

## PARK COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Park County’s population increased from 28,205 in 2010 to 29,353 in 2016, or by 4.1 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 7.7 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population increased by 2.7 percent, while the black population increased by 374.1 percent. The Hispanic population increased from 1,365 to 1,665 people between 2010 and 2016 or by 22.0 percent. These data are presented in Table II.15.1.

<b>Table II.15.1</b>						
<b>Profile of Population Characteristics</b>						
Park County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Park County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>28,205</b>	<b>29,353</b>	<b>4.1%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	4,877	5,064	3.8%	113,371	116,796	3.0%
15 to 24 years	3,529	3,439	-2.6%	78,460	77,293	-1.5%
25 to 34 years	3,134	3,376	7.7%	77,649	81,948	5.5%
35 to 44 years	2,979	3,118	4.7%	66,966	71,334	6.5%
45 to 54 years	4,264	3,387	-20.6%	83,577	69,052	-17.4%
55 to 64 years	4,480	4,707	5.1%	73,513	81,266	10.5%
65 and Over	4,942	6,262	26.7%	70,090	87,812	25.3%
<b>Race</b>						
White	27,386	28,134	2.7%	529,110	543,387	2.7%
Black	58	275	374.1%	5,135	7,753	51.0%
American Indian and Alaskan Native	196	262	33.7%	14,457	15,762	9.0%
Asian	168	236	40.5%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	25	21	-16.0%	521	673	29.2%
Two or more races	372	425	14.2%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	1,365	1,665	22.0%	50,231	58,413	16.3%

Table II.15.2, presents the population of Park County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 14,021 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 14,184 persons, were female. In 2016, the number of males rose to 14,618 persons, and accounted for 49.8 percent of the population, with the remaining 50.2 percent, or 14,735 persons being female.

<b>Table II.15.2</b> <b>Population by Age and Gender</b> Park County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,535	2,342	4,877	2,651	2,413	5,064	3.8%
15 to 24 years	1,826	1,703	3,529	1,721	1,718	3,439	-2.6%
25 to 44 years	1,573	1,561	3,134	1,721	1,655	3,376	7.7%
45 to 54 years	1,466	1,513	2,979	1,575	1,543	3,118	4.7%
55 to 64 years	2,022	2,242	4,264	1,638	1,749	3,387	-20.6%
65 and Over	2,288	2,192	4,480	2,287	2,420	4,707	5.1%
<b>Total</b>	<b>14,021</b>	<b>14,184</b>	<b>28,205</b>	<b>14,618</b>	<b>14,735</b>	<b>29,353</b>	<b>4.1%</b>
<b>% of Total</b>	<b>49.7%</b>	<b>50.3%</b>	.	<b>49.8%</b>	<b>50.2%</b>	.	

At the time of the 2010 Census, there were 942 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 8.7 percent, as shown in Table II.15.3.

<b>Table II.15.3</b> <b>Group Quarters Population</b> Park County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>103</sup>	42	55	31.0%
Juvenile Facilities	.	15	.
Nursing Homes	121	224	85.1%
Other Institutions	122	.	-100.0%
<b>Total</b>	<b>285</b>	<b>294</b>	<b>3.2%</b>
<b>Noninstitutionalized</b>			
College Dormitories	479	560	16.9%
Military Quarters	.	.	.
Other Noninstitutions	103	88	-14.6%
<b>Total</b>	<b>582</b>	<b>648</b>	<b>11.3%</b>
<b>Group Quarters Population</b>	<b>867</b>	<b>942</b>	<b>8.7%</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>103</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.15.4, 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 8,049 family households, of which 6,866 housed married couple families and 1,183 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 403 families, or a female householder with no husband present, of which there were 780 families. There were also an estimated 3,777 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Park County was 68.1 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Park County, 85.3 percent were married households, which compared to 79.5 percent in the State of Wyoming.

<b>Table II.15.4 Household Type by Tenure Park County 2011-2016 5-Year ACS Data</b>				
<b>Household Type</b>	<b>Park County</b>		<b>State of Wyoming</b>	
	<b>Park County</b>	<b>% of Total</b>	<b>State of Wyoming</b>	<b>% of Total</b>
Family households	8,049	68.1%	147,961	65.2%
Married-couple family	6,866	85.3%	117,587	79.5%
Owner-occupied housing units	5,661	82.4%	97,431	82.9%
Renter-occupied housing units	1,205	17.6%	20,156	17.1%
Other family	1,183	14.7%	30,374	20.5%
Male householder, no wife present	403	34.1%	11,235	37.0%
Owner-occupied housing units	240	59.6%	6,473	57.6%
Renter-occupied housing units	163	40.4%	4,762	42.4%
Female householder, no husband present	780	65.9%	19,139	63.0%
Owner-occupied housing units	456	58.5%	9,691	50.6%
Renter-occupied housing units	324	41.5%	9,448	49.4%
Nonfamily households	3,777	31.9%	79,024	34.8%
Owner-occupied housing units	2,155	57.1%	42,146	53.3%
Renter-occupied housing units	1,622	42.9%	36,878	46.7%
<b>Total</b>	<b>11,826</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.15.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 4,682 two-person family households, 1,431 three-person family households and 1,068 four-person family households. One-person non-family households made up 81.3 percent of all non-family households or an estimated 3,069 households. Park County’s two person households made up 45.1 percent of total housing units and four person households made up an additional 9.0 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

<b>Table II.15.5</b>				
<b>Household Type by Household Size</b>				
Park County				
2011-2016 5-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Park County</b>				
One Person	.	3,069	3,069	26.0%
Two Person	4,682	657	5,339	45.1%
Three Person	1,431	51	1,482	12.5%
Four Person	1,068	0	1,068	9.0%
Five Person	432	0	432	3.7%
Six Person	248	0	248	2.1%
Seven Person	188	0	188	1.6%
<b>Total</b>	<b>8,049</b>	<b>3,777</b>	<b>11,826</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
<b>Total</b>	<b>147,961</b>	<b>79,024</b>	<b>226,985</b>	<b>100.0%</b>

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 5,339 two-person households, 4,217 were owner-occupied and 1,122 were renter-occupied. Of the 1,068 four-person households, 715 were owner-occupied and 353 were renter-occupied. Further household size data by tenure are presented in Table II.15.6.

<b>Table II.15.6</b>				
<b>Tenure by Household Size</b>				
Park County				
2011-2016 5-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Park County</b>				
One Person	1,794	1,275	3,069	26.0%
Two Person	4,217	1,122	5,339	45.1%
Three Person	1,080	402	1,482	12.5%
Four Person	715	353	1,068	9.0%
Five Person	373	59	432	3.7%
Six Person	234	14	248	2.1%
Seven Person or more	99	89	188	1.6%
<b>Total</b>	<b>8,512</b>	<b>3,314</b>	<b>11,826</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.15.7, Park County had a total of 13,931 housing units of which 11,826 or 84.9 percent were occupied. Of these occupied units, 72.0 percent, or 8,512 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 2,105 units or 15.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.15.7 Housing Units by Tenure</b> Park County 2011-2016 5-Year ACS Data				
Tenure	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	11,826	84.9%	226,985	84.7
Owner-Occupied	8,512	72.0%	155,741	68.6
Renter-Occupied	3,314	28.0%	71,244	31.4
Vacant Housing Units	2,105	15.1%	41,002	15.3
<b>Total Housing Units</b>	<b>13,931</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0</b>

Table II.15.8, shows that of the 2,105 vacant housing units in Park County as reported in the 2016 ACS data, 526 or 25.0 percent were for rent and 121 or 5.7 percent were for sale. An estimated 921 units were for seasonal, recreational, or occasional use, and 495 or 23.5 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.15.8 Disposition of Vacant Housing Units</b> Park County 2011-2016 5-Year ACS Data				
Disposition	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	526	25.0%	6,818	16.6%
Rented, but not occupied	42	2.0%	1,397	3.4%
For sale only	121	5.7%	2,584	6.3%
Sold, but not occupied	0	.0%	945	2.3%
For seasonal, recreational, or occasional use	921	43.8%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	495	23.5%	11,512	28.1%
<b>Total</b>	<b>2,105</b>	<b>100.0%</b>	<b>41,002</b>	<b>100.0%</b>

Table II.15.9, at right, presents different income statistics for Park County. According to the 2016 ACS data averages, median family income for Park County was \$71,218 compared to the statewide average of \$73,654.

<b>Table II.15.9 Median and Per Capita Income</b> Park County 2011-2016 5-Year ACS Data		
Income Type	Park County	Wyoming
Median Family Income	71,218	73,654
Median Household Income	61,185	59,143

Table II.15.10, shows households by income for Park County and the State of Wyoming. In Park County, there were a total of 760 households or 6.4 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 1,793 households that had incomes between \$35,000 and \$49,999, which accounted for 15.2 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 20.0 percent of total households and numbered 2,366 in Park County.

<b>Table II.15.10</b> <b>Households by Income</b> Park County 2011-2016 5-Year ACS Data				
Income	Park County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	760	6.4%	21,545	9.5%
15,000 - 19,999	529	4.5%	10,637	4.7%
20,000 - 24,999	485	4.1%	11,410	5.0%
25,000 - 34,999	1,222	10.3%	22,140	9.8%
35,000 - 49,999	1,793	15.2%	30,946	13.6%
50,000 - 74,999	2,513	21.2%	42,533	18.7%
75,000 - 99,999	2,158	18.2%	32,162	14.2%
100,000 and above	2,366	20.0%	55,612	24.5%
<b>Total</b>	<b>11,826</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.15.11. In total, the poverty rate in Park County was 8 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Park County had a poverty rate of 5 percent and the female population had a poverty rate of 11 percent. There were 16 males and 140 females in poverty under the age of 5. Overall, 6.8 percent of persons in poverty in Park 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 306 individuals with incomes below the poverty level which represented 13.4 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.15.11</b> <b>Poverty by Age</b> Park County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Park County</b>				
5 and Below	16	140	156	6.8%
6 to 17	131	320	451	19.7%
18 to 64	387	988	1,375	60.1%
65 and Older	134	172	306	13.4%
<b>Total</b>	<b>668</b>	<b>1,620</b>	<b>2,288</b>	<b>100.0%</b>
Poverty Rate	5%	11%	8%	.
<b>State of Wyoming</b>				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
<b>Total</b>	<b>29,598</b>	<b>36,164</b>	<b>65,762</b>	<b>100.0%</b>
Poverty Rate	10%	13%	12%	.

Table II.15.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Park County saw an average of 7,617 owner-occupied single-family units compared to 1,776 single-family rental units. In Park County, single-family units comprised 79.4 percent of all

households compared with 71.9 percent statewide. Park County had a total of 439 apartment rental units and total apartment units accounted for 4.1 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 1,100 mobile homes in Park County, which comprised 9.3 percent of all occupied housing units and compared to 12.9 statewide.

<b>Table II.15.12 Households by Unit Type</b> Park County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Park County</b>				
Single-Family Unit	7,617	1,776	9,393	79.4%
Duplex	34	280	314	2.7%
Tri- or Four-Plex	9	524	533	4.5%
Apartments	47	439	486	4.1%
Mobile Homes	805	295	1,100	9.3%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>8,512</b>	<b>3,314</b>	<b>11,826</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.15.13, shows the number of households by year of construction. As shown, 7.7 percent, or 908 units, were built in 1939 or earlier in the county, and another 912 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,808, which accounted for 15.3 percent of all households, and an additional 463 households, or 3.9 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.15.13 Households by Year Built</b> Park County 2011-2016 5-Year ACS Data				
Year Built	Park County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	908	7.7%	24,398	10.7%
1940 to 1949	912	7.7%	10,195	4.5%
1950 to 1959	898	7.6%	20,926	9.2%
1960 to 1969	1,090	9.2%	18,850	8.3%
1970 to 1979	2,061	17.4%	47,644	21.0%
1980 to 1989	1,930	16.3%	32,639	14.4%
1990 to 1999	1,756	14.8%	26,757	11.8%
2000 to 2009	1,808	15.3%	37,104	16.3%
Built 2010 or Later	463	3.9%	8,472	3.7%
<b>Total</b>	<b>11,826</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.15.14, displays housing units for Park County and the State of Wyoming. The number of rooms in Park County varied between households. Households with one room accounted for only 1.2 percent of total housing units, while households with five and six rooms accounted for 16.4 and 18.0 percent, respectively. The median number of rooms in Park County was 6 rooms, which compared to 6 statewide.

<b>Table II.15.14</b>				
<b>Housing Units by Number of Rooms</b>				
Park County 2011-2016 5-Year ACS Data				
Number of Rooms	Park County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	170	1.2%	4,703	1.8%
Two	408	2.9%	6,989	2.6%
Three	1,160	8.3%	19,621	7.3%
Four	1,982	14.2%	42,956	16.0%
Five	2,291	16.4%	52,646	19.6%
Six	2,508	18.0%	43,710	16.3%
Seven	1,778	12.8%	31,960	11.9%
Eight	1,399	10.0%	25,568	9.5%
Nine or more	2,235	16.0%	39,834	14.9%
<b>Total</b>	<b>13,931</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.15.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 81 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.1 percent of total households in Park County, which compared to 23.9 percent statewide. In Park County, the 4,434 households with three bedrooms accounted for 37.5 percent of all households, and there were only 1,096 five-bedroom or more households, which accounted for 9.3 percent of all households.

<b>Table II.15.15</b>				
<b>Households by Number of Bedrooms</b>				
Park County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Park County</b>				
None	2	81	83	.7%
One	271	670	941	8.0%
Two	1,705	1,501	3,206	27.1%
Three	3,683	751	4,434	37.5%
Four	1,790	276	2,066	17.5%
Five or more	1,061	35	1,096	9.3%
<b>Total</b>	<b>8,512</b>	<b>3,314</b>	<b>11,826</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.15.16, at right, structures built in 1939 or earlier had a median value of \$190,700, while structures built between 1950 and 1959 had a median value of \$190,100 and those built between 1990 to 1999 had a median value of \$270,600. 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 \$272,500 and \$289,400, respectively. The total median value in Park County was \$231,100, which compared to \$199,900 in the State of Wyoming.

Year Built	Park County	State of Wyoming
1939 or earlier	190,700	157,900
1940 to 1949	166,100	152,100
1950 to 1959	190,100	163,300
1960 to 1969	190,700	185,100
1970 to 1979	205,300	191,500
1980 to 1989	255,100	209,600
1990 to 1999	270,600	245,200
2000 to 2009	310,600	260,000
2010 to 2013	272,500	288,500
2014 to Later		289,400
<b>Total</b>	<b>231,100</b>	<b>199,900</b>

Household mortgage status is reported in Table II.15.17. In Park County, households with a mortgage accounted for 53.9 percent of all households or 4,585 housing units, and the remaining 46.1 percent or 3,927 units had no mortgage. Of those units with a mortgage, 579 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 4,006 or 87.4 percent had no second mortgage or no home equity loan.

Mortgage Status	Park County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,585	53.9%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	579	12.6%	9,772	10.8%
Second mortgage only	148	25.6%	3,961	40.5%
Home equity loan only	431	74.4%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	4,006	87.4%	79,941	88.8%
Housing units without a mortgage	3,927	46.1%	65,669	42.2%
<b>Total</b>	<b>8,512</b>	<b>100.0%</b>	<b>155,741</b>	<b>100.00%</b>

The median rent in Park County was \$609 as compared to \$686 statewide, as seen in Table II.15.18.

Place	Rent
Park County	\$609
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 285 persons during 2017. The driver’s license total exchanges since 2000 for Park County are presented in Table II.15.19, and indicate a net increase of 5,109 persons over the time period.

<b>Table II.15.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Park County			
WYDOT Data, 2000 – 2017			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	955	753	202
2001	942	733	209
2002	887	628	259
2003	859	530	329
2004	917	693	224
2005	971	641	330
2006	1,018	617	401
2007	1,117	632	485
2008	998	647	351
2009	995	541	454
2010	988	494	494
2011	851	699	152
2012	925	707	218
2013	841	678	163
2014	1,033	761	272
2015	936	730	206
2016	867	792	75
2017f	985	700	285
<b>Total</b>	<b>17,085</b>	<b>11,976</b>	<b>5,109</b>

**Economics**

The HUD estimated MFI for Park County was \$69,700 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.15.1, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.15.1**  
**Estimated Median Family Income**  
 Park County vs. Wyoming  
 HUD Data: 2000-2017

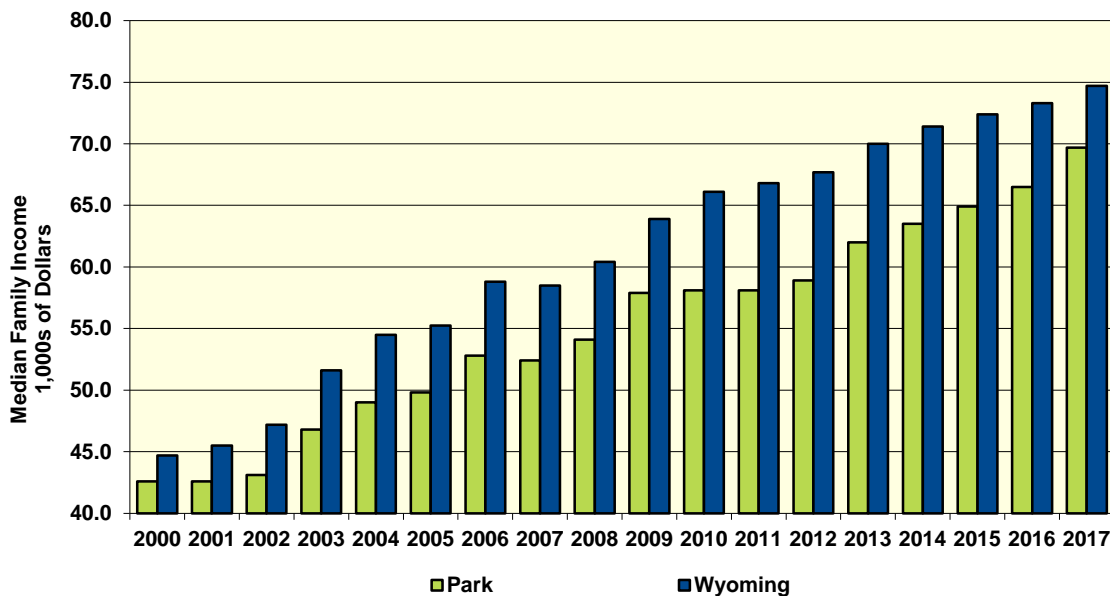


Table II.15.20, shows the labor force statistics for Park County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.1 percent. The highest

level of unemployment occurred during 2009 rising to a rate of 6.2 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 Park County increased from 4.3 percent in 2015 to 4.7 percent in 2016, which compared to a statewide increase to 5.3 percent.

<b>Table II.15.20</b> <b>Labor Force Statistics</b> Park County 1990 - 2016 BLS Data					
Year	Park County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	612	12,442	13,054	4.7%	5.3%
1991	584	12,536	13,120	4.5%	5.2%
1992	568	12,764	13,332	4.3%	5.6%
1993	550	13,140	13,690	4%	5.3%
1994	588	13,946	14,534	4%	5%
1995	632	14,607	15,239	4.1%	4.8%
1996	645	14,508	15,153	4.3%	4.9%
1997	668	14,277	14,945	4.5%	4.8%
1998	687	14,488	15,175	4.5%	4.7%
1999	676	14,725	15,401	4.4%	4.6%
2000	590	13,789	14,379	4.1%	3.9%
2001	603	13,737	14,340	4.2%	3.8%
2002	634	13,650	14,284	4.4%	4%
2003	648	13,961	14,609	4.4%	4.3%
2004	588	13,935	14,523	4%	3.8%
2005	571	13,808	14,379	4%	3.6%
2006	505	13,618	14,123	3.6%	3.2%
2007	443	13,648	14,091	3.1%	2.8%
2008	510	13,927	14,437	3.5%	3.1%
2009	921	13,989	14,910	6.2%	6.3%
2010	973	14,876	15,849	6.1%	6.4%
2011	930	15,164	16,094	5.8%	5.8%
2012	902	15,360	16,262	5.5%	5.3%
2013	804	15,046	15,850	5.1%	4.7%
2014	703	15,049	15,752	4.5%	4.2%
2015	675	15,147	15,822	4.3%	4.2%
2016	751	15,276	16,027	4.7%	5.3%

Diagram II.15.2, shows the employment and labor force for Park County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 15,276 persons, with the labor force reaching 16,027, indicating there were a total of 751 unemployed persons.

**Diagram II.15.2**  
**Employment and Labor Force**  
 Park County  
 1990 – 2016 BLS Data

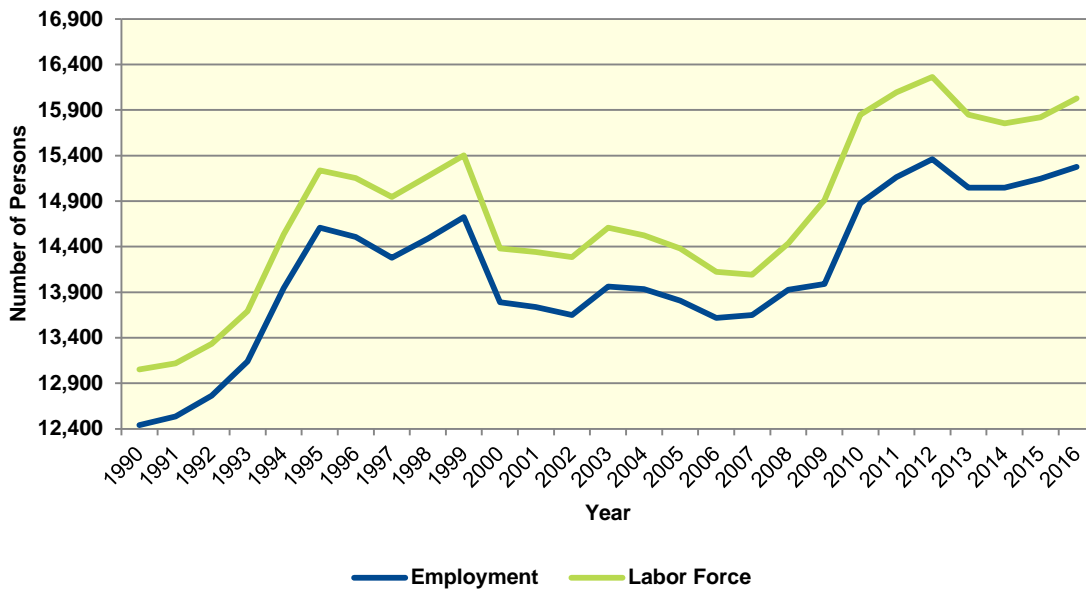
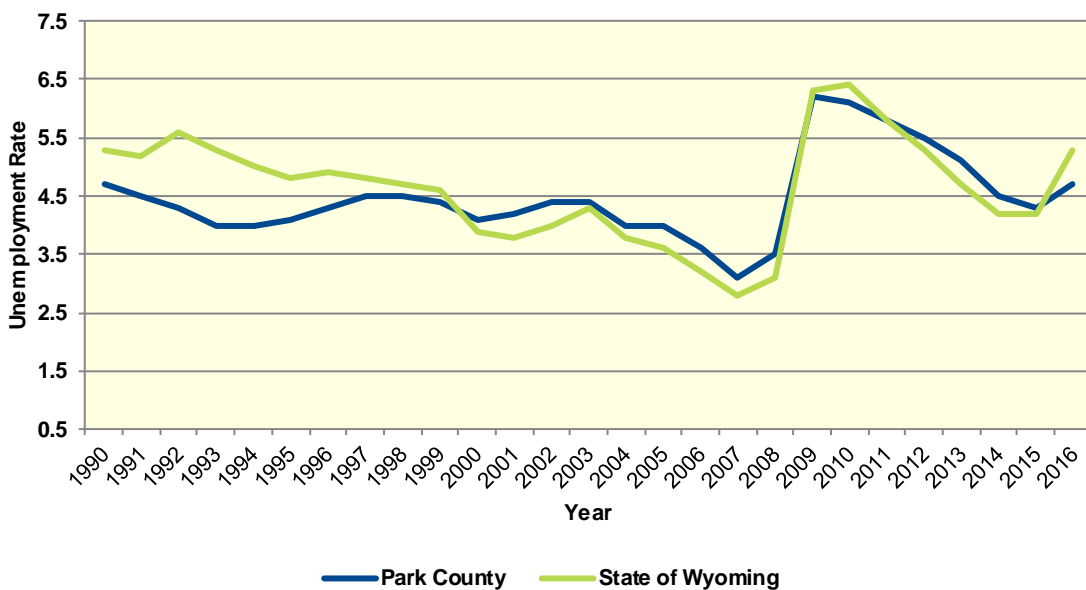


Diagram II.15.3, shows the unemployment rate for both the state and Park County. During the 1990s the average rate for Park County was 4.3 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.2 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.1 percent. Over the course of the entire period Park County had an average unemployment rate lower than the state, 4.5 percent for Park County, versus 4.6 statewide.

**Diagram II.15.3**  
**Annual Unemployment Rate**  
 Park 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.15.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 13,913 persons in 2015 to 13,811 in 2016, a change of -0.7. In 2017, preliminary estimates show total monthly employment was 15,565 in June 2017.

**Table II.15.21**  
**Total Monthly Employment**  
 Park County  
 BLS QCEW Data, 2001–2017(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	12,028	12,049	12,516	12,408	12,386	12,511	12,437	12,176
Feb	12,046	12,137	12,524	12,465	12,454	12,505	12,462	12,211
Mar	12,256	12,246	12,700	12,611	12,649	12,743	12,684	12,372
Apr	12,356	12,535	13,076	12,798	12,852	12,997	12,869	12,685
May	13,685	13,721	14,344	13,917	14,143	14,344	14,234	14,334
Jun	15,198	15,408	15,987	15,475	15,642	15,821	15,753	15,565
Jul	15,343	15,692	16,057	15,463	15,603	15,713	15,559	
Aug	15,019	15,444	15,695	15,193	15,244	15,441	15,372	
Sep	14,566	14,849	14,896	14,695	14,771	14,936	14,644	
Oct	13,418	13,815	13,952	13,764	14,155	14,029	14,077	
Nov	12,480	12,923	13,013	12,836	13,013	13,100	12,898	
Dec	12,511	12,895	13,013	12,902	13,044	12,815	12,747	
<b>Annual</b>	<b>13,409</b>	<b>13,643</b>	<b>13,981</b>	<b>13,711</b>	<b>13,830</b>	<b>13,913</b>	<b>13,811</b>	
% Change	0%	1.7%	2.5%	-1.9%	0.9%	0.6%	-0.7%	

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 758 dollars in 2015. In 2016, average weekly wages saw a decrease of 0.9 percent over the prior year, to \$751, or by 7 dollars. Preliminary 2017 data shows average weekly wages were 724 dollars in the second quarter of 2017, which compared to 726 dollars in second quarter of 2016. These data are shown in Table II.15.22.

<b>Table II.15.22</b> <b>Average Weekly Wages</b> Park County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	439	455	492	460	
2002	457	446	461	516	469	2%
2003	476	457	463	519	478	1.9%
2004	497	485	493	536	502	5%
2005	510	503	525	564	525	4.6%
2006	559	543	565	626	573	9.1%
2007	642	592	591	666	621	8.4%
2008	656	629	652	694	657	5.8%
2009	678	639	642	717	667	1.5%
2010	698	664	658	747	690	3.4%
2011	699	681	680	746	700	1.4%
2012	734	708	662	757	713	1.9%
2013	744	720	707	772	735	3.1%
2014	747	722	722	807	748	1.8%
2015	762	731	731	812	758	1.3%
2016	749	726	739	793	751	-0.9%
2017(p)	785	724				

Total business establishments reported by the QCEW are displayed in Table II.15.23. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 0.2 percent, from 1,505 to 1,508 establishments. In the second quarter of 2017 there were an estimated 1,519 business establishments.

<b>Table II.15.23</b> <b>Number of Business Establishments</b> Park County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,266	1,296	1,294	1,277	1,283	
2002	1,281	1,306	1,318	1,310	1,304	1.6%
2003	1,288	1,305	1,306	1,305	1,301	-0.2%
2004	1,303	1,356	1,341	1,349	1,337	2.8%
2005	1,363	1,380	1,381	1,385	1,377	3%
2006	1,411	1,435	1,427	1,409	1,421	3.2%
2007	1,422	1,448	1,444	1,439	1,438	1.2%
2008	1,452	1,458	1,461	1,475	1,462	1.7%
2009	1,480	1,487	1,475	1,460	1,476	1%
2010	1,466	1,481	1,465	1,468	1,470	-0.4%
2011	1,476	1,488	1,487	1,474	1,481	0.7%
2012	1,478	1,494	1,481	1,476	1,482	0.1%
2013	1,466	1,464	1,456	1,449	1,459	-1.6%
2014	1,450	1,453	1,460	1,451	1,454	-0.3%
2015	1,496	1,513	1,519	1,491	1,505	3.5%
2016	1,494	1,520	1,512	1,505	1,508	0.2%
2017	1,492	1,519				

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, Park County recorded 21,423 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$1,473,879,000, and real per capita income was \$50,212 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$40,794 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 Park County increased by 4.5 percent from second quarter 2016 to second quarter 2017 from \$603 to \$630. During that same period, detached single-family home rents increased by 4.2 percent, rents for mobile homes on lots decreased by 3.0 percent, and rents for mobile home lots increased by 13.6percent.

Park County rental prices experienced average annualized increases of 0.4 percent for apartments, 0.5 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.5 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.15.24, at right, presents the Park County data for each rental type.

Table II.15.24 Semiannual Average Monthly Rental Prices Park County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	558	253	765	539
Q2.87	534	246	704	477
Q4.87	535	246	647	486
Q2.88	461	238	638	503
Q4.88	457	238	616	514
Q2.89	503	229	662	516
Q4.89	516	229	646	465
Q2.90	498	221	635	476
Q4.90	525	229	639	374
Q2.91	472	217	641	459
Q4.91	518	222	689	432
Q2.92	535	214	693	440
Q4.92	553	212	688	495
Q2.93	575	207	553	501
Q4.93	553	215	633	440
Q2.94	561	235	719	0
Q4.94	570	235	658	521
Q2.95	602	230	751	536
Q4.95	620	238	697	516
Q2.96	589	240	676	532
Q4.96	558	240	726	563
Q2.97	568	236	704	513
Q4.97	561	236	702	489
Q2.98	545	223	630	512
Q4.98	524	223	652	475
Q2.99	520	222	626	509
Q4.99	540	222	635	544
Q2.00	514	249	632	432
Q4.00	543	224	690	479
Q2.01	516	225	660	456
Q4.01	534	225	685	497
Q2.02	516	225	679	467
Q4.02	520	228	712	484
Q2.03	554	222	690	522
Q4.03	540	222	730	562
Q2.04	542	221	736	471
Q4.04	549	229	783	517
Q2.05	541	222	708	482
Q4.05	529	221	694	497
Q2.06	512	209	703	470
Q4.06	549	209	695	543
Q2.07	540	211	754	508
Q4.07	527	212	777	528
Q2.08	537	213	789	571
Q4.08	546	221	770	563
Q2.09	551	219	763	592
Q4.09	544	222	802	611
Q2.10	574	224	787	571
Q4.10	616	238	840	630
Q2.11	573	236	808	591
Q4.11	610	242	866	614
Q2.12	585	240	918	604
Q4.12	570	241	861	681
Q2.13	576	234	883	676
Q4.13	583	241	889	708
Q2.14	593	245	886	730
Q4.14	601	255	926	759
Q2.15	609	261	911	785
Q4.15	594	264	897	736
Q2.16	603	261	873	759
Q4.16	598	306	870	697
Q2.17	630	296	910	737

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Park decreased from 137 authorizations in 2015 to 125 in 2016.

The real value of single-family building permits decreased from \$259,343 in 2015 to \$249,353 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.15.25.

<b>Table II.15.25</b> <b>Building Permits and Valuation</b> Park 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	29	2	12	6	49	124,032	75,074
1981	60	0	7	0	67	113,201	0
1982	55	0	3	0	58	70,522	0
1983	64	4	0	32	100	75,729	46,647
1984	77	0	0	10	87	79,027	62,636
1985	56	0	0	25	81	85,845	43,650
1986	44	0	0	15	59	79,584	42,784
1987	41	0	0	10	51	76,545	41,725
1988	8	2	0	0	10	142,430	0
1989	12	2	0	0	14	127,625	0
1990	16	0	0	0	16	93,927	0
1991	80	4	4	0	88	132,638	0
1992	141	6	8	0	155	124,060	0
1993	156	6	20	0	182	133,331	0
1994	211	8	37	10	266	135,814	71,288
1995	133	8	24	9	174	143,984	69,833
1996	177	6	12	0	195	147,856	0
1997	127	8	0	0	135	152,350	0
1998	150	4	0	0	154	157,265	0
1999	130	2	23	0	155	158,460	0
2000	137	0	0	0	137	180,828	0
2001	112	6	0	0	118	182,639	0
2002	164	8	7	0	179	189,428	0
2003	174	22	8	6	210	193,538	53,535
2004	230	2	4	6	242	179,447	29,178
2005	183	4	0	0	187	186,762	0
2006	237	12	3	0	252	203,077	0
2007	234	6	4	0	244	220,467	0
2008	177	12	0	12	201	219,263	29,478
2009	126	6	0	12	144	197,788	91,014
2010	102	8	0	8	118	223,121	24,772
2011	101	12	0	0	113	213,420	0
2012	104	20	0	0	124	212,331	0
2013	98	0	12	0	110	238,903	0
2014	107	6	6	12	131	235,251	119,474
2015	137	2	4	0	143	259,343	0
2016	125	6	3	6	140	249,353	75,000

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 Park County was \$262,394. This represented an increase of 6.2 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.15.26.



Table II.15.26 Average Sales Prices Park County vs. Wyoming DOR Data, 2000–2016				
Year	Park County Average Price (\$)	Park County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	113,178	.	131,207	.
2001	119,233	5.35	128,771	-1.86
2002	132,854	11.42	138,295	7.40
2003	138,941	4.58	148,276	7.22
2004	151,921	9.34	159,558	7.61
2005	161,866	6.55	178,183	11.67
2006	183,326	13.26	219,438	23.15
2007	215,697	17.66	265,044	20.78
2008	215,692	0.0	256,045	-3.40
2009	207,333	-3.9	241,622	-5.63
2010	217,191	4.75	250,958	3.86
2011	217,902	0.3	241,301	-3.85
2012	214,019	-1.8	266,406	10.40
2013	231,080	8.0	281,345	5.6
2014	238,732	3.3	263,432	-6.4
2015	247,169	3.5	275,611	4.6
2016	262,394	6.2	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>104</sup> During December 2017, a total of 95 surveys were completed by property managers in Park County. Of the 1,348 rental units surveyed, 68 were vacant, indicating a vacancy rate of 5.0 percent, as shown in Table II.15.27, at right. This rate compares to a 4.5 percent vacancy rate one year ago and a statewide December 2017 vacancy rate of 10.2 percent.

Diagram II.15.4, shows the historical vacancy rate for Park County and Wyoming. As can be seen, the vacancy rate in Park County was similar to the statewide vacancy rate until late 2008, when it dropped below the statewide rate, but inched up in 2015. The most recent 2017 estimate saw the vacancy rate increase, but remain below the statewide average.

Table II.15.27 Total Units, Vacant Units, and Vacancy Rate Park County RVS Data, June 2001– December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	687	25	3.6%
2001b	11	378	24	6.4%
2002a	11	429	25	5.8%
2002b	10	399	18	4.5%
2003a	15	732	18	2.5%
2003b	34	875	60	6.9%
2004a	34	1,047	56	5.4%
2004b	30	617	66	10.7%
2005a	33	815	27	3.3%
2005b	35	728	38	5.2%
2006a	34	577	9	1.6%
2006b	42	636	21	3.3%
2007a	49	766	8	1.0%
2007b	46	932	25	2.7%
2008a	55	955	28	2.9%
2008b	63	1,003	34	3.4%
2009a	51	900	25	2.8%
2009b	72	1,013	35	3.5%
2010a	78	887	25	2.8%
2010b	80	1,091	46	4.2%
2011a	92	1,133	31	2.7%
2011b	96	934	26	2.8%
2012a	95	1,226	32	2.6%
2012b	106	1,399	50	3.6%
2013a	105	1,268	53	4.2%
2013b	106	1,533	56	3.7%
2014a	99	1,489	43	2.9%
2014b	92	1,627	48	3.0%
2015a	113	1,799	64	3.6%
2015b	91	1,458	100	6.9%
2016a	87	1,409	63	4.5%
2016b	94	1,248	92	7.4%
2017a	95	1,348	68	5.0%
2017b	84	1,142	98	8.6%

<sup>104</sup> Those signified as a in the “year” column of Table II.15.27 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.15.4**  
**Vacancy Rates by Year**  
 Park County vs. Wyoming  
 RVS Data, June 2001 - December 2017

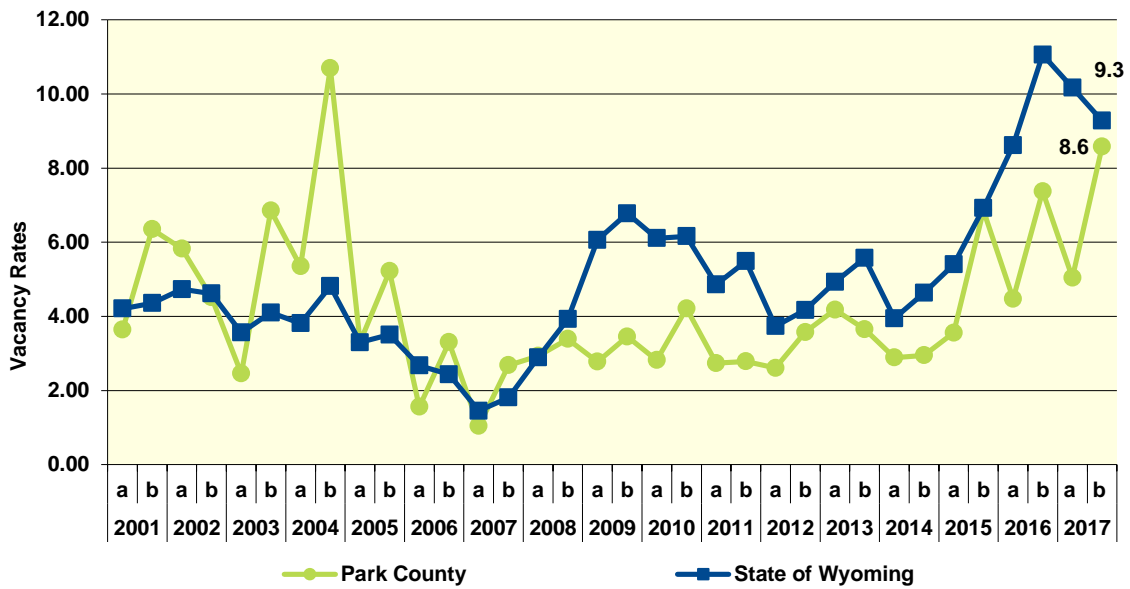


Diagram II.15.5, shows the average rent of single-family and apartment units in Park County. In 2017, average rents for single-family units decreased to \$841 and average rents for apartments rose to \$668.

**Diagram II.15.5**  
**Average Rent of Single Family and Apartment Units**  
 Park County  
 RVS Data, June 2006 - December 2017

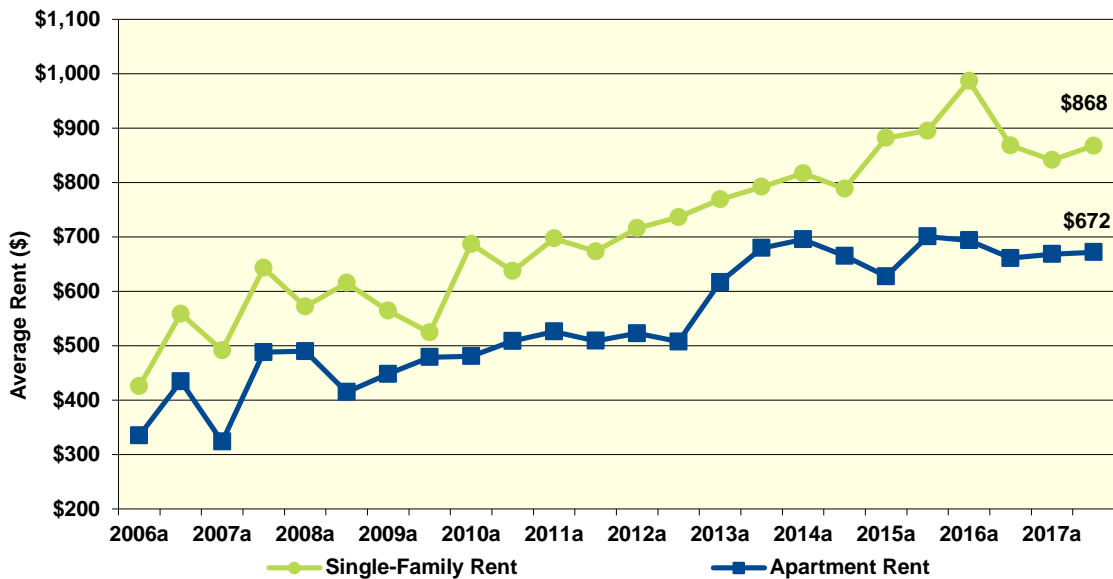


Table II.15.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 128 single family units in Park County, with 10 of them available. This translates into a vacancy rate of 7.8 percent in Park County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 435 apartment units reported in the survey, with 15 of them available, which resulted in a vacancy rate of 3.4 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

<b>Table II.15.28</b>			
<b>Rental Vacancy Survey by Type</b>			
Park County			
RVS Data, December 2017			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	128	10	7.8%
Duplex units	78	8	10.3%
Apartments	435	15	3.4%
Mobile Homes	54	7	13.0%
“Other” Units	11	1	9.1%
Don’t Know	436	57	13.1%
<b>Total</b>	<b>1,142</b>	<b>98</b>	<b>8.6%</b>

Table II.15.29, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 43 units. The most common apartment units were one bedroom units, with 177 units. Additional details of unit types by bedrooms are reported.

<b>Table II.15.29</b>							
<b>Rental Units by Number of Bedrooms</b>							
Park County							
RVS Data, December 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	1	36	0	0	.	37
One	10	12	177	0	0	.	199
Two	43	38	132	15	1	.	229
Three	33	12	28	16	3	.	92
Four	11	3	0	0	0	.	14
Five	3	0	0	0	0	.	3
Don’t Know	28	12	62	23	7	436	568
<b>Total</b>	<b>128</b>	<b>78</b>	<b>435</b>	<b>54</b>	<b>11</b>	<b>436</b>	<b>1,142</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.15.30, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family unit.

<b>Table II.15.30</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Park County							
RVS Data, December 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	1	0	0	0	.	1
One	0	1	2	0	0	.	3
Two	0	5	7	0	0	.	12
Three	4	1	4	0	0	.	9
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	5	0	2	7	1	57	72
<b>Total</b>	<b>10</b>	<b>8</b>	<b>15</b>	<b>7</b>	<b>1</b>	<b>57</b>	<b>98</b>

Table II.15.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, one bedroom units, had a vacancy rate of 1.1 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 0 percent.

<b>Table II.15.31</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Park 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	%	100.0%	.0%	%	%		2.7%
One	.0%	8.3%	1.1%	%	%		1.5%
Two	.0%	13.2%	5.3%	.0%	.0%		5.2%
Three	12.1%	8.3%	14.3%	.0%	.0%		9.8%
Four	9.1%	.0%	%	%	%		7.1%
Five	.0%	%	%	%	%		.0%
Don't Know	17.9%	.0%	3.2%	30.4%	14.3%	13.1%	12.7%
<b>Total</b>	<b>7.8%</b>	<b>10.3%</b>	<b>3.4%</b>	<b>13.0%</b>	<b>9.1%</b>	<b>13.1%</b>	<b>8.6%</b>

Average market-rate rents by unit type are shown in Table II.15.32. 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.15.32</b>						
<b>Average Market Rate Rents by Number of Bedrooms</b>						
Park 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	\$	\$525	\$409	\$	\$	\$467
One	\$534	\$569	\$592	\$	\$	\$569
Two	\$713	\$676	\$651	\$600	\$850	\$675
Three	\$982	\$867	\$700	\$687	\$888	\$887
Four	\$1,082	\$1,000	\$	\$	\$	\$1,066
Five	\$1,175	\$	\$	\$	\$	\$1,175
<b>Total</b>	<b>\$868</b>	<b>\$749</b>	<b>\$672</b>	<b>\$677</b>	<b>\$845</b>	<b>\$757</b>

Table II.15.33, shows vacancy rates for single family units by average rental rates for Park 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 6.8 percent.

<b>Table II.15.33</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Park County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	4	0	.0%
\$500 to \$1,000	73	5	6.8%
\$1,000 to \$1,500	41	4	9.8%
Above \$1,500			%
Missing	10	1	10.0%
<b>Total</b>	<b>128</b>	<b>10</b>	<b>7.8%</b>

The availability of apartment units by average rent is displayed in Table II.15.34. 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 4.6 percent.

<b>Table II.15.34</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Park County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	92	2	2.2%
\$500 to \$1,000	283	13	4.6%
\$1,000 to \$1,500	0	0	%
Above \$1,500			%
Missing	60	0	.0%
<b>Total</b>	<b>435</b>	<b>15</b>	<b>3.4%</b>

Table II.15.35, shows the condition of rental units by unit type for Park County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed.

<b>Table II.15.35</b> <b>Condition by Unit Type</b> Park County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	0	3	0	.	3
Average	8	2	0	0	0	.	10
Good	64	27	272	26	10	.	399
Excellent	46	49	160	2	1	.	258
Don’t Know	10	0	3	23	0	436	472
<b>Total</b>	<b>128</b>	<b>78</b>	<b>435</b>	<b>54</b>	<b>11</b>	<b>436</b>	<b>1,142</b>

The availability of single family units based on their condition is displayed in Table II.15.36. As can be seen single family units in good condition had a vacancy rate of 7.8 percent.

<b>Table II.15.36</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Park County			
RVS Data, December 2017			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	%
Average	8	1	12.5%
Good	64	5	7.8%
Excellent	46	3	6.5%
Don't Know	10	1	10.0%
<b>Total</b>	<b>128</b>	<b>10</b>	<b>7.8%</b>

Table II.15.37, shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 3.1 percent.

<b>Table II.15.37</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Park County			
RVS Data, December 2017			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	%
Average	0	0	%
Good	272	10	3.7%
Excellent	160	5	3.1%
Don't Know	3	0	.0%
<b>Total</b>	<b>435</b>	<b>15</b>	<b>3.4%</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.15.38, 7 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 10 respondents indicated they would prefer more units of any type.

<b>Table II.15.38</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Park County	
RVS Data, December 2017	
<b>Unit Type</b>	<b>Respondents citing more units</b>
Single family units	7
Duplex Units	3
Apartments	3
Mobile homes	2
Other	1
All types	10
<b>Total</b>	<b>26</b>

Table II.15.39, 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. Park County had a total of 21 respondents, with an average persons per household of 2.1 people. Of new residents to Park County, 66.7 percent were married and the most common age group arriving in the state was 65 years or older. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 47.6 percent of respondents owning thier residence. The average mortgage payment in Park County was \$300 and the average rent was \$853. When asked if they were satisfied with their current housing, 90.5 percent said they were satisfied with thier current housing.

<b>Table II.15.39</b> <b>Most Replied Response</b> Park County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	21
Number of persons in household (Average)	2.1
Current age	65 years or older (38.1%)
Marital status	Married (66.7%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (42.9%)
In which industry are you primarily employed	Retired (47.6%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (23.8%)
Total household income from all sources	\$30,000 to \$39,999 dollars (33.3%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (71.4%)
Do you own or rent	Own (47.6%)
How many bedrooms (Average)	2.4
How many full bathrooms (Average)	1.5
Average mortgage payment	\$300
Average rental payment	\$853
Are you satisfied with your current housing	Satisfied with current housing (90.5%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Need more bedrooms (50.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Build a new unit (50.0%)
Expected buying price	\$350,000 dollars or more (100.0%)
Expected building price	\$150,000 to \$199,999 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because they need more bedrooms. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$350,000 dollars or more if they were buying an existing unit, and \$150,000 to \$199,999 dollars if anticipated building a new unit. 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, 132 or 1.1 percent of households in Park County were overcrowded and another 26 or .2 percent of units were severely overcrowded, as shown in Table II.15.40. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.15.40</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Park County				
2011-2016 5-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Park County</b>				
<b>Owner</b>				
Households	8,433	56	23	8,512
Percentage	99.1%	.7%	.3%	100.0%
<b>Renter</b>				
Households	3,235	76	3	3,314
Percentage	97.6%	2.3%	.1%	100.0%
<b>Total</b>				
Households	11,668	132	26	11,826
Percentage	98.7%	1.1%	.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 323 units or 2.3 percent of all housing units in Park 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.15.41, at right.

<b>Table II.15.41</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Park County 2011-2016 5-Year ACS Data		
<b>Facilities</b>	<b>Park County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	13,608	260,769
Lacking Complete Kitchen Facilities	323	7,218
<b>Total Housing Units</b>	<b>13,931</b>	<b>267,987</b>
Percent Lacking	2.3%	2.7%

At the time of the 2016 ACS, a total of 269 units or 1.9 percent of all housing units in Park 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.15.42.

<b>Table II.15.42</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Park County 2011-2016 5-Year ACS Data		
<b>Facilities</b>	<b>Park County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	13,662	261,033
Lacking Complete Plumbing Facilities	269	6,954
<b>Total Households</b>	<b>13,931</b>	<b>267,987</b>
Percent Lacking	1.9%	2.6%

The third type of housing problem reported in the 2016 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Park County, 12.2 percent of households had a cost burden and 7.2 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 17.2 percent of homeowners with a mortgage in Park County experienced a cost burden and 7.9 percent experienced a severe cost burden, while 11.0 percent of renters had a cost burden and 11.1 percent had a severe cost burden, as seen in Table II.15.43.

<b>Table II.15.43</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Park County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Park County</b>					
<b>Owner With a Mortgage</b>					
Households	3,429	789	362	5	4,585
Percent	74.8%	17.2%	7.9%	.1%	100.0%
<b>Owner Without a Mortgage</b>					
Households	3,505	289	118	15	3,927
Percent	89.3%	7.4%	3.0%	.4%	100.0%
<b>Renter</b>					
Households	2,072	363	368	511	3,314
Percent	62.5%	11.0%	11.1%	15.4%	100.0%
<b>Total</b>					
Households	9,006	1,441	848	531	11,826
Percent	76.2%	12.2%	7.2%	4.5%	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.15.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 1,785 owner occupied and 550 renter occupied households experiencing a housing problem.

<b>Table II.15.44</b>			
<b>Households with Housing Problems by Income</b>			
Park 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	280	230	510
30.1-50% HAMFI	300	230	530
50.1-80% HAMFI	645	65	710
80.1-95% HAMFI	150	25	175
95 – 115% HAMFI	85	0	85
115.1% HAMFI or more	325	0	325
<b>Total</b>	<b>1,785</b>	<b>550</b>	<b>2,335</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	190	140	330
30.1-50% HAMFI	565	325	890
50.1-80% HAMFI	1,100	740	1,840
80.1-95% HAMFI	465	215	680
95 – 115% HAMFI	945	280	1,225
115.1% HAMFI or more	3,400	970	4,370
<b>Total</b>	<b>6,665</b>	<b>2,670</b>	<b>9,335</b>
<b>Not Computed</b>			
30% HAMFI or less	45	45	90
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>45</b>	<b>45</b>	<b>90</b>
<b>Total</b>			
30% HAMFI or less	515	415	930
30.1-50% HAMFI	865	555	1,420
50.1-80% HAMFI	1,745	805	2,550
80.1-95% HAMFI	615	240	855
95 – 115% HAMFI	1,030	280	1,310
115.1% HAMFI or more	3,725	970	4,695
<b>Total</b>	<b>8,495</b>	<b>3,265</b>	<b>11,760</b>

Table II.15.45, shows the total estimated housing by tenure for Park County. As can be seen, in 2030 there are estimated to be a total of 9,330 owner and 3,803 renter occupied households or a total of 13,133 households. By 2050 there are estimated to be 10,318 owner, 4,096 renter for a total of 14,414 households in Park County.

Year	Owner	Renter	Total
2016	8,512	3,314	11,826
2020	8,716	3,600	12,316
2025	9,025	3,703	12,728
2030	9,330	3,803	13,133
2035	9,610	3,894	13,504
2040	9,864	3,973	13,837
2045	10,096	4,040	14,136
2050	10,318	4,096	14,414

Table II.15.46, below shows the incremental housing demand for Park 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 818 owner-occupied and 489 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 Park County will see an additional 2,588 households, of which 209 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 564 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	12	31	50	67	82	96	109
30.1-50%	0	21	52	83	112	138	161	184
50.1-80%	0	42	105	168	226	278	325	371
80.1-95%	0	15	37	59	79	98	115	131
95.1-115%	0	25	62	99	133	164	192	219
115+%	0	89	225	359	481	593	695	792
<b>Total</b>	<b>0</b>	<b>204</b>	<b>513</b>	<b>818</b>	<b>1,098</b>	<b>1,352</b>	<b>1,584</b>	<b>1,806</b>
<b>Renter</b>								
0-30%	0	36	49	62	74	84	92	99
30.1-50%	0	49	66	83	99	112	123	133
50.1-80%	0	71	96	121	143	162	179	193
80.1-95%	0	21	29	36	43	48	53	57
95.1-115%	0	25	33	42	50	57	62	67
115+%	0	85	116	145	172	196	216	232
<b>Total</b>	<b>0</b>	<b>286</b>	<b>389</b>	<b>489</b>	<b>580</b>	<b>659</b>	<b>726</b>	<b>782</b>
<b>Total</b>								
0-30%	0	49	81	112	140	166	188	209
30.1-50%	0	69	118	166	210	250	285	317
50.1-80%	0	112	201	289	369	440	504	564
80.1-95%	0	36	66	95	122	146	168	188
95.1-115%	0	49	96	141	183	220	254	286
115+%	0	174	341	504	654	789	910	1,024
<b>Total</b>	<b>0</b>	<b>490</b>	<b>902</b>	<b>1,307</b>	<b>1,678</b>	<b>2,011</b>	<b>2,310</b>	<b>2,588</b>

Table II.15.47 shows the Incremental Total Housing Need Forecast for Park 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 2,347 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 3,595 owner and 1,340 renter occupied households for a total of 4,935 quality households.

<b>Table II.15.47</b>								
<b>Incremental Total Housing Need Forecast</b>								
Park 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%	281	293	312	330	347	363	377	390
30.1-50%	301	321	353	384	412	438	462	484
50.1-80%	646	688	752	814	872	924	972	1,017
80.1-95%	150	165	187	210	230	248	265	281
95.1-115%	85	110	147	184	218	249	277	304
115+%	326	415	551	684	807	918	1,020	1,118
<b>Total</b>	<b>1,789</b>	<b>1,993</b>	<b>2,302</b>	<b>2,607</b>	<b>2,887</b>	<b>3,141</b>	<b>3,373</b>	<b>3,595</b>
<b>Renter</b>								
0-30%	233	270	283	296	307	317	326	333
30.1-50%	233	282	300	317	332	345	357	366
50.1-80%	66	136	162	187	209	228	245	259
80.1-95%	25	46	54	61	68	74	79	83
95.1-115%	0	25	33	42	50	57	62	67
115+%	0	85	116	145	172	196	216	232
<b>Total</b>	<b>558</b>	<b>844</b>	<b>947</b>	<b>1,047</b>	<b>1,138</b>	<b>1,217</b>	<b>1,284</b>	<b>1,340</b>
<b>Total</b>								
0-30%	514	563	595	626	654	680	702	723
30.1-50%	534	603	652	700	744	784	819	851
50.1-80%	712	825	914	1,001	1,081	1,152	1,217	1,276
80.1-95%	176	211	241	271	298	322	344	364
95.1-115%	85	134	181	226	268	306	339	371
115+%	326	500	666	830	979	1,114	1,236	1,350
<b>Total</b>	<b>2,347</b>	<b>2,837</b>	<b>3,249</b>	<b>3,654</b>	<b>4,025</b>	<b>4,358</b>	<b>4,657</b>	<b>4,935</b>

