

PLATTE COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Platte County’s population increased from 8,667 in 2010 to 8,680 in 2016, or by 0.1 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 15.3 percent, and the number of people from 55 to 64 years of age decreased by 4.3 percent. The white population decreased by 1.3 percent, while the black population increased by 114.3 percent. The Hispanic population increased from 580 to 715 people between 2010 and 2016 or by 23.3 percent. These data are presented in Table II.16.1.

Table II.16.1						
Profile of Population Characteristics						
Platte County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Platte County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	8,667	8,680	0.1%	563,626	585,501	3.9%
Age						
Under 14 years	1,400	1,437	2.6%	113,371	116,796	3.0%
15 to 24 years	900	889	-1.2%	78,460	77,293	-1.5%
25 to 34 years	786	906	15.3%	77,649	81,948	5.5%
35 to 44 years	943	856	-9.2%	66,966	71,334	6.5%
45 to 54 years	1,384	1,124	-18.8%	83,577	69,052	-17.4%
55 to 64 years	1,457	1,394	-4.3%	73,513	81,266	10.5%
65 and Over	1,797	2,074	15.4%	70,090	87,812	25.3%
Race						
White	8,455	8,348	-1.3%	529,110	543,387	2.7%
Black	28	60	114.3%	5,135	7,753	51.0%
American Indian and Alaskan Native	50	68	36.0%	14,457	15,762	9.0%
Asian	33	55	66.7%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	6	9	50.0%	521	673	29.2%
Two or more races	95	140	47.4%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	580	715	23.3%	50,231	58,413	16.3%

Table II.16.2, presents the population of Platte County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 4,303 males, who accounted for 49.6 percent of the population, and the remaining 50.4 percent, or 4,364 persons, were female. In 2016, the number of males rose to 4,426 persons, and accounted for 51.0 percent of the population, with the remaining 49.0 percent, or 4,254 persons being female.

Table II.16.2 Population by Age and Gender Platte 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	678	722	1,400	715	722	1,437	2.6%
15 to 24 years	478	422	900	484	405	889	-1.2%
25 to 44 years	408	378	786	484	422	906	15.3%
45 to 54 years	451	492	943	442	414	856	-9.2%
55 to 64 years	674	710	1,384	577	547	1,124	-18.8%
65 and Over	753	704	1,457	695	699	1,394	-4.3%
Total	4,303	4,364	8,667	4,426	4,254	8,680	0.1%
% of Total	49.6%	50.4%	.	51.0%	49.0%	.	

At the time of the 2010 Census, there were 103 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 10.8 percent, as shown in Table II.16.3.

Table II.16.3 Group Quarters Population Platte County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁰⁵	9	60	566.7%
Juvenile Facilities	.	.	.
Nursing Homes	78	8	-89.7%
Other Institutions	.	30	.
Total	87	98	12.6%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	6	5	-16.7%
Total	6	5	-16.7%
Group Quarters Population	93	103	10.8%

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.

¹⁰⁵ 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.16.4, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 2,482 family households, of which 1,949 housed married couple families and 533 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 186 families, or a female householder with no husband present, of which there were 347 families. There were also an estimated 1,198 “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 Platte County was 67.4 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Platte County, 78.5 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Table II.16.4 Household Type by Tenure Platte County 2011-2016 5-Year ACS Data				
Household Type	Platte County		State of Wyoming	
	Platte County	% of Total	State of Wyoming	% of Total
Family households	2,482	67.4%	147,961	65.2%
Married-couple family	1,949	78.5%	117,587	79.5%
Owner-occupied housing units	1,680	86.2%	97,431	82.9%
Renter-occupied housing units	269	13.8%	20,156	17.1%
Other family	533	21.5%	30,374	20.5%
Male householder, no wife present	186	34.9%	11,235	37.0%
Owner-occupied housing units	142	76.3%	6,473	57.6%
Renter-occupied housing units	44	23.7%	4,762	42.4%
Female householder, no husband present	347	65.1%	19,139	63.0%
Owner-occupied housing units	159	45.8%	9,691	50.6%
Renter-occupied housing units	188	54.2%	9,448	49.4%
Nonfamily households	1,198	32.6%	79,024	34.8%
Owner-occupied housing units	795	66.4%	42,146	53.3%
Renter-occupied housing units	403	33.6%	36,878	46.7%
Total	3,680	100.0%	226,985	100.0%

Table II.16.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 1,595 two-person family households, 280 three-person family households and 365 four-person family households. One-person non-family households made up 86.9 percent of all non-family households or an estimated 1,041 households. Platte County’s two person households made up 46.8 percent of total housing units and four person households made up an additional 9.9 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.16.5 Household Type by Household Size Platte County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Platte County				
One Person	.	1,041	1,041	28.3%
Two Person	1,595	129	1,724	46.8%
Three Person	280	28	308	8.4%
Four Person	365	0	365	9.9%
Five Person	198	0	198	5.4%
Six Person	30	0	30	.8%
Seven Person	14	0	14	.4%
Total	2,482	1,198	3,680	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 1,724 two-person households, 1,444 were owner-occupied and 280 were renter-occupied. Of the 365 four-person households, 296 were owner-occupied and 69 were renter-occupied. Further household size data by tenure are presented in Table II.16.6.

Table II.16.6 Tenure by Household Size Platte County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Platte County				
One Person	699	342	1,041	28.3%
Two Person	1,444	280	1,724	46.8%
Three Person	136	172	308	8.4%
Four Person	296	69	365	9.9%
Five Person	176	22	198	5.4%
Six Person	11	19	30	.8%
Seven Person or more	14	0	14	.4%
Total	2,776	904	3,680	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.16.7, Platte County had a total of 4,698 housing units of which 3,680 or 78.3 percent were occupied. Of these occupied units, 75.4 percent, or 2,776 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 1,018 units or 21.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.16.7 Housing Units by Tenure Platte County 2011-2016 5-Year ACS Data				
Tenure	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,680	78.3%	226,985	84.7
Owner-Occupied	2,776	75.4%	155,741	68.6
Renter-Occupied	904	24.6%	71,244	31.4
Vacant Housing Units	1,018	21.7%	41,002	15.3
Total Housing Units	4,698	100.0%	267,987	100.0

Table II.16.8, shows that of the 1,018 vacant housing units in Platte County as reported in the 2016 ACS data, 66 or 6.5 percent were for rent and 94 or 9.2 percent were for sale. An estimated 367 units were for seasonal, recreational, or occasional use, and 398 or 39.1 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.16.8 Disposition of Vacant Housing Units Platte County 2011-2016 5-Year ACS Data				
Disposition	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	66	6.5%	6,818	16.6%
Rented, but not occupied	23	2.3%	1,397	3.4%
For sale only	94	9.2%	2,584	6.3%
Sold, but not occupied	70	6.9%	945	2.3%
For seasonal, recreational, or occasional use	367	36.1%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	398	39.1%	11,512	28.1%
Total	1,018	100.0%	41,002	100.0%

Table II.16.9, at right, presents different income statistics for Platte County. According to the 2016 ACS data averages, median family income for Platte County was \$55,580 compared to the statewide average of \$73,654.

Table II.16.9 Median and Per Capita Income Platte County 2011-2016 5-Year ACS Data		
Income Type	Platte County	Wyoming
Median Family Income	55,580	73,654
Median Household Income	41,051	59,143

Table II.16.10, shows households by income for Platte County and the State of Wyoming. In Platte County, there were a total of 379 households or 10.3 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 461 households that had incomes between \$35,000 and \$49,999, which accounted for 12.5 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 19.9 percent of total households and numbered 731 in Platte County.

Table II.16.10 Households by Income Platte County 2011-2016 5-Year ACS Data				
Income	Platte County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	379	10.3%	21,545	9.5%
15,000 - 19,999	321	8.7%	10,637	4.7%
20,000 - 24,999	304	8.3%	11,410	5.0%
25,000 - 34,999	615	16.7%	22,140	9.8%
35,000 - 49,999	461	12.5%	30,946	13.6%
50,000 - 74,999	504	13.7%	42,533	18.7%
75,000 - 99,999	365	9.9%	32,162	14.2%
100,000 and above	731	19.9%	55,612	24.5%
Total	3,680	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.16.11. In total, the poverty rate in Platte County was 16 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Platte County had a poverty rate of 12 percent and the female population had a poverty rate of 19 percent. There were 116 males and 124 females in poverty under the age of 5. Overall, 17.9 percent of persons in poverty in Platte 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 110 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.16.11 Poverty by Age Platte County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Platte County				
5 and Below	116	124	240	17.9%
6 to 17	115	140	255	19.0%
18 to 64	301	434	735	54.9%
65 and Older	26	84	110	8.2%
Total	558	782	1,340	100.0%
Poverty Rate	12%	19%	16%	.
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.16.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Platte County saw an average of 2,472 owner-occupied single-family units compared to 563 single-family rental units. In Platte County, single-family units comprised 82.5 percent of all

households compared with 71.9 percent statewide. Platte County had a total of 103 apartment rental units and total apartment units accounted for 2.8 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 453 mobile homes in Platte County, which comprised 12.3 percent of all occupied housing units and compared to 12.9 statewide.

Table II.16.12 Households by Unit Type Platte County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Platte County				
Single-Family Unit	2,472	563	3,035	82.5%
Duplex	0	37	37	1.0%
Tri- or Four-Plex	0	52	52	1.4%
Apartments	0	103	103	2.8%
Mobile Homes	304	149	453	12.3%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,776	904	3,680	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.16.13, shows the number of households by year of construction. As shown, 19.1 percent, or 704 units, were built in 1939 or earlier in the county, and another 125 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 241, which accounted for 6.5 percent of all households, and an additional 40 households, or 1.1 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.16.13 Households by Year Built Platte County 2011-2016 5-Year ACS Data				
Year Built	Platte County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	704	19.1%	24,398	10.7%
1940 to 1949	125	3.4%	10,195	4.5%
1950 to 1959	400	10.9%	20,926	9.2%
1960 to 1969	241	6.5%	18,850	8.3%
1970 to 1979	957	26.0%	47,644	21.0%
1980 to 1989	633	17.2%	32,639	14.4%
1990 to 1999	339	9.2%	26,757	11.8%
2000 to 2009	241	6.5%	37,104	16.3%
Built 2010 or Later	40	1.1%	8,472	3.7%
Total	3,680	100.0%	226,985	100.0%

Table II.16.14, displays housing units for Platte County and the State of Wyoming. The number of rooms in Platte County varied between households. Households with one room accounted for only .2 percent of total housing units, while households with five and six rooms accounted for 14.7 and 16.0 percent, respectively. The median number of rooms in Platte County was 6 rooms, which compared to 6 statewide.

Table II.16.14 Housing Units by Number of Rooms Platte County 2011-2016 5-Year ACS Data				
Number of Rooms	Platte County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	10	.2%	4,703	1.8%
Two	57	1.2%	6,989	2.6%
Three	450	9.6%	19,621	7.3%
Four	890	18.9%	42,956	16.0%
Five	689	14.7%	52,646	19.6%
Six	751	16.0%	43,710	16.3%
Seven	632	13.5%	31,960	11.9%
Eight	451	9.6%	25,568	9.5%
Nine or more	768	16.3%	39,834	14.9%
Total	4,698	100.0%	267,987	100.0%
Median Rooms	6	.	6	.

Table II.16.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.2 percent of total households in Platte County, which compared to 23.9 percent statewide. In Platte County, the 1,348 households with three bedrooms accounted for 36.6 percent of all households, and there were only 225 five-bedroom or more households, which accounted for 6.1 percent of all households.

Table II.16.15 Households by Number of Bedrooms Platte County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Platte County				
None	1	0	1	.0%
One	125	142	267	7.3%
Two	553	448	1,001	27.2%
Three	1,138	210	1,348	36.6%
Four	751	87	838	22.8%
Five or more	208	17	225	6.1%
Total	2,776	904	3,680	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.16.16, at right, structures built in 1939 or earlier had a median value of \$123,700, while structures built between 1950 and 1959 had a median value of \$154,700 and those built between 1990 to 1999 had a median value of \$230,000. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$166,700. The total median value in Platte County was \$164,000, which compared to \$199,900 in the State of Wyoming.

Year Built	Platte County	State of Wyoming
1939 or earlier	123,700	157,900
1940 to 1949		152,100
1950 to 1959	154,700	163,300
1960 to 1969	123,100	185,100
1970 to 1979	168,700	191,500
1980 to 1989	209,200	209,600
1990 to 1999	230,000	245,200
2000 to 2009	192,800	260,000
2010 to 2013	166,700	288,500
2014 to Later		289,400
Total	164,000	199,900

Household mortgage status is reported in Table II.16.17. In Platte County, households with a mortgage accounted for 46.7 percent of all households or 1,296 housing units, and the remaining 53.3 percent or 1,480 units had no mortgage. Of those units with a mortgage, 112 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,184 or 91.4 percent had no second mortgage or no home equity loan.

Mortgage Status	Platte County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,296	46.7%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	112	8.6%	9,772	10.8%
Second mortgage only	37	33.0%	3,961	40.5%
Home equity loan only	75	67.0%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	1,184	91.4%	79,941	88.8%
Housing units without a mortgage	1,480	53.3%	65,669	42.2%
Total	2,776	100.0%	155,741	100.00%

The median rent in Platte County was \$499 as compared to \$686 statewide, as seen in Table II.16.18.

Place	Rent
Platte County	\$499
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 30 persons during 2017. The driver’s license total exchanges since 2000 for Platte County are presented in Table II.16.19, and indicate a net increase of 1,013 persons over the time period.

Table II.16.19			
Driver’s Licenses Exchanged and Surrendered			
Platte County			
WYDOT Data, 2000 – 2017			
Year	In-Migrants	Out-Migrants	Net Change
2000	239	176	63
2001	237	191	46
2002	231	153	78
2003	201	149	52
2004	241	177	64
2005	218	186	32
2006	213	183	30
2007	197	175	22
2008	222	173	49
2009	212	135	77
2010	265	114	151
2011	215	158	57
2012	238	183	55
2013	204	173	31
2014	253	178	75
2015	226	174	52
2016	235	186	49
2017	224	194	30
Total	4,071	3,058	1,013

Economics

The HUD estimated MFI for Platte County was \$58,800 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.16.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.16.1
Estimated Median Family Income
 Platte County vs. Wyoming
 HUD Data: 2000-2017

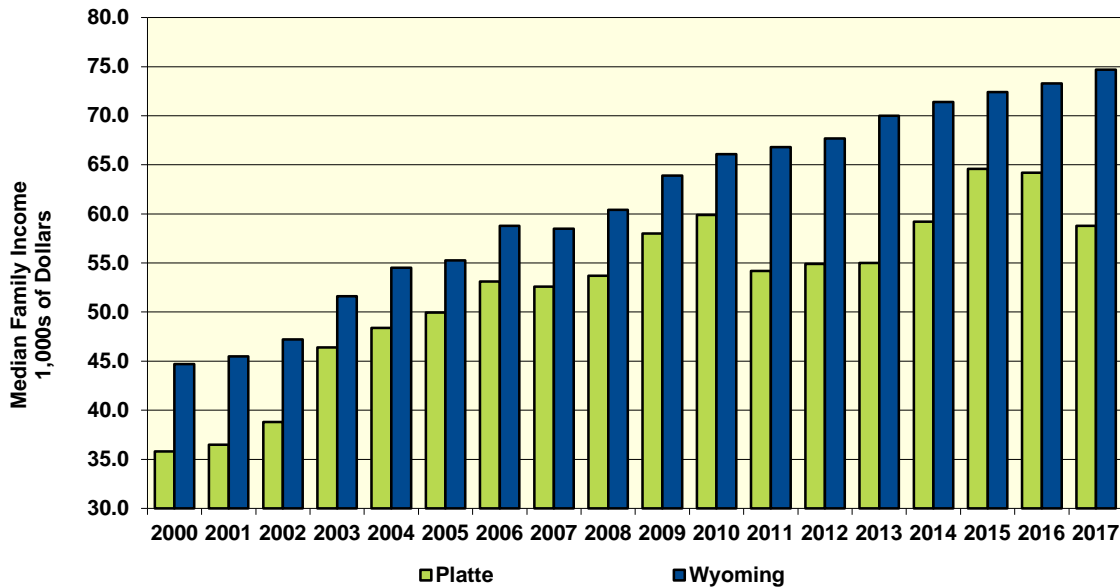


Table II.16.20, shows the labor force statistics for Platte County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2014 with a rate of 3.8 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Platte County increased from 3.9 percent in 2015 to 4.8 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.16.20 Labor Force Statistics Platte County 1990 - 2016 BLS Data					
Year	Platte County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	196	3,669	3,865	5.1%	5.3%
1991	195	3,618	3,813	5.1%	5.2%
1992	222	3,693	3,915	5.7%	5.6%
1993	209	3,765	3,974	5.3%	5.3%
1994	203	3,876	4,079	5%	5%
1995	180	4,020	4,200	4.3%	4.8%
1996	164	4,087	4,251	3.9%	4.9%
1997	174	4,155	4,329	4%	4.8%
1998	213	4,234	4,447	4.8%	4.7%
1999	198	4,462	4,660	4.2%	4.6%
2000	179	4,174	4,353	4.1%	3.9%
2001	174	3,995	4,169	4.2%	3.8%
2002	192	3,930	4,122	4.7%	4%
2003	206	3,872	4,078	5.1%	4.3%
2004	206	3,895	4,101	5%	3.8%
2005	193	3,819	4,012	4.8%	3.6%
2006	175	3,788	3,963	4.4%	3.2%
2007	156	3,757	3,913	4%	2.8%
2008	160	3,785	3,945	4.1%	3.1%
2009	250	3,888	4,138	6%	6.3%
2010	275	4,690	4,965	5.5%	6.4%
2011	249	4,714	4,963	5%	5.8%
2012	234	4,553	4,787	4.9%	5.3%
2013	210	4,590	4,800	4.4%	4.7%
2014	184	4,598	4,782	3.8%	4.2%
2015	192	4,737	4,929	3.9%	4.2%
2016	231	4,575	4,806	4.8%	5.3%

Diagram II.16.2, shows the employment and labor force for Platte County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 4,575 persons, with the labor force reaching 4,806, indicating there were a total of 231 unemployed persons.

Diagram II.16.2
Employment and Labor Force
 Platte County
 1990 – 2016 BLS Data

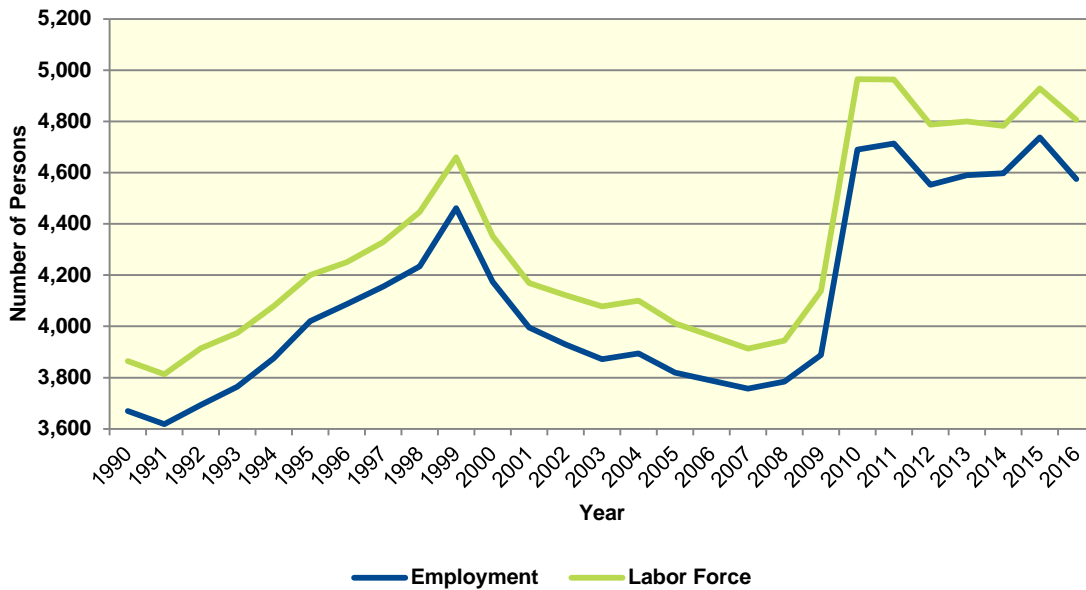
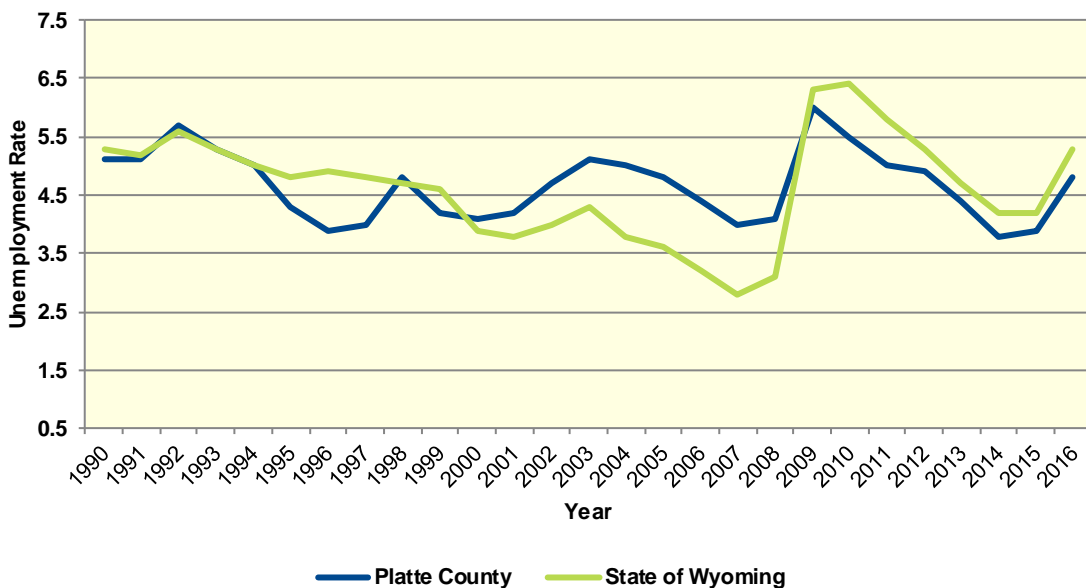


Diagram II.16.3, shows the unemployment rate for both the state and Platte County. During the 1990s the average rate for Platte County was 4.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.6 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.6 percent. Over the course of the entire period Platte County had an average unemployment rate higher than the state, 4.7 percent for Platte County, versus 4.6 statewide.

Diagram II.16.3
Annual Unemployment Rate
 Platte 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.16.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 3,692 persons in 2015 to 3,474 in 2016, a change of -5.9. In 2017, preliminary estimates show total monthly employment was 3,743 in June 2017.

Table II.16.21 Total Monthly Employment Platte County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	3,343	3,437	3,298	3,312	3,283	3,445	3,390	3,357
Feb	3,404	3,445	3,315	3,374	3,345	3,580	3,359	3,367
Mar	3,457	3,506	3,540	3,487	3,464	3,802	3,415	3,371
Apr	3,708	3,714	3,889	3,759	3,832	3,882	3,489	3,603
May	3,927	3,946	3,708	3,945	4,069	3,897	3,825	3,743
Jun	3,651	3,657	3,514	3,616	3,765	3,808	3,617	3,743
Jul	3,417	3,398	3,156	3,416	3,440	3,691	3,398	
Aug	3,303	3,308	3,183	3,384	3,360	3,688	3,332	
Sep	3,511	3,502	3,388	3,566	3,575	3,804	3,477	
Oct	3,455	3,395	3,362	3,516	3,565	3,717	3,496	
Nov	3,440	3,405	3,321	3,398	3,525	3,529	3,458	
Dec	3,483	3,447	3,368	3,363	3,487	3,456	3,433	
Annual	3,508	3,513	3,420	3,511	3,559	3,692	3,474	
% Change	2.8%	0.1%	-2.6%	2.7%	1.4%	3.7%	-5.9%	

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 852 dollars in 2015. In 2016, average weekly wages saw a decreased of 2.5 percent over the prior year, to \$831, or by 21 dollars. Preliminary 2017 data shows average weekly wages were 904 dollars in the second quarter of 2017, which compared to 874 dollars in second quarter of 2016. These data are shown in Table II.16.22.

Table II.16.22 Average Weekly Wages Platte County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	478	517	457	485	485	
2002	485	538	488	509	506	4.3%
2003	508	549	505	527	523	3.4%
2004	516	563	562	571	553	5.7%
2005	515	598	558	592	566	2.4%
2006	539	635	551	601	583	3%
2007	593	681	580	629	622	6.7%
2008	593	712	609	689	652	4.8%
2009	623	761	620	701	679	4.1%
2010	646	828	663	744	723	6.5%
2011	693	844	731	732	752	4%
2012	724	849	711	730	756	0.5%
2013	733	872	746	759	780	3.2%
2014	769	882	802	806	817	4.7%
2015	807	912	833	854	852	4.3%
2016	787	874	824	835	831	-2.5%
2017(p)	805	904				

Total business establishments reported by the QCEW are displayed in Table II.16.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 0.3 percent, from 386 to 385 establishments. In the second quarter of 2017 there were an estimated 399 business establishments.

Table II.16.23 Number of Business Establishments Platte County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	342	357	358	354	353	
2002	356	367	369	357	362	2.5%
2003	359	362	358	353	358	-1.1%
2004	352	351	357	361	355	-0.8%
2005	359	373	377	382	373	5.1%
2006	378	391	387	384	385	3.2%
2007	375	381	381	380	379	-1.6%
2008	388	394	391	383	389	2.6%
2009	380	387	381	383	383	-1.5%
2010	379	378	391	393	385	0.5%
2011	386	389	386	381	386	0.3%
2012	380	378	371	370	375	-2.8%
2013	380	387	390	383	385	2.7%
2014	381	384	379	376	380	-1.3%
2015	378	384	392	391	386	1.6%
2016	385	383	384	389	385	-0.3%
2017	388	399				

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, Platte County recorded 5,768 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 \$377,861,000, and real per capita income was \$43,532 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$46,056 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 Platte County increased by 2.7 percent from second quarter 2016 to second quarter 2017 from \$583 to \$599. During that same period, detached single-family home rents increased by 7.0 percent.

Platte County rental prices experienced average annualized increases of 1.0 percent for apartments and 1.8 percent for houses 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.16.24, at right, presents the Platte County data for each rental type.

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 Platte increased from 23 authorizations in 2015 to 32 in 2016.

Table II.16.24 Semiannual Average Monthly Rental Prices Platte County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	492	144	518	496
Q4.98	503	144	641	453
Q2.99	458	142	652	442
Q4.99	509	142	637	453
Q2.00	450	140	558	435
Q4.00	468	145	604	425
Q2.01	423	142	542	417
Q4.01	474	149	576	390
Q2.02	445	147	548	423
Q4.02	472	157	587	.
Q2.03	424	148	569	388
Q4.03	502	163	617	492
Q2.04	495	150	580	420
Q4.04	471	157	538	444
Q2.05	487	152	514	414
Q4.05	499	142	515	399
Q2.06	482	138	523	402
Q4.06	500	117	535	456
Q2.07	488	128	522	419
Q4.07	486	137	515	445
Q2.08	465	146	483	431
Q4.08	474	189	481	439
Q2.09	476	136	482	441
Q4.09	489	142	495	437
Q2.10	505	143	510	446
Q4.10	480	146	484	402
Q2.11	496	165	504	402
Q4.11	517	121	494	370
Q2.12	543	138	505	359
Q4.12	564	156	565	409
Q2.13	533	151	588	425
Q4.13	583	149	579	485
Q2.14	604	144	582	481
Q4.14	625	144	589	440
Q2.15	596	146	633	429
Q4.15	597	157	665	479
Q2.16	583	.	692	.
Q4.16	610	.	709	.
Q2.17	599	.	741	.

The real value of single-family building permits decreased from \$204,680 in 2015 to \$186,530 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.16.25.

Table II.16.25 Building Permits and Valuation Platte 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	15	0	0	6	21	142,231	20,090
1981	3	0	4	0	7	96,310	0
1982	9	0	0	0	9	108,550	0
1983	5	0	0	0	5	132,335	0
1984	4	0	0	0	4	125,751	0
1985	2	0	0	0	2	35,047	0
1986	4	0	0	0	4	83,212	0
1987	5	0	0	0	5	94,547	0
1988	2	0	0	0	2	143,384	0
1989	2	0	0	0	2	105,573	0
1990	2	0	0	0	2	101,802	0
1991	3	0	0	0	3	87,223	0
1992	5	0	0	0	5	114,513	0
1993	15	2	0	0	17	110,214	0
1994	12	0	0	0	12	131,526	0
1995	16	0	0	0	16	97,453	0
1996	12	12	0	0	24	133,379	0
1997	11	14	0	0	25	116,914	0
1998	7	6	0	0	13	63,191	0
1999	6	2	0	0	8	102,079	0
2000	6	2	0	0	8	108,172	0
2001	10	2	0	0	12	115,103	0
2002	12	0	0	0	12	130,280	0
2003	14	0	0	0	14	123,813	0
2004	42	0	0	0	42	145,511	0
2005	47	0	0	0	47	166,207	0
2006	41	0	0	0	41	185,429	0
2007	32	0	0	0	32	218,076	0
2008	24	0	4	0	28	229,229	0
2009	12	0	0	0	12	228,953	0
2010	12	0	7	0	19	204,753	0
2011	10	0	0	0	10	195,593	0
2012	25	0	4	14	43	156,720	92,589
2013	19	0	0	0	19	165,721	0
2014	22	0	0	0	22	194,917	0
2015	23	0	0	0	23	204,680	0
2016	32	0	0	12	44	186,530	116,667

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 Platte County was \$169,719. This represented a decrease of 0.2 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.16.26.

Table II.16.26 Average Sales Prices Platte County vs. Wyoming DOR Data, 2000–2016				
Year	Platte County Average Price (\$)	Platte County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	83,310	.	131,207	.
2001	76,315	-8.40	128,771	-1.86
2002	76,592	0.36	138,295	7.40
2003	82,982	8.34	148,276	7.22
2004	83,393	0.50	159,558	7.61
2005	101,802	22.07	178,183	11.67
2006	115,617	13.57	219,438	23.15
2007	120,692	4.39	265,044	20.78
2008	134,896	11.8	256,045	-3.40
2009	126,479	-6.2	241,622	-5.63
2010	123,898	-2.04	250,958	3.86
2011	123,137	-0.6	241,301	-3.85
2012	139,023	12.9	266,406	10.40
2013	151,038	8.6	281,345	5.6
2014	150,023	-0.7	263,432	-6.4
2015	169,997	13.3	275,611	4.6
2016	169,719	-0.2	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2017.¹⁰⁶ During December 2017, a total of 22 surveys were completed in Platte County by property managers. Of the 267 rental units surveyed, 35 were vacant, indicating a vacancy rate of 13.1 percent, as shown in Table II.16.27, at right. This compares to a 10.2 percent vacancy rate one year ago and a statewide December 2017 vacancy rate of 10.2 percent.

Diagram II.16.4, shows the historical vacancy rate for Platte County and Wyoming. As can be seen, the vacancy rate in Platte County has been largely higher than the state rate, especially from 2005 to 2009.

Table II.16.27 Total Units, Vacant Units, and Vacancy Rate Platte County RVS Data, June 2001– December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	99	1	1.0%
2001b	5	45	4	8.9%
2002a	8	87	4	4.6%
2002b	9	80	9	11.3%
2003a	7	51	3	5.9%
2003b	4	70	1	1.4%
2004a	8	99	6	6.1%
2004b	6	87	2	2.3%
2005a	8	142	1	0.7%
2005b	9	142	17	12.0%
2006a	8	110	17	15.5%
2006b	16	164	39	23.8%
2007a	13	175	9	5.1%
2007b	14	169	15	8.9%
2008a	14	182	14	7.7%
2008b	17	172	15	8.7%
2009a	11	96	10	10.4%
2009b	14	173	11	6.4%
2010a	15	172	12	7.0%
2010b	21	202	14	6.9%
2011a	20	185	9	4.9%
2011b	16	190	16	8.4%
2012a	16	159	8	5.0%
2012b	17	154	15	9.7%
2013a	22	160	7	4.4%
2014a	21	212	16	7.5%
2013b	22	234	18	7.7%
2014a	21	212	16	7.5%
2014b	24	186	16	8.6%
2015a	24	232	22	9.5%
2015b	23	383	24	6.3%
2016a	18	246	25	10.2%
2016b	22	230	34	14.8%
2017a	22	267	35	13.1%
2017b	13	161	24	14.9%

¹⁰⁶ Those signified as a in the “year” column of Table II.14.27 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.16.4
Vacancy Rates by Year
 Platte County vs. Wyoming
 RVS Data, June 2001 - December 2017

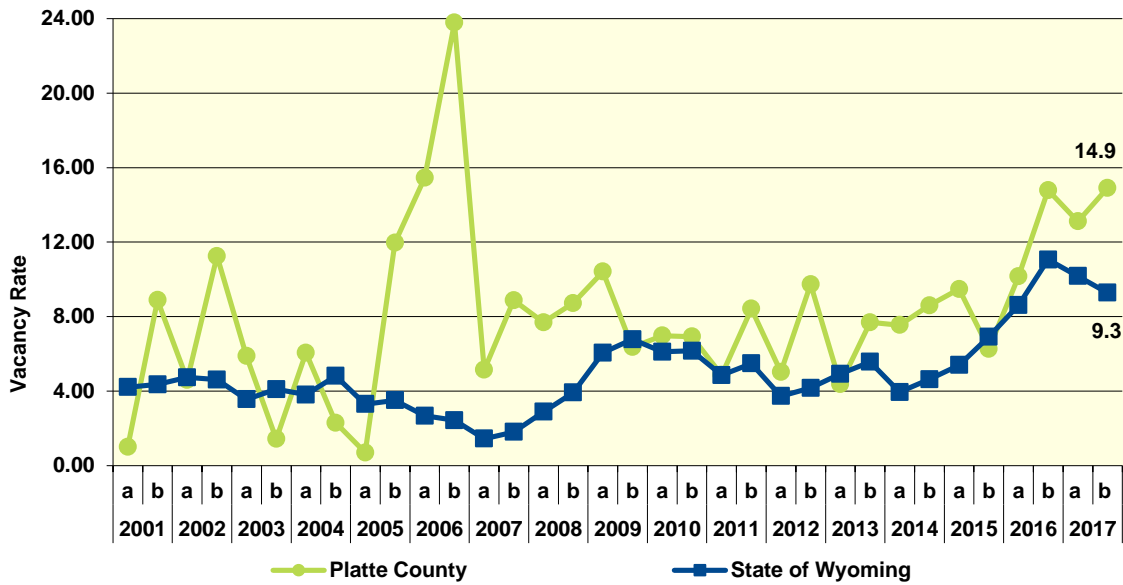


Diagram II.16.5, shows the average rent of single-family and apartment units in Platte County. In 2017, average rents for single-family units decreased to \$646 and average rents for apartments decreased to \$444.

Diagram II.16.5
Average Rent of Single Family and Apartment Units
 Platte County
 RVS Data, June 2006 – December 2016

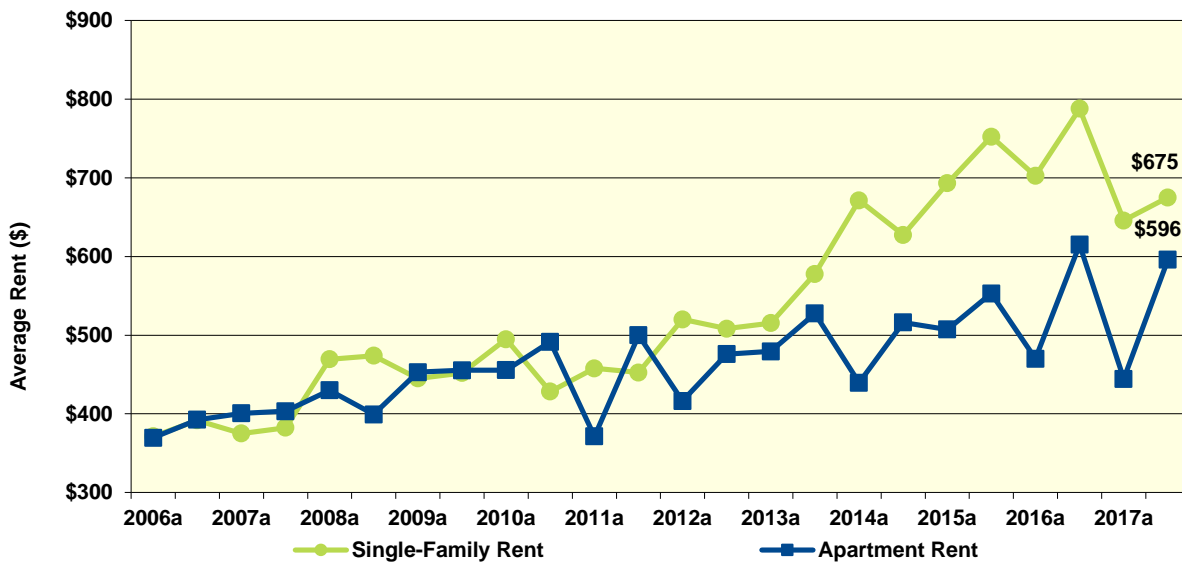


Table II.16.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 19 single family units in Platte County, with 1 of them available. This translates into a vacancy rate of 5.3 percent in Platte County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 63 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 19.0 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.16.28			
Rental Vacancy Survey by Type			
Platte County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	19	1	5.3%
Duplex units	48	8	16.7%
Apartments	63	12	19.0%
Mobile Homes	31	2	6.5%
“Other” Units	0	0	%
Don’t Know	0	1	%
Total	161	24	14.9%

Table II.16.29 reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 14 units. The most common apartment units were two bedroom units, with 34 units. Additional details of unit types by bedrooms are reported.

Table II.16.29							
Rental Units by Number of Bedrooms							
Platte 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	0	0	0	.	0
One	2	2	17	1	0	.	22
Two	1	21	34	10	0	.	66
Three	14	21	12	19	0	.	66
Four	0	4	0	1	0	.	5
Five	0	0	0	0	0	.	0
Don’t Know	2	0	0	0	0	0	2
Total	19	48	63	31	0	0	161

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.16.30, two bedroom apartments were the most available apartment units, with one bedroom units being the most available single family unit.

Table II.16.30							
Available Rental Units by Number of Bedrooms							
Platte 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	0	0	0	.	0
One	1	0	2	0	0	.	3
Two	0	3	8	2	0	.	13
Three	0	5	1	0	0	.	6
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	1	0	0	1	2
Total	1	8	12	2	0	1	24

Table II.16.31, 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 23.5 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 0 percent.

Table II.16.31							
Vacancy Rates by Number of Bedrooms							
Platte County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		%
One	50.0%	.0%	11.8%	.0%	%		13.6%
Two	.0%	14.3%	23.5%	20.0%	%		19.7%
Three	.0%	23.8%	8.3%	.0%	%		9.1%
Four	%	.0%	%	.0%	%		.0%
Five	%	%	%	%	%		%
Don't Know	.0%	%	%	%	%	%	%
Total	5.3%	16.7%	19.0%	6.5%	%	%	14.9%

Average market-rate rents by unit type are shown in Table II.16.32. 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.16.32						
Average Market Rate Rents by Number of Bedrooms						
Platte County						
RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$600	\$450	\$575	\$600	\$	\$563
Two	\$	\$575	\$584	\$467	\$	\$544
Three	\$600	\$725	\$848	\$569	\$	\$669
Four	\$	\$900	\$	\$500	\$	\$700
Five	\$	\$	\$	\$	\$	\$
Total	\$675	\$579	\$596	\$539	\$	\$573

Table II.16.33, shows vacancy rates for single family units by average rental rates for Platte 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 5.9 percent.

Table II.16.33 Single Family Market Rate Rents by Vacancy Status Platte County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	17	1	5.9%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	2	0	.0%
Total	19	1	5.3%

The availability of apartment units by average rent is displayed in Table II.16.34. 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 17.7 percent.

Table II.16.34 Apartment Market Rate Rents by Vacancy Status Platte County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	1	1	100.0%
\$500 to \$1,000	62	11	17.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	63	12	19.0%

Table II.16.35, shows the condition of rental units by unit type for Platte 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.

Table II.16.35 Condition by Unit Type Platte County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average						.	
Good	17	48	63	31	0	.	159
Excellent						.	
Don’t Know	2	0	0	0	0	0	2
Total	19	48	63	31	0	0	161

The availability of single family units based on their condition is displayed in Table II.16.36. As can be seen single family units in good condition had a vacancy rate of 5.88 percent.

Table II.16.36			
Condition of Single Family Units by Vacancy Status			
Platte County			
RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average			%
Good	17	1	5.9%
Excellent			%
Don't Know	2	0	.0%
Total	19	1	5.3%

Table II.16.37, 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 19.0 percent.

Table II.16.37			
Condition of Apartment Units by Vacancy Status			
Platte County			
RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average			%
Good	63	12	19.0%
Excellent			%
Don't Know	0	0	%
Total	63	12	19.0%

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.16.38, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table II.16.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Platte County	
RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	1
Other	0
All types	1
Total	3

Table II.16.39, 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. Platte County had a total of 3 respondents, with an average persons per household of 2.0 people. Of new residents to Platte County, 66.7 percent were not married and the most common age group arriving in the state was 45 to 54 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 100.0 percent of respondents renting their residence. The average rent in Platte County was \$600. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

Table II.16.39 Most Replied Response Platte County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	3
Number of persons in household (Average)	2.0
Current age	45 to 54 years old (66.7%)
Marital status	Not Married (66.7%)
Primary reason for moving to Wyoming	New job (66.7%)
In which industry are you primarily employed	Transportation and warehousing (33.3%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (100.0%)
Current Housing Characteristics	
Current Residence	Single family home (100.0%)
Do you own or rent	Rent (100.0%)
How many bedrooms (Average)	3.3
How many full bathrooms (Average)	1.5
Average mortgage payment	\$
Average rental payment	\$600
Are you satisfied with your current housing	Satisfied with current housing (100.0%)

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, 16 or .4 percent of households in Platte County were overcrowded and another 0 or 0 percent of units were severely overcrowded, as shown in Table II.16.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.16.40				
Overcrowding and Severe Overcrowding				
Platte County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Platte County				
Owner				
Households	2,769	7	0	2,776
Percentage	99.7%	.3%	.0%	100.0%
Renter				
Households	895	9	0	904
Percentage	99.0%	1.0%	.0%	100.0%
Total				
Households	3,664	16	0	3,680
Percentage	99.6%	.4%	.0%	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 191 units or 4.1 percent of all housing units in Platte 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.16.41, at right.

Table II.16.41		
Housing Units with Incomplete Kitchen Facilities		
Platte County		
2011-2016 5-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Kitchen Facilities	4,507	260,769
Lacking Complete Kitchen Facilities	191	7,218
Total Housing Units	4,698	267,987
Percent Lacking	4.1%	2.7%

At the time of the 2016 ACS, a total of 156 units or 3.3 percent of all housing units in Platte 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.16.42.

Table II.16.42 Housing Units with Incomplete Plumbing Facilities Platte County 2011-2016 5-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Plumbing Facilities	4,542	261,033
Lacking Complete Plumbing Facilities	156	6,954
Total Households	4,698	267,987
Percent Lacking	3.3%	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 Platte County, 18.8 percent of households had a cost burden and 8.5 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 25.8 percent of homeowners with a mortgage in Platte County experienced a cost burden and 7.0 percent experienced a severe cost burden, while 22.2 percent of renters had a cost burden and 13.9 percent had a severe cost burden, as seen in Table II.16.43.

Table II.16.43 Cost Burden and Severe Cost Burden by Tenure Platte County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Platte County					
Owner With a Mortgage					
Households	869	335	91	1	1,296
Percent	67.1%	25.8%	7.0%	.1%	100.0%
Owner Without a Mortgage					
Households	1,228	155	95	2	1,480
Percent	83.0%	10.5%	6.4%	.1%	100.0%
Renter					
Households	372	201	126	205	904
Percent	41.2%	22.2%	13.9%	22.7%	100.0%
Total					
Households	2,469	691	312	208	3,680
Percent	67.1%	18.8%	8.5%	5.7%	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.16.44, 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 674 owner occupied and 310 renter occupied households experiencing a housing problem.

Table II.16.44			
Households with Housing Problems by Income			
Platte County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	255	240	495
30.1-50% HAMFI	200	70	270
50.1-80% HAMFI	175	0	175
80.1-95% HAMFI	25	0	25
95 – 115% HAMFI	19	0	19
115.1% HAMFI or more	0	0	0
Total	674	310	984
Without Housing Problems			
30% HAMFI or less	39	70	109
30.1-50% HAMFI	315	145	460
50.1-80% HAMFI	405	145	550
80.1-95% HAMFI	170	60	230
95 – 115% HAMFI	250	45	295
115.1% HAMFI or more	1,000	74	1,074
Total	2,179	539	2,718
Not Computed			
30% HAMFI or less	0	0	0
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	0	0	0
Total			
30% HAMFI or less	294	310	604
30.1-50% HAMFI	515	215	730
50.1-80% HAMFI	580	145	725
80.1-95% HAMFI	195	60	255
95 – 115% HAMFI	269	45	314
115.1% HAMFI or more	1,000	74	1,074
Total	2,853	849	3,702

Table II.16.45, shows the total estimated housing by tenure for Platte County. As can be seen, in 2030 there are estimated to be a total of 3,120 owner and 1,020 renter occupied households or a total of 4,140 households. By 2050 there are estimated to be 3,398 owner, 1,089 renter for a total of 4,487 households in Platte County.

Year	Owner	Renter	Total
2016	2,776	904	3,680
2020	2,915	966	3,881
2025	3,021	994	4,015
2030	3,120	1,020	4,140
2035	3,207	1,043	4,250
2040	3,280	1,062	4,342
2045	3,342	1,077	4,419
2050	3,398	1,089	4,487

Table II.16.46, below shows the incremental housing demand for Platte 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 344 owner-occupied and 116 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 Platte County will see an additional 807 households, of which 132 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 158 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
Owner								
0-30%	0	14	25	35	44	52	58	64
30.1-50%	0	25	44	62	78	91	102	112
50.1-80%	0	28	50	70	88	102	115	126
80.1-95%	0	10	17	24	29	34	39	43
95.1-115%	0	13	23	32	41	48	53	59
115+%	0	49	86	121	151	177	198	218
Total	0	139	245	344	431	504	566	622
Renter								
0-30%	0	23	33	42	51	58	63	68
30.1-50%	0	16	23	29	35	40	44	47
50.1-80%	0	11	15	20	24	27	30	32
80.1-95%	0	4	6	8	10	11	12	13
95.1-115%	0	3	5	6	7	8	9	10
115+%	0	5	8	10	12	14	15	16
Total	0	62	90	116	139	158	173	185
Total								
0-30%	0	37	58	78	95	110	121	132
30.1-50%	0	41	67	91	113	131	146	159
50.1-80%	0	39	65	90	111	129	145	158
80.1-95%	0	14	23	32	39	46	51	56
95.1-115%	0	16	28	39	48	56	63	68
115+%	0	54	94	131	163	190	213	234
Total	0	201	335	460	570	662	739	807

Table II.16.47 shows the Incremental Total Housing Need Forecast for Platte 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 986 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 1,278 owner and 515 renter occupied households for a total of 1,793 quality households.

Table II.16.47								
Incremental Total Housing Need Forecast								
Platte County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	248	262	273	284	293	300	306	312
30.1-50%	195	220	239	257	272	286	297	307
50.1-80%	170	199	220	240	258	273	285	297
80.1-95%	24	34	41	48	54	59	63	67
95.1-115%	18	32	42	51	59	66	72	77
115+%	0	49	86	121	151	177	198	218
Total	656	795	901	1,000	1,087	1,160	1,222	1,278
Renter								
0-30%	256	278	288	298	306	313	319	323
30.1-50%	75	90	97	104	110	115	118	121
50.1-80%	0	11	15	20	24	27	30	32
80.1-95%	0	4	6	8	10	11	12	13
95.1-115%	0	3	5	6	7	8	9	10
115+%	0	5	8	10	12	14	15	16
Total	330	392	420	446	469	488	503	515
Total								
0-30%	504	541	562	581	599	613	625	635
30.1-50%	269	310	336	361	382	400	415	428
50.1-80%	170	209	235	260	282	300	315	328
80.1-95%	24	38	47	56	64	70	75	80
95.1-115%	18	35	46	57	66	74	81	87
115+%	0	54	94	131	163	190	213	234
Total	986	1,187	1,321	1,446	1,556	1,648	1,725	1,793

