
<b>Total</b>	<b>234</b>	<b>207</b>	<b>441</b>	<b>100.0%</b>
Poverty Rate	6%	6%	6%	.
<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.6.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Crook County saw an average of 1,846 owner-occupied single-family units compared to 305 single-family rental units. In Crook County, single-family units comprised 72.3 percent of all

households compared with 71.9 percent statewide. Crook County had a total of 35 apartment rental units and total apartment units accounted for 1.2 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 693 mobile homes in Crook County, which comprised 23.3 percent of all occupied housing units and compared to 12.9 statewide.

<b>Table II.6.12 Households by Unit Type</b>				
Crook County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Crook County</b>				
Single-Family Unit	1,846	305	2,151	72.3%
Duplex	0	12	12	.4%
Tri- or Four-Plex	0	80	80	2.7%
Apartments	0	35	35	1.2%
Mobile Homes	497	196	693	23.3%
Boat, RV, Van, Etc.	5	0	5	.2%
<b>Total</b>	<b>2,348</b>	<b>628</b>	<b>2,976</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.6.13, shows the number of households by year of construction. As shown, 10.0 percent, or 298 units, were built in 1939 or earlier in the county, and another 113 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 628, which accounted for 21.1 percent of all households, and an additional 177 households, or 5.9 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.6.13 Households by Year Built</b>				
Crook County 2011-2016 5-Year ACS Data				
Year Built	Crook County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	298	10.0%	24,398	10.7%
1940 to 1949	113	3.8%	10,195	4.5%
1950 to 1959	158	5.3%	20,926	9.2%
1960 to 1969	145	4.9%	18,850	8.3%
1970 to 1979	541	18.2%	47,644	21.0%
1980 to 1989	400	13.4%	32,639	14.4%
1990 to 1999	516	17.3%	26,757	11.8%
2000 to 2009	628	21.1%	37,104	16.3%
Built 2010 or Later	177	5.9%	8,472	3.7%
<b>Total</b>	<b>2,976</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.6.14, displays housing units for Crook County and the State of Wyoming. The number of rooms in Crook County varied between households. Households with one room accounted for only 1.1 percent of total housing units, while households with five and six rooms accounted for 23.3 and 19.6 percent, respectively. The median number of rooms in Crook County was 6 rooms, which compared to 6 statewide.

<b>Table II.6.14 Housing Units by Number of Rooms</b> Crook County 2011-2016 5-Year ACS Data				
Number of Rooms	Crook County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	40	1.1%	4,703	1.8%
Two	27	.8%	6,989	2.6%
Three	212	5.9%	19,621	7.3%
Four	553	15.5%	42,956	16.0%
Five	833	23.3%	52,646	19.6%
Six	702	19.6%	43,710	16.3%
Seven	454	12.7%	31,960	11.9%
Eight	307	8.6%	25,568	9.5%
Nine or more	445	12.5%	39,834	14.9%
<b>Total</b>	<b>3,573</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.6.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.6 percent of total households in Crook County, which compared to 23.9 percent statewide. In Crook County, the 1,397 households with three bedrooms accounted for 46.9 percent of all households, and there were only 153 five-bedroom or more households, which accounted for 5.1 percent of all households.

<b>Table II.6.15 Households by Number of Bedrooms</b> Crook County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Crook County</b>				
None	3	0	3	.1%
One	102	62	164	5.5%
Two	479	254	733	24.6%
Three	1,179	218	1,397	46.9%
Four	455	71	526	17.7%
Five or more	130	23	153	5.1%
<b>Total</b>	<b>2,348</b>	<b>628</b>	<b>2,976</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.6.16, at right, structures built in 1939 or earlier had a median value of \$221,400, while structures built between 1950 and 1959 had a median value of \$152,600 and those built between 1990 to 1999 had a median value of \$215,200. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$260,000. The total median value in Crook County was \$217,500, which compared to \$199,900 in the State of Wyoming.

Year Built	Crook County	State of Wyoming
1939 or earlier	221,400	157,900
1940 to 1949	147,500	152,100
1950 to 1959	152,600	163,300
1960 to 1969	167,500	185,100
1970 to 1979	163,800	191,500
1980 to 1989	218,400	209,600
1990 to 1999	215,200	245,200
2000 to 2009	242,300	260,000
2010 to 2013	260,000	288,500
2014 to Later		289,400
<b>Total</b>	<b>217,500</b>	<b>199,900</b>

Household mortgage status is reported in Table II.6.17. In Crook County, households with a mortgage accounted for 43.4 percent of all households or 1,019 housing units, and the remaining 56.6 percent or 1,329 units had no mortgage. Of those units with a mortgage, 105 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 914 or 89.7 percent had no second mortgage or no home equity loan.

Mortgage Status	Crook County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,019	43.4%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	105	10.3%	9,772	10.8%
Second mortgage only	0	.0%	3,961	40.5%
Home equity loan only	105	100.0%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	914	89.7%	79,941	88.8%
Housing units without a mortgage	1,329	56.6%	65,669	42.2%
<b>Total</b>	<b>2,348</b>	<b>100.0%</b>	<b>155,741</b>	<b>100.00%</b>

The median rent in Crook County was \$565 as compared to \$686 statewide, as seen in Table II.6.18.

Place	Rent
Crook County	\$565
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 27 persons during 2017. The driver’s license total exchanges since 2000 for Crook County are presented in Table II.6.19, and showed a net increase of 829 persons over the time period.

<b>Table II.6.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Crook County vs Wyoming			
WYDOT Data, 2000 – 2017			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	187	167	20
2001	202	146	56
2002	191	131	60
2003	173	141	32
2004	184	157	27
2005	192	151	41
2006	214	156	58
2007	260	130	130
2008	259	126	133
2009	231	148	83
2010	218	106	112
2011	171	142	29
2012	198	166	32
2013	191	185	6
2014	220	195	25
2015	172	194	-22
2016	166	186	-20
2017	216	189	27
<b>Total</b>	<b>3,645</b>	<b>2,816</b>	<b>829</b>

**Economics**

The HUD estimated MFI for Crook County was \$62,500 in 2016. This figure compares to Wyoming’s MFI of \$73,300. Diagram II.6.1, illustrates the estimated MFI for 2000 through 2016.

**Diagram II.6.1**  
**Estimated Median Family Income**  
 Crook County vs. Wyoming  
 HUD Data: 2000-2017

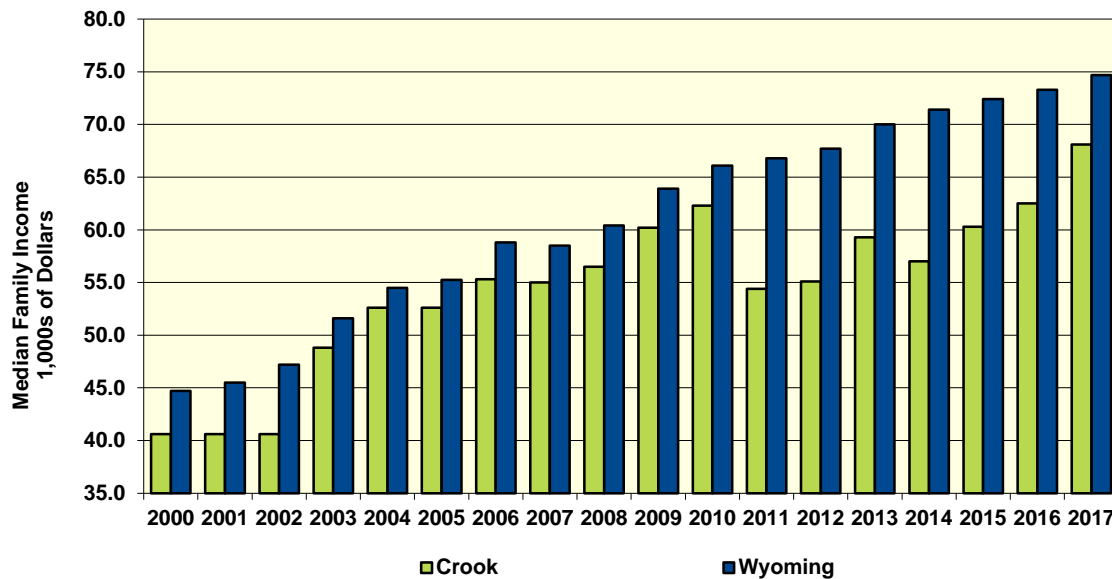


Table II.6.20, shows the labor force statistics for Crook County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.7 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.7 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Crook County increased from 3.5 percent in 2015 to 4.5 percent in 2016, which compared to a statewide increase to 5.3 percent.

<b>Table II.6.20</b> <b>Labor Force Statistics</b> Crook County 1990 - 2016 BLS Data					
Year	Crook County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	84	2,592	2,676	3.1%	5.3%
1991	80	2,607	2,687	3%	5.2%
1992	88	2,664	2,752	3.2%	5.6%
1993	107	2,788	2,895	3.7%	5.3%
1994	109	2,769	2,878	3.8%	5%
1995	125	2,923	3,048	4.1%	4.8%
1996	136	2,914	3,050	4.5%	4.9%
1997	135	2,843	2,978	4.5%	4.8%
1998	156	2,823	2,979	5.2%	4.7%
1999	147	2,922	3,069	4.8%	4.6%
2000	118	3,054	3,172	3.7%	3.9%
2001	108	3,001	3,109	3.5%	3.8%
2002	111	2,963	3,074	3.6%	4%
2003	130	2,998	3,128	4.2%	4.3%
2004	122	3,089	3,211	3.8%	3.8%
2005	112	3,141	3,253	3.4%	3.6%
2006	94	3,260	3,354	2.8%	3.2%
2007	93	3,303	3,396	2.7%	2.8%
2008	101	3,379	3,480	2.9%	3.1%
2009	205	3,391	3,596	5.7%	6.3%
2010	195	3,715	3,910	5%	6.4%
2011	189	3,696	3,885	4.9%	5.8%
2012	186	3,628	3,814	4.9%	5.3%
2013	163	3,525	3,688	4.4%	4.7%
2014	144	3,568	3,712	3.9%	4.2%
2015	129	3,592	3,721	3.5%	4.2%
2016	171	3,595	3,766	4.5%	5.3%

Diagram II.6.2, shows the employment and labor force for Crook County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,595 persons, with the labor force reaching 3,766, indicating there were a total of 171 unemployed persons.

**Diagram II.6.2**  
**Employment and Labor Force**  
 Crook County  
 1990 – 2016 BLS Data

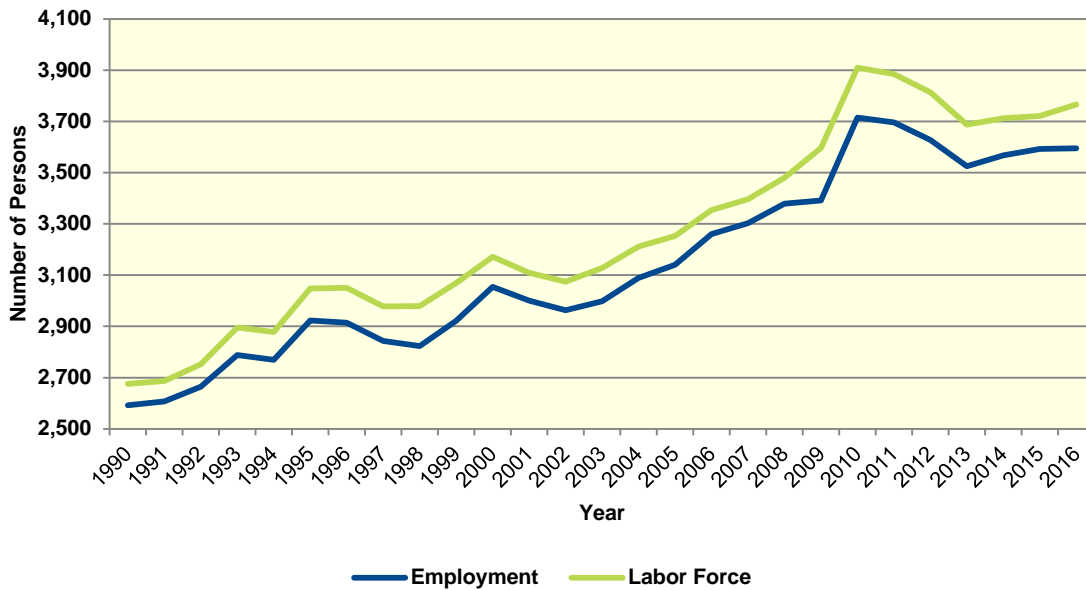
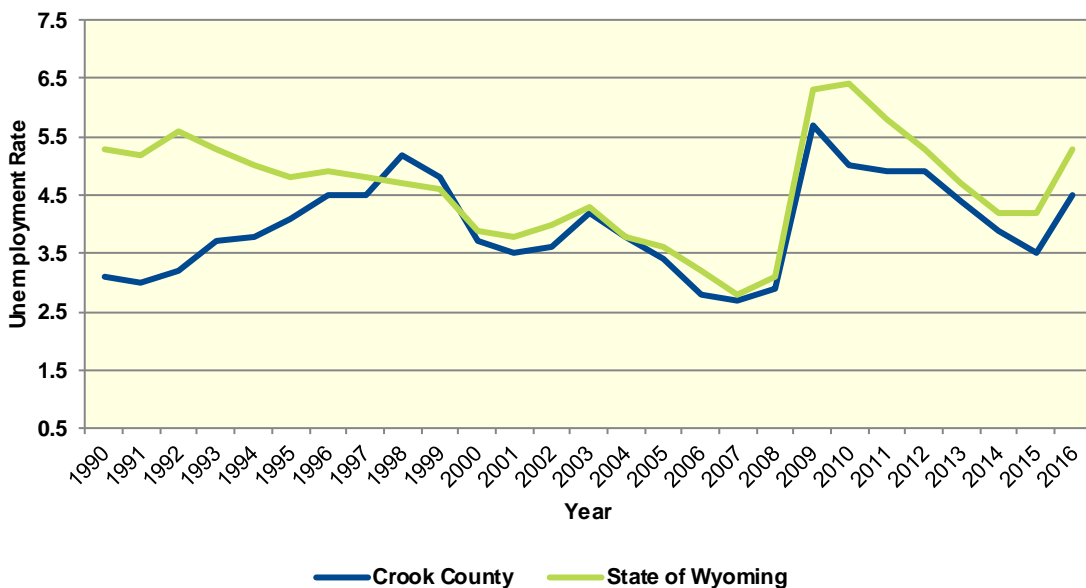


Diagram II.6.3, shows the unemployment rate for both the state and Crook County. During the 1990s the average rate for Crook County was 4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.6 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.4 percent. Over the course of the entire period Crook County had an average unemployment rate lower than the state, 4 percent for Crook County, versus 4.6 statewide.

**Diagram II.6.3**  
**Annual Unemployment Rate**  
 Crook 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.6.21 with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 2,340 persons in 2015 to 2,336 in 2016, a change of -0.2. In 2017, preliminary estimates show total monthly employment was 2,597 in June 2017.

<b>Table II.6.21</b>								
<b>Total Monthly Employment</b>								
Crook County								
BLS QCEW Data, 2001–2017(p)								
<b>Period</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Jan	2,174	2,223	2,235	2,245	2,273	2,216	2,238	2,150
Feb	2,189	2,174	2,227	2,223	2,260	2,223	2,221	2,177
Mar	2,204	2,197	2,257	2,228	2,267	2,229	2,221	2,172
Apr	2,259	2,250	2,304	2,260	2,282	2,295	2,275	2,263
May	2,441	2,386	2,413	2,358	2,397	2,378	2,404	2,438
Jun	2,600	2,496	2,552	2,465	2,519	2,535	2,536	2,597
Jul	2,434	2,359	2,371	2,311	2,409	2,393	2,368	
Aug	2,398	2,334	2,370	2,287	2,407	2,379	2,326	
Sep	2,317	2,416	2,387	2,353	2,436	2,451	2,460	
Oct	2,376	2,340	2,391	2,321	2,406	2,381	2,396	
Nov	2,329	2,320	2,340	2,266	2,291	2,315	2,332	
Dec	2,303	2,298	2,305	2,306	2,278	2,283	2,254	
<b>Annual</b>	<b>2,335</b>	<b>2,316</b>	<b>2,346</b>	<b>2,302</b>	<b>2,352</b>	<b>2,340</b>	<b>2,336</b>	
% Change	0.8%	-0.8%	1.3%	-1.9%	2.2%	-0.5%	-0.2%	

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 773 dollars in 2016. Preliminary 2017 data shows average weekly wages were 791 dollars in the second quarter of 2017, which compared to 769 dollars in second quarter of 2016. These data are shown in Table II.6.22.

<b>Table II.6.22</b> <b>Average Weekly Wages</b> Crook County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	454	462	495	464	
2002	480	475	475	505	484	4.3%
2003	490	483	478	507	490	1.2%
2004	491	502	499	553	511	4.3%
2005	519	536	526	600	546	6.8%
2006	546	574	563	636	580	6.2%
2007	586	616	610	663	619	6.7%
2008	603	640	625	703	643	3.9%
2009	619	652	605	699	644	0.2%
2010	609	665	642	714	658	2.2%
2011	642	682	675	688	672	2.1%
2012	671	681	686	725	691	2.8%
2013	704	696	733	746	720	4.2%
2014	721	752	737	776	747	3.8%
2015	750	738	772	832	773	3.5%
2016	749	769	771	804	773	0%
2017(p)	780	791				

Total business establishments reported by the QCEW are displayed in Table II.6.23. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 1 percent, from 304 to 307 establishments. In the second quarter of 2017 there were an estimated 314 business establishments.

<b>Table II.6.23</b> <b>Number of Business Establishments</b> Crook County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	232	243	244	244	241	
2002	238	245	249	249	245	1.7%
2003	248	248	247	247	248	1.2%
2004	253	255	254	260	256	3.2%
2005	263	272	269	264	267	4.3%
2006	270	279	285	289	281	5.2%
2007	292	296	293	290	293	4.3%
2008	286	290	295	296	292	-0.3%
2009	297	296	299	289	295	1%
2010	290	293	293	293	292	-1%
2011	296	306	305	303	303	3.8%
2012	298	298	295	294	296	-2.3%
2013	298	305	301	305	302	2%
2014	302	300	297	294	298	-1.3%
2015	297	307	308	303	304	2%
2016	302	305	309	310	307	1%
2017	307	314				

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, Crook County recorded 4,552 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 \$303,367,000, and real per capita income was \$40,644 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$37,647 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 Crook County decreased by 2.2 percent from second quarter 2016 to second quarter 2017 from \$639 to \$625. During that same period, detached single-family home rents increased by 13.9 percent.

Crook County rental prices experienced average annualized increases of 1.2 percent for apartments, 2.8 percent for houses. 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.6.24, presents the Crook County data for each rental type.

<b>Table II.6.24</b> <b>Semiannual Average Monthly Rental Prices</b> Crook County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	496	151	.	.
Q4.98	447	137	.	.
Q2.99	456	149	.	.
Q4.99	433	144	.	.
Q2.00	442	145	.	.
Q4.00	424	139	.	.
Q2.01	458	180	.	.
Q4.01	423	135	.	.
Q2.02	513	153	.	.
Q4.02	448	153	.	.
Q2.03	435	150	.	.
Q4.03	451	157	.	.
Q2.04	434	125	.	.
Q4.04	424	150	.	.
Q2.05	466	142	496	367
Q4.05	444	154	.	.
Q2.06	450	120	.	.
Q4.06	468	150	.	.
Q2.07	428	165	594	.
Q4.07	480	119	542	.
Q2.08	487	181	531	.
Q4.08	490	143	541	.
Q2.09	498	130	539	.
Q4.09	521	142	539	.
Q2.10	504	149	521	.
Q4.10	510	167	527	.
Q2.11	526	137	537	.
Q4.11	539	158	565	.
Q2.12	526	.	635	.
Q4.12	542	140	639	.
Q2.13	565	.	608	.
Q4.13	565	.	632	.
Q2.14	595	.	647	.
Q4.14	599	.	686	.
Q2.15	604	.	676	.
Q4.15	609	.	684	.
Q2.16	639	.	670	.
Q4.16	639	.	728	.
Q2.17	625	.	763	.

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 Crook increased from 5 authorizations in 2015 to 6 in 2016.

The real value of single-family building permits increased from \$266,261 in 2015 to \$270,142 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.6.25.

<b>Table II.6.25</b> <b>Building Permits and Valuation</b> Crook 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	5	6	0	0	11	174,033	0
1981	2	2	8	0	12	117,134	0
1982	9	0	0	0	9	104,167	0
1983	5	0	0	0	5	120,474	0
1984	9	0	0	0	9	64,519	0
1985	12	0	0	0	12	52,334	0
1986	3	0	0	0	3	116,412	0
1987	3	0	0	0	3	76,928	0
1988	13	0	0	0	13	70,395	0
1989	1	0	0	0	1	103,842	0
1990	1	0	0	0	1	75,100	0
1991	3	0	0	0	3	71,879	0
1992	4	0	0	0	4	76,595	0
1993	9	0	0	0	9	89,808	0
1994	10	0	4	0	14	73,984	0
1995	11	0	0	0	11	127,547	0
1996	5	0	0	0	5	122,058	0
1997	7	0	0	0	7	166,512	0
1998	10	0	0	0	10	128,017	0
1999	10	0	0	0	10	171,214	0
2000	7	0	0	0	7	129,092	0
2001	13	0	0	15	28	128,563	50,468
2002	30	0	0	0	30	126,239	0
2003	35	0	0	0	35	136,731	0
2004	24	0	0	0	24	133,227	0
2005	21	0	0	0	21	197,249	0
2006	33	0	0	0	33	222,447	0
2007	27	0	0	0	27	167,976	0
2008	10	0	0	0	10	233,857	0
2009	10	0	4	0	14	196,255	0
2010	4	0	0	0	4	233,954	0
2011	14	0	0	0	14	130,991	0
2012	7	0	0	0	7	124,835	0
2013	5	0	0	0	5	242,468	0
2014	5	0	0	0	5	122,478	0
2015	5	0	0	0	5	266,261	0
2016	6	0	0	0	6	270,142	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 Crook County was \$238,005. This represented an increase of 9.3 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.6.26.



Table II.6.26 Average Sales Prices Crook County vs. Wyoming DOR Data, 2000–2016				
Year	Crook County Average Price (\$)	Crook County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	76,326	.	131,207	.
2001	85,190	11.61	128,771	-1.86
2002	92,382	8.44	138,295	7.40
2003	109,050	18.04	148,276	7.22
2004	109,050	0.00	159,558	7.61
2005	138,128	26.66	178,183	11.67
2006	138,568	0.32	219,438	23.15
2007	166,892	20.44	265,044	20.78
2008	170,602	2.2	256,045	-3.40
2009	224,241	31.4	241,622	-5.63
2010	140,858	-37.18	250,958	3.86
2011	156,775	11.3	241,301	-3.85
2012	169,922	8.4	266,406	10.40
2013	185,488	9.2	281,345	5.6
2014	215,397	16.1	263,432	-6.4
2015	217,716	1.1	275,611	4.6
2016	238,005	9.3	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>80</sup> During December 2017, a total of 22 surveys were completed in Crook County. Of the 133 rental units surveyed, 43 were vacant, representing a 32.3 percent vacancy rate, as shown in Table II.6.27, at right. This compares to a 17.5 percent vacancy rate one year ago and a December 2017 statewide vacancy rate of 10.2 percent.

Diagram II.6.4, shows the historical vacancy rate for Crook County and Wyoming. As can be seen, the vacancy rate in Crook County has been similar to the statewide vacancy rate, trending roughly the same, but has spiked over the last two surveys.

Table II.6.27 Total Units, Vacant Units, and Vacancy Rate Crook County RVS Data, June 2001–December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	50	4	8.0%
2001b	5	38	3	7.9%
2002a	4	27	1	3.7%
2002b	7	58	10	17.2%
2003a	5	34	2	5.9%
2003b	4	33	1	3.0%
2004a	9	63	2	3.2%
2004b	7	48	5	10.4%
2005a	9	88	7	8.0%
2005b	10	81	10	12.4%
2006a	8	65	3	4.6%
2006b	13	100	1	1.0%
2007a	9	66	0	0.0%
2007b	9	75	6	8.0%
2008a	10	64	5	7.8%
2008b	9	73	2	2.7%
2009a	12	81	2	2.5%
2009b	9	53	3	5.7%
2010a	15	97	10	10.3%
2010b	16	88	2	2.3%
2011a	21	99	6	6.1%
2011b	24	103	9	8.7%
2012a	29	116	6	5.2%
2012b	37	193	21	10.9%
2013a	27	167	13	7.8%
2013b	28	131	11	8.4%
2014a	29	151	7	4.6%
2014b	27	137	13	9.5%
2015a	25	137	8	5.8%
2015b	16	80	7	8.8%
2016a	20	120	21	17.5%
2016b	18	118	36	30.5%
2017a	22	133	43	32.3%
2017b	19	99	34	34.3%

<sup>80</sup> Those signified as a in the “year” column of Table II.6.26 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.6.4**  
**Vacancy Rates by Year**  
 Crook County vs. Wyoming  
 RVS Data, June 2001 - December 2017

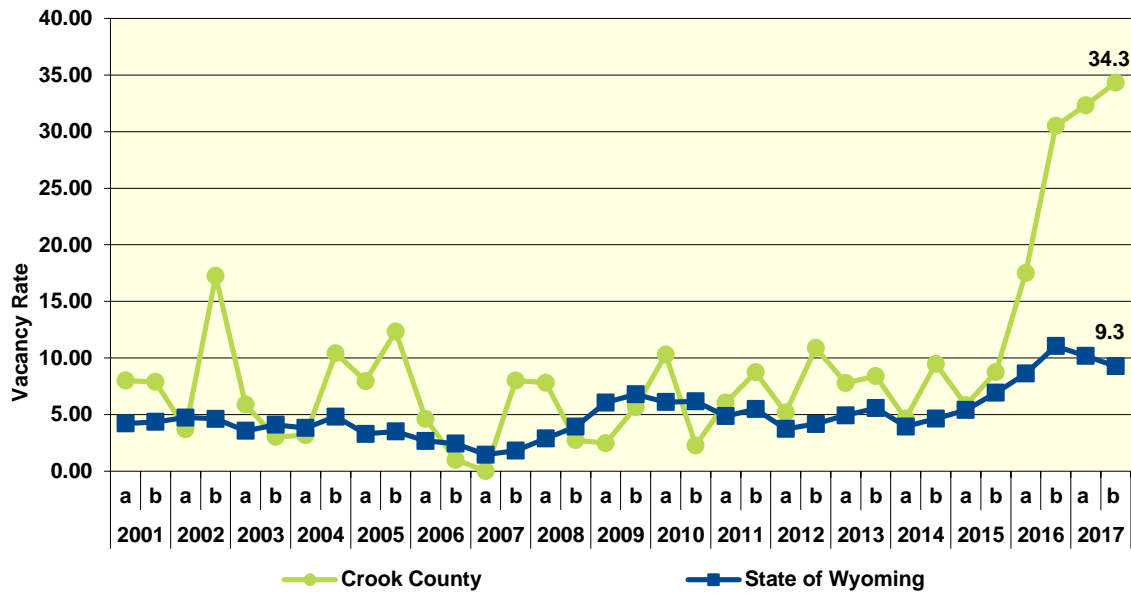


Diagram II.6.5, shows the average rent of single-family and apartment units in Crook County. In 2017, average rents for single-family units rose to \$782 and average rents for apartments rose to \$565.

**Diagram II.6.5**  
**Average Rent of Single Family and Apartment Units**  
 Crook County  
 RVS Data, June 2006 - December 2017

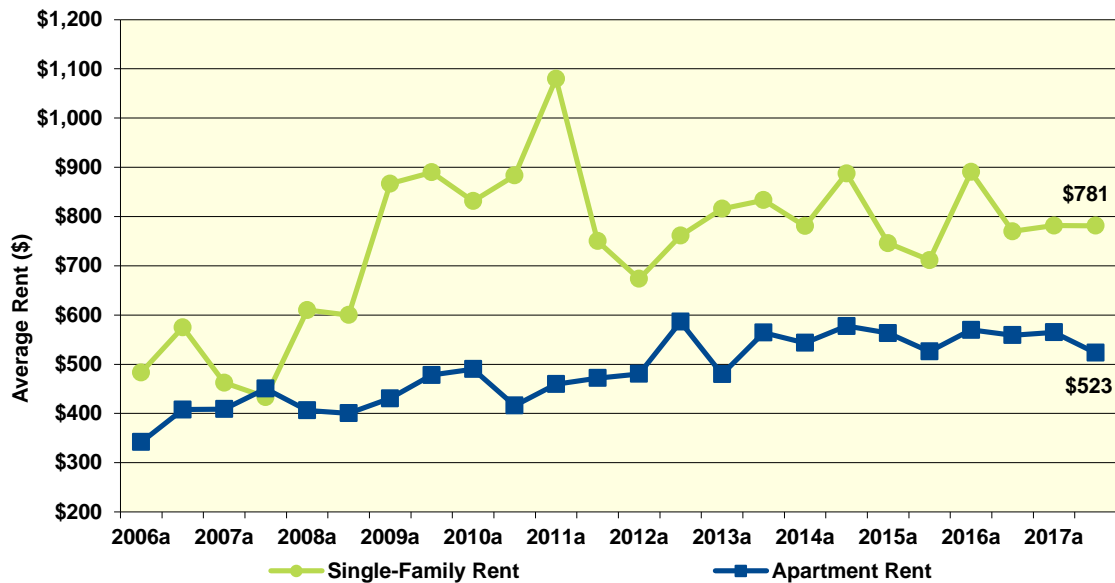


Table II.6.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 21 single family units in Crook County, with 3 of them available. This translates into a vacancy rate of 14.3 percent in Crook County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 61 apartment units reported in the survey, with 24 of them available, which resulted in a vacancy rate of 39.3 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

<b>Table II.6.28</b> <b>Rental Vacancy Survey by Type</b> Crook County RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	21	3	14.3%
Duplex units	3	0	.0%
Apartments	61	24	39.3%
Mobile Homes	1	0	.0%
“Other” Units	0	0	%
Don't Know	13	7	53.8%
<b>Total</b>	<b>99</b>	<b>34</b>	<b>34.3%</b>

Table II.6.29, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 9 units. The most common apartment units were two bedroom units, with 41 units. Additional details of unit types by bedrooms are reported.

<b>Table II.6.29</b> <b>Rental Units by Number of Bedrooms</b> Crook County RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	4	0	0	.	4
One	1	1	12	0	0	.	14
Two	9	2	41	0	0	.	52
Three	7	0	4	1	0	.	12
Four	4	0	0	0	0	.	4
Five	0	0	0	0	0	.	0
Don't Know	0	0	0	0	0	13	13
<b>Total</b>	<b>21</b>	<b>3</b>	<b>61</b>	<b>1</b>	<b>0</b>	<b>13</b>	<b>99</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.6.30, two bedroom apartments were the most available apartment units, with four bedroom units being the most available single family unit.

<b>Table II.6.30</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Crook 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	3	0	0	.	3
One	0	0	5	0	0	.	5
Two	0	0	14	0	0	.	14
Three	1	0	2	0	0	.	3
Four	2	0	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don't Know	0	0	0	0	0	7	7
<b>Total</b>	<b>3</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>34</b>

Table II.6.31, 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 34.1 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 0 percent.

<b>Table II.6.31</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Crook 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	%	%	75.0%	%	%		75.0%
One	.0%	.0%	41.7%	%	%		35.7%
Two	.0%	.0%	34.1%	%	%		26.9%
Three	14.3%	%	50.0%	.0%	%		25.0%
Four	50.0%	%	%	%	%		50.0%
Five	%	%	%	%	%		%
Don't Know	%	%	%	%	%	53.8%	53.8%
<b>Total</b>	<b>14.3%</b>	<b>.0%</b>	<b>39.3%</b>	<b>.0%</b>	<b>%</b>	<b>53.8%</b>	<b>34.3%</b>

Average market-rate rents by unit type are shown in Table II.6.32. 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.6.32</b>						
<b>Average Market Rate Rents by Number of Bedrooms</b>						
Crook 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	\$	\$	\$450
One	\$375	\$600	\$450	\$	\$	\$463
Two	\$535	\$725	\$538	\$	\$	\$570
Three	\$820	\$	\$500	\$400	\$	\$714
Four	\$1,200	\$	\$	\$	\$	\$1,200
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$781</b>	<b>\$700</b>	<b>\$523</b>	<b>\$400</b>	<b>\$</b>	<b>\$654</b>

Table II.6.33, shows vacancy rates for single family units by average rental rates for Crook County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 0 percent.

<b>Table II.6.33</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Crook County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	13	0	.0%
\$1,000 to \$1,500	7	3	42.9%
Above \$1,500			%
Missing	0	0	%
<b>Total</b>	<b>21</b>	<b>3</b>	<b>14.3%</b>

The availability of apartment units by average rent is displayed in Table II.6.34. The most common rent for an apartment unit was less than 500 dollars and units in this price range had a vacancy rate of 41.94 percent.

<b>Table II.6.34</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Crook County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	31	13	41.9%
\$500 to \$1,000	30	11	36.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
<b>Total</b>	<b>61</b>	<b>24</b>	<b>39.3%</b>

Table II.6.35, shows the condition of rental units by unit type for Crook 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 excellent condition. Details by unit type and condition are displayed.

<b>Table II.6.35</b> <b>Condition by Unit Type</b> Crook County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	1	0	24	0	0	.	25
Good	14	2	4	1	0	.	21
Excellent	6	1	33	0	0	.	40
Don’t Know	0	0	0	0	0	13	13
<b>Total</b>	<b>21</b>	<b>3</b>	<b>61</b>	<b>1</b>	<b>0</b>	<b>13</b>	<b>99</b>

The availability of single family units based on their condition is displayed in Table II.6.36. As can be seen single family units in good condition had a vacancy rate of 7.14 percent.

<b>Table II.6.36</b> <b>Condition of Single Family Units by Vacancy Status</b> Crook County RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	1	0	.0%
Good	14	1	7.1%
Excellent	6	2	33.3%
Don't Know	0	0	%
<b>Total</b>	<b>21</b>	<b>3</b>	<b>14.3%</b>

Table II.6.37, shows the availability of apartment units based on their condition. As can be seen apartment units in excellent condition, and had a vacancy rate of 30.3 percent.

<b>Table II.6.37</b> <b>Condition of Apartment Units by Vacancy Status</b> Crook County RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	24	12	50.0%
Good	4	2	50.0%
Excellent	33	10	30.3%
Don't Know	0	0	%
<b>Total</b>	<b>61</b>	<b>24</b>	<b>39.3%</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.6.38, 0 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

<b>Table II.6.38</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Crook County RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	1
Apartments	2
Mobile homes	0
Other	0
All types	1
<b>Total</b>	<b>4</b>

Table II.6.39, 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. Crook County had a total of 3 respondents, with an average persons per household of 2.7 people. Of new residents to Crook County, 100.0 percent were married and the most common age group arriving in the state was 18 to 24 years old. 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 a single family home, with 33.3 percent of respondents owning thier residence. The average rent in Crook County was \$650. When asked if they were satisfied with their current housing, 66.7 percent said they were satisfied with thier current housing.

<b>Table II.6.39</b> <b>Most Replied Response</b> Crook County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	3
Number of persons in household (Average)	2.7
Current age	18 to 24 years old (50.0%)
Marital status	Married (100.0%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (100.0%)
In which industry are you primarily employed	Retired (66.7%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	Less than \$10,000 dollars (%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (33.3%)
Do you own or rent	Own (33.3%)
How many bedrooms (Average)	3.7
How many full bathrooms (Average)	2.0
Average mortgage payment	\$
Average rental payment	\$650
Are you satisfied with your current housing	Satisfied with current housing (66.7%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Housing unit is in poor condition (100.0%)
Are you seeking to change your housing situation	Not seeking different housing (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is in poor condition. 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, 42 or 1.4 percent of households in Crook County were overcrowded and another 6 or .2 percent of units were severely overcrowded, as shown in Table II.6.40. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.6.40</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Crook County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Crook County</b>				
<b>Owner</b>				
Households	2,317	26	5	2,348
Percentage	98.7%	1.1%	.2%	100.0%
<b>Renter</b>				
Households	611	16	1	628
Percentage	97.3%	2.5%	.2%	100.0%
<b>Total</b>				
Households	2,928	42	6	2,976
Percentage	98.4%	1.4%	.2%	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 113 units or 3.2 percent of all housing units in Crook 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.6.41, at right.

<b>Table II.6.41</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Crook County		
2011-2016 5-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Kitchen Facilities	3,460	260,769
Lacking Complete Kitchen Facilities	113	7,218
<b>Total Housing Units</b>	<b>3,573</b>	<b>267,987</b>
Percent Lacking	3.2%	2.7%

At the time of the 2016 ACS, a total of 137 units or 3.8 percent of all housing units in Crook 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.6.42.



<b>Table II.6.42</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Crook County 2011-2016 5-Year ACS Data		
<b>Facilities</b>	<b>Crook County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	3,436	261,033
Lacking Complete Plumbing Facilities	137	6,954
<b>Total Households</b>	<b>3,573</b>	<b>267,987</b>
Percent Lacking	3.8%	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 Crook County, 6.8 percent of households had a cost burden and 6.7 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 10.8 percent of homeowners with a mortgage in Crook County experienced a cost burden and 6.8 percent experienced a severe cost burden, while 5.9 percent of renters had a cost burden and 11.9 percent had a severe cost burden, as seen in Table II.6.43.

<b>Table II.6.43</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Crook County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Crook County</b>					
<b>Owner With a Mortgage</b>					
Households	840	110	69	0	1,019
Percent	82.4%	10.8%	6.8%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,167	56	54	52	1,329
Percent	87.8%	4.2%	4.1%	3.9%	100.0%
<b>Renter</b>					
Households	388	37	75	128	628
Percent	61.8%	5.9%	11.9%	20.4%	100.0%
<b>Total</b>					
Households	2,395	203	198	180	2,976
Percent	80.5%	6.8%	6.7%	6.0%	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.6.44, 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 314 owner occupied and 73 renter occupied households experiencing a housing problem.

<b>Table II.6.44</b>			
<b>Households with Housing Problems by Income</b>			
Crook 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	105	14	119
30.1-50% HAMFI	50	29	79
50.1-80% HAMFI	59	30	89
80.1-95% HAMFI	10	0	10
95 – 115% HAMFI	45	0	45
115.1% HAMFI or more	45	0	45
<b>Total</b>	<b>314</b>	<b>73</b>	<b>387</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	70	4	74
30.1-50% HAMFI	190	44	234
50.1-80% HAMFI	405	180	585
80.1-95% HAMFI	185	40	225
95 – 115% HAMFI	240	60	300
115.1% HAMFI or more	915	220	1,135
<b>Total</b>	<b>2,005</b>	<b>548</b>	<b>2,553</b>
<b>Not Computed</b>			
30% HAMFI or less	20	0	20
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>0</b>	<b>20</b>
<b>Total</b>			
30% HAMFI or less	195	18	213
30.1-50% HAMFI	240	73	313
50.1-80% HAMFI	464	210	674
80.1-95% HAMFI	195	40	235
95 – 115% HAMFI	285	60	345
115.1% HAMFI or more	960	220	1,180
<b>Total</b>	<b>2,339</b>	<b>621</b>	<b>2,960</b>

Table II.6.45, shows the total estimated housing by tenure for Crook County. As can be seen, in 2030 there are estimated to be a total of 2,590 owner and 685 renter occupied households or a total of 3,275 households. By 2050 there are estimated to be 2,854 owner, 739 renter for a total of 3,593 households in Crook County.

Year	Owner	Renter	Total
2016	2,348	628	2,976
2020	2,417	648	3,065
2025	2,504	667	3,171
2030	2,590	685	3,275
2035	2,667	702	3,369
2040	2,736	716	3,452
2045	2,797	729	3,526
2050	2,854	739	3,593

Table II.6.46, below shows the incremental housing demand for Crook 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 242 owner-occupied and 57 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 Crook County will see an additional 617 households, of which 45 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 138 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	6	13	20	27	32	37	42
30.1-50%	0	7	16	25	33	40	46	52
50.1-80%	0	14	31	48	63	77	89	100
80.1-95%	0	6	13	20	27	32	37	42
95.1-115%	0	8	19	29	39	47	55	62
115+%	0	28	64	99	131	159	184	208
<b>Total</b>	<b>0</b>	<b>69</b>	<b>156</b>	<b>242</b>	<b>319</b>	<b>388</b>	<b>449</b>	<b>506</b>
<b>Renter</b>								
0-30%	0	1	1	2	2	3	3	3
30.1-50%	0	2	5	7	9	10	12	13
50.1-80%	0	7	13	19	25	30	34	38
80.1-95%	0	1	3	4	5	6	7	7
95.1-115%	0	2	4	6	7	9	10	11
115+%	0	7	14	20	26	31	36	39
<b>Total</b>	<b>0</b>	<b>20</b>	<b>39</b>	<b>57</b>	<b>74</b>	<b>88</b>	<b>101</b>	<b>111</b>
<b>Total</b>								
0-30%	0	6	14	22	29	35	40	45
30.1-50%	0	9	21	32	41	50	58	65
50.1-80%	0	20	44	67	88	107	123	138
80.1-95%	0	7	16	24	31	38	44	49
95.1-115%	0	10	23	35	46	56	64	72
115+%	0	35	78	120	157	190	220	247
<b>Total</b>	<b>0</b>	<b>89</b>	<b>195</b>	<b>299</b>	<b>393</b>	<b>476</b>	<b>550</b>	<b>617</b>

Table II.6.47 shows the Incremental Total Housing Need Forecast for Crook 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 389 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 821 owner and 185 renter occupied households for a total of 1,006 quality households.

<b>Table II.6.47</b>								
<b>Incremental Total Housing Need Forecast</b>								
Crook 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%	105	111	118	126	132	138	143	148
30.1-50%	50	57	66	75	83	90	96	102
50.1-80%	59	73	90	107	123	136	148	160
80.1-95%	10	16	23	30	37	42	47	52
95.1-115%	45	54	64	75	84	92	100	107
115+%	45	73	109	144	176	204	229	253
<b>Total</b>	<b>315</b>	<b>384</b>	<b>471</b>	<b>557</b>	<b>634</b>	<b>703</b>	<b>764</b>	<b>821</b>
<b>Renter</b>								
0-30%	14	15	15	16	16	17	17	17
30.1-50%	29	32	34	36	38	40	41	42
50.1-80%	30	37	44	50	55	60	64	68
80.1-95%	0	1	3	4	5	6	7	7
95.1-115%	0	2	4	6	7	9	10	11
115+%	0	7	14	20	26	31	36	39
<b>Total</b>	<b>74</b>	<b>94</b>	<b>113</b>	<b>131</b>	<b>148</b>	<b>162</b>	<b>175</b>	<b>185</b>
<b>Total</b>								
0-30%	120	126	134	141	148	154	160	165
30.1-50%	80	89	100	111	121	130	137	144
50.1-80%	90	110	134	157	178	196	213	227
80.1-95%	10	17	26	34	41	48	54	59
95.1-115%	45	56	68	80	91	101	110	118
115+%	45	81	123	165	202	236	265	292
<b>Total</b>	<b>389</b>	<b>478</b>	<b>584</b>	<b>688</b>	<b>782</b>	<b>865</b>	<b>939</b>	<b>1,006</b>

