

UINTA COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Uinta County’s population decreased from 21,118 in 2010 to 20,773 in 2016, or by 1.6 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 decreased by 10.7 percent, and the number of people from 55 to 64 years of age increased by 13.3 percent. The white population decreased by 2.7 percent, while the black population increased by 166.7 percent. The Hispanic population increased from 1,855 to 1,873 people between 2010 and 2016 or by 1.0 percent. These data are presented in Table II.21.1.

Table II.21.1						
Profile of Population Characteristics						
Uinta County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Uinta County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	21,118	20,773	-1.6%	563,626	585,501	3.9%
Age						
Under 14 years	5,325	5,125	-3.8%	113,371	116,796	3.0%
15 to 24 years	2,653	2,529	-4.7%	78,460	77,293	-1.5%
25 to 34 years	2,894	2,583	-10.7%	77,649	81,948	5.5%
35 to 44 years	2,613	2,690	2.9%	66,966	71,334	6.5%
45 to 54 years	3,195	2,325	-27.2%	83,577	69,052	-17.4%
55 to 64 years	2,564	2,904	13.3%	73,513	81,266	10.5%
65 and Over	1,874	2,617	39.6%	70,090	87,812	25.3%
Race						
White	20,385	19,837	-2.7%	529,110	543,387	2.7%
Black	63	168	166.7%	5,135	7,753	51.0%
American Indian and Alaskan Native	238	266	11.8%	14,457	15,762	9.0%
Asian	66	115	74.2%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	38	43	13.2%	521	673	29.2%
Two or more races	328	344	4.9%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	1,855	1,873	1.0%	50,231	58,413	16.3%

Table II.21.2, presents the population of Uinta County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 10,662 males, who accounted for 50.5 percent of the population, and the remaining 49.5 percent, or 10,456 persons, were female. In 2016, the number of males rose to 10,505 persons, and accounted for 50.6 percent of the population, with the remaining 49.4 percent, or 10,268 persons being female.

Table II.21.2 Population by Age and Gender Uinta 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	2,716	2,609	5,325	2,623	2,502	5,125	-3.8%
15 to 24 years	1,354	1,299	2,653	1,316	1,213	2,529	-4.7%
25 to 44 years	1,458	1,436	2,894	1,278	1,305	2,583	-10.7%
45 to 54 years	1,320	1,293	2,613	1,373	1,317	2,690	2.9%
55 to 64 years	1,595	1,600	3,195	1,156	1,169	2,325	-27.2%
65 and Over	1,309	1,255	2,564	1,489	1,415	2,904	13.3%
Total	10,662	10,456	21,118	10,505	10,268	20,773	-1.6%
% of Total	50.5%	49.5%	.	50.6%	49.4%	.	

At the time of the 2010 Census, there were 270 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 24.6 percent, as shown in Table II.21.3.

Table II.21.3 Group Quarters Population Uinta County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹¹⁹	94	43	-54.3%
Juvenile Facilities	.	.	.
Nursing Homes	74	15	-79.7%
Other Institutions	130	72	-44.6%
Total	298	130	-56.4%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	60	140	133.3%
Total	60	140	133.3%
Group Quarters Population	358	270	-24.6%

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.

¹¹⁹ 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.21.4, 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 5,399 family households, of which 4,333 housed married couple families and 1,066 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 245 families, or a female householder with no husband present, of which there were 821 families. There were also an estimated 2,033 “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 Uinta County was 72.6 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Uinta County, 80.3 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Table II.21.4 Household Type by Tenure Uinta County 2011-2016 5-Year ACS Data				
Household Type	Uinta County		State of Wyoming	
	Uinta County	% of Total	State of Wyoming	% of Total
Family households	5,399	72.6%	147,961	65.2%
Married-couple family	4,333	80.3%	117,587	79.5%
Owner-occupied housing units	3,480	80.3%	97,431	82.9%
Renter-occupied housing units	853	19.7%	20,156	17.1%
Other family	1,066	19.7%	30,374	20.5%
Male householder, no wife present	245	23.0%	11,235	37.0%
Owner-occupied housing units	102	41.6%	6,473	57.6%
Renter-occupied housing units	143	58.4%	4,762	42.4%
Female householder, no husband present	821	77.0%	19,139	63.0%
Owner-occupied housing units	332	40.4%	9,691	50.6%
Renter-occupied housing units	489	59.6%	9,448	49.4%
Nonfamily households	2,033	27.4%	79,024	34.8%
Owner-occupied housing units	1,313	64.6%	42,146	53.3%
Renter-occupied housing units	720	35.4%	36,878	46.7%
Total	7,432	100.0%	226,985	100.0%

Table II.21.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 2,173 two-person family households, 1,163 three-person family households and 988 four-person family households. One-person non-family households made up 84.2 percent of all non-family households or an estimated 1,711 households. Uinta County’s two person households made up 33.6 percent of total housing units and four person households made up an additional 13.3 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.21.5 Household Type by Household Size Uinta County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Uinta County				
One Person	.	1,711	1,711	23.0%
Two Person	2,173	322	2,495	33.6%
Three Person	1,163	0	1,163	15.6%
Four Person	988	0	988	13.3%
Five Person	652	0	652	8.8%
Six Person	251	0	251	3.4%
Seven Person	172	0	172	2.3%
Total	5,399	2,033	7,432	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 2,495 two-person households, 1,860 were owner-occupied and 635 were renter-occupied. Of the 988 four-person households, 647 were owner-occupied and 341 were renter-occupied. Further household size data by tenure are presented in Table II.21.6.

Table II.21.6 Tenure by Household Size Uinta County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Uinta County				
One Person	1,122	589	1,711	23.0%
Two Person	1,860	635	2,495	33.6%
Three Person	846	317	1,163	15.6%
Four Person	647	341	988	13.3%
Five Person	377	275	652	8.8%
Six Person	251	0	251	3.4%
Seven Person or more	124	48	172	2.3%
Total	5,227	2,205	7,432	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.21.7, Uinta County had a total of 8,768 housing units of which 7,432 or 84.8 percent were occupied. Of these occupied units, 70.3 percent, or 5,227 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 1,336 units or 15.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.21.7 Housing Units by Tenure Uinta County 2011-2016 5-Year ACS Data				
Tenure	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,432	84.8%	226,985	84.7
Owner-Occupied	5,227	70.3%	155,741	68.6
Renter-Occupied	2,205	29.7%	71,244	31.4
Vacant Housing Units	1,336	15.2%	41,002	15.3
Total Housing Units	8,768	100.0%	267,987	100.0

Table II.21.8, shows that of the 1,336 vacant housing units in Uinta County as reported in the 2016 ACS data, 271 or 20.3 percent were for rent and 122 or 9.1 percent were for sale. An estimated 289 units were for seasonal, recreational, or occasional use, and 479 or 35.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.21.8 Disposition of Vacant Housing Units Uinta County 2011-2016 5-Year ACS Data				
Disposition	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	271	20.3%	6,818	16.6%
Rented, but not occupied	0	.0%	1,397	3.4%
For sale only	122	9.1%	2,584	6.3%
Sold, but not occupied	175	13.1%	945	2.3%
For seasonal, recreational, or occasional use	289	21.6%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	479	35.9%	11,512	28.1%
Total	1,336	100.0%	41,002	100.0%

Table II.21.9, at right, presents different income statistics for Uinta County. According to the 2016 ACS data averages, median family income for Uinta County was \$60,660 compared to the statewide average of \$73,654.

Table II.21.9 Median and Per Capita Income Uinta County 2011-2016 5-Year ACS Data		
Income Type	Uinta County	Wyoming
Median Family Income	60,660	73,654
Median Household Income	53,323	59,143

Table II.21.10, shows households by income for Uinta County and the State of Wyoming. In Uinta County, there were a total of 892 households or 12.0 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 1,174 households that had incomes between \$35,000 and \$49,999, which accounted for 15.8 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.5 percent of total households and numbered 1,675 in Uinta County.

Table II.21.10 Households by Income Uinta County 2011-2016 5-Year ACS Data				
Income	Uinta County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	892	12.0%	21,545	9.5%
15,000 - 19,999	295	4.0%	10,637	4.7%
20,000 - 24,999	579	7.8%	11,410	5.0%
25,000 - 34,999	604	8.1%	22,140	9.8%
35,000 - 49,999	1,174	15.8%	30,946	13.6%
50,000 - 74,999	1,221	16.4%	42,533	18.7%
75,000 - 99,999	992	13.3%	32,162	14.2%
100,000 and above	1,675	22.5%	55,612	24.5%
Total	7,432	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.21.11. In total, the poverty rate in Uinta County was 17 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Uinta County had a poverty rate of 17 percent and the female population had a poverty rate of 17 percent. There were 233 males and 136 females in poverty under the age of 5. Overall, 10.7 percent of persons in poverty in Uinta County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 219 individuals with incomes below the poverty level which represented 6.3 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.21.11 Poverty by Age Uinta County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Uinta County				
5 and Below	233	136	369	10.7%
6 to 17	591	381	972	28.1%
18 to 64	823	1,079	1,902	54.9%
65 and Older	81	138	219	6.3%
Total	1,728	1,734	3,462	100.0%
Poverty Rate	17%	17%	17%	.
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.21.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Uinta County saw an average of 4,083 owner-occupied single-family units compared to 625 single-family rental units. In Uinta County, single-family units comprised 63.3 percent of all households compared with 71.9 percent statewide. Uinta County had a total of 666 apartment rental units and total apartment units accounted for 9.6 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 1,682 mobile homes in Uinta County, which comprised 22.6 percent of all occupied housing units and compared to 12.9 statewide.

Table II.21.12 Households by Unit Type Uinta County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
Single-Family Unit	4,083	625	4,708	63.3%
Duplex	0	27	27	.4%
Tri- or Four-Plex	0	232	232	3.1%
Apartments	50	666	716	9.6%
Mobile Homes	1,027	655	1,682	22.6%
Boat, RV, Van, Etc.	67	0	67	.9%
Total	5,227	2,205	7,432	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.21.13, shows the number of households by year of construction. As shown, 11.0 percent, or 820 units, were built in 1939 or earlier in the county, and another 147 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 892, which accounted for 12.0 percent of all households, and an additional 118 households, or 1.6 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.21.13				
Households by Year Built				
Uinta County 2011-2016 5-Year ACS Data				
Year Built	Uinta County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	820	11.0%	24,398	10.7%
1940 to 1949	147	2.0%	10,195	4.5%
1950 to 1959	255	3.4%	20,926	9.2%
1960 to 1969	305	4.1%	18,850	8.3%
1970 to 1979	1,587	21.4%	47,644	21.0%
1980 to 1989	2,436	32.8%	32,639	14.4%
1990 to 1999	872	11.7%	26,757	11.8%
2000 to 2009	892	12.0%	37,104	16.3%
Built 2010 or Later	118	1.6%	8,472	3.7%
Total	7,432	100.0%	226,985	100.0%

Table II.21.14, displays housing units for Uinta County and the State of Wyoming. The number of rooms in Uinta 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 20.5 and 15.5 percent, respectively. The median number of rooms in Uinta County was 6 rooms, which compared to 6 statewide.

Table II.21.14				
Housing Units by Number of Rooms				
Uinta County 2011-2016 5-Year ACS Data				
Number of Rooms	Uinta County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	20	.2%	4,703	1.8%
Two	231	2.6%	6,989	2.6%
Three	347	4.0%	19,621	7.3%
Four	1,840	21.0%	42,956	16.0%
Five	1,800	20.5%	52,646	19.6%
Six	1,356	15.5%	43,710	16.3%
Seven	1,203	13.7%	31,960	11.9%
Eight	835	9.5%	25,568	9.5%
Nine or more	1,136	13.0%	39,834	14.9%
Total	8,768	100.0%	267,987	100.0%
Median Rooms	6	.	6	.

Table II.21.15, 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 25.2 percent of total households in Uinta County, which compared to 23.9 percent statewide. In Uinta County, the 3,024 households with three bedrooms accounted for 40.7 percent of all households, and there were only 702 five-bedroom or more households, which accounted for 9.4 percent of all households.

Table II.21.15 Households by Number of Bedrooms Uinta County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
None	20	0	20	.3%
One	117	283	400	5.4%
Two	926	944	1,870	25.2%
Three	2,209	815	3,024	40.7%
Four	1,278	138	1,416	19.1%
Five or more	677	25	702	9.4%
Total	5,227	2,205	7,432	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.21.16, at right, structures built in 1939 or earlier had a median value of \$161,600, while structures built between 1950 and 1959 had a median value of \$206,600 and those built between 1990 to 1999 had a median value of \$179,400. 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 \$294,000 and \$289,400, respectively. The total median value in Uinta County was \$179,500, which compared to \$199,900 in the State of Wyoming.

Table II.21.16 Median Value by Year Structure Built Uinta County 2011-2016 5-Year ACS Data		
Year Built	Uinta County	State of Wyoming
1939 or earlier	161,600	157,900
1940 to 1949	116,600	152,100
1950 to 1959	206,600	163,300
1960 to 1969		185,100
1970 to 1979	153,100	191,500
1980 to 1989	182,800	209,600
1990 to 1999	179,400	245,200
2000 to 2009	290,000	260,000
2010 to 2013	294,000	288,500
2014 to Later		289,400
Total	179,500	199,900

Household mortgage status is reported in Table II.21.17. In Uinta County, households with a mortgage accounted for 51.5 percent of all households or 2,690 housing units, and the remaining 48.5 percent or 2,537 units had no mortgage. Of those units with a mortgage, 216 had either a second mortgage or home equity loan, 33 had both a second mortgage and home equity loan, and 2,441 or 90.7 percent had no second mortgage or no home equity loan.

Table II.21.17				
Mortgage Status				
Uinta County 2011-2016 5-Year ACS Data				
Mortgage Status	Uinta County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,690	51.5%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	216	8.0%	9,772	10.8%
Second mortgage only	61	28.2%	3,961	40.5%
Home equity loan only	155	71.8%	5,811	59.5%
Both second mortgage and home equity loan	33	1.2%	359	.4%
No second mortgage and no home equity loan	2,441	90.7%	79,941	88.8%
Housing units without a mortgage	2,537	48.5%	65,669	42.2%
Total	5,227	100.0%	155,741	100.00%

The median rent in Uinta County was \$528 as compared to \$686 statewide, as seen in Table II.21.18.

Table II.21.18	
Median Rent	
Uinta County 2011-2016 5-Year ACS Data	
Place	Rent
Uinta County	\$528
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 129 persons during 2017. The driver’s license total exchanges since 2000 for Uinta County are presented in Table II.21.19, and indicate a net increase of 314 persons over the time period.

Table II.21.19			
Driver’s Licenses Exchanged and Surrendered			
Uinta County WYDOT Data, 2000 – 2017			
Year	In-Migrants	Out-Migrants	Net Change
2000	680	784	-104
2001	677	648	29
2002	591	568	23
2003	473	540	-67
2004	562	584	-22
2005	655	568	87
2006	653	367	286
2007	676	527	149
2008	658	504	154
2009	594	498	96
2010	556	346	210
2011	529	500	29
2012	569	580	-11
2013	517	570	-53
2014	464	652	-188
2015	503	548	-45
2016	470	600	-130
2017	423	552	-129
Total	10,250	9,936	314

Economics

The HUD estimated MFI for Uinta County was \$66,300 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.21.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.21.1
Estimated Median Family Income
 Uinta County vs. Wyoming
 HUD Data: 2000-2017

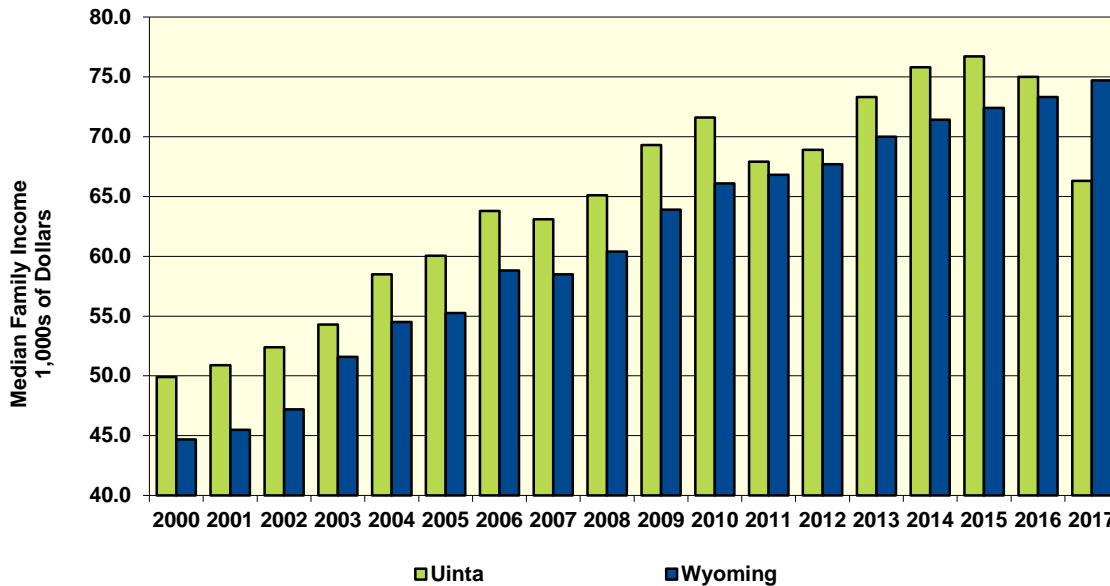


Table II.21.20, shows the labor force statistics for Uinta County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.7 percent. The highest level of unemployment occurred during 1993 rising to a rate of 8.5 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Uinta County increased from 5 percent in 2015 to 5.8 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.21.20 Labor Force Statistics Uinta County 1990 - 2016 BLS Data					
Year	Uinta County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	653	9,246	9,899	6.6%	5.3%
1991	738	9,348	10,086	7.3%	5.2%
1992	858	9,394	10,252	8.4%	5.6%
1993	915	9,787	10,702	8.5%	5.3%
1994	843	9,829	10,672	7.9%	5%
1995	735	10,182	10,917	6.7%	4.8%
1996	802	10,211	11,013	7.3%	4.9%
1997	622	10,029	10,651	5.8%	4.8%
1998	601	10,141	10,742	5.6%	4.75
1999	700	9,828	10,528	6.6%	4.6%
2000	427	10,031	10,458	4.1%	3.9%
2001	401	10,375	10,776	3.7%	3.8%
2002	469	10,617	11,086	4.2%	4%
2003	488	10,488	10,976	4.4%	4.3%
2004	402	10,240	10,642	3.8%	3.8%
2005	361	10,285	10,646	3.4%	3.6%
2006	330	10,620	10,950	3%	3.2%
2007	295	10,818	11,113	2.7%	2.8%
2008	333	11,179	11,512	2.9%	3.1%
2009	781	10,789	11,570	6.8%	6.3%
2010	742	9,815	10,557	7%	6.4%
2011	630	9,537	10,167	6.2%	5.8%
2012	574	9,689	10,263	5.6%	5.3%
2013	522	9,428	9,950	5.2%	4.7%
2014	476	9,411	9,887	4.8%	4.2%
2015	482	9,223	9,705	5%	4.2%
2016	546	8,922	9,468	5.8%	5.3%

Diagram II.21.2, shows the employment and labor force for Uinta County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 8,922 persons, with the labor force reaching 9,468, indicating there were a total of 546 unemployed persons.

Diagram II.21.2
Employment and Labor Force
 Uinta County
 1990 – 2016 BLS Data

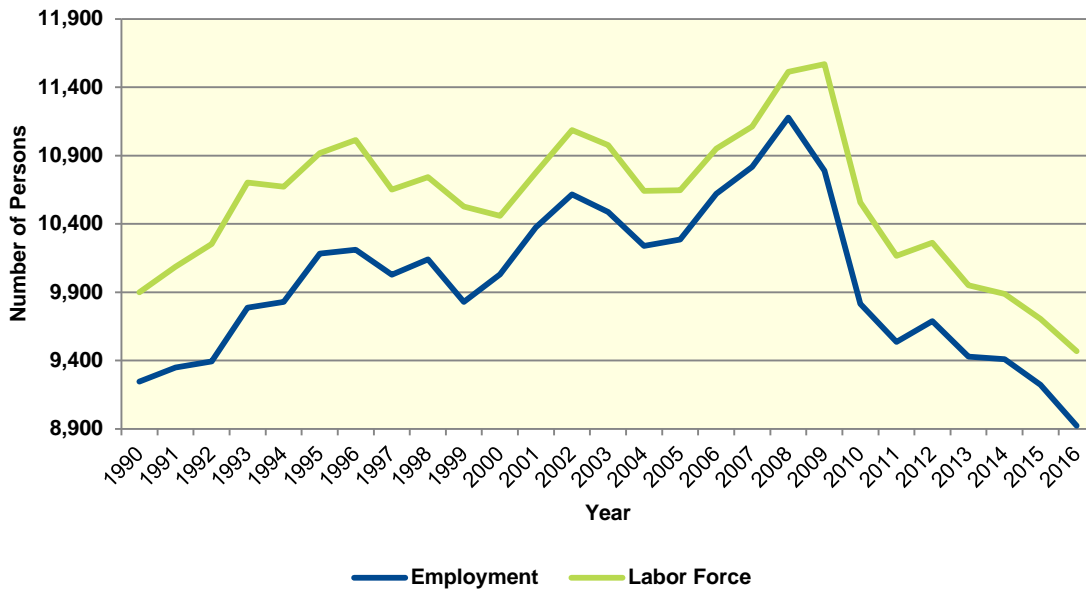
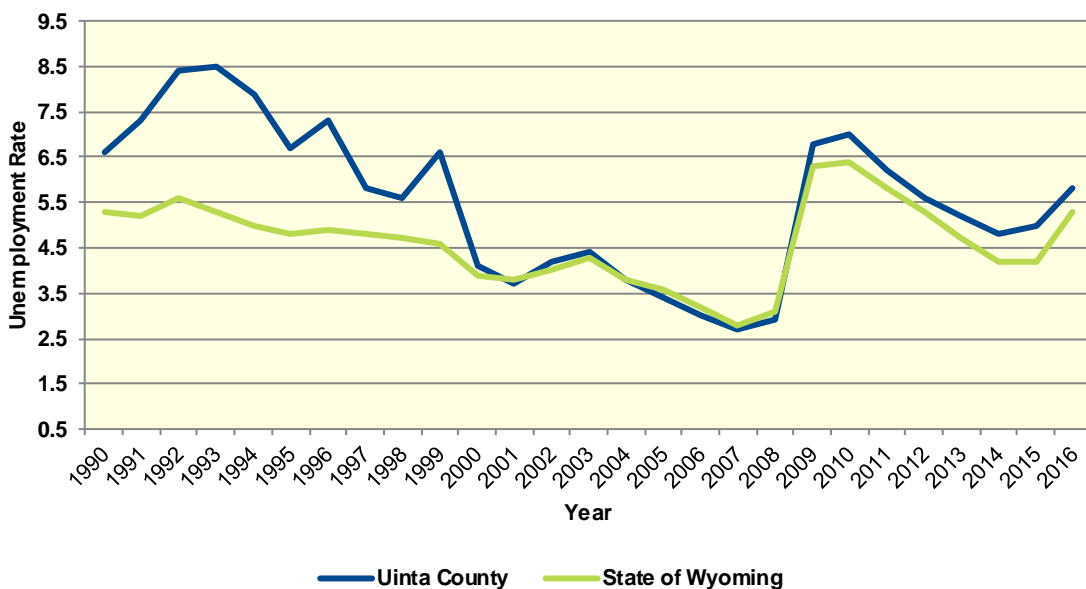


Diagram II.21.3, shows the unemployment rate for both the state and Uinta County. During the 1990s the average rate for Uinta County was 7.1 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.9 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.7 percent. Over the course of the entire period Uinta County had an average unemployment rate higher than the state, 5.5 percent for Uinta County, versus 4.6 statewide.

Diagram II.21.3
Annual Unemployment Rate
 Uinta 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.21.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 8,720 persons in 2015 to 8,311 in 2016, a change of -4.7. In 2017, preliminary estimates show total monthly employment was 8,364 in June 2017.

Table II.21.21 Total Monthly Employment Uinta County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	8,708	8,689	8,918	8,781	8,613	8,770	8,215	8,005
Feb	8,731	8,740	9,050	8,710	8,614	8,784	8,294	7,974
Mar	8,960	8,770	9,087	8,751	8,627	8,828	8,237	7,998
Apr	8,931	8,774	9,144	8,760	8,764	8,735	8,311	8,024
May	9,274	8,953	9,376	8,977	9,024	8,988	8,555	8,365
Jun	9,256	9,076	9,339	8,936	8,958	8,704	8,367	8,364
Jul	9,418	8,866	9,037	8,756	9,076	8,664	8,286	
Aug	9,605	9,003	9,016	8,936	9,091	8,754	8,248	
Sep	10,040	9,183	9,196	9,008	9,038	8,690	8,322	
Oct	9,888	9,206	9,169	8,901	9,024	8,654	8,409	
Nov	9,830	9,234	9,108	8,811	8,973	8,559	8,298	
Dec	9,645	9,323	9,080	8,874	8,990	8,509	8,186	
Annual	9,357	8,985	9,127	8,850	8,899	8,720	8,311	
% Change	-2.3%	-4%	1.6%	-3%	0.6%	-2%	-4.7%	

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 792 dollars in 2015. In 2016, average weekly wages saw a decrease of 4.2 percent over the prior year, to \$759, or by 33 dollars. Preliminary 2017 data shows average weekly wages were 761 dollars in the second quarter of 2017, which compared to 749 dollars in second quarter of 2016. These data are shown in Table II.21.22.

Table II.21.22 Average Weekly Wages Uinta County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	515	484	503	523	506	
2002	562	494	521	571	537	6.1%
2003	557	511	543	589	551	2.6%
2004	584	537	542	582	561	1.8%
2005	590	576	604	616	597	6.4%
2006	653	621	628	690	648	8.5%
2007	722	691	694	774	720	11.1%
2008	760	736	737	814	761	5.7%
2009	798	742	714	804	764	0.4%
2010	789	772	799	915	821	7.5%
2011	774	749	782	794	775	-5.6%
2012	809	765	769	815	789	1.8%
2013	794	765	773	1,080	853	8.1%
2014	796	790	781	863	808	-5.3%
2015	801	772	779	818	792	-2%
2016	749	749	770	769	759	-4.2%
2017(p)	758	761				

Total business establishments reported by the QCEW are displayed in Table II.21.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 2.7 percent, from 785 to 764 establishments. In the second quarter of 2017 there were an estimated 752 business establishments.

Table II.21.23 Number of Business Establishments Uinta County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	671	686	699	706	691	
2002	707	728	727	727	722	4.5%
2003	729	743	744	749	741	2.6%
2004	762	769	777	782	773	4.3%
2005	765	770	786	786	777	0.5%
2006	797	808	808	815	807	3.9%
2007	794	820	813	812	810	0.4%
2008	815	817	835	837	826	2%
2009	830	840	837	831	835	1.1%
2010	820	813	814	813	815	-2.4%
2011	807	811	823	814	814	-0.1%
2012	808	810	810	806	809	-0.6%
2013	803	787	790	783	791	-2.2%
2014	788	793	797	785	791	0%
2015	790	788	785	775	785	-0.8%
2016	770	768	764	752	764	-2.7%
2017	748	752				

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, Uinta County recorded 11,822 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 \$822,876,000, and real per capita income was \$39,613 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$42,842 in 2016, while Wyoming’s 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 Uinta County decreased by 1.8 percent from second quarter 2016 to second quarter 2017 from \$612 to \$601. During that same period, detached single-family home rents increased by 2.8 percent, rents for mobile homes on lots increased by 2.2 percent, and rents for mobile home lots decreased by 1.8 percent.

Uinta County rental prices experienced average annualized decrease of 0.2 percent for apartments, and increased of 0.2 percent for houses, 0.0 percent for mobile homes plus a lot, and -0.7 percent for mobile home lots since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.21.24, at right, presents the Uinta County data for each rental type.¹²⁰

Table II.21.24 Semiannual Average Monthly Rental Prices Uinta County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	637	355	795	679
Q2.87	517	322	713	618
Q4.87	529	269	699	552
Q2.88	463	298	608	515
Q4.88	418	270	638	518
Q2.89	423	252	559	407
Q4.89	398	261	608	460
Q2.90	369	250	542	481
Q4.90	425	240	649	496
Q2.91	404	242	521	432
Q4.91	413	232	623	577
Q2.92	410	236	611	448
Q4.92	424	235	690	426
Q2.93	391	229	659	0
Q4.93	451	235	672	0
Q2.94	0	226	638	538
Q4.94	507	226	667	0
Q2.95	501	221	717	0
Q4.95	498	218	760	0
Q2.96	501	219	729	0
Q4.96	466	256	657	0
Q2.97	462	214	739	478
Q4.97	505	218	670	520
Q2.98	495	216	703	480
Q4.98	511	216	666	475
Q2.99	469	191	671	572
Q4.99	472	212	663	494
Q2.00	452	208	614	575
Q4.00	467	208	672	496
Q2.01	486	203	608	483
Q4.01	466	203	650	508
Q2.02	496	200	656	500
Q4.02	499	200	648	476
Q2.03	494	196	692	425
Q4.03	510	225	694	464
Q2.04	501	219	633	471
Q4.04	503	232	706	420
Q2.05	496	224	677	568
Q4.05	547	243	679	556
Q2.06	519	236	689	529
Q4.06	610	243	713	535
Q2.07	633	276	780	524
Q4.07	648	282	748	549
Q2.08	706	419	808	545
Q4.08	701	277	809	520
Q2.09	716	274	822	560
Q4.09	715	303	864	550
Q2.10	703	299	811	548
Q4.10	678	312	887	538
Q2.11	661	321	782	511
Q4.11	662	357	822	519
Q2.12	648	284	848	531
Q4.12	619	284	902	516
Q2.13	640	274	814	571
Q4.13	633	284	882	627
Q2.14	627	280	796	648
Q4.14	625	280	886	642
Q2.15	617	277	843	684
Q4.15	620	277	898	678
Q2.16	612	286	827	659
Q4.16	613	286	827	680
Q2.17	601	281	850	673

¹²⁰ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Uinta decreased from 35 authorizations in 2015 to 34 in 2016.

The real value of single-family building permits increased from \$227,441 in 2015 to \$237,629 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.21.25.

Table II.21.25 Building Permits and Valuation Uinta 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	196	16	0	7	219	137,055	86,102
1981	345	66	0	108	519	101,268	47,588
1982	593	0	0	186	779	81,289	58,931
1983	325	0	32	22	379	93,637	45,965
1984	108	0	3	90	201	84,903	36,809
1985	45	0	0	0	45	91,608	0
1986	14	0	0	0	14	90,832	0
1987	7	0	0	0	7	86,946	0
1988	2	0	0	0	2	103,380	0
1989	0	0	0	0	0	0	0
1990	4	0	0	0	4	93,337	0
1991	24	0	0	0	24	79,076	0
1992	35	0	0	0	35	96,104	0
1993	49	0	0	0	49	87,331	0
1994	70	0	0	0	70	115,484	0
1995	71	0	0	0	71	123,767	0
1996	62	0	0	0	62	113,765	0
1997	60	0	0	0	60	114,432	0
1998	63	0	0	0	63	126,549	0
1999	63	0	0	0	63	116,425	0
2000	72	0	0	0	72	124,558	0
2001	58	0	0	0	58	117,750	0
2002	58	0	0	0	58	114,839	0
2003	56	0	0	0	56	140,396	0
2004	64	0	0	0	64	116,427	0
2005	100	0	0	0	100	136,741	0
2006	109	0	0	0	109	127,627	0
2007	336	0	0	0	336	146,519	0
2008	71	0	16	0	87	217,014	0
2009	51	0	4	0	55	177,043	0
2010	45	0	0	0	45	192,133	0
2011	34	0	0	0	34	211,029	0
2012	38	0	0	0	38	231,604	0
2013	31	0	4	0	35	225,616	0
2014	34	0	0	6	40	251,777	170,575
2015	35	0	0	0	35	227,441	0
2016	34	0	0	12	46	237,629	80,000

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 Uinta County was \$198,154. This represented a decrease of -5.5 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.21.26.

Table II.21.26 Average Sales Prices Uinta County vs. Wyoming DOR Data, 2000–2015				
Year	Uinta County Average Price (\$)	Unita County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	89,238	.	131,207	.
2001	99,157	11.12	128,771	-1.86
2002	101,915	2.78	138,295	7.40
2003	116,031	13.85	148,276	7.22
2004	112,540	-3.01	159,558	7.61
2005	137,911	22.54	178,183	11.67
2006	145,243	5.32	219,438	23.15
2007	168,204	15.81	265,044	20.78
2008	133,754	8.4	256,045	-3.40
2009	194,928	-1.2	241,622	-5.63
2010	181,269	-7.01	250,958	3.86
2011	181,429	0.1	241,301	-3.85
2012	191,065	5.3	266,406	10.4
2013	209,631	9.7	281,345	5.6
2014	205,177	-2.1	263,432	-6.4
2015	209,625	2.2	275,611	4.6
2016	198,154	-5.5	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in December 2017.¹²¹ During December 2017, a total of 40 surveys were completed by property managers in Uinta County. Of the 1,010 rental units surveyed, 213 were vacant, for a vacancy rate of 21.1 percent, as shown in Table II.21.27, at right. This rate compares to a 6.5 percent vacancy rate one year ago, and a statewide December 2017 vacancy rate of 10.2 percent.

Diagram II.21.4, shows the historical vacancy rate for Uinta County and Wyoming. As can be seen, the vacancy rate in Uinta County was above the statewide rate, except for the period between 2005 and 2008, when the vacancy rate hovered around zero.

Table II.21.27 Total Units, Vacant Units, and Vacancy Rate Uinta County RVS Data, June 2001– December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	849	34	4.0%
2001b	13	620	69	11.1%
2002a	13	532	67	12.6%
2002b	19	570	20	3.5%
2003a	12	374	39	10.4%
2003b	26	790	72	9.1%
2004a	23	1,153	93	8.1%
2004b	24	973	60	6.2%
2005a	28	1,187	44	3.7%
2005b	25	1,514	24	1.6%
2006a	20	947	24	2.5%
2006b	26	991	3	0.3%
2007a	29	848	0	0.0%
2007b	25	948	6	0.6%
2008a	29	1,195	6	0.5%
2008b	33	1,195	73	6.1%
2009a	23	762	56	7.4%
2009b	40	1,060	135	12.7%
2010a	46	958	88	9.2%
2010b	42	782	84	10.7%
2011a	45	998	165	16.5%
2011b	43	985	65	6.6%
2012a	47	1,131	71	6.3%
2012b	57	1,376	111	8.1%
2013a	61	1,292	129	10.0%
2013b	54	904	174	19.3%
2014a	58	1,243	120	9.7%
2014b	60	1,317	116	8.8%
2015a	55	1,008	117	11.6%
2015b	45	801	123	15.4%
2016a	43	1,068	69	6.5%
2016b	45	886	123	13.9%
2017a	40	1,010	213	21.1%
2017b	31	887	167	18.8%

¹²¹ Those signified as a in the “year” column of Table II.21.27 are conducted in June/July of each year. Those signified as b are conducted each November/December.

Diagram II.21.4
Vacancy Rates by Year
 Uinta County vs. Wyoming
 RVS Data, June 2001 – December 2017

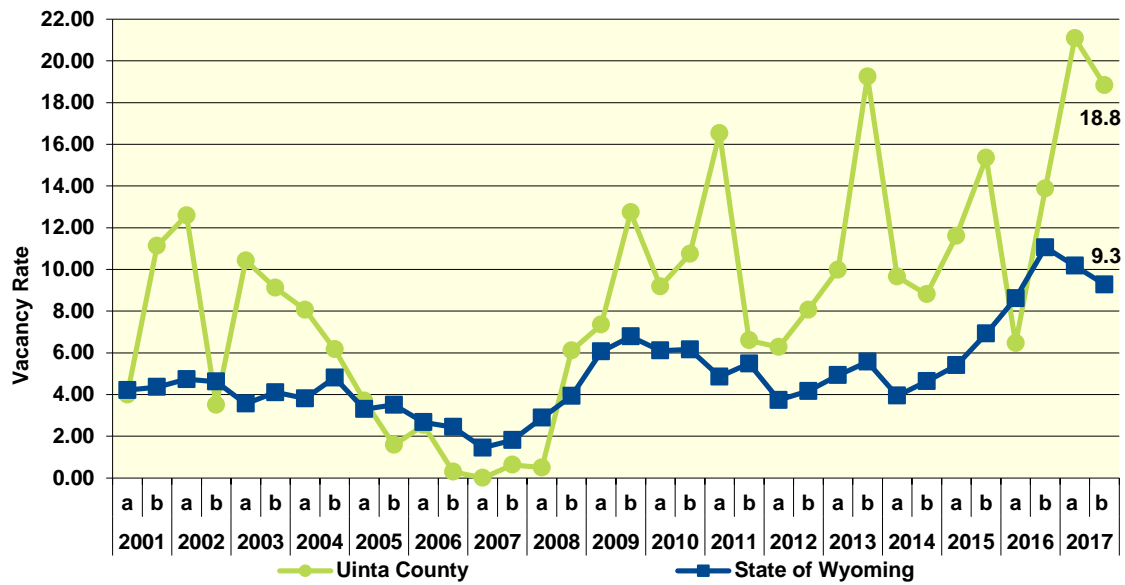


Diagram II.21.5, shows the average rent of single-family and apartment units in Uinta County. In 2017, average rents for single-family units increased to \$899 and average rents for apartments fell to \$585.

Diagram II.21.5
Average Rent of Single Family and Apartment Units
 Uinta County
 RVS Data, June 2006 – December 2017

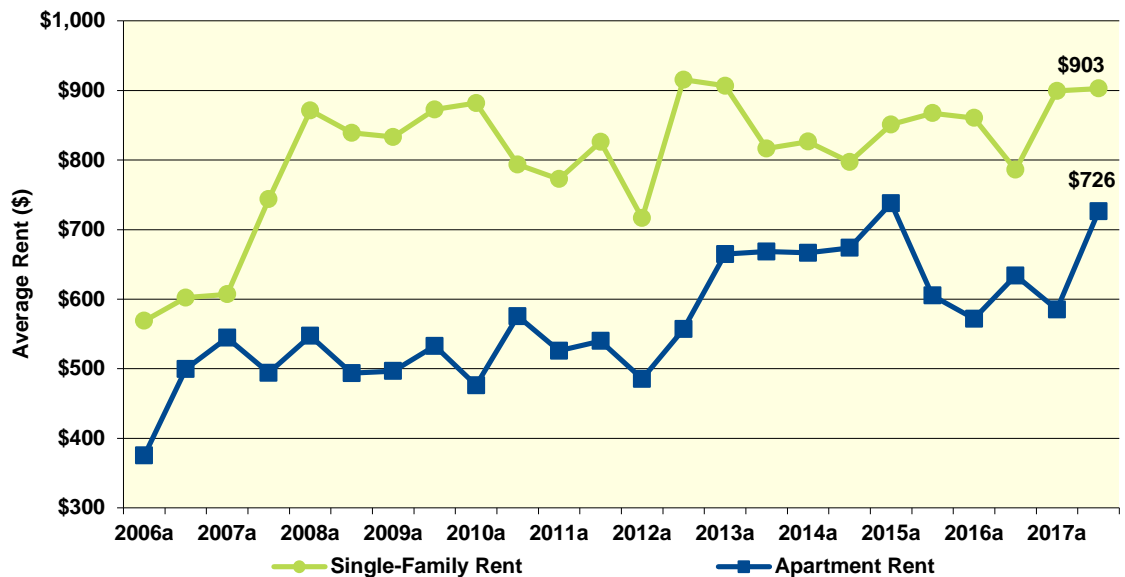


Table II.21.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 34 single family units in Uinta County, with 2 of them available. This translates into a vacancy rate of 5.9 percent in Uinta County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 508 apartment units reported in the survey, with 148 of them available, which resulted in a vacancy rate of 29.1 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.21.28			
Rental Vacancy Survey by Type			
Uinta County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	34	2	5.9%
Duplex units	27	3	11.1%
Apartments	508	148	29.1%
Mobile Homes	41	3	7.3%
“Other” Units	2	0	.0%
Don’t Know	275	11	4.0%
Total	887	167	18.8%

Table II.21.29, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 18 units. The most common apartment units were two bedroom units, with 231 units. Additional details of unit types by bedrooms are reported.

Table II.21.29							
Rental Units by Number of Bedrooms							
Uinta 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	107	0	0	.	107
One	1	0	32	0	0	.	33
Two	10	9	231	4	1	.	255
Three	18	17	21	31	1	.	88
Four	4	1	0	1	0	.	6
Five	1	0	0	0	0	.	1
Don’t Know	0	0	117	5	0	275	397
Total	34	27	508	41	2	275	887

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.21.30, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family unit.

Table II.21.30							
Available Rental Units by Number of Bedrooms							
Uinta 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	0	0	0	0	0	.	0
Two	2	1	13	0	0	.	16
Three	0	2	1	3	0	.	6
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	134	0	0	11	145
Total	2	3	148	3	0	11	167

Table II.21.31, 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 5.6 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 0 percent.

Table II.21.31							
Vacancy Rates by Number of Bedrooms							
Uinta 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%
One	.0%	%	.0%	%	%		.0%
Two	20.0%	11.1%	5.6%	.0%	.0%		6.3%
Three	.0%	11.8%	4.8%	9.7%	.0%		6.8%
Four	.0%	.0%	%	.0%	%		.0%
Five	.0%	%	%	%	%		.0%
Don't Know	%	%	114.5%	.0%	%	4.0%	36.5%
Total	5.9%	11.1%	29.1%	7.3%	.0%	4.0%	18.8%

Average market-rate rents by unit type are shown in Table II.21.32. 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.21.32						
Average Market Rate Rents by Number of Bedrooms						
Uinta County						
RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$350	\$	\$	\$350
One	\$600	\$	\$594	\$600	\$	\$595
Two	\$695	\$600	\$645	\$688	\$575	\$655
Three	\$897	\$750	\$777	\$621	\$840	\$777
Four	\$1,150	\$750	\$	\$725	\$	\$985
Five	\$2,000	\$	\$	\$	\$	\$2,000
Total	\$903	\$725	\$726	\$634	\$708	\$717

Table II.21.33, shows vacancy rates for single family units by average rental rates for Uinta 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 4.8 percent.

Table II.21.33 Single Family Market Rate Rents by Vacancy Status Uinta County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	21	1	4.8%
\$1,000 to \$1,500	12	1	8.3%
Above \$1,500			%
Missing	1	0	.0%
Total	34	2	5.9%

The availability of apartment units by average rent is displayed in Table II.21.34. 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 30.6 percent.

Table II.21.34 Apartment Market Rate Rents by Vacancy Status Uinta County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	484	148	30.6%
\$1,000 to \$1,500	24	0	.0%
Above \$1,500	0	0	%
Missing	0	0	%
Total	508	148	29.1%

Table II.21.35, shows the condition of rental units by unit type for Uinta 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 excellent condition, with most apartments being in good condition. Details by unit type and condition are displayed.

Table II.21.35 Condition by Unit Type Uinta County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	0	0	24	0	0	.	24
Fair						.	
Average	0	5	124	0	0	.	129
Good	11	6	250	39	1	.	307
Excellent	23	16	110	2	1	.	152
Don’t Know	0	0	0	0	0	275	275
Total	34	27	508	41	2	275	887

The availability of single family units based on their condition is displayed in Table II.21.36. As can be seen single family units in excellent condition had a vacancy rate of 8.7 percent.

Table II.21.36			
Condition of Single Family Units by Vacancy Status			
Uinta County			
RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	0	0	%
Fair			%
Average	0	0	%
Good	11	0	.0%
Excellent	23	2	8.7%
Don't Know	0	0	%
Total	34	2	5.9%

Table II.21.37, 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 34.8 percent.

Table II.21.37			
Condition of Apartment Units by Vacancy Status			
Uinta County			
RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	24	0	.0%
Fair			%
Average	124	49	39.5%
Good	250	87	34.8%
Excellent	110	12	10.9%
Don't Know	0	0	%
Total	508	148	29.1%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.21.38, 2 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

Table II.21.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Uinta County	
RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	3
Mobile homes	2
Other	0
All types	3
Total	10

Table II.21.39, 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. Uinta County had a total of 5 respondents, with an average persons per household of 1.8 people. Of new residents to Uinta County, 80.0 percent were not married and the most common age group arriving in the state was 65 years or older. 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 60.0 percent of respondents renting their residence. The average mortgage payment in Uinta County was \$550 and the average rent was \$938. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

Table II.21.39	
Most Replied Response	
Uinta County	
HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	5
Number of persons in household (Average)	1.8
Current age	65 years or older (40.0%)
Marital status	Not Married (80.0%)
Primary reason for moving to Wyoming	New job (40.0%)
In which industry are you primarily employed	Retired (40.0%)
Highest education level completed	Some College (60.0%)
Total household income from all sources	\$10,000 to \$19,999 dollars (50.0%)
Current Housing Characteristics	
Current Residence	Single family home (60.0%)
Do you own or rent	Rent (60.0%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	2.0
Average mortgage payment	\$550
Average rental payment	\$938
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, 193 or 2.6 percent of households in Uinta County were overcrowded and another 62 or .8 percent of units were severely overcrowded, as shown in Table II.21.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.21.40				
Overcrowding and Severe Overcrowding				
Uinta County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Uinta County				
Owner				
Households	5,149	55	23	5,227
Percentage	98.5%	1.1%	.4%	100.0%
Renter				
Households	2,028	138	39	2,205
Percentage	92.0%	6.3%	1.8%	100.0%
Total				
Households	7,177	193	62	7,432
Percentage	96.6%	2.6%	.8%	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 288 units or 3.3 percent of all housing units in Uinta 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.21.41, at right.

Table II.21.41		
Housing Units with Incomplete Kitchen Facilities		
Uinta County		
2011-2016 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Kitchen Facilities	8,480	260,769
Lacking Complete Kitchen Facilities	288	7,218
Total Housing Units	8,768	267,987
Percent Lacking	3.3%	2.7%

At the time of the 2016 ACS, a total of 353 units or 4.0 percent of all housing units in Uinta 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.21.42.

Table II.21.42 Housing Units with Incomplete Plumbing Facilities Uinta County 2011-2016 5-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Plumbing Facilities	8,415	261,033
Lacking Complete Plumbing Facilities	353	6,954
Total Households	8,768	267,987
Percent Lacking	4.0%	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 Uinta County, 15.8 percent of households had a cost burden and 7.9 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 20.8 percent of homeowners with a mortgage in Uinta County experienced a cost burden and 8.8 percent experienced a severe cost burden, while 20.0 percent of renters had a cost burden and 13.4 percent had a severe cost burden, as seen in Table II.21.43.

Table II.21.43					
Cost Burden and Severe Cost Burden by Tenure					
Uinta County					
2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Uinta County					
Owner With a Mortgage					
Households	1,836	560	236	58	2,690
Percent	68.3%	20.8%	8.8%	2.2%	100.0%
Owner Without a Mortgage					
Households	2,310	170	57	0	2,537
Percent	91.1%	6.7%	2.2%	.0%	100.0%
Renter					
Households	1,239	442	296	228	2,205
Percent	56.2%	20.0%	13.4%	10.3%	100.0%
Total					
Households	5,385	1,172	589	286	7,432
Percent	72.5%	15.8%	7.9%	3.8%	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.21.44, 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 1,055 owner occupied and 810 renter occupied households experiencing a housing problem.

Table II.21.44 Households with Housing Problems by Income Uinta County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	400	415	815
30.1-50% HAMFI	145	265	410
50.1-80% HAMFI	275	70	345
80.1-95% HAMFI	90	20	110
95 – 115% HAMFI	25	15	40
115.1% HAMFI or more	120	25	145
Total	1,055	810	1,865
Without Housing Problems			
30% HAMFI or less	80	150	230
30.1-50% HAMFI	315	200	515
50.1-80% HAMFI	650	415	1,065
80.1-95% HAMFI	325	130	455
95 – 115% HAMFI	520	195	715
115.1% HAMFI or more	2,365	304	2,669
Total	4,255	1,394	5,649
Not Computed			
30% HAMFI or less	10	35	45
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	10	35	45
Total			
30% HAMFI or less	490	600	1,090
30.1-50% HAMFI	460	465	925
50.1-80% HAMFI	925	485	1,410
80.1-95% HAMFI	415	150	565
95 – 115% HAMFI	545	210	755
115.1% HAMFI or more	2,485	329	2,814
Total	5,320	2,239	7,559

Table II.21.45, shows the total estimated housing by tenure for Uinta County. As can be seen, in 2030 there are estimated to be a total of 6,932 owner and 2,474 renter occupied households or a total of 9,406 households. By 2050 there are estimated to be 8,968 owner, 3,175 renter for a total of 12,143 households in Uinta County.

Table II.21.45 Total Estimated Housing Forecast Uinta County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	5,227	2,205	7,432
2020	5,991	2,153	8,144
2025	6,447	2,309	8,756
2030	6,932	2,474	9,406
2035	7,428	2,646	10,074
2040	7,931	2,819	10,750
2045	8,442	2,995	11,437
2050	8,968	3,175	12,143

Table II.21.46, below shows the incremental housing demand for Uinta 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 1,705 owner-occupied and 269 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 Uinta County will see an additional 4,711 households, of which 605 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 861 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.21.46 Incremental Housing Demand Forecast Uinta County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	70	112	157	203	249	296	345
30.1-50%	0	66	105	147	190	234	278	323
50.1-80%	0	133	212	296	383	470	559	650
80.1-95%	0	60	95	133	172	211	251	292
95.1-115%	0	78	125	175	225	277	329	383
115+%	0	357	570	796	1,028	1,263	1,502	1,747
Total	0	764	1,220	1,705	2,201	2,704	3,215	3,741
Renter								
0-30%	0	0	28	72	118	165	212	260
30.1-50%	0	0	22	56	92	128	164	201
50.1-80%	0	0	23	58	96	133	171	210
80.1-95%	0	0	7	18	30	41	53	65
95.1-115%	0	0	10	25	41	58	74	91
115+%	0	0	15	40	65	90	116	143
Total	0	0	104	269	441	614	790	970
Total								
0-30%	0	70	140	229	321	414	508	605
30.1-50%	0	66	127	203	282	361	442	525
50.1-80%	0	133	235	355	478	603	730	861
80.1-95%	0	60	102	151	201	252	304	357
95.1-115%	0	78	135	200	267	335	403	474
115+%	0	357	585	836	1,093	1,353	1,618	1,890
Total	0	764	1,324	1,974	2,642	3,318	4,005	4,711

Table II.21.47 shows the Incremental Total Housing Need Forecast for Uinta 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 1,834 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 4,778 owner and 1,768 renter occupied households for a total of 6,545 quality households.

Table II.21.47								
Incremental Total Housing Need Forecast								
Uinta County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	393	463	505	550	596	642	689	738
30.1-50%	142	209	248	290	333	376	420	466
50.1-80%	270	403	482	567	653	740	829	921
80.1-95%	88	148	184	221	260	299	339	380
95.1-115%	25	103	150	199	250	302	354	408
115+%	118	475	688	914	1,146	1,381	1,620	1,865
Total	1,037	1,801	2,257	2,742	3,238	3,741	4,252	4,778
Renter								
0-30%	409	399	437	481	527	573	620	669
30.1-50%	261	255	283	317	353	388	425	462
50.1-80%	69	67	91	127	164	202	240	279
80.1-95%	20	19	27	38	49	61	73	85
95.1-115%	15	14	25	40	56	72	89	106
115+%	25	24	40	64	89	115	141	167
Total	798	779	902	1,067	1,239	1,412	1,588	1,768
Total								
0-30%	802	862	942	1,031	1,123	1,215	1,310	1,406
30.1-50%	403	463	531	607	685	765	845	928
50.1-80%	339	470	574	694	817	942	1,069	1,200
80.1-95%	108	167	210	259	309	360	412	465
95.1-115%	39	117	174	239	306	374	443	514
115+%	143	499	728	978	1,235	1,496	1,760	2,032
Total	1,834	2,579	3,158	3,808	4,476	5,152	5,839	6,545