

NATRONA COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Natrona County’s population increased from 75,450 in 2010 to 81,039 in 2016, or by 7.4 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 16.2 percent, and the number of people from 55 to 64 years of age increased by 15.1 percent. The white population increased by 6.2 percent, while the black population increased by 46.7 percent. The Hispanic population increased from 5,231 to 6,903 people between 2010 and 2016 or by 32.0 percent. These data are presented in Table II.13.1.

Table II.13.1						
Profile of Population Characteristics						
Natrona County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Natrona County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	75,450	81,039	7.4%	563,626	585,501	3.9%
Age						
Under 14 years	15,052	16,680	10.8%	113,371	116,796	3.0%
15 to 24 years	10,231	9,755	-4.7%	78,460	77,293	-1.5%
25 to 34 years	10,747	12,483	16.2%	77,649	81,948	5.5%
35 to 44 years	9,132	10,358	13.4%	66,966	71,334	6.5%
45 to 54 years	11,322	9,582	-15.4%	83,577	69,052	-17.4%
55 to 64 years	9,574	11,015	15.1%	73,513	81,266	10.5%
65 and Over	9,392	11,166	18.9%	70,090	87,812	25.3%
Race						
White	71,769	76,184	6.2%	529,110	543,387	2.7%
Black	732	1,074	46.7%	5,135	7,753	51.0%
American Indian and Alaskan Native	927	1,134	22.3%	14,457	15,762	9.0%
Asian	536	734	36.9%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	49	109	122.4%	521	673	29.2%
Two or more races	1,437	1,804	25.5%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	5,231	6,903	32.0%	50,231	58,413	16.3%

Table II.13.2, presents the population of Natrona County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 37,982 males, who accounted for 50.3 percent of the population, and the remaining 49.7 percent, or 37,468 persons, were female. In 2016, the number of males rose to 40,888 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 40,151 persons being female.

Table II.13.2 Population by Age and Gender Natrona 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	7,784	7,268	15,052	8,574	8,106	16,680	10.8%
15 to 24 years	5,228	5,003	10,231	5,007	4,748	9,755	-4.7%
25 to 44 years	5,593	5,154	10,747	6,393	6,090	12,483	16.2%
45 to 54 years	4,691	4,441	9,132	5,353	5,005	10,358	13.4%
55 to 64 years	5,705	5,617	11,322	4,906	4,676	9,582	-15.4%
65 and Over	4,904	4,670	9,574	5,560	5,455	11,015	15.1%
Total	37,982	37,468	75,450	40,888	40,151	81,039	7.4%
% of Total	50.3%	49.7%	.	50.5%	49.5%	.	

At the time of the 2010 Census, there were 1,645 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 5.4 percent, as shown in Table II.13.3.

Table II.13.3 Group Quarters Population Natrona County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁹⁷	331	519	56.8%
Juvenile Facilities	.	49	.
Nursing Homes	470	483	2.8%
Other Institutions	76	16	-78.9%
Total	877	1,067	21.7%
Noninstitutionalized			
College Dormitories	331	320	-3.3%
Military Quarters	.	.	.
Other Noninstitutions	352	258	-26.7%
Total	683	578	-15.4%
Group Quarters Population	1,560	1,645	5.4%

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.

⁹⁷ 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.13.4, 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 20,522 family households, of which 15,290 housed married couple families and 5,232 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 2,020 families, or a female householder with no husband present, of which there were 3,212 families. There were also an estimated 11,900 “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 Natrona County was 63.3 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Natrona County, 74.5 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Table II.13.4 Household Type by Tenure Natrona County 2011-2016 5-Year ACS Data				
Household Type	Natrona County		State of Wyoming	
	Natrona County	% of Total	State of Wyoming	% of Total
Family households	20,522	63.3%	147,961	65.2%
Married-couple family	15,290	74.5%	117,587	79.5%
Owner-occupied housing units	12,595	82.4%	97,431	82.9%
Renter-occupied housing units	2,695	17.6%	20,156	17.1%
Other family	5,232	25.5%	30,374	20.5%
Male householder, no wife present	2,020	38.6%	11,235	37.0%
Owner-occupied housing units	1,091	54.0%	6,473	57.6%
Renter-occupied housing units	929	46.0%	4,762	42.4%
Female householder, no husband present	3,212	61.4%	19,139	63.0%
Owner-occupied housing units	1,441	44.9%	9,691	50.6%
Renter-occupied housing units	1,771	55.1%	9,448	49.4%
Nonfamily households	11,900	36.7%	79,024	34.8%
Owner-occupied housing units	6,171	51.9%	42,146	53.3%
Renter-occupied housing units	5,729	48.1%	36,878	46.7%
Total	32,422	100.0%	226,985	100.0%

Table II.13.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 10,177 two-person family households, 3,841 three-person family households and 3,930 four-person family households. One-person non-family households made up 81.3 percent of all non-family households or an estimated 9,679 households. Natrona County’s two person households made up 36.9 percent of total housing units and four person households made up an additional 12.7 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.13.5 Household Type by Household Size Natrona County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Natrona County				
One Person	.	9,679	9,679	29.9%
Two Person	10,177	1,798	11,975	36.9%
Three Person	3,841	201	4,042	12.5%
Four Person	3,930	176	4,106	12.7%
Five Person	1,669	13	1,682	5.2%
Six Person	604	33	637	2.0%
Seven Person	301	0	301	.9%
Total	20,522	11,900	32,422	100.0%
State of Wyoming				
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%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 11,975 two-person households, 9,255 were owner-occupied and 2,720 were renter-occupied. Of the 4,106 four-person households, 2,527 were owner-occupied and 1,579 were renter-occupied. Further household size data by tenure are presented in Table II.13.6.

Table II.13.6 Tenure by Household Size Natrona County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Natrona County				
One Person	5,235	4,444	9,679	29.9%
Two Person	9,255	2,720	11,975	36.9%
Three Person	2,571	1,471	4,042	12.5%
Four Person	2,527	1,579	4,106	12.7%
Five Person	1,054	628	1,682	5.2%
Six Person	383	254	637	2.0%
Seven Person or more	273	28	301	.9%
Total	21,298	11,124	32,422	100.0%
State of Wyoming				
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%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.13.7, Natrona County had a total of 35,648 housing units of which 32,422 or 91.0 percent were occupied. Of these occupied units, 65.7 percent, or 21,298 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 3,226 units or 9.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.13.7 Housing Units by Tenure Natrona County 2011-2016 5-Year ACS Data				
Tenure	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	32,422	91.0%	226,985	84.7
Owner-Occupied	21,298	65.7%	155,741	68.6
Renter-Occupied	11,124	34.3%	71,244	31.4
Vacant Housing Units	3,226	9.0%	41,002	15.3
Total Housing Units	35,648	100.0%	267,987	100.0

Table II.13.8, shows that of the 3,226 vacant housing units in Natrona County as reported in the 2016 ACS data, 934 or 29.0 percent were for rent and 228 or 7.1 percent were for sale. An estimated 944 units were for seasonal, recreational, or occasional use, and 963 or 29.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.13.8 Disposition of Vacant Housing Units Natrona County 2011-2016 5-Year ACS Data				
Disposition	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	934	29.0%	6,818	16.6%
Rented, but not occupied	40	1.2%	1,397	3.4%
For sale only	228	7.1%	2,584	6.3%
Sold, but not occupied	90	2.8%	945	2.3%
For seasonal, recreational, or occasional use	944	29.3%	17,395	42.4%
For migrant workers	27	.8%	351	.9%
Other vacant	963	29.9%	11,512	28.1%
Total	3,226	100.0%	41,002	100.0%

Table II.13.9, at right, presents different income statistics for Natrona County. According to the 2016 ACS data averages, median family income for Natrona County was \$71,712 compared to the statewide average of \$73,654.

Table II.13.9 Median and Per Capita Income Natrona County 2011-2016 5-Year ACS Data		
Income Type	Natrona County	Wyoming
Median Family Income	71,712	73,654
Median Household Income	56,983	59,143

Table II.13.10, shows households by income for Natrona County and the State of Wyoming. In Natrona County, there were a total of 2,907 households or 9.0 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 4,702 households that had incomes between \$35,000 and \$49,999, which accounted for 14.5 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 23.1 percent of total households and numbered 7,505 in Natrona County.

Table II.13.10 Households by Income Natrona County 2011-2016 5-Year ACS Data				
Income	Natrona County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,907	9.0%	21,545	9.5%
15,000 - 19,999	1,526	4.7%	10,637	4.7%
20,000 - 24,999	1,605	5.0%	11,410	5.0%
25,000 - 34,999	3,462	10.7%	22,140	9.8%
35,000 - 49,999	4,702	14.5%	30,946	13.6%
50,000 - 74,999	6,314	19.5%	42,533	18.7%
75,000 - 99,999	4,401	13.6%	32,162	14.2%
100,000 and above	7,505	23.1%	55,612	24.5%
Total	32,422	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.13.11. In total, the poverty rate in Natrona County was 11 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Natrona County had a poverty rate of 9 percent and the female population had a poverty rate of 12 percent. There were 466 males and 449 females in poverty under the age of 5. Overall, 11.0 percent of persons in poverty in Natrona 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 680 individuals with incomes below the poverty level which represented 8.2 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.

Table II.13.11 Poverty by Age Natrona County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Natrona County				
5 and Below	466	449	915	11.0%
6 to 17	840	704	1,544	18.5%
18 to 64	2,109	3,085	5,194	62.3%
65 and Older	177	503	680	8.2%
Total	3,592	4,741	8,333	100.0%
Poverty Rate	9%	12%	11%	.
State of Wyoming				
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%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.13.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Natrona County saw an average of 18,786 owner-occupied single-family units compared to 4,178 single-family rental units. In Natrona County, single-family units comprised 70.8 percent of

all households compared with 71.9 percent statewide. Natrona County had a total of 3,425 apartment rental units and total apartment units accounted for 10.8 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 3,685 mobile homes in Natrona County, which comprised 11.4 percent of all occupied housing units and compared to 12.9 statewide.

Table II.13.12 Households by Unit Type Natrona County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
Single-Family Unit	18,786	4,178	22,964	70.8%
Duplex	76	519	595	1.8%
Tri- or Four-Plex	89	1,518	1,607	5.0%
Apartments	91	3,425	3,516	10.8%
Mobile Homes	2,221	1,464	3,685	11.4%
Boat, RV, Van, Etc.	35	20	55	.2%
Total	21,298	11,124	32,422	100.0%
State of Wyoming				
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%
Total	155,741	71,244	226,985	100.0%

Table II.13.13, shows the number of households by year of construction. As shown, 10.2 percent, or 3,302 units, were built in 1939 or earlier in the county, and another 1,052 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 4,168, which accounted for 12.9 percent of all households, and an additional 1,772 households, or 5.5 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.

Table II.13.13 Households by Year Built Natrona County 2011-2016 5-Year ACS Data				
Year Built	Natrona County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,302	10.2%	24,398	10.7%
1940 to 1949	1,052	3.2%	10,195	4.5%
1950 to 1959	5,127	15.8%	20,926	9.2%
1960 to 1969	3,309	10.2%	18,850	8.3%
1970 to 1979	8,678	26.8%	47,644	21.0%
1980 to 1989	3,376	10.4%	32,639	14.4%
1990 to 1999	1,638	5.1%	26,757	11.8%
2000 to 2009	4,168	12.9%	37,104	16.3%
Built 2010 or Later	1,772	5.5%	8,472	3.7%
Total	32,422	100.0%	226,985	100.0%

Table II.13.14, displays housing units for Natrona County and the State of Wyoming. The number of rooms in Natrona County varied between households. Households with one room accounted for only 1.5 percent of total housing units, while households with five and six rooms accounted for 18.0 and 14.9 percent, respectively. The median number of rooms in Natrona County was 6 rooms, which compared to 6 statewide.

Table II.13.14				
Housing Units by Number of Rooms				
Natrona County 2011-2016 5-Year ACS Data				
Number of Rooms	Natrona County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	536	1.5%	4,703	1.8%
Two	793	2.2%	6,989	2.6%
Three	2,731	7.7%	19,621	7.3%
Four	6,016	16.9%	42,956	16.0%
Five	6,406	18.0%	52,646	19.6%
Six	5,294	14.9%	43,710	16.3%
Seven	4,417	12.4%	31,960	11.9%
Eight	3,647	10.2%	25,568	9.5%
Nine or more	5,808	16.3%	39,834	14.9%
Total	35,648	100.0%	267,987	100.0%
Median Rooms	6	.	6	.

Table II.13.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 271 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.8 percent of total households in Natrona County, which compared to 23.9 percent statewide. In Natrona County, the 12,138 households with three bedrooms accounted for 37.4 percent of all households, and there were only 2,414 five-bedroom or more households, which accounted for 7.4 percent of all households.

Table II.13.15				
Households by Number of Bedrooms				
Natrona County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
None	76	271	347	1.1%
One	544	2,221	2,765	8.5%
Two	3,655	4,370	8,025	24.8%
Three	9,066	3,072	12,138	37.4%
Four	5,737	996	6,733	20.8%
Five or more	2,220	194	2,414	7.4%
Total	21,298	11,124	32,422	100.0%
State of Wyoming				
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%
Total	155,741	71,244	226,985	100.0%

The age of a structure influences its value. As shown in Table II.13.16, at right, structures built in 1939 or earlier had a median value of \$151,900, while structures built between 1950 and 1959 had a median value of \$161,900 and those built between 1990 to 1999 had a median value of \$155,500. 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 \$280,200 and \$270,500, respectively. The total median value in Natrona County was \$193,200, which compared to \$199,900 in the State of Wyoming.

Table II.13.16 Median Value by Year Structure Built Natrona County 2011-2016 5-Year ACS Data		
Year Built	Natrona County	State of Wyoming
1939 or earlier	151,900	157,900
1940 to 1949	133,900	152,100
1950 to 1959	161,900	163,300
1960 to 1969	190,100	185,100
1970 to 1979	208,600	191,500
1980 to 1989	224,800	209,600
1990 to 1999	155,500	245,200
2000 to 2009	249,200	260,000
2010 to 2013	280,200	288,500
2014 to Later	270,500	289,400
Total	193,200	199,900

Household mortgage status is reported in Table II.13.17. In Natrona County, households with a mortgage accounted for 60.2 percent of all households or 12,826 housing units, and the remaining 39.8 percent or 8,472 units had no mortgage. Of those units with a mortgage, 1,695 had either a second mortgage or home equity loan, 25 had both a second mortgage and home equity loan, and 11,106 or 86.6 percent had no second mortgage or no home equity loan.

Table II.13.17 Mortgage Status Natrona County 2011-2016 5-Year ACS Data				
Mortgage Status	Natrona County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	12,826	60.2%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	1,695	13.2%	9,772	10.8%
Second mortgage only	687	40.5%	3,961	40.5%
Home equity loan only	1,008	59.5%	5,811	59.5%
Both second mortgage and home equity loan	25	.2%	359	.4%
No second mortgage and no home equity loan	11,106	86.6%	79,941	88.8%
Housing units without a mortgage	8,472	39.8%	65,669	42.2%
Total	21,298	100.0%	155,741	100.00%

The median rent in Natrona County was \$704 as compared to \$686 statewide, as seen in Table II.13.18.

Table II.13.18 Median Rent Natrona County 2011-2016 5-Year ACS Data	
Place	Rent
Natrona County	\$704
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 404 persons during 2017. The driver’s license total exchanges since 2000 for Natrona County are presented below in Table II.13.19 and indicate a net increase of 5,967 persons over the time period.

Table II.13.19			
Driver’s Licenses Exchanged and Surrendered			
Natrona County			
WYDOT Data, 2000 – 2017			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,570	1,652	-82
2001	1,639	1,404	235
2002	1,488	1,198	290
2003	1,408	1,048	360
2004	1,651	1,394	257
2005	1,761	1,324	437
2006	1,873	1,265	608
2007	2,022	1,366	656
2008	2,073	1,257	816
2009	1,931	1,312	619
2010	1,763	1,065	698
2011	1,749	1,245	504
2012	2,082	1,544	538
2013	2,100	1,650	450
2014	2,186	1,724	462
2015	1,902	1,957	-55
2016	1,616	2,038	-422
2017	1,580	1,984	-404
Total	32,394	26,427	5,967

Economics

The HUD estimated MFI for Natrona County was \$74,400 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.13.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.13.1
Estimated Median Family Income
 Natrona County vs. Wyoming
 HUD Data: 2000-2017

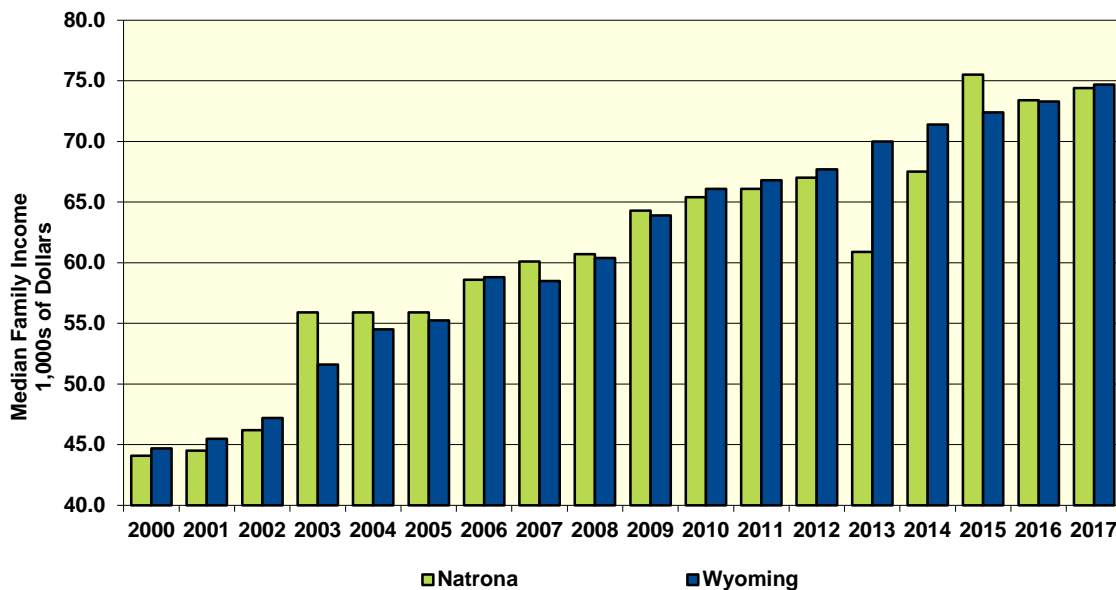


Table II.13.20, shows the labor force statistics for Natrona County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.6 percent. The highest level of unemployment occurred during 1992 rising to a rate of 7.3 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Natrona County increased from 4.9 percent in 2015 to 7.1 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.13.20 Labor Force Statistics Natrona County 1990 - 2016 BLS Data					
Year	Natrona County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,941	29,944	31,885	6.1%	5.3%
1991	2,006	29,596	31,602	6.3%	5.2%
1992	2,281	28,921	31,202	7.3%	5.6%
1993	2,303	29,499	31,802	7.2%	5.3%
1994	1,987	30,129	32,116	6.2%	5%
1995	1,862	30,898	32,760	5.7%	4.8%
1996	2,047	30,596	32,643	6.3%	4.9%
1997	1,833	30,865	32,698	5.6%	4.8%
1998	1,756	31,341	33,097	5.3%	4.7%
1999	1,756	32,066	33,822	5.2%	4.6%
2000	1,454	35,070	36,524	4%	3.9%
2001	1,376	35,721	37,097	3.7%	3.8%
2002	1,516	35,925	37,441	4%	4%
2003	1,649	36,617	38,266	4.3%	4.3%
2004	1,419	37,474	38,893	3.6%	3.8%
2005	1,346	37,778	39,124	3.4%	3.6%
2006	1,185	38,585	39,770	3%	3.2%
2007	1,038	38,905	39,943	2.6%	2.8%
2008	1,142	39,546	40,688	2.8%	3.1%
2009	2,710	38,548	41,258	6.6%	6.3%
2010	2,784	37,110	39,894	7%	6.4%
2011	2,495	38,628	41,123	6.1%	5.8%
2012	2,146	40,242	42,388	5.1%	5.3%
2013	1,945	41,122	43,067	4.5%	4.7%
2014	1,750	41,623	43,373	4%	4.2%
2015	2,092	40,891	42,983	4.9%	4.2%
2016	2,928	38,292	41,220	7.1%	5.3%

Diagram II.13.2, shows the employment and labor force for Natrona County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 38,292 persons, with the labor force reaching 41,220, indicating there were a total of 2,928 unemployed persons.

Diagram II.13.2
Employment and Labor Force
 Natrona County
 1990 – 2016 BLS Data

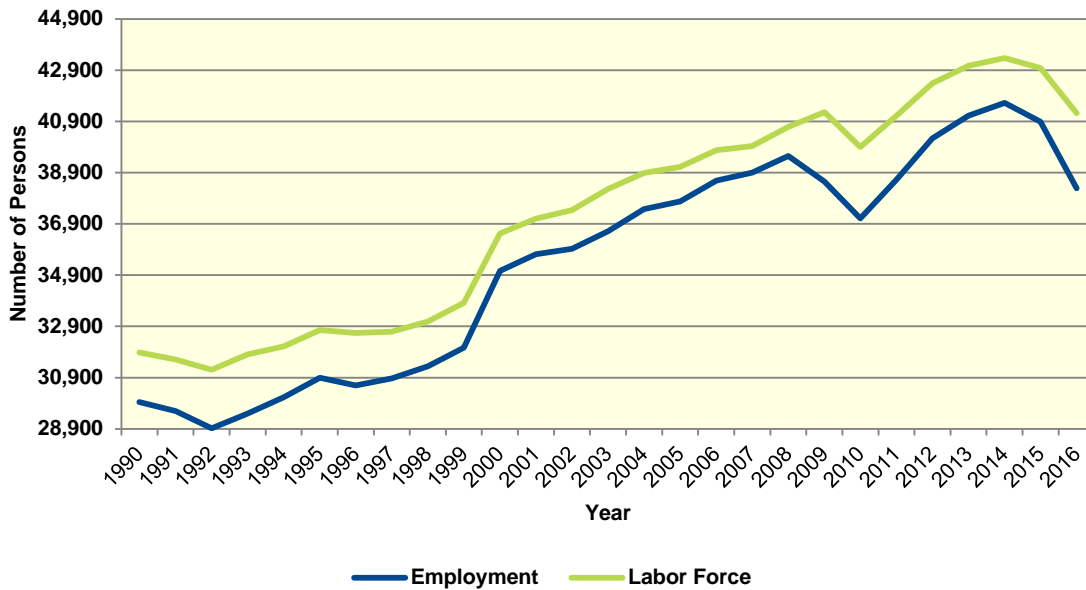
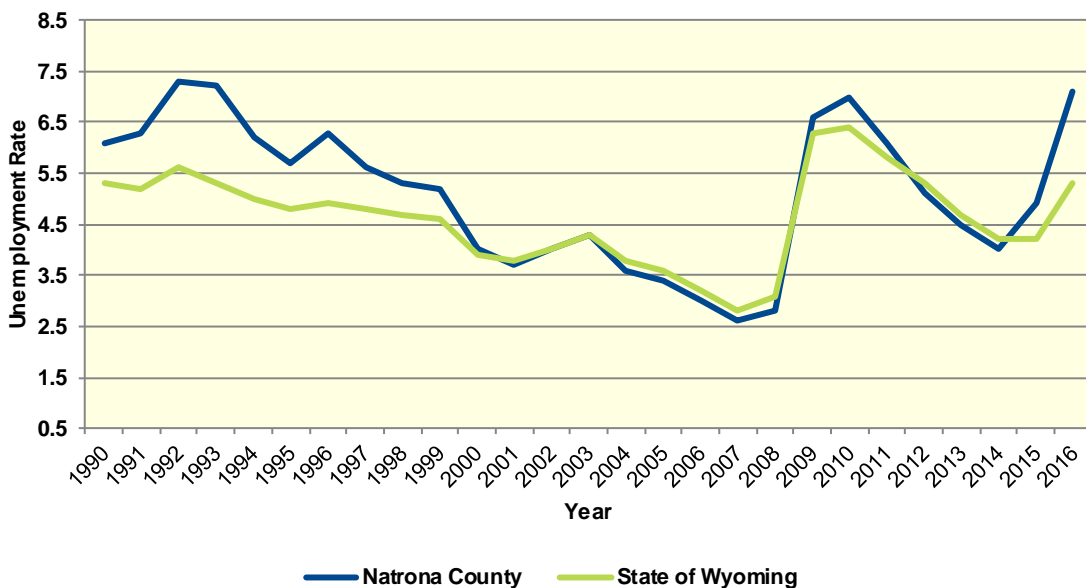


Diagram II.13.3, shows the unemployment rate for both the state and Natrona County. During the 1990s the average rate for Natrona County was 6.1 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.8 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.5 percent. Over the course of the entire period Natrona County had an average unemployment rate higher than the state, 5 percent for Natrona County, versus 4.6 statewide.

Diagram II.13.3
Annual Unemployment Rate
 Natrona 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.13.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 41,852 persons in 2015 to 38,505 in 2016, a change of -8. In 2017, preliminary estimates show total monthly employment was 38,679 in June 2017.

Table II.13.21 Total Monthly Employment Natrona County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	36,785	37,525	39,462	40,836	41,253	42,705	39,405	36,832
Feb	36,753	37,518	39,807	40,772	41,337	42,623	38,894	37,058
Mar	37,131	38,070	40,209	41,168	41,621	42,494	38,849	37,516
Apr	37,613	38,578	40,384	41,181	42,185	42,113	38,870	37,509
May	38,085	39,193	40,972	42,107	42,631	41,945	39,064	38,049
Jun	38,567	39,789	41,492	42,223	43,139	42,205	39,067	38,679
Jul	38,436	39,556	41,183	42,027	42,832	41,620	38,410	
Aug	38,251	39,774	41,245	41,910	42,777	41,311	38,335	
Sep	38,155	40,175	41,340	42,042	43,184	41,399	38,055	
Oct	38,498	40,361	41,758	42,352	43,462	41,785	37,905	
Nov	38,389	40,173	41,565	42,158	43,314	41,079	37,639	
Dec	38,573	40,430	41,780	42,193	43,525	40,944	37,569	
Annual	37,936	39,262	40,933	41,747	42,605	41,852	38,505	
% Change	-0.7%	3.5%	4.3%	2%	2.1%	-1.8%	-8%	

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 954 dollars in 2015. In 2016, average weekly wages saw a decrease of 7.5 percent over the prior year, to \$882, or by 72 dollars. Preliminary 2017 data shows average weekly wages were 899 dollars in the second quarter of 2017, which compared to 859 dollars in second quarter of 2016. These data are shown in Table II.13.22.

Table II.13.22 Average Weekly Wages Natrona County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	525	539	522	588	544	
2002	543	555	531	592	555	2%
2003	552	575	556	629	578	4.1%
2004	586	614	607	673	621	7.4%
2005	625	657	667	726	669	7.7%
2006	698	724	713	810	737	10.2%
2007	760	773	765	862	790	7.2%
2008	805	811	824	930	843	6.7%
2009	808	779	794	881	815	-3.3%
2010	779	811	873	932	849	4.2%
2011	842	863	896	952	889	4.7%
2012	902	894	901	1,002	925	4%
2013	903	892	910	1,016	930	0.5%
2014	936	938	971	1,081	982	5.6%
2015	959	938	920	1,000	954	-2.9%
2016	860	859	881	929	882	-7.5%
2017(p)	885	899				

Total business establishments reported by the QCEW are displayed in Table II.13.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 0 percent, from 3,509 to 3,508 establishments. In the second quarter of 2017 there were an estimated 3,523 business establishments.

Table II.13.23 Number of Business Establishments Natrona County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,700	2,726	2,732	2,709	2,717	
2002	2,730	2,744	2,770	2,776	2,755	1.4%
2003	2,812	2,823	2,859	2,862	2,839	3%
2004	2,875	2,899	2,936	2,949	2,915	2.7%
2005	2,957	3,003	3,023	3,036	3,005	3.1%
2006	3,050	3,122	3,145	3,133	3,113	3.6%
2007	3,132	3,161	3,163	3,170	3,157	1.4%
2008	3,159	3,196	3,204	3,214	3,193	1.1%
2009	3,191	3,190	3,195	3,186	3,191	-0.1%
2010	3,183	3,185	3,213	3,195	3,194	0.1%
2011	3,217	3,236	3,264	3,285	3,251	1.8%
2012	3,304	3,351	3,372	3,363	3,348	3%
2013	3,340	3,339	3,362	3,370	3,353	0.1%
2014	3,364	3,384	3,414	3,397	3,390	1.1%
2015	3,487	3,508	3,534	3,505	3,509	3.5%
2016	3,511	3,525	3,507	3,487	3,508	0%
2017	3,485	3,523				

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, Natrona County recorded 53,907 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 \$5,598,761,000, and real per capita income was \$69,087 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$70,310 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 Natrona County decreased by 8.1 percent from second quarter 2016 to second quarter 2017 from \$737 to \$677. During that same period, detached single-family home rents decreased by 7.6 percent, rents for mobile homes on lots decreased by 2.9 percent, and rents for mobile home lots increased by 2.9 percent.

Natrona County rental prices experienced average annualized increases of 0.9 percent for apartments, 1.1 percent for houses, 0.8 percent for mobile homes plus a lot, and 0.7 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.13.24, presents the Natrona County data for each rental type.⁹⁸

Table II.13.24				
Semiannual Average Monthly Rental Prices				
Natrona County				
EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	497	284	682	463
Q2.87	491	277	657	453
Q4.87	466	246	617	419
Q2.88	435	221	608	414
Q4.88	435	208	603	411
Q2.89	438	223	590	416
Q4.89	421	211	590	395
Q2.90	418	209	584	413
Q4.90	406	195	632	404
Q2.91	409	210	605	396
Q4.91	454	204	610	365
Q2.92	426	207	627	447
Q4.92	426	185	662	489
Q2.93	425	224	664	460
Q4.93	471	207	697	575
Q2.94	490	203	702	547
Q4.94	487	211	732	536
Q2.95	504	191	721	634
Q4.95	500	199	711	641
Q2.96	506	195	698	583
Q4.96	466	192	729	654
Q2.97	505	193	678	538
Q4.97	491	195	682	497
Q2.98	483	193	693	525
Q4.98	488	190	686	512
Q2.99	483	344	681	543
Q4.99	493	207	728	517
Q2.00	499	209	724	535
Q4.00	490	222	770	540
Q2.01	500	241	734	609
Q4.01	534	221	727	578
Q2.02	527	223	839	618
Q4.02	523	219	831	676
Q2.03	517	226	867	651
Q4.03	539	216	828	578
Q2.04	532	185	836	648
Q4.04	555	205	913	639
Q2.05	544	222	887	650
Q4.05	582	274	925	629
Q2.06	608	243	918	695
Q4.06	636	257	975	695
Q2.07	632	251	1,101	612
Q4.07	734	263	1,162	661
Q2.08	802	262	1,243	626
Q4.08	777	283	1,306	662
Q2.09	805	288	1,171	684
Q4.09	776	301	1,152	687
Q2.10	754	301	1,131	669
Q4.10	757	352	1,160	670
Q2.11	726	292	1,191	661
Q4.11	753	316	1,203	661
Q2.12	732	306	1,132	648
Q4.12	771	324	1,250	642
Q2.13	855	307	1,153	642
Q4.13	855	324	1,245	643
Q2.14	872	318	1,216	635
Q4.14	917	336	1,259	625
Q2.15	855	303	1,174	629
Q4.15	812	360	1,128	630
Q2.16	737	345	1,048	622
Q4.16	672	320	987	624
Q2.17	677	355	968	604

⁹⁸ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

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 Natrona decreased from 227 authorizations in 2015 to 157 in 2016.

The real value of single-family building permits decreased from \$235,326 in 2015 to \$232,096 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.13.25.

Table II.13.25 Building Permits and Valuation Natrona 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	433	0	35	60	528	131,071	52,026
1981	270	4	136	386	796	142,574	38,688
1982	244	28	78	98	448	133,431	80,247
1983	201	20	11	0	232	118,365	0
1984	104	0	0	0	104	121,820	0
1985	30	0	3	0	33	122,233	0
1986	8	0	0	0	8	157,204	0
1987	3	0	0	0	3	157,268	0
1988	24	0	0	0	24	172,413	0
1989	12	0	0	0	12	150,787	0
1990	30	0	0	0	30	177,514	0
1991	36	0	0	0	36	198,782	0
1992	45	0	0	0	45	190,129	0
1993	68	0	0	0	68	198,671	0
1994	81	2	4	0	87	218,387	0
1995	67	2	0	0	69	169,825	0
1996	157	0	15	0	172	102,732	0
1997	53	2	0	0	55	147,797	0
1998	79	2	0	0	81	175,317	0
1999	92	2	0	151	245	200,808	54,940
2000	107	0	0	38	145	191,519	66,130
2001	104	0	0	36	140	252,666	53,227
2002	140	0	0	10	150	245,462	52,418
2003	234	0	0	0	234	195,065	0
2004	284	0	0	0	284	218,635	0
2005	444	0	0	0	444	228,087	0
2006	423	0	0	0	423	235,263	0
2007	429	0	0	0	429	215,330	0
2008	379	0	40	0	419	174,270	0
2009	341	0	0	71	412	180,037	59,959
2010	264	0	4	539	807	198,759	77,634
2011	256	0	6	140	402	183,593	73,815
2012	347	0	0	160	507	190,754	69,057
2013	357	0	0	246	603	202,248	68,198
2014	330	0	0	0	330	224,667	0
2015	227	2	6	36	271	235,326	99,854
2016	157	0	8	0	165	232,096	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 Natrona County was \$222,462. This represented a decrease of 3.5 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.13.26.

Table II.13.26 Average Sales Prices Natrona County vs. Wyoming DOR Data, 2000–2016				
Year	Natrona County Average Price (\$)	Natrona County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	93,579	8.96	131,207	.
2001	95,948	2.53	128,771	-1.86
2002	113,059	17.83	138,295	7.40
2003	130,446	15.38	148,276	7.22
2004	139,651	7.06	159,558	7.61
2005	156,281	11.91	178,183	11.67
2006	158,950	1.71	219,438	23.15
2007	201,269	26.62	265,044	20.78
2008	204,154	1.4	256,045	-3.40
2009	202,006	-1.1	241,622	-5.63
2010	201,425	-0.29	250,958	3.86
2011	197,348	-2.0	241,301	-3.85
2012	215,792	9.3	266,406	10.40
2013	217,761	0.9	281,345	5.6
2014	230,008	5.6	263,432	-6.4
2015	230,430	0.2	275,611	4.6
2016	222,462	-3.5	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2017.⁹⁹ During December 2017, a total of 156 surveys were completed by property managers in Natrona County. Of the 5,778 rental units surveyed, 715 were vacant, indicating a vacancy rate of 12.4 percent, as shown in Table II.13.27, at right. This rate compares to a 14.8 percent vacancy rate one year ago and a statewide December 2017 vacancy rate of 10.2 percent.

Diagram II.13.4, shows the historical vacancy rate for Natrona County and Wyoming. As can be seen, the vacancy rate in Natrona County has been lower than the statewide rate, except for the second half of 2011, where it spiked to 7.4 percent, and in recent years. In the most recent surveys the vacancy rate rose above the statewide average. The large increase in the vacancy rate can be attributed to the slowdown in the oil and gas industry, which is having a negative effect on the local economy.

Table II.13.27 Total Units, Vacant Units, Vacancy Rate Natrona County RVS Data, June 2001–December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	439	11	2.5%
2001b	20	2,322	44	1.9%
2002a	21	2,338	83	3.6%
2002b	24	2,760	124	4.5%
2003a	24	2,095	57	2.7%
2003b	41	3,845	131	3.4%
2004a	39	3,501	90	2.6%
2004b	40	3,586	101	2.8%
2005a	27	2,457	65	2.7%
2005b	38	4,384	86	2.0%
2006a	35	3,118	49	1.6%
2006b	40	3,226	54	1.7%
2007a	55	4,220	24	0.6%
2007b	69	4,117	44	1.1%
2008a	66	4,348	46	1.1%
2008b	68	4,000	39	1.0%
2009a	75	3,268	103	3.2%
2009b	101	4,304	208	4.8%
2010a	113	5,232	211	4.0%
2010b	106	4,660	214	4.6%
2011a	125	4,787	176	3.7%
2011b	110	4,609	340	7.4%
2012a	116	5,048	106	2.1%
2012b	129	5,580	91	1.6%
2013a	119	5,560	202	3.6%
2013b	123	5,666	196	3.5%
2014a	132	5,931	160	2.7%
2014b	140	5,543	205	3.7%
2015a	150	6,364	416	6.5%
2015b	152	6,447	470	7.3%
2016a	147	5,639	833	14.8%
2016b	157	6,392	1,026	16.1%
2017a	156	5,778	715	12.4%
2017b	124	5,178	496	9.6%

⁹⁹Those signified as a in the “year” column of Table II.13.27 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.13.4
Vacancy Rates by Year
 Natrona County vs. Wyoming
 RVS Data, June 2001 – December 2017

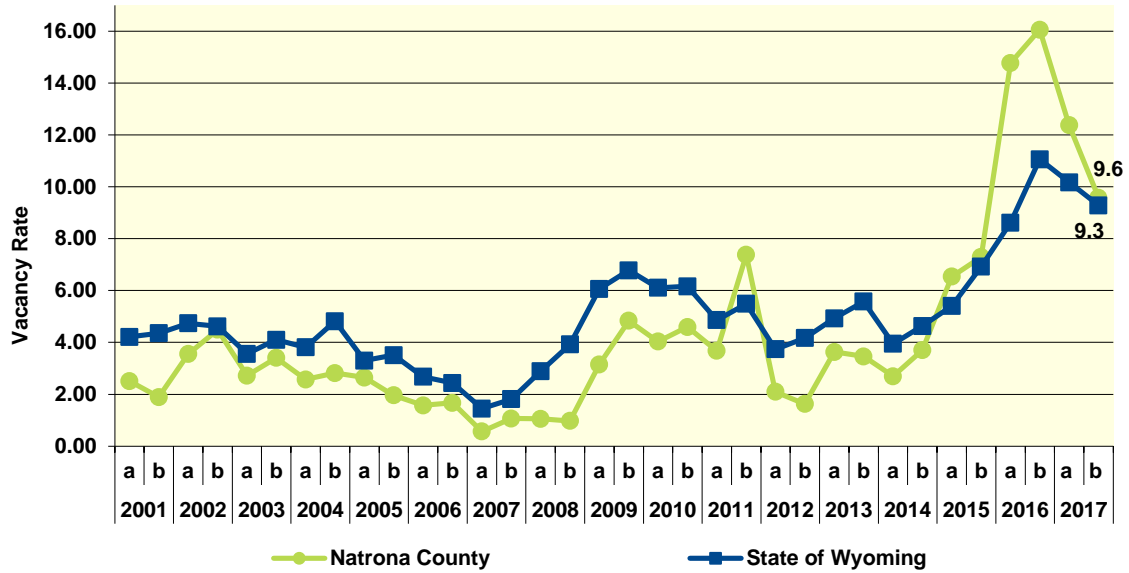


Diagram II.13.5, shows the average rent of single-family and apartment units in Natrona County. In 2017, average rents for single-family units decreased to \$987 and average rents for apartments fell to \$778.

Diagram II.13.5
Average Rent of Single Family and Apartment Units
 Natrona County
 RVS Data, June 2006 – December 2017

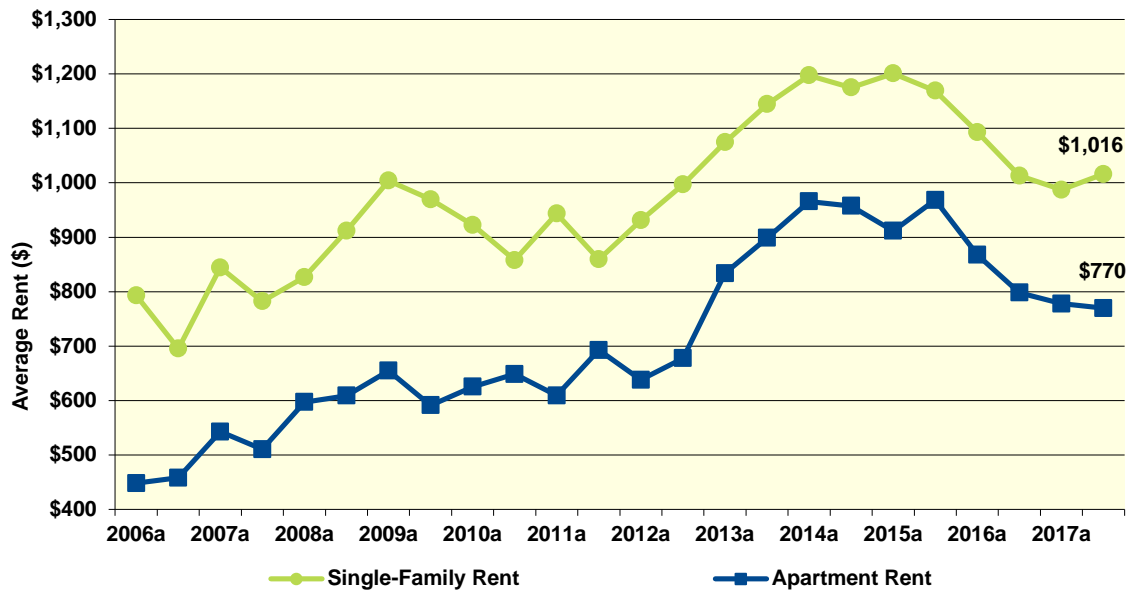


Table II.13.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 441 single family units in Natrona County, with 17 of them available. This translates into a vacancy rate of 3.9 percent in Natrona County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 3,636 apartment units reported in the survey, with 404 of them available, which resulted in a vacancy rate of 11.1 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.13.28			
Rental Vacancy Survey by Type			
Natrona County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	441	17	3.9%
Duplex units	88	2	2.3%
Apartments	3,636	404	11.1%
Mobile Homes	300	19	6.3%
“Other” Units	18	1	5.6%
Don’t Know	695	53	7.6%
Total	5,178	496	9.6%

Table II.13.29, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 79 units. The most common apartment units were two bedroom units, with 1,624 units. Additional details of unit types by bedrooms are reported.

Table II.13.29							
Rental Units by Number of Bedrooms							
Natrona 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	33	0	0	.	33
One	14	8	1,139	0	0	.	1,161
Two	72	29	1,624	4	14	.	1,743
Three	79	2	327	1	4	.	413
Four	24	2	0	0	0	.	26
Five	12	0	0	0	0	.	12
Don’t Know	240	47	513	295	0	695	1,790
Total	441	88	3,636	300	18	695	5,178

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.13.30, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family unit.

Table II.13.30							
Available Rental Units by Number of Bedrooms							
Natrona 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	2	0	0	.	2
One	0	1	52	0	0	.	53
Two	8	0	151	3	0	.	162
Three	5	0	14	5	1	.	25
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	3	1	185	11	0	53	253
Total	17	2	404	19	1	53	496

Table II.13.31, 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 9.3 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 6.3 percent.

Table II.13.31							
Vacancy Rates by Number of Bedrooms							
Natrona County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	6.1%	%	%		6.1%
One	.0%	12.5%	4.6%	%	%		4.6%
Two	11.1%	.0%	9.3%	75.0%	.0%		9.3%
Three	6.3%	.0%	4.3%	500.0%	25.0%		6.1%
Four	4.2%	.0%	%	%	%		3.8%
Five	.0%	%	%	%	%		.0%
Don't Know	1.3%	2.1%	36.1%	3.7%	%	7.6%	14.1%
Total	3.9%	2.3%	11.1%	6.3%	5.6%	7.6%	9.6%

Average market-rate rents by unit type are shown in Table II.13.32. 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.

Table II.13.32						
Average Market Rate Rents by Number of Bedrooms						
Natrona County						
RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$555	\$	\$	\$555
One	\$525	\$630	\$644	\$563	\$	\$630
Two	\$744	\$732	\$769	\$655	\$938	\$756
Three	\$1,078	\$950	\$1,044	\$767	\$1,050	\$1,047
Four	\$1,175	\$1,300	\$	\$	\$	\$1,185
Five	\$1,450	\$	\$	\$	\$	\$1,450
Total	\$1,016	\$747	\$770	\$683	\$950	\$883

Table II.13.33, shows vacancy rates for single family units by average rental rates for Natrona 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 5.21 percent.

Table II.13.33 Single Family Market Rate Rents by Vacancy Status Natrona County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	174	6	3.4%
\$1,000 to \$1,500	211	11	5.2%
Above \$1,500	4	0	.0%
Missing	52	0	.0%
Total	441	17	3.9%

The availability of apartment units by average rent is displayed in Table II.13.34. 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 12.4 percent.

Table II.13.34 Apartment Market Rate Rents by Vacancy Status Natrona County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	2,086	258	12.4%
\$1,000 to \$1,500	1,223	134	11.0%
Above \$1,500	0	0	%
Missing	327	12	3.7%
Total	3,636	404	11.1%

Table II.13.35, shows the condition of rental units by unit type for Natrona 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.

Table II.13.35 Condition by Unit Type Natrona County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	7	0	0	0	0	.	7
Average	38	25	207	1	7	.	278
Good	297	41	1,557	299	1	.	2,195
Excellent	87	22	1,782	0	10	.	1,901
Don’t Know	12	0	90	0	0	695	797
Total	441	88	3,636	300	18	695	5,178

The availability of single family units based on their condition is displayed in Table II.13.36. As can be seen single family units in good condition had a vacancy rate of 3.0 percent.

Table II.13.36			
Condition of Single Family Units by Vacancy Status			
Natrona County			
RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	7	1	14.3%
Average	38	6	15.8%
Good	297	9	3.0%
Excellent	87	1	1.1%
Don't Know	12	0	.0%
Total	441	17	3.9%

Table II.13.37, 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 7.7 percent.

Table II.13.37			
Condition of Apartment Units by Vacancy Status			
Natrona County			
RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	207	16	7.7%
Good	1,557	227	14.6%
Excellent	1,782	151	8.5%
Don't Know	90	10	11.1%
Total	3,636	404	11.1%

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.13.38, 7 respondents said they would prefer more single family units, 9 respondents wanted more apartment units, and 13 respondents indicated they would prefer more units of any type.

Table II.13.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Natrona County	
RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	7
Duplex Units	7
Apartments	9
Mobile homes	1
Other	1
All types	13
Total	38

Table II.13.39, 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. Natrona County had a total of 54 respondents, with an average persons per household of 3.2 people. Of new residents to Natrona County, 52.8 percent were married and the most common age group arriving in the state was 25 to 34 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 40.7 percent of respondents renting their residence. The average mortgage payment in Natrona County was \$1,023 and the average rent was \$605. When asked if they were satisfied with their current housing, 77.8 percent said they were satisfied with thier current housing.

Table II.13.39	
Most Replied Response	
Natrona County	
HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	54
Number of persons in household (Average)	3.2
Current age	25 to 34 years old (26.4%)
Marital status	Married (52.8%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (35.2%)
In which industry are you primarily employed	Retired (22.2%)
Highest education level completed	High School Diploma/GED (27.8%)
Total household income from all sources	\$50,000 to \$74,999 dollars (27.0%)
Current Housing Characteristics	
Current Residence	Single family home (66.7%)
Do you own or rent	Rent (40.7%)
How many bedrooms (Average)	3.3
How many full bathrooms (Average)	1.9
Average mortgage payment	\$1,023
Average rental payment	\$605
Are you satisfied with your current housing	Satisfied with current housing (77.8%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (77.8%)
Are you seeking to change your housing situation	Seeking different housing (80.0%)
What type of unit are you seeking	Single family home (87.5%)
Type of tenure seeking	Seeking to buy (50.0%)
If own, do you plan on building or buying	Buy an existing unit (60.0%)
Expected buying price	\$300,000 to \$349,999 dollars (50.0%)
Expected building price	\$150,000 to \$199,999 dollars (100.0%)
Expected rental price	\$0 to \$300 dollars (100.0%)

For residents who are unsatisfied with their current housing, 77.8 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 87.5 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 50.0 percent wanted to buy and 37.5 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$300,000 to \$349,999 dollars if they were buying an existing unit, and \$150,000 to \$199,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$0 to \$300 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2016 5-year ACS data, 474 or 1.5 percent of households in Natrona County were overcrowded and another 92 or .3 percent of units were severely overcrowded, as shown in Table II.13.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.13.40				
Overcrowding and Severe Overcrowding				
Natrona County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Natrona County				
Owner				
Households	21,050	167	81	21,298
Percentage	98.8%	.8%	.4%	100.0%
Renter				
Households	10,806	307	11	11,124
Percentage	97.1%	2.8%	.1%	100.0%
Total				
Households	31,856	474	92	32,422
Percentage	98.3%	1.5%	.3%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
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 674 units or 1.9 percent of all housing units in Natrona 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.13.41, at right.

Table II.13.41 Housing Units with Incomplete Kitchen Facilities Natrona County 2011-2016 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Kitchen Facilities	34,974	260,769
Lacking Complete Kitchen Facilities	674	7,218
Total Housing Units	35,648	267,987
Percent Lacking	1.9%	2.7%

At the time of the 2016 ACS, a total of 475 units or 1.3 percent of all housing units in Natrona 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.13.42.

Table II.13.42 Housing Units with Incomplete Plumbing Facilities Natrona County 2011-2016 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Plumbing Facilities	35,173	261,033
Lacking Complete Plumbing Facilities	475	6,954
Total Households	35,648	267,987
Percent Lacking	1.3%	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 Natrona County, 14.2 percent of households had a cost burden and 9.2 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 14.3 percent of homeowners with a mortgage in Natrona County experienced a cost burden and 8.2 percent experienced a severe cost burden, while 20.8 percent of renters had a cost burden and 15.0 percent had a severe cost burden, as seen in Table II.13.43.

Table II.13.43 Cost Burden and Severe Cost Burden by Tenure Natrona County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Natrona County					
Owner With a Mortgage					
Households	9,906	1,828	1,058	34	12,826
Percent	77.2%	14.3%	8.2%	.3%	100.0%
Owner Without a Mortgage					
Households	7,681	460	265	66	8,472
Percent	90.7%	5.4%	3.1%	.8%	100.0%
Renter					
Households	6,280	2,309	1,665	870	11,124
Percent	56.5%	20.8%	15.0%	7.8%	100.0%
Total					
Households	23,867	4,597	2,988	970	32,422
Percent	73.6%	14.2%	9.2%	3.0%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
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.13.44, 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 3,905 owner occupied and 3,825 renter occupied households experiencing a housing problem.

Table II.13.44 Households with Housing Problems by Income Natrona County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	825	1,345	2,170
30.1-50% HAMFI	890	1,455	2,345
50.1-80% HAMFI	1,050	610	1,660
80.1-95% HAMFI	360	215	575
95 – 115% HAMFI	325	75	400
115.1% HAMFI or more	455	125	580
Total	3,905	3,825	7,730
Without Housing Problems			
30% HAMFI or less	280	290	570
30.1-50% HAMFI	1,230	530	1,760
50.1-80% HAMFI	2,260	1,755	4,015
80.1-95% HAMFI	1,440	935	2,375
95 – 115% HAMFI	2,375	700	3,075
115.1% HAMFI or more	10,015	2,015	12,030
Total	17,600	6,225	23,825
Not Computed			
30% HAMFI or less	90	155	245
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
Total	90	155	245
Total			
30% HAMFI or less	1,195	1,790	2,985
30.1-50% HAMFI	2,120	1,985	4,105
50.1-80% HAMFI	3,310	2,365	5,675
80.1-95% HAMFI	1,800	1,150	2,950
95 – 115% HAMFI	2,700	775	3,475
115.1% HAMFI or more	10,470	2,140	12,610
Total	21,595	10,205	31,800

Table II.13.45, shows the total estimated housing by tenure for Natrona County. As can be seen, in 2030 there are estimated to be a total of 24,341 owner and 12,994 renter occupied households or a total of 37,335 households. By 2050 there are estimated to be 27,570 owner, 14,550 renter for a total of 42,120 households in Natrona County.

Table II.13.45 Total Estimated Housing Forecast Natrona County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	21,298	11,124	32,422
2020	22,295	11,981	34,276
2025	23,337	12,496	35,833
2030	24,341	12,994	37,335
2035	25,262	13,454	38,716
2040	26,093	13,862	39,955
2045	26,854	14,225	41,079
2050	27,570	14,550	42,120

Table II.13.46, below shows the incremental housing demand for Natrona 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 3,043 owner-occupied and 1,870 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 Natrona County will see an additional 9,698 households, of which 948 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 1,755 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.13.46 Incremental Housing Demand Forecast Natrona County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	55	113	168	219	265	307	347
30.1-50%	0	98	200	299	389	471	545	616
50.1-80%	0	153	313	466	608	735	852	961
80.1-95%	0	83	170	254	330	400	463	523
95.1-115%	0	125	255	380	496	600	695	784
115+%	0	483	989	1,475	1,922	2,325	2,694	3,041
Total	0	997	2,039	3,043	3,964	4,795	5,556	6,272
Renter								
0-30%	0	150	241	328	409	480	544	601
30.1-50%	0	167	267	364	453	533	603	666
50.1-80%	0	199	318	433	540	635	719	794
80.1-95%	0	97	155	211	263	309	349	386
95.1-115%	0	65	104	142	177	208	235	260
115+%	0	180	288	392	489	574	650	718
Total	0	857	1,372	1,870	2,330	2,738	3,101	3,426
Total								
0-30%	0	205	353	496	628	746	851	948
30.1-50%	0	265	467	662	842	1,003	1,149	1,282
50.1-80%	0	351	630	900	1,148	1,369	1,570	1,755
80.1-95%	0	180	325	464	593	708	813	909
95.1-115%	0	190	359	522	673	807	930	1,044
115+%	0	663	1,276	1,867	2,410	2,899	3,344	3,759
Total	0	1,854	3,411	4,913	6,294	7,533	8,657	9,698

Table II.13.47 shows the Incremental Total Housing Need Forecast for Natrona 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 8,021 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 10,123 owner and 7,595 renter occupied households for a total of 17,719 quality households.

Table II.13.47								
Incremental Total Housing Need Forecast								
Natrona County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	814	869	926	982	1,033	1,079	1,121	1,161
30.1-50%	878	976	1,078	1,176	1,267	1,348	1,423	1,493
50.1-80%	1,036	1,188	1,348	1,502	1,643	1,771	1,887	1,997
80.1-95%	355	438	525	609	685	755	818	878
95.1-115%	321	445	575	701	816	920	1,015	1,105
115+%	449	932	1,437	1,924	2,371	2,774	3,142	3,490
Total	3,851	4,848	5,890	6,894	7,815	8,646	9,407	10,123
Renter								
0-30%	1,466	1,616	1,707	1,794	1,875	1,946	2,010	2,067
30.1-50%	1,586	1,753	1,853	1,950	2,039	2,119	2,189	2,252
50.1-80%	665	864	983	1,098	1,205	1,299	1,384	1,459
80.1-95%	234	331	389	445	497	543	584	620
95.1-115%	82	147	186	224	259	290	317	342
115+%	136	316	424	528	625	710	787	855
Total	4,169	5,026	5,541	6,039	6,499	6,907	7,270	7,595
Total								
0-30%	2,280	2,485	2,633	2,776	2,908	3,025	3,131	3,228
30.1-50%	2,464	2,728	2,931	3,126	3,306	3,467	3,612	3,746
50.1-80%	1,700	2,052	2,331	2,600	2,848	3,070	3,271	3,456
80.1-95%	589	769	914	1,054	1,182	1,298	1,402	1,498
95.1-115%	402	592	761	925	1,075	1,210	1,332	1,447
115+%	585	1,248	1,861	2,452	2,995	3,484	3,929	4,344
Total	8,021	9,875	11,432	12,934	14,315	15,554	16,678	17,719

