

WASHAKIE COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Washakie County’s population decreased from 8,533 in 2010 to 8,235 in 2016, or by 3.5 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 15.3 percent, and the number of people from 55 to 64 years of age decreased by 0.9 percent. The white population decreased by 4.7 percent, while the black population increased by 100.0 percent. The Hispanic population decreased from 1,162 to 1,147 people between 2010 and 2016 or by 1.3 percent. These data are presented in Table II.22.1.

Table II.22.1						
Profile of Population Characteristics						
Washakie County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Washakie County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	8,533	8,235	-3.5%	563,626	585,501	3.9%
Age						
Under 14 years	1,796	1,590	-11.5%	113,371	116,796	3.0%
15 to 24 years	890	923	3.7%	78,460	77,293	-1.5%
25 to 34 years	976	827	-15.3%	77,649	81,948	5.5%
35 to 44 years	921	996	8.1%	66,966	71,334	6.5%
45 to 54 years	1,254	1,000	-20.3%	83,577	69,052	-17.4%
55 to 64 years	1,188	1,177	-0.9%	73,513	81,266	10.5%
65 and Over	1,508	1,722	14.2%	70,090	87,812	25.3%
Race						
White	8,175	7,789	-4.7%	529,110	543,387	2.7%
Black	24	48	100.0%	5,135	7,753	51.0%
American Indian and Alaskan Native	135	137	1.5%	14,457	15,762	9.0%
Asian	59	69	16.9%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	8	10	25.0%	521	673	29.2%
Two or more races	132	182	37.9%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	1,162	1,147	-1.3%	50,231	58,413	16.3%

Table II.22.2, presents the population of Washakie County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 4,255 males, who accounted for 49.9 percent of the population, and the remaining 50.1 percent, or 4,278 persons, were female. In 2016, the number of males rose to 4,144 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 4,091 persons being female.

Table II.22.2 Population by Age and Gender Washakie 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	900	896	1,796	769	821	1,590	-11.5%
15 to 24 years	485	405	890	508	415	923	3.7%
25 to 44 years	483	493	976	429	398	827	-15.3%
45 to 54 years	474	447	921	503	493	996	8.1%
55 to 64 years	598	656	1,254	518	482	1,000	-20.3%
65 and Over	593	595	1,188	586	591	1,177	-0.9%
Total	4,255	4,278	8,533	4,144	4,091	8,235	-3.5%
% of Total	49.9%	50.1%	.	50.3%	49.7%	.	

At the time of the 2010 Census, there were 140 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 29.3 percent, as shown in Table II.22.3.

Table II.22.3 Group Quarters Population Washakie County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹²²	32	10	-68.8%
Juvenile Facilities	.	57	.
Nursing Homes	71	65	-8.5%
Other Institutions	87	.	-100.0%
Total	190	132	-30.5%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	8	8	0.0%
Total	8	8	0.0%
Group Quarters Population	198	140	-29.3%

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.

¹²² 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.22.4, 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 2,222 family households, of which 1,842 housed married couple families and 380 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 99 families, or a female householder with no husband present, of which there were 281 families. There were also an estimated 1,271 “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 Washakie County was 63.6 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Washakie County, 82.9 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Table II.22.4				
Household Type by Tenure				
Washakie County				
2011-2016 5-Year ACS Data				
Household Type	Washakie County		State of Wyoming	
	Washakie County	% of Total	State of Wyoming	% of Total
Family households	2,222	63.6%	147,961	65.2%
Married-couple family	1,842	82.9%	117,587	79.5%
Owner-occupied housing units	1,649	89.5%	97,431	82.9%
Renter-occupied housing units	193	10.5%	20,156	17.1%
Other family	380	17.1%	30,374	20.5%
Male householder, no wife present	99	26.1%	11,235	37.0%
Owner-occupied housing units	59	59.6%	6,473	57.6%
Renter-occupied housing units	40	40.4%	4,762	42.4%
Female householder, no husband present	281	73.9%	19,139	63.0%
Owner-occupied housing units	116	41.3%	9,691	50.6%
Renter-occupied housing units	165	58.7%	9,448	49.4%
Nonfamily households	1,271	36.4%	79,024	34.8%
Owner-occupied housing units	780	61.4%	42,146	53.3%
Renter-occupied housing units	491	38.6%	36,878	46.7%
Total	3,493	100.0%	226,985	100.0%

Table II.22.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 1,187 two-person family households, 452 three-person family households and 282 four-person family households. One-person non-family households made up 84.1 percent of all non-family households or an estimated 1,069 households. Washakie County’s two person households made up 39.5 percent of total housing units and four person households made up an additional 8.1 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.22.5 Household Type by Household Size Washakie County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Washakie County				
One Person	.	1,069	1,069	30.6%
Two Person	1,187	192	1,379	39.5%
Three Person	452	10	462	13.2%
Four Person	282	0	282	8.1%
Five Person	176	0	176	5.0%
Six Person	82	0	82	2.3%
Seven Person	43	0	43	1.2%
Total	2,222	1,271	3,493	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 1,379 two-person households, 1,190 were owner-occupied and 189 were renter-occupied. Of the 282 four-person households, 207 were owner-occupied and 75 were renter-occupied. Further household size data by tenure are presented in Table II.22.6.

Table II.22.6 Tenure by Household Size Washakie County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Washakie County				
One Person	678	391	1,069	30.6%
Two Person	1,190	189	1,379	39.5%
Three Person	326	136	462	13.2%
Four Person	207	75	282	8.1%
Five Person	137	39	176	5.0%
Six Person	38	44	82	2.3%
Seven Person or more	28	15	43	1.2%
Total	2,604	889	3,493	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.22.7, Washakie County had a total of 3,811 housing units of which 3,493 or 91.7 percent were occupied. Of these occupied units, 74.5 percent, or 2,604 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 318 units or 8.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.22.7 Housing Units by Tenure Washakie County 2011-2016 5-Year ACS Data				
Tenure	Washakie County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,493	91.7%	226,985	84.7
Owner-Occupied	2,604	74.5%	155,741	68.6
Renter-Occupied	889	25.5%	71,244	31.4
Vacant Housing Units	318	8.3%	41,002	15.3
Total Housing Units	3,811	100.0%	267,987	100.0

Table II.22.8, shows that of the 318 vacant housing units in Washakie County as reported in the 2016 ACS data, 92 or 28.9 percent were for rent and 11 or 3.5 percent were for sale. An estimated 76 units were for seasonal, recreational, or occasional use, and 130 or 40.9 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.22.8 Disposition of Vacant Housing Units Washakie County 2011-2016 5-Year ACS Data				
Disposition	Washakie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	92	28.9%	6,818	16.6%
Rented, but not occupied	2	.6%	1,397	3.4%
For sale only	11	3.5%	2,584	6.3%
Sold, but not occupied	4	1.3%	945	2.3%
For seasonal, recreational, or occasional use	76	23.9%	17,395	42.4%
For migrant workers	3	.9%	351	.9%
Other vacant	130	40.9%	11,512	28.1%
Total	318	100.0%	41,002	100.0%

Table II.22.9, at right, presents different income statistics for Washakie County. According to the 2016 ACS data averages, median family income for Washakie County was \$62,982 compared to the statewide average of \$73,654.

Table II.22.9 Median and Per Capita Income Washakie County 2011-2016 5-Year ACS Data		
Income Type	Washakie County	Wyoming
Median Family Income	62,982	73,654
Median Household Income	46,212	59,143

Table II.22.10, shows households by income for Washakie County and the State of Wyoming. In Washakie County, there were a total of 395 households or 11.3 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 599 households that had incomes between \$35,000 and \$49,999, which accounted for 17.1 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.2 percent of total households and numbered 497 in Washakie County.

Table II.22.10 Households by Income Washakie County 2011-2016 5-Year ACS Data				
Income	Washakie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	395	11.3%	21,545	9.5%
15,000 - 19,999	177	5.1%	10,637	4.7%
20,000 - 24,999	225	6.4%	11,410	5.0%
25,000 - 34,999	472	13.5%	22,140	9.8%
35,000 - 49,999	599	17.1%	30,946	13.6%
50,000 - 74,999	712	20.4%	42,533	18.7%
75,000 - 99,999	416	11.9%	32,162	14.2%
100,000 and above	497	14.2%	55,612	24.5%
Total	3,493	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.22.11. In total, the poverty rate in Washakie County was 15 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Washakie County had a poverty rate of 13 percent and the female population had a poverty rate of 16 percent. There were 76 males and 47 females in poverty under the age of 5. Overall, 10.3 percent of persons in poverty in Washakie 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 74 individuals with incomes below the poverty level which represented 6.2 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.22.11 Poverty by Age Washakie County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Washakie County				
5 and Below	76	47	123	10.3%
6 to 17	63	211	274	22.9%
18 to 64	331	396	727	60.7%
65 and Older	41	33	74	6.2%
Total	511	687	1,198	100.0%
Poverty Rate	13%	16%	15%	.
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.22.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Washakie County saw an average of 2,298 owner-occupied single-family units compared to 451 single-family rental units. In Washakie County, single-family units comprised 78.7 percent of

all households compared with 71.9 percent statewide. Washakie County had a total of 88 apartment rental units and total apartment units accounted for 2.5 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 362 mobile homes in Washakie County, which comprised 10.4 percent of all occupied housing units and compared to 12.9 statewide.

Table II.22.12				
Households by Unit Type				
Washakie County				
2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
Single-Family Unit	2,298	451	2,749	78.7%
Duplex	0	55	55	1.6%
Tri- or Four-Plex	9	208	217	6.2%
Apartments	0	88	88	2.5%
Mobile Homes	290	72	362	10.4%
Boat, RV, Van, Etc.	7	15	22	.6%
Total	2,604	889	3,493	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.22.13, shows the number of households by year of construction. As shown, 7.9 percent, or 275 units, were built in 1939 or earlier in the county, and another 220 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 346, which accounted for 9.9 percent of all households, and an additional 56 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.22.13 Households by Year Built Washakie County 2011-2016 5-Year ACS Data				
Year Built	Washakie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	275	7.9%	24,398	10.7%
1940 to 1949	220	6.3%	10,195	4.5%
1950 to 1959	706	20.2%	20,926	9.2%
1960 to 1969	409	11.7%	18,850	8.3%
1970 to 1979	833	23.8%	47,644	21.0%
1980 to 1989	337	9.6%	32,639	14.4%
1990 to 1999	311	8.9%	26,757	11.8%
2000 to 2009	346	9.9%	37,104	16.3%
Built 2010 or Later	56	1.6%	8,472	3.7%
Total	3,493	100.0%	226,985	100.0%

Table II.22.14, displays housing units for Washakie County and the State of Wyoming. The number of rooms in Washakie County varied between households. Households with one room accounted for only 2.0 percent of total housing units, while households with five and six rooms accounted for 16.0 and 17.3 percent, respectively. The median number of rooms in Washakie County was 6 rooms, which compared to 6 statewide.

Table II.22.14 Housing Units by Number of Rooms Washakie County 2011-2016 5-Year ACS Data				
Number of Rooms	Washakie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	77	2.0%	4,703	1.8%
Two	77	2.0%	6,989	2.6%
Three	158	4.1%	19,621	7.3%
Four	597	15.7%	42,956	16.0%
Five	609	16.0%	52,646	19.6%
Six	658	17.3%	43,710	16.3%
Seven	579	15.2%	31,960	11.9%
Eight	454	11.9%	25,568	9.5%
Nine or more	602	15.8%	39,834	14.9%
Total	3,811	100.0%	267,987	100.0%
Median Rooms	6	.	6	.

Table II.22.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 34 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26.4 percent of total households in Washakie County, which compared to 23.9 percent statewide. In Washakie County, the 1,252 households with three bedrooms accounted for 35.8 percent of all households, and there were only 255 five-bedroom or more households, which accounted for 7.3 percent of all households.

Table II.22.15				
Households by Number of Bedrooms				
Washakie County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Washakie County				
None	34	34	68	1.9%
One	89	102	191	5.5%
Two	567	355	922	26.4%
Three	995	257	1,252	35.8%
Four	712	93	805	23.0%
Five or more	207	48	255	7.3%
Total	2,604	889	3,493	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.22.16, structures built in 1939 or earlier had a median value of \$107,000, while structures built between 1950 and 1959 had a median value of \$128,300 and those built between 1990 to 1999 had a median value of \$269,600.

The total median value in Washakie County was \$156,900, which compared to \$199,900 in the State of Wyoming.

Table II.22.16		
Median Value by Year Structure Built		
Washakie County 2011-2016 5-Year ACS Data		
Year Built	Washakie County	State of Wyoming
1939 or earlier	107,000	157,900
1940 to 1949	117,600	152,100
1950 to 1959	128,300	163,300
1960 to 1969	121,400	185,100
1970 to 1979	168,900	191,500
1980 to 1989	220,700	209,600
1990 to 1999	269,600	245,200
2000 to 2009	254,800	260,000
2010 to 2013		288,500
2014 to Later		289,400
Total	156,900	199,900

Household mortgage status is reported in Table II.22.17. In Washakie County, households with a mortgage accounted for 55.9 percent of all households or 1,455 housing units, and the remaining 44.1 percent or 1,149 units had no mortgage. Of those units with a mortgage, 94 had either a second mortgage or home equity loan, 16 had both a second mortgage and home equity loan, and 1,345 or 92.4 percent had no second mortgage or no home equity loan.

Table II.22.17				
Mortgage Status				
Washakie County 2011-2016 5-Year ACS Data				
Mortgage Status	Washakie County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,455	55.9%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	94	6.5%	9,772	10.8%
Second mortgage only	88	93.6%	3,961	40.5%
Home equity loan only	6	6.4%	5,811	59.5%
Both second mortgage and home equity loan	16	1.1%	359	.4%
No second mortgage and no home equity loan	1,345	92.4%	79,941	88.8%
Housing units without a mortgage	1,149	44.1%	65,669	42.2%
Total	2,604	100.0%	155,741	100.00%

The median rent in Washakie County was \$518 as compared to \$686 statewide, as seen in Table II.22.18.

Table II.22.18	
Median Rent	
Washakie County 2011-2016 5-Year ACS Data	
Place	Rent
Washakie County	\$518
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 8 persons during 2017. The driver’s license total exchanges since 2000 for Washakie County are presented below in Table II.22.19 and indicate a net increase of 441 persons over the time period.

Table II.22.19			
Driver’s Licenses Exchanged and Surrendered			
Washakie County WYDOT Data, 2000 – 2017			
Year	In-Migrants	Out-Migrants	Net Change
2000	187	218	-31
2001	184	170	14
2002	155	183	-28
2003	163	131	32
2004	193	173	20
2005	192	141	51
2006	196	127	69
2007	198	141	57
2008	182	140	42
2009	158	102	56
2010	185	96	89
2011	167	151	16
2012	167	153	14
2013	175	142	33
2014	173	148	25
2015	169	149	20
2016	134	164	-30
2017	147	155	-8
Total	3,125	2,684	441

Economics

The HUD estimated MFI for Washakie County was \$64,900 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.22.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.22.1
Estimated Median Family Income
 Washakie County vs. Wyoming
 HUD Data: 2000-2017

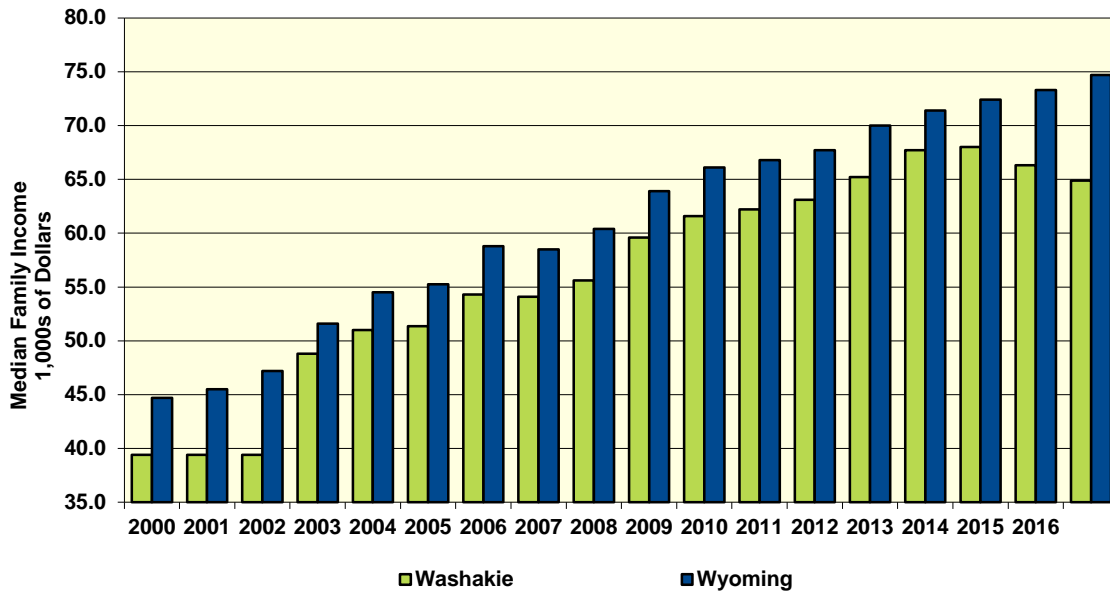


Table II.22.20, shows the labor force statistics for Washakie County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.5 percent. The highest level of unemployment occurred during 1993 rising to a rate of 6.9 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Washakie County increased from 4.2 percent in 2015 to 4.7 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.22.20					
Labor Force Statistics					
Washakie County					
1990 - 2016 BLS Data					
Year	Washakie County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	198	4,046	4,244	4.7%	5.3%
1991	199	4,082	4,281	4.6%	5.2%
1992	264	4,186	4,450	5.9%	5.6%
1993	312	4,208	4,520	6.9%	5.3%
1994	269	4,422	4,691	5.7%	5%
1995	306	4,525	4,831	6.3%	4.8%
1996	269	4,594	4,863	5.5%	4.9%
1997	253	4,552	4,805	5.3%	4.8%
1998	285	4,626	4,911	5.8%	4.7%
1999	303	4,588	4,891	6.2%	4.6%
2000	202	4,103	4,305	4.7%	3.9%
2001	183	4,039	4,222	4.3%	3.8%
2002	209	3,949	4,158	5%	4%
2003	187	4,046	4,233	4.4%	4.3%
2004	169	4,052	4,221	4%	3.8%
2005	174	4,086	4,260	4.1%	3.6%
2006	151	4,005	4,156	3.6%	3.2%
2007	146	4,048	4,194	3.5%	2.8%
2008	152	4,139	4,291	3.5%	3.1%
2009	267	4,137	4,404	6.1%	6.3%
2010	271	4,318	4,589	5.9%	6.4%
2011	256	4,335	4,591	5.6%	5.8%
2012	233	4,254	4,487	5.2%	5.3%
2013	215	4,144	4,359	4.9%	4.7%
2014	186	4,092	4,278	4.3%	4.2%
2015	178	4,104	4,282	4.2%	4.2%
2016	200	4,070	4,270	4.7%	5.3%

Diagram II.22.2, shows the employment and labor force for Washakie County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 4,070 persons, with the labor force reaching 4,270, indicating there were a total of 200 unemployed persons.

Diagram II.22.2
Employment and Labor Force
 Washakie County
 1990 – 2016 BLS Data

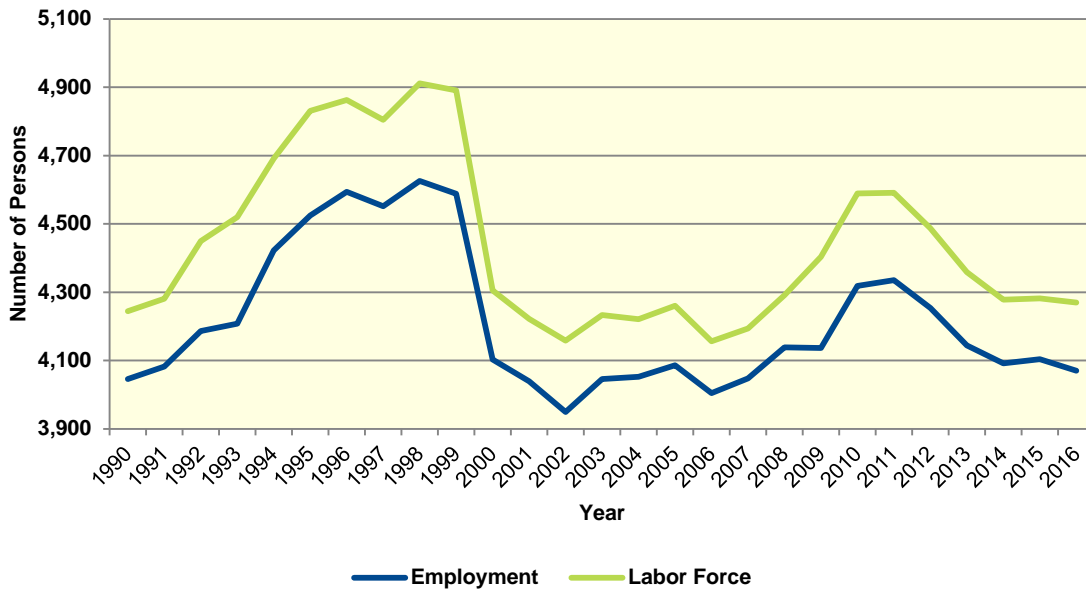
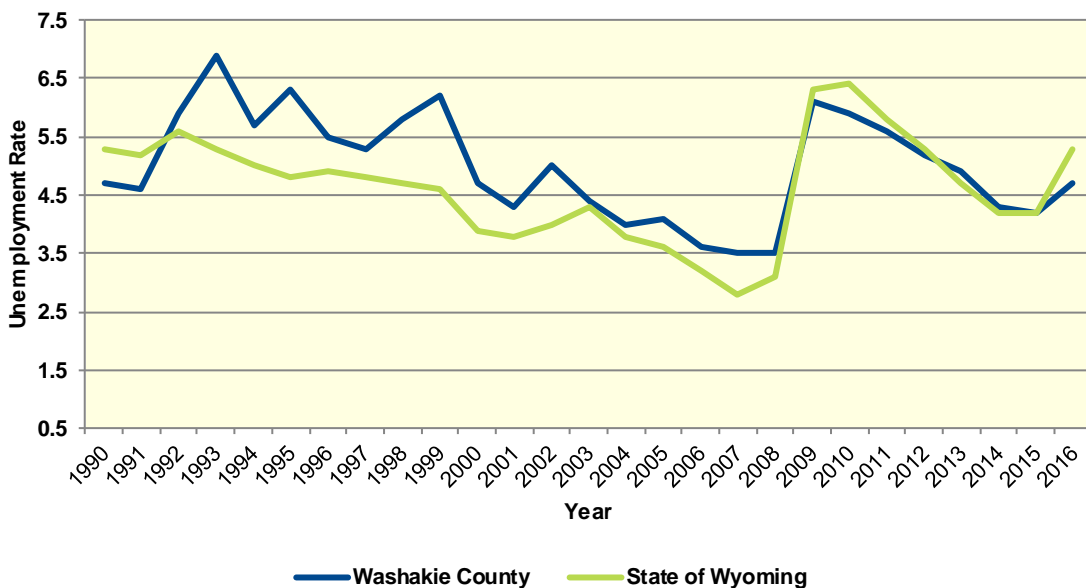


Diagram II.22.3, shows the unemployment rate for both the state and Washakie County. During the 1990s the average rate for Washakie County was 5.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.3 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5 percent. Over the course of the entire period Washakie County had an average unemployment rate higher than the state, 5 percent for Washakie County, versus 4.6 statewide.

Diagram II.22.3
Annual Unemployment Rate
 Washakie 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.22.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 3,799 persons in 2015 to 3,670 in 2016, a change of -3.4. In 2017, preliminary estimates show total monthly employment was 3,761 in June 2017.

Table II.22.21 Total Monthly Employment Washakie County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	3,816	3,803	3,704	3,697	3,658	3,734	3,647	3,546
Feb	3,750	3,759	3,652	3,664	3,604	3,631	3,558	3,519
Mar	3,758	3,840	3,758	3,660	3,646	3,691	3,560	3,530
Apr	3,861	3,929	3,845	3,723	3,684	3,787	3,624	3,526
May	4,005	4,017	3,941	3,824	3,813	3,856	3,687	3,622
Jun	4,137	4,160	4,113	3,966	3,878	3,968	3,796	3,761
Jul	4,048	4,026	3,985	3,915	3,807	3,854	3,710	
Aug	3,978	3,964	3,934	3,896	3,785	3,781	3,675	
Sep	3,994	4,003	4,004	3,861	3,844	3,904	3,740	
Oct	4,052	3,999	4,025	3,861	3,902	3,811	3,722	
Nov	4,012	3,985	3,937	3,842	3,880	3,803	3,654	
Dec	3,970	4,001	3,951	3,815	3,887	3,766	3,662	
Annual	3,948	3,957	3,904	3,810	3,782	3,799	3,670	
% Change	-0.8%	0.2%	-1.3%	-2.4%	-0.7%	0.4%	-3.4%	

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 774 dollars in 2015. In 2016, average weekly wages saw a decrease of 0.1 percent over the prior year, to \$773, or by 1 dollar. Preliminary 2017 data shows average weekly wages were 752 dollars in the second quarter of 2017, which compared to 799 dollars in second quarter of 2016. These data are shown in Table II.22.22.

Table II.22.22 Average Weekly Wages Washakie County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	472	478	488	518	489	
2002	475	488	492	528	496	1.4%
2003	477	492	496	532	500	0.8%
2004	514	523	555	583	544	8.8%
2005	540	554	563	585	561	3.1%
2006	577	577	593	636	596	6.2%
2007	613	656	629	656	639	7.2%
2008	640	626	648	707	656	2.7%
2009	641	664	644	702	663	1.1%
2010	633	677	683	725	680	2.6%
2011	667	705	728	733	709	4.3%
2012	704	757	724	760	737	3.9%
2013	700	768	729	776	744	0.9%
2014	738	782	759	805	772	3.8%
2015	760	791	753	792	774	0.3%
2016	744	799	776	772	773	-0.1%
2017(p)	761	752				

Total business establishments reported by the QCEW are displayed in Table II.22.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 0.8 percent, from 482 to 478 establishments. In the second quarter of 2017 there were an estimated 468 business establishments.

Table II.22.23 Number of Business Establishments Washakie County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	424	431	420	424	425	
2002	416	417	425	422	420	-1.2%
2003	420	423	420	419	421	0.2%
2004	414	420	420	416	418	-0.7%
2005	420	426	431	432	427	2.2%
2006	439	451	461	458	452	5.9%
2007	463	462	455	454	459	1.5%
2008	453	454	456	453	454	-1.1%
2009	459	463	467	464	463	2%
2010	468	470	465	466	467	0.9%
2011	460	456	463	463	461	-1.3%
2012	466	460	465	462	463	0.4%
2013	454	459	462	466	460	-0.6%
2014	466	470	471	469	469	2%
2015	480	487	483	478	482	2.8%
2016	481	486	478	468	478	-0.8%
2017	468	468				

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, Washakie County recorded 5,274 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 \$346,936,000, and real per capita income was \$42,129 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$52,490 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 Washakie County decreased by 5.8 percent from second quarter 2016 to second quarter 2017 from \$502 to \$473. During that same period, detached single-family home rents increased by 1.2 percent.

Washakie County rental prices experienced average annualized increases of -0.2 percent for apartments, 0.8 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.22.24, at right, presents the Washakie County data for each rental type.¹²³

Table II.22.24 Semiannual Average Monthly Rental Prices Washakie County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	507	194	547	540
Q2.87	471	218	537	450
Q4.87	488	208	609	468
Q2.88	442	210	555	412
Q4.88	403	210	462	400
Q2.89	465	206	497	508
Q4.89	410	224	426	370
Q2.90	425	192	484	454
Q4.90	465	204	420	326
Q2.91	429	210	500	401
Q4.91	516	210	421	370
Q2.92	445	201	527	389
Q4.92	439	190	482	321
Q2.93	411	185	556	334
Q4.93	466	185	0	0
Q2.94	477	192	535	0
Q4.94	473	195	533	0
Q2.95	480	191	565	0
Q4.95	453	173	572	0
Q2.96	507	170	546	0
Q4.96	501	185	633	0
Q2.97	494	228	528	475
Q4.97	494	228	682	457
Q2.98	512	180	588	378
Q4.98	506	237	646	398
Q2.99	463	295	577	374
Q4.99	480	181	518	0
Q2.00	467	193	506	364
Q4.00	453	180	517	457
Q2.01	448	255	489	420
Q4.01	452	210	493	467
Q2.02	431	211	456	417
Q4.02	451	207	496	377
Q2.03	443	203	447	347
Q4.03	443	203	544	370
Q2.04	437	197	541	305
Q4.04	424	223	499	309
Q2.05	377	154	519	318
Q4.05	363	154	517	363
Q2.06	431	179	493	349
Q4.06	489	179	504	329
Q2.07	479	175	514	437
Q4.07	502	175	578	461
Q2.08	498	171	589	429
Q4.08	515	171	609	445
Q2.09	527	170	595	442
Q4.09	484	227	605	434
Q2.10	538	224	663	482
Q4.10	513	224	686	484
Q2.11	481	220	658	508
Q4.11	495	220	689	478
Q2.12	454	216	659	.
Q4.12	480	216	646	.
Q2.13	505	212	643	519
Q4.13	502	.	641	.
Q2.14	494	208	666	.
Q4.14	497	.	681	.
Q2.15	498	.	707	.
Q4.15	509	.	719	.
Q2.16	502	.	704	.
Q4.16	482	.	697	.
Q2.17	473	.	713	.

¹²³ 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 Washakie decreased from 5 authorizations in 2015 to 2 in 2016.

The real value of single-family building permits decreased from \$196,555 in 2015 to \$100,000 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.22.25.

Table II.22.25							
Building Permits and Valuation							
Washakie 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	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	47	0	4	0	51	89,078	0
1983	16	2	4	10	32	118,776	56,647
1984	11	0	0	0	11	146,793	0
1985	5	0	0	0	5	126,129	0
1986	5	0	0	24	29	96,565	60,353
1987	2	0	0	0	2	86,544	0
1988	0	0	0	0	0	0	0
1989	1	0	0	0	1	173,070	0
1990	0	0	0	0	0	0	0
1991	1	0	0	0	1	145,372	0
1992	5	0	0	0	5	146,027	0
1993	1	0	0	0	1	146,537	0
1994	3	0	0	0	3	169,453	0
1995	5	2	23	0	30	178,110	0
1996	3	0	0	0	3	181,931	0
1997	5	0	4	14	23	163,429	19,898
1998	3	0	0	0	3	155,143	0
1999	2	0	0	6	8	201,201	92,631
2000	1	0	0	7	8	175,675	90,563
2001	0	2	0	0	2	0	0
2002	3	0	0	0	3	49,360	0
2003	4	6	0	0	10	86,406	0
2004	3	4	0	0	7	77,529	0
2005	5	4	0	0	9	244,505	0
2006	8	2	0	0	10	139,428	0
2007	25	0	0	0	25	204,442	0
2008	6	0	0	0	6	230,694	0
2009	5	0	0	0	5	219,548	0
2010	1	0	0	0	1	143,125	0
2011	2	0	0	12	14	248,652	125,494
2012	1	0	0	0	1	42,368	0
2013	4	0	0	0	4	167,831	0
2014	4	0	0	0	4	196,621	0
2015	5	0	0	0	5	196,555	0
2016	2	2	0	0	4	100,000	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Washakie County was \$158,340. This represented an increase of 2.7 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.22.26.

Table II.22.26 Average Sales Prices Washakie County vs. Wyoming DOR Data, 2000–2016				
Year	Washakie County Average Price (\$)	Washakie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	84,564	.	131,207	.
2001	86,412	2.19	128,771	-1.86
2002	90,405	4.62	138,295	7.40
2003	94,206	4.20	148,276	7.22
2004	102,144	8.43	159,558	7.61
2005	102,948	0.79	178,183	11.67
2006	123,072	19.55	219,438	23.15
2007	123,363	0.24	265,044	20.78
2008	133,754	8.4	256,045	-3.40
2009	150,202	12.3	241,622	-5.63
2010	147,467	-1.82	250,958	3.86
2011	153,093	3.8	241,301	-3.85
2012	146,557	-4.3	266,406	10.40
2013	127,447	-13.0	281,345	5.6
2014	153,078	20.1	263,432	-6.4
2015	154,200	0.7	275,611	4.6
2016	158,340	2.7	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 2017.¹²⁴ During June, a total of 29 surveys were completed in Washakie County. Of the 277 rental units surveyed, 49 were vacant, indicating a vacancy rate of 17.7 percent, as shown in Table II.22.27, at right. This rate compares to a 12.6 percent vacancy rate one year ago and a statewide December 2017 vacancy rate of 10.2 percent.

Diagram II.22.4, shows the historical vacancy rate for Washakie County and Wyoming. As can be seen, the vacancy rate in Washakie County was above the statewide rate early in the decade, but except for a single spike in 2012, has remained below the statewide rate since 2007. In 2014, the vacancy rate rose to just above the statewide rate and remained above it during the most recent surveys.

Table II.22.27 Total Units, Vacant Units, and Vacancy Rate Washakie County RVS Data, June 2001– December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	11	144	7	4.9%
2001b	8	126	12	9.5%
2002a	7	118	12	10.2%
2002b	8	160	10	6.3%
2003a	4	102	6	5.9%
2003b	6	112	7	6.3%
2004a	11	186	3	1.6%
2004b	8	180	2	1.1%
2005a	10	159	5	3.1%
2005b	13	249	4	1.6%
2006a	12	196	3	1.5%
2006b	16	266	0	0.0%
2007a	14	196	2	1.0%
2007b	13	193	14	7.3%
2008a	17	191	7	3.7%
2008b	17	185	5	2.7%
2009a	18	182	7	3.9%
2009b	17	174	6	3.5%
2010a	19	245	9	3.7%
2010b	19	258	13	5.0%
2011a	17	275	10	3.6%
2011b	23	337	7	2.1%
2012a	24	277	7	2.5%
2012b	24	258	6	2.3%
2013a	21	280	17	6.1%
2013b	25	318	18	5.7%
2014a	27	441	19	4.3%
2014b	22	322	15	4.7%
2015a	28	447	34	7.6%
2015b	24	346	47	13.6%
2016a	26	340	43	12.6%
2016b	28	335	54	16.1%
2017a	29	277	49	17.7%
2017b	18	163	16	9.8%

¹²⁴ Those signified as a in the “year” column of Table II.22.27 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.22.4
Vacancy Rates by Year
 Washakie County vs. Wyoming
 RVS Data, June 2001 – December 2017

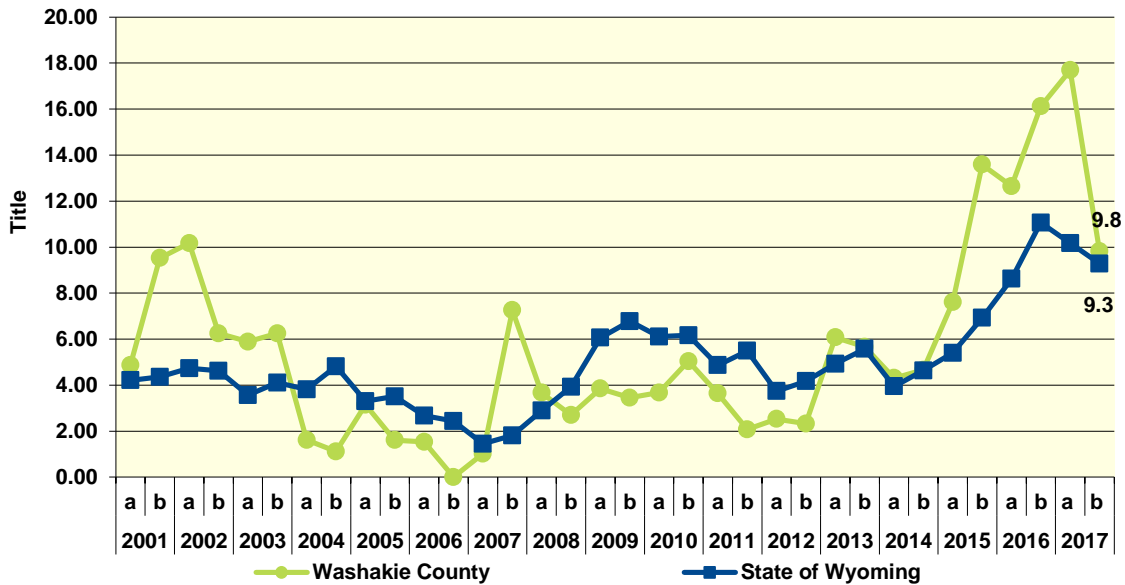


Diagram II.22.5, shows the average rent of single-family and apartment units in Washakie County. In 2017, average rents for single-family units fell to \$634, and average rents for apartments decreased to \$469.

Diagram II.22.5
Average Rent of Single Family and Apartment Units
 Washakie County
 RVS Data, June 2006 - December 2016

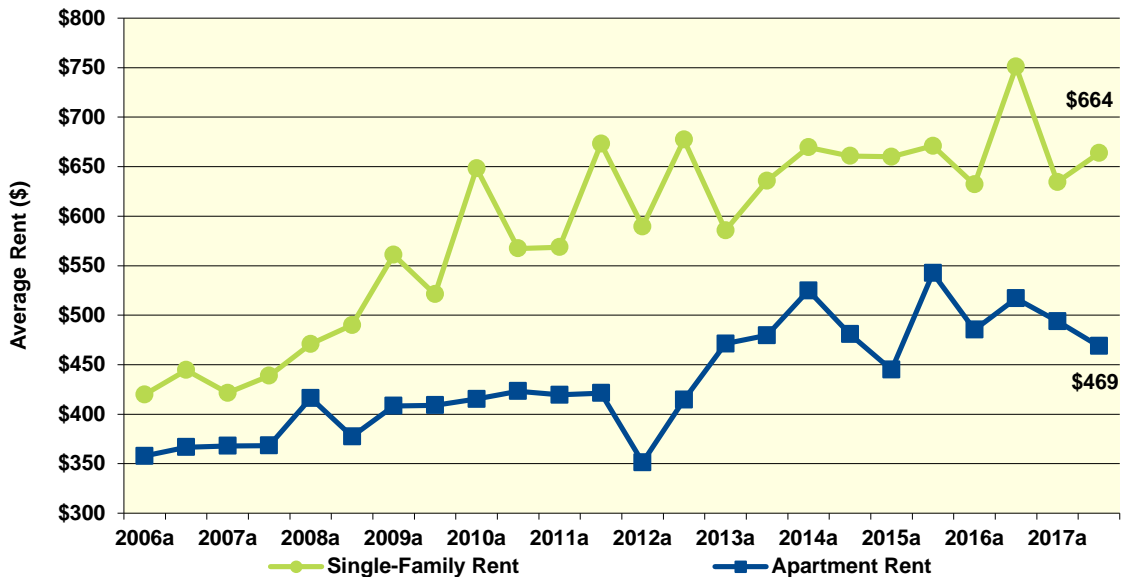


Table II.22.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 27 single family units in Washakie County, with 1 of them available. This translates into a vacancy rate of 3.7 percent in Washakie County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 114 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 9.6 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.22.28			
Rental Vacancy Survey by Type			
Washakie County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	27	1	3.7%
Duplex units	10	1	10.0%
Apartments	114	11	9.6%
Mobile Homes	6	0	.0%
“Other” Units	0	0	%
Don’t Know	6	3	50.0%
Total	163	16	9.8%

Table II.22.29, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 9 units. The most common apartment units were one bedroom units, with 39 units. Additional details of unit types by bedrooms are reported.

Table II.22.29							
Rental Units by Number of Bedrooms							
Washakie County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	1	0	0	0	0	.	1
One	1	0	39	4	0	.	44
Two	6	10	30	2	0	.	48
Three	9	0	4	0	0	.	13
Four	2	0	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don’t Know	8	0	41	0	0	6	55
Total	27	10	114	6	0	6	163

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.22.30, two bedroom apartments were the most available apartment units, with five bedroom units being the most available single family unit.

Table II.22.30							
Available Rental Units by Number of Bedrooms							
Washakie 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	5	0	0	.	5
Two	0	1	5	0	0	.	6
Three	0	0	0	0	0	.	0
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	1	0	1	0	0	3	5
Total	1	1	11	0	0	3	16

Table II.22.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, one bedroom units, had a vacancy rate of 12.8 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 0 percent.

Table II.22.31							
Vacancy Rates by Number of Bedrooms							
Washakie 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%	%	12.8%	.0%	%		11.4%
Two	.0%	10.0%	16.7%	.0%	%		12.5%
Three	.0%	%	.0%	%	%		.0%
Four	.0%	%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	12.5%	%	2.4%	%	%	50.0%	9.1%
Total	3.7%	10.0%	9.6%	.0%	%	50.0%	9.8%

Average market-rate rents by unit type are shown in Table II.22.32. 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.22.32						
Average Market Rate Rents by Number of Bedrooms						
Washakie County						
RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$488	\$	\$438	\$	\$	\$454
Two	\$592	\$475	\$475	\$475	\$	\$510
Three	\$700	\$	\$650	\$	\$	\$690
Four	\$713	\$	\$	\$	\$	\$713
Five	\$	\$	\$	\$	\$	\$
Total	\$664	\$475	\$469	\$450	\$	\$567

Table II.22.33, shows vacancy rates for single family units by average rental rates for Washakie 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 4.0 percent.

Table II.22.33 Single Family Market Rate Rents by Vacancy Status Washakie County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	25	1	4.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	27	1	3.7%

The availability of apartment units by average rent is displayed in Table II.22.34. The most common rent for an apartment unit was less than 500 dollars and units in this price range had a vacancy rate of 10.77 percent.

Table II.22.34 Apartment Market Rate Rents by Vacancy Status Washakie County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	75	8	10.7%
\$500 to \$1,000	4	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	35	3	8.6%
Total	114	11	9.6%

Table II.22.35, shows the condition of rental units by unit type for Washakie 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.22.35 Condition by Unit Type Washakie County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	2	0	12	0	0	.	14
Good	21	10	59	2	0	.	92
Excellent	4	0	32	4	0	.	40
Don’t Know	0	0	11	0	0	6	17
Total	27	10	114	6	0	6	163

The availability of single family units based on their condition is displayed in Table II.22.36. As can be seen single family units in good condition had a vacancy rate of 4.8 percent.

Table II.22.36			
Condition of Single Family Units by Vacancy Status			
Washakie County			
RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	2	0	.0%
Good	21	1	4.8%
Excellent	4	0	.0%
Don't Know	0	0	%
Total	27	1	3.7%

Table II.22.37, 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 6.8 percent.

Table II.22.37			
Condition of Apartment Units by Vacancy Status			
Washakie County			
RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	12	3	25.0%
Good	59	4	6.8%
Excellent	32	4	12.5%
Don't Know	11	0	.0%
Total	114	11	9.6%

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.22.38, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.22.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Washakie County	
RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	2
Total	2

Table II.22.39, 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. Washakie County had a total of 7 respondents, with an average persons per household of 2.1 people. Of new residents to Washakie County, 42.9 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 42.9 percent of respondents neither owning or renting, but having some other housing arrangement. The average mortgage payment in Washakie County was \$ and the average rent was \$725. When asked if they were satisfied with their current housing, 85.7 percent said they were satisfied with thier current housing.

Table II.22.39	
Most Replied Response	
Washakie County	
HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	7
Number of persons in household (Average)	2.1
Current age	25 to 34 years old (28.6%)
Marital status	Married (42.9%)
Primary reason for moving to Wyoming	Better quality of life (28.6%)
In which industry are you primarily employed	Mining (14.3%)
Highest education level completed	Some College (28.6%)
Total household income from all sources	\$10,000 to \$19,999 dollars (25.0%)
Current Housing Characteristics	
Current Residence	Single family home (42.9%)
Do you own or rent	Other (42.9%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.6
Average mortgage payment	\$
Average rental payment	\$725
Are you satisfied with your current housing	Satisfied with current housing (85.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (100.0%)
Are you seeking to change your housing situation	Not seeking different housing (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because of some other reason not listed in the survey. 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, 36 or 1.0 percent of households in Washakie County were overcrowded and another 39 or 1.1 percent of units were severely overcrowded, as shown in Table II.22.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.22.40 Overcrowding and Severe Overcrowding Washakie County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Washakie County				
Owner				
Households	2,558	7	39	2,604
Percentage	98.2%	.3%	1.5%	100.0%
Renter				
Households	860	29	0	889
Percentage	96.7%	3.3%	.0%	100.0%
Total				
Households	3,418	36	39	3,493
Percentage	97.9%	1.0%	1.1%	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 67 units or 1.8 percent of all housing units in Washakie 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.22.41, at right.

Table II.22.41 Housing Units with Incomplete Kitchen Facilities Washakie County 2011-2016 5-Year ACS Data		
Facilities	Washakie County	State of Wyoming
Complete Kitchen Facilities	3,744	260,769
Lacking Complete Kitchen Facilities	67	7,218
Total Housing Units	3,811	267,987
Percent Lacking	1.8%	2.7%

At the time of the 2016 ACS, a total of 59 units or 1.5 percent of all housing units in Washakie 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.22.42.

Table II.22.42 Housing Units with Incomplete Plumbing Facilities Washakie County 2011-2016 5-Year ACS Data		
Facilities	Washakie County	State of Wyoming
Complete Plumbing Facilities	3,752	261,033
Lacking Complete Plumbing Facilities	59	6,954
Total Households	3,811	267,987
Percent Lacking	1.5%	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 Washakie County, 13.6 percent of households had a cost burden and 7.8 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 16.6 percent of homeowners with a mortgage in Washakie County experienced a cost burden and 9.5 percent experienced a severe cost burden, while 22.0 percent of renters had a cost burden and 8.2 percent had a severe cost burden, as seen in Table II.22.43.

Table II.22.43 Cost Burden and Severe Cost Burden by Tenure Washakie County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Washakie County					
Owner With a Mortgage					
Households	1,067	242	138	8	1,455
Percent	73.3%	16.6%	9.5%	.5%	100.0%
Owner Without a Mortgage					
Households	1,035	38	62	14	1,149
Percent	90.1%	3.3%	5.4%	1.2%	100.0%
Renter					
Households	461	196	73	159	889
Percent	51.9%	22.0%	8.2%	17.9%	100.0%
Total					
Households	2,563	476	273	181	3,493
Percent	73.4%	13.6%	7.8%	5.2%	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.22.44, 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 510 owner occupied and 304 renter occupied households experiencing a housing problem.

Table II.22.44 Households with Housing Problems by Income Washakie County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	205	170	375
30.1-50% HAMFI	80	115	195
50.1-80% HAMFI	180	19	199
80.1-95% HAMFI	25	0	25
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	20	0	20
Total	510	304	814
Without Housing Problems			
30% HAMFI or less	50	80	130
30.1-50% HAMFI	205	185	390
50.1-80% HAMFI	285	190	475
80.1-95% HAMFI	175	75	250
95 – 115% HAMFI	265	95	360
115.1% HAMFI or more	900	90	990
Total	1,880	715	2,595
Not Computed			
30% HAMFI or less	0	50	50
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	50	50
Total			
30% HAMFI or less	255	300	555
30.1-50% HAMFI	285	300	585
50.1-80% HAMFI	465	209	674
80.1-95% HAMFI	200	75	275
95 – 115% HAMFI	265	95	360
115.1% HAMFI or more	920	90	1,010
Total	2,390	1,069	3,459

Table II.22.45, shows the total estimated housing by tenure for Washakie County. As can be seen, in 2030 there are estimated to be a total of 2,716 owner and 990 renter occupied households or a total of 3,706 households. By 2050 there are estimated to be 2,792 owner, 995 renter for a total of 3,787 households in Washakie County.

Table II.22.45 Total Estimated Housing Forecast Washakie County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	2,604	889	3,493
2020	2,621	968	3,589
2025	2,672	980	3,652
2030	2,716	990	3,706
2035	2,750	997	3,747
2040	2,772	1,000	3,772
2045	2,785	999	3,784
2050	2,792	995	3,787

Table II.22.46, below shows the incremental housing demand for Washakie 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 112 owner-occupied and 101 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 Washakie County will see an additional 294 households, of which 50 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 57 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.22.46 Incremental Housing Demand Forecast Washakie County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	2	7	12	16	18	19	20
30.1-50%	0	2	8	13	17	20	22	22
50.1-80%	0	3	13	22	28	33	35	37
80.1-95%	0	1	6	9	12	14	15	16
95.1-115%	0	2	8	12	16	19	20	21
115+%	0	7	26	43	56	65	70	72
Total	0	17	68	112	146	168	181	188
Renter								
0-30%	0	22	26	28	30	31	31	30
30.1-50%	0	22	26	28	30	31	31	30
50.1-80%	0	15	18	20	21	22	22	21
80.1-95%	0	6	6	7	8	8	8	7
95.1-115%	0	7	8	9	10	10	10	9
115+%	0	7	8	9	9	9	9	9
Total	0	79	91	101	108	111	110	106
Total								
0-30%	0	24	33	40	46	49	50	50
30.1-50%	0	24	34	42	48	51	52	52
50.1-80%	0	19	31	42	50	54	57	57
80.1-95%	0	7	12	16	20	22	23	23
95.1-115%	0	9	16	21	26	28	30	30
115+%	0	13	34	52	65	74	79	81
Total	0	96	159	213	254	279	291	294

Table II.22.47 shows the Incremental Total Housing Need Forecast for Washakie 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 808 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 744 owner and 359 renter occupied households for a total of 1,102 quality households.

Table II.22.47								
Incremental Total Housing Need Forecast								
Washakie County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	223	225	231	235	239	241	243	243
30.1-50%	87	89	95	101	105	107	109	110
50.1-80%	196	199	209	218	225	229	231	233
80.1-95%	27	29	33	37	39	41	42	43
95.1-115%	0	2	8	12	16	19	20	21
115+%	22	28	48	65	78	86	91	94
Total	556	573	624	668	702	724	737	744
Renter								
0-30%	141	164	167	170	172	173	172	171
30.1-50%	96	118	121	124	126	127	127	125
50.1-80%	16	31	34	36	37	38	37	37
80.1-95%	0	6	6	7	8	8	8	7
95.1-115%	0	7	8	9	10	10	10	9
115+%	0	7	8	9	9	9	9	9
Total	253	332	344	354	361	364	363	359
Total								
0-30%	365	389	398	405	411	414	415	415
30.1-50%	183	207	216	224	231	234	235	235
50.1-80%	212	231	243	253	261	266	269	269
80.1-95%	27	34	39	44	47	49	50	50
95.1-115%	0	9	16	21	26	28	30	30
115+%	22	35	56	73	87	96	101	103
Total	808	904	967	1,021	1,062	1,087	1,099	1,102