

WESTON COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Weston County’s population increased from 7,208 in 2010 to 7,236 in 2016, or by 0.4 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 0.8 percent, and the number of people from 55 to 64 years of age increased by 11.9 percent. The white population decreased by 1.0 percent, while the black population increased by 122.7 percent. The Hispanic population increased from 216 to 287 people between 2010 and 2016 or by 32.9 percent. These data are presented in Table II.23.1.

Table II.23.1						
Profile of Population Characteristics						
Weston County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Weston County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	7,208	7,236	0.4%	563,626	585,501	3.9%
Age						
Under 14 years	1,306	1,320	1.1%	113,371	116,796	3.0%
15 to 24 years	810	762	-5.9%	78,460	77,293	-1.5%
25 to 34 years	884	891	0.8%	77,649	81,948	5.5%
35 to 44 years	827	830	0.4%	66,966	71,334	6.5%
45 to 54 years	1,173	895	-23.7%	83,577	69,052	-17.4%
55 to 64 years	1,059	1,185	11.9%	73,513	81,266	10.5%
65 and Over	1,149	1,353	17.8%	70,090	87,812	25.3%
Race						
White	6,954	6,883	-1.0%	529,110	543,387	2.7%
Black	22	49	122.7%	5,135	7,753	51.0%
American Indian and Alaskan Native	97	107	10.3%	14,457	15,762	9.0%
Asian	21	42	100.0%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	3	1	-66.7%	521	673	29.2%
Two or more races	111	154	38.7%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	216	287	32.9%	50,231	58,413	16.3%

Table II.23.2, presents the population of Weston County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 3,790 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 3,418 persons, were female. In 2016, the number of males rose to 3,813 persons, and accounted for 52.7 percent of the population, with the remaining 47.3 percent, or 3,423 persons being female.

Table II.23.2 Population by Age and Gender Weston 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	669	637	1,306	687	633	1,320	1.1%
15 to 24 years	464	346	810	423	339	762	-5.9%
25 to 44 years	486	398	884	478	413	891	0.8%
45 to 54 years	467	360	827	472	358	830	0.4%
55 to 64 years	617	556	1,173	492	403	895	-23.7%
65 and Over	580	479	1,059	624	561	1,185	11.9%
Total	3,790	3,418	7,208	3,813	3,423	7,236	0.4%
% of Total	52.6%	47.4%	.	52.7%	47.3%	.	

At the time of the 2010 Census, there were 313 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 5.4 percent, as shown in Table II.23.3.

Table II.23.3 Group Quarters Population Weston County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹²⁵	194	261	34.5%
Juvenile Facilities	.	.	.
Nursing Homes	48	52	8.3%
Other Institutions	.	.	.
Total	242	313	29.3%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	55	.	-100.0%
Total	55	.	-100.0%
Group Quarters Population	297	313	5.4%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

¹²⁵ 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.23.4, 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 2,001 family households, of which 1,637 housed married couple families and 364 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 123 families, or a female householder with no husband present, of which there were 241 families. There were also an estimated 1,133 “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 Weston County was 63.8 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Weston County, 81.8 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Household Type	Weston County		State of Wyoming	
	Weston County	% of Total	State of Wyoming	% of Total
Family households	2,001	63.8%	147,961	65.2%
Married-couple family	1,637	81.8%	117,587	79.5%
Owner-occupied housing units	1,376	84.1%	97,431	82.9%
Renter-occupied housing units	261	15.9%	20,156	17.1%
Other family	364	18.2%	30,374	20.5%
Male householder, no wife present	123	33.8%	11,235	37.0%
Owner-occupied housing units	96	78.0%	6,473	57.6%
Renter-occupied housing units	27	22.0%	4,762	42.4%
Female householder, no husband present	241	66.2%	19,139	63.0%
Owner-occupied housing units	178	73.9%	9,691	50.6%
Renter-occupied housing units	63	26.1%	9,448	49.4%
Nonfamily households	1,133	36.2%	79,024	34.8%
Owner-occupied housing units	756	66.7%	42,146	53.3%
Renter-occupied housing units	377	33.3%	36,878	46.7%
Total	3,134	100.0%	226,985	100.0%

Table II.23.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 1,108 two-person family households, 283 three-person family households and 295 four-person family households. One-person non-family households made up 88.1 percent of all non-family households or an estimated 998 households. Weston County’s two person households made up 39.1 percent of total housing units and four person households made up an additional 9.4 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.23.5				
Household Type by Household Size				
Weston County				
2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Weston County				
One Person	.	998	998	31.8%
Two Person	1,108	117	1,225	39.1%
Three Person	283	18	301	9.6%
Four Person	295	0	295	9.4%
Five Person	207	0	207	6.6%
Six Person	108	0	108	3.4%
Seven Person	0	0	0	.0%
Total	2,001	1,133	3,134	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 1,225 two-person households, 1,113 were owner-occupied and 112 were renter-occupied. Of the 295 four-person households, 204 were owner-occupied and 91 were renter-occupied. Further household size data by tenure are presented in Table II.23.6.

Table II.23.6				
Tenure by Household Size				
Weston County				
2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Weston County				
One Person	651	347	998	31.8%
Two Person	1,113	112	1,225	39.1%
Three Person	194	107	301	9.6%
Four Person	204	91	295	9.4%
Five Person	136	71	207	6.6%
Six Person	108	0	108	3.4%
Seven Person or more	0	0	0	.0%
Total	2,406	728	3,134	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.23.7, Weston County had a total of 3,498 housing units of which 3,134 or 89.6 percent were occupied. Of these occupied units, 76.8 percent, or 2,406 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 364 units or 10.4 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.23.7 Housing Units by Tenure Weston County 2011-2016 5-Year ACS Data				
Tenure	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,134	89.6%	226,985	84.7
Owner-Occupied	2,406	76.8%	155,741	68.6
Renter-Occupied	728	23.2%	71,244	31.4
Vacant Housing Units	364	10.4%	41,002	15.3
Total Housing Units	3,498	100.0%	267,987	100.0

Table II.23.8, shows that of the 364 vacant housing units in Weston County as reported in the 2016 ACS data, 39 or 10.7 percent were for rent and 0 or 0 percent were for sale. An estimated 86 units were for seasonal, recreational, or occasional use, and 239 or 65.7 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.23.8 Disposition of Vacant Housing Units Weston County 2011-2016 5-Year ACS Data				
Disposition	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	39	10.7%	6,818	16.6%
Rented, but not occupied	0	.0%	1,397	3.4%
For sale only	0	.0%	2,584	6.3%
Sold, but not occupied	0	.0%	945	2.3%
For seasonal, recreational, or occasional use	86	23.6%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	239	65.7%	11,512	28.1%
Total	364	100.0%	41,002	100.0%

Table II.23.9, at right, presents different income statistics for Weston County. According to the 2016 ACS data averages, median family income for Weston County was \$78,058 compared to the statewide average of \$73,654.

Table II.23.9 Median and Per Capita Income Weston County 2011-2016 5-Year ACS Data		
Income Type	Weston County	Wyoming
Median Family Income	78,058	73,654
Median Household Income	55,640	59,143

Table II.23.10, shows households by income for Weston County and the State of Wyoming. In Weston County, there were a total of 489 households or 15.6 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 371 households that had incomes between \$35,000 and \$49,999, which accounted for 11.8 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.4 percent of total households and numbered 672 in Weston County.

Table II.23.10 Households by Income Weston County 2011-2016 5-Year ACS Data				
Income	Weston County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	489	15.6%	21,545	9.5%
15,000 - 19,999	199	6.3%	10,637	4.7%
20,000 - 24,999	156	5.0%	11,410	5.0%
25,000 - 34,999	250	8.0%	22,140	9.8%
35,000 - 49,999	371	11.8%	30,946	13.6%
50,000 - 74,999	481	15.3%	42,533	18.7%
75,000 - 99,999	516	16.5%	32,162	14.2%
100,000 and above	672	21.4%	55,612	24.5%
Total	3,134	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.23.11. In total, the poverty rate in Weston County was 15 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Weston County had a poverty rate of 13 percent and the female population had a poverty rate of 16 percent. There were 39 males and 53 females in poverty under the age of 5. Overall, 9.2 percent of persons in poverty in Weston 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 65 individuals with incomes below the poverty level which represented 6.5 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.23.11 Poverty by Age Weston County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Weston County				
5 and Below	39	53	92	9.2%
6 to 17	169	128	297	29.6%
18 to 64	217	331	548	54.7%
65 and Older	20	45	65	6.5%
Total	445	557	1,002	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.23.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Weston County saw an average of 1,876 owner-occupied single-family units compared to 346 single-family rental units. In Weston County, single-family units comprised 70.9 percent of all

households compared with 71.9 percent statewide. Weston County had a total of 114 apartment rental units and total apartment units accounted for 4.0 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 739 mobile homes in Weston County, which comprised 23.6 percent of all occupied housing units and compared to 12.9 statewide.

Table II.23.12 Households by Unit Type				
Weston County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Weston County				
Single-Family Unit	1,876	346	2,222	70.9%
Duplex	0	26	26	.8%
Tri- or Four-Plex	0	17	17	.5%
Apartments	10	114	124	4.0%
Mobile Homes	514	225	739	23.6%
Boat, RV, Van, Etc.	6	0	6	.2%
Total	2,406	728	3,134	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.23.13, shows the number of households by year of construction. As shown, 11.8 percent, or 370 units, were built in 1939 or earlier in the county, and another 214 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 402, which accounted for 12.8 percent of all households, and an additional 107 households, or 3.4 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.23.13 Households by Year Built				
Weston County 2011-2016 5-Year ACS Data				
Year Built	Weston County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	370	11.8%	24,398	10.7%
1940 to 1949	214	6.8%	10,195	4.5%
1950 to 1959	546	17.4%	20,926	9.2%
1960 to 1969	76	2.4%	18,850	8.3%
1970 to 1979	593	18.9%	47,644	21.0%
1980 to 1989	450	14.4%	32,639	14.4%
1990 to 1999	376	12.0%	26,757	11.8%
2000 to 2009	402	12.8%	37,104	16.3%
Built 2010 or Later	107	3.4%	8,472	3.7%
Total	3,134	100.0%	226,985	100.0%

Table II.23.14, displays housing units for Weston County and the State of Wyoming. The number of rooms in Weston County varied between households. Households with one room accounted for only 3.2 percent of total housing units, while households with five and six rooms accounted for 23.2 and 19.1 percent, respectively. The median number of rooms in Weston County was 6 rooms, which compared to 6 statewide.

Table II.23.14				
Housing Units by Number of Rooms				
Weston County 2011-2016 5-Year ACS Data				
Number of Rooms	Weston County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	111	3.2%	4,703	1.8%
Two	58	1.7%	6,989	2.6%
Three	199	5.7%	19,621	7.3%
Four	483	13.8%	42,956	16.0%
Five	811	23.2%	52,646	19.6%
Six	669	19.1%	43,710	16.3%
Seven	425	12.1%	31,960	11.9%
Eight	358	10.2%	25,568	9.5%
Nine or more	384	11.0%	39,834	14.9%
Total	3,498	100.0%	267,987	100.0%
Median Rooms	6	.	6	.

Table II.23.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 73 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.1 percent of total households in Weston County, which compared to 23.9 percent statewide. In Weston County, the 1,302 households with three bedrooms accounted for 41.5 percent of all households, and there were only 77 five-bedroom or more households, which accounted for 2.5 percent of all households.

Table II.23.15				
Households by Number of Bedrooms				
Weston County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Weston County				
None	0	73	73	2.3%
One	123	90	213	6.8%
Two	480	276	756	24.1%
Three	1,052	250	1,302	41.5%
Four	698	15	713	22.8%
Five or more	53	24	77	2.5%
Total	2,406	728	3,134	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.23.16, at right, structures built in 1939 or earlier had a median value of \$87,400, while structures built between 1950 and 1959 had a median value of \$160,600 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 had median values of \$285,300. The total median value in Weston County was \$172,300, which compared to \$199,900 in the State of Wyoming.

Year Built	Weston County	State of Wyoming
1939 or earlier	87,400	157,900
1940 to 1949	103,800	152,100
1950 to 1959	160,600	163,300
1960 to 1969	258,700	185,100
1970 to 1979	111,800	191,500
1980 to 1989	168,600	209,600
1990 to 1999	179,400	245,200
2000 to 2009	289,900	260,000
2010 to 2013	285,300	288,500
2014 to Later		289,400
Total	172,300	199,900

Household mortgage status is reported in Table II.23.17. In Weston County, households with a mortgage accounted for 47.9 percent of all households or 1,153 housing units, and the remaining 52.1 percent or 1,253 units had no mortgage. Of those units with a mortgage, 52 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,101 or 95.5 percent had no second mortgage or no home equity loan.

Mortgage Status	Weston County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,153	47.9%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	52	4.5%	9,772	10.8%
Second mortgage only	6	11.5%	3,961	40.5%
Home equity loan only	46	88.5%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	1,101	95.5%	79,941	88.8%
Housing units without a mortgage	1,253	52.1%	65,669	42.2%
Total	2,406	100.0%	155,741	100.00%

The median rent in Weston County was \$563 as compared to \$686 statewide, as seen in Table II.23.18.

Place	Rent
Weston County	\$563
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 55 persons during 2017. The driver’s license total exchanges since 2000 for Weston County are presented in Table II.23.19, and indicate a net increase of 577 persons over the time period.

Table II.23.19			
Driver’s Licenses Exchanged and Surrendered			
Weston County			
WYDOT Data, 2000– 2017			
Year	In-Migrants	Out-Migrants	Net Change
2000	199	190	9
2001	196	166	30
2002	169	135	34
2003	146	121	25
2004	173	161	12
2005	177	174	3
2006	209	123	86
2007	248	115	133
2008	232	173	59
2009	223	149	74
2010	196	103	93
2011	148	140	8
2012	169	168	1
2013	167	142	25
2014	176	153	23
2015	194	162	32
2016	142	157	-15
2017	144	199	-55
Total	3,308	2,731	577

Economics

The HUD estimated MFI for Weston County was \$78,700 in 2017. This rate compares to Wyoming’s MFI of \$74,400. Diagram II.23.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.23.1
Estimated Median Family Income
 Weston County vs. Wyoming
 HUD Data: 2000-2017

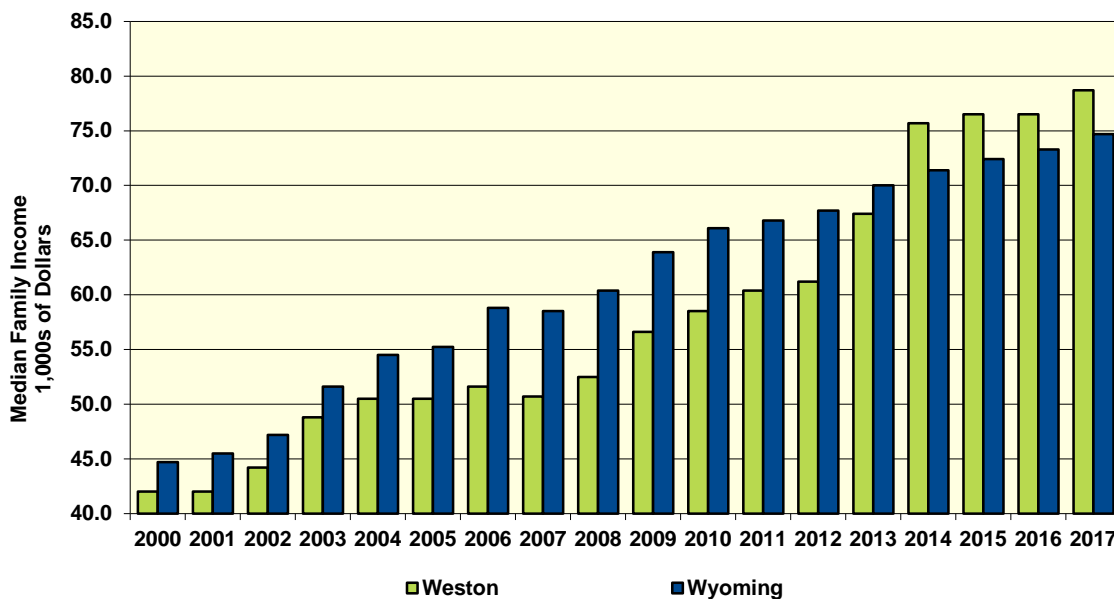


Table II.23.20, shows the labor force statistics for Weston County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Weston County increased from 3.4 percent in 2015 to 4.9 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.23.20 Labor Force Statistics Weston County 1990 - 2016 BLS Data					
Year	Weston County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	147	3,177	3,324	4.4%	5.3%
1991	149	3,045	3,194	4.7%	5.2%
1992	185	3,027	3,212	5.8%	5.6%
1993	162	3,046	3,208	5%	5.3%
1994	179	3,127	3,306	5.4%	5%
1995	164	3,210	3,374	4.9%	4.8%
1996	172	3,150	3,322	5.2%	4.9%
1997	171	3,075	3,246	5.3%	4.8%
1998	155	3,104	3,259	4.8%	4.7%
1999	177	3,190	3,367	5.3%	4.6%
2000	143	3,156	3,299	4.3%	3.9%
2001	138	3,175	3,313	4.2%	3.8%
2002	133	3,178	3,311	4%	4%
2003	143	3,043	3,186	4.5%	4.3%
2004	125	3,014	3,139	4%	3.8%
2005	126	3,039	3,165	4%	3.6%
2006	107	2,947	3,054	3.5%	3.2%
2007	100	3,059	3,159	3.2%	2.8%
2008	103	3,122	3,225	3.2%	3.1%
2009	206	3,107	3,313	6.2%	6.3%
2010	194	3,822	4,016	4.8%	6.4%
2011	181	3,785	3,966	4.6%	5.8%
2012	161	3,811	3,972	4.1%	5.3%
2013	141	3,812	3,953	3.6%	4.7%
2014	131	3,842	3,973	3.3%	4.2%
2015	135	3,841	3,976	3.4%	4.2%
2016	197	3,796	3,993	4.9%	5.3%

Diagram II.23.2, shows the employment and labor force for Weston County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,796 persons, with the labor force reaching 3,993, indicating there were a total of 197 unemployed persons.

Diagram II.23.2
Employment and Labor Force
 Weston County
 1990 – 2016 BLS Data

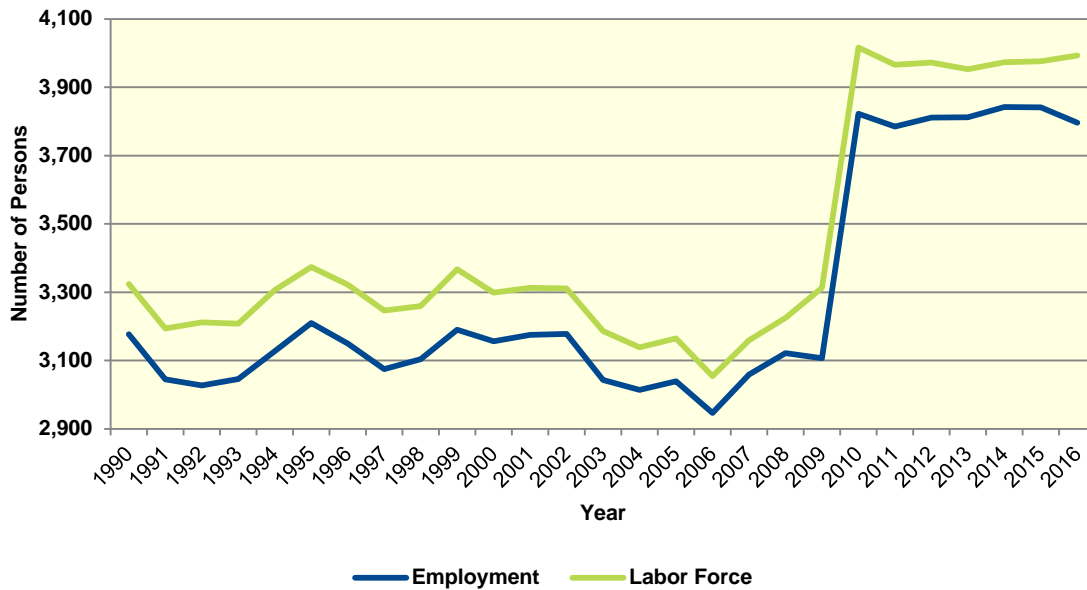
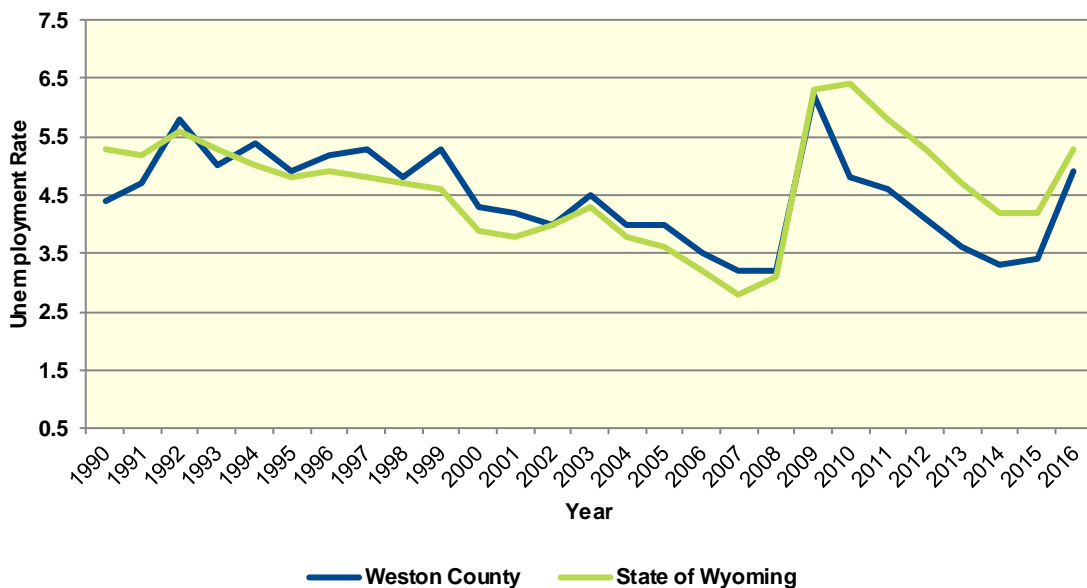


Diagram II.23.3 shows the unemployment rate for both the state and Weston County. During the 1990s the average rate for Weston County was 5.1 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.1 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.1 percent. Over the course of the entire period Weston County had an average unemployment rate lower than the state, 4.4 percent for Weston County, versus 4.6 statewide.

Diagram II.23.3
Annual Unemployment Rate
 Weston 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.23.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 2,345 persons in 2015 to 2,316 in 2016, a change of -1.2. In 2017, preliminary estimates show total monthly employment was 2,271 in June 2017.

Table II.23.21								
Total Monthly Employment								
Weston County								
BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	2,270	2,207	2,182	2,226	2,278	2,283	2,321	2,221
Feb	2,246	2,202	2,180	2,231	2,275	2,296	2,294	2,236
Mar	2,285	2,209	2,199	2,246	2,292	2,274	2,289	2,237
Apr	2,308	2,196	2,260	2,334	2,337	2,337	2,317	2,175
May	2,400	2,315	2,350	2,346	2,381	2,391	2,349	2,259
Jun	2,349	2,300	2,370	2,342	2,402	2,441	2,369	2,271
Jul	2,232	2,169	2,267	2,182	2,237	2,237	2,270	
Aug	2,257	2,245	2,298	2,304	2,288	2,302	2,263	
Sep	2,331	2,347	2,335	2,403	2,391	2,410	2,378	
Oct	2,339	2,340	2,384	2,374	2,378	2,402	2,333	
Nov	2,362	2,294	2,346	2,360	2,371	2,408	2,307	
Dec	2,270	2,290	2,349	2,358	2,342	2,356	2,296	
Annual	2,304	2,260	2,293	2,309	2,331	2,345	2,316	
% Change	1.5%	-1.9%	1.5%	0.7%	1%	0.6%	-1.2%	

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 742 dollars in 2015. In 2016, average weekly wages saw a decreased of 4 percent over the prior year, to \$712, or by 30 dollars. Preliminary 2017 data shows average weekly wages were 770 dollars in the second quarter of 2017, which compared to 721 dollars in second quarter of 2016. These data are shown in Table II.23.22.

Table II.23.22 Average Weekly Wages Weston County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	493	493	473	524	496	
2002	521	511	506	499	509	2.6%
2003	458	475	482	507	480	-5.7%
2004	470	491	492	503	489	1.9%
2005	486	502	489	521	500	2.2%
2006	546	548	543	587	556	11.2%
2007	617	625	605	676	631	13.5%
2008	658	676	670	672	669	6%
2009	609	632	590	654	621	-7.2%
2010	607	689	641	696	659	6.1%
2011	629	764	654	670	680	3.2%
2012	683	706	667	692	687	1%
2013	714	686	682	706	697	1.5%
2014	712	719	709	736	719	3.2%
2015	737	704	721	804	742	3.2%
2016	686	721	708	733	712	-4%
2017(p)	696	770				

Total business establishments reported by the QCEW are displayed in Table II.23.23. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 0.3 percent, from 286 to 287 establishments. In the second quarter of 2017 there were an estimated 276 business establishments.

Table II.23.23 Number of Business Establishments Weston County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	246	261	264	259	258	
2002	255	257	259	257	257	-0.4%
2003	259	260	264	266	262	1.9%
2004	262	262	261	263	262	0%
2005	264	266	265	267	266	1.5%
2006	268	271	269	268	269	1.1%
2007	269	276	279	276	275	2.2%
2008	279	283	278	278	280	1.8%
2009	285	283	283	278	282	0.7%
2010	278	277	273	274	276	-2.1%
2011	275	275	272	266	272	-1.4%
2012	268	275	277	275	274	0.7%
2013	273	272	274	272	273	-0.4%
2014	272	275	272	277	274	0.4%
2015	280	286	290	287	286	4.4%
2016	288	288	287	286	287	0.3%
2017	278	276				

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, Weston County recorded 4,072 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 \$303,527,000, and real per capita income was \$41,947 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$41,487 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 Weston County decreased by 3.1 percent from second quarter 2016 to second quarter 2017 from \$602 to \$583. During that same period, detached single-family home rents decreased by 13.3 percent, rents for mobile homes on lots decreased by 8.7 percent, and rents for mobile home lots decreased by 1.1 percent.

Weston County rental prices experienced average annualized increases of 0.2 percent for apartments, 0.6 percent for houses, 0.7 percent for mobile homes plus a lot, and 0.0 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.23.24, at right, presents the Weston County data for each rental type.

Table II.23.24 Semiannual Average Monthly Rental Prices Weston County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	552	159	510	413
Q2.87	554	156	548	426
Q4.87	574	156	563	565
Q2.88	570	145	516	379
Q4.88	355	151	451	391
Q2.89	414	153	473	390
Q4.89	391	146	456	395
Q2.90	423	195	457	408
Q4.90	377	139	433	353
Q2.91	445	253	464	408
Q4.91	370	189	452	301
Q2.92	391	145	397	370
Q4.92	0	132	402	391
Q2.93	0	129	0	0
Q4.93	0	129	0	0
Q2.94	0	128	466	400
Q4.94	0	134	516	0
Q2.95	0	122	509	422
Q4.95	422	133	479	0
Q2.96	0	130	540	435
Q4.96	407	130	485	0
Q2.97	400	128	433	0
Q4.97	503	129	516	523
Q2.98	496	141	480	424
Q4.98	498	137	449	391
Q2.99	414	113	480	460
Q4.99	0	135	487	431
Q2.00	421	125	508	454
Q4.00	471	127	500	470
Q2.01	447	131	474	474
Q4.01	462	127	477	454
Q2.02	439	124	495	472
Q4.02	389	124	507	457
Q2.03	467	127	468	450
Q4.03	435	129	497	477
Q2.04	419	121	448	439
Q4.04	397	129	529	504
Q2.05	393	132	552	490
Q4.05	432	147	612	531
Q2.06	479	130	610	524
Q4.06	549	142	678	604
Q2.07	583	146	763	470
Q4.07	612	139	787	468
Q2.08	658	137	739	453
Q4.08	643	137	751	493
Q2.09	631	137	737	492
Q4.09	640	140	721	485
Q2.10	613	138	725	491
Q4.10	625	146	716	492
Q2.11	626	157	748	490
Q4.11	628	155	707	486
Q2.12	614	162	732	490
Q4.12	623	148	695	480
Q2.13	604	159	736	487
Q4.13	614	147	784	510
Q2.14	596	145	714	500
Q4.14	603	142	762	536
Q2.15	597	156	686	529
Q4.15	596	164	692	534
Q2.16	602	161	721	573
Q4.16	605	161	666	579
Q2.17	583	159	625	523

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 Weston decreased from 6 authorizations in 2015 to 3 in 2016.

The real value of single-family building permits increased from \$46,809 in 2015 to \$271,667 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.23.25.

Table II.23.25 Building Permits and Valuation Weston 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	23	4	0	0	27	102,746	0
1981	24	0	20	8	52	73,809	51,102
1982	8	4	8	0	20	76,649	0
1983	18	0	0	0	18	71,433	0
1984	8	0	0	0	8	103,179	0
1985	7	0	0	0	7	65,155	0
1986	6	0	0	0	6	61,503	0
1987	3	0	0	0	3	56,062	0
1988	4	0	0	0	4	65,339	0
1989	6	0	0	0	6	47,411	0
1990	4	0	0	0	4	62,736	0
1991	2	0	0	0	2	65,418	0
1992	0	0	0	0	0	0	0
1993	5	0	0	0	5	56,147	0
1994	5	0	0	0	5	89,231	0
1995	5	4	0	0	9	96,911	0
1996	3	0	0	0	3	83,793	0
1997	2	2	0	0	4	82,743	0
1998	6	0	0	0	6	148,907	0
1999	3	0	0	0	3	115,999	0
2000	1	0	0	10	11	92,542	54,437
2001	3	0	0	0	3	27,944	0
2002	4	0	0	0	4	171,996	0
2003	2	0	0	0	2	96,364	0
2004	8	4	4	0	16	98,474	0
2005	5	0	0	0	5	170,342	0
2006	8	2	0	0	10	163,699	0
2007	19	0	0	0	19	128,897	0
2008	12	0	0	0	12	144,769	0
2009	7	0	0	0	7	133,735	0
2010	4	0	0	0	4	165,144	0
2011	4	0	0	0	4	133,765	0
2012	0	0	0	0	0	0	0
2013	5	0	0	0	5	184,927	0
2014	1	0	0	0	1	174,091	0
2015	6	0	0	0	6	46,809	0
2016	3	0	0	0	3	271,667	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 Weston County was \$150,549. This represented an increase of 9.1 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.23.26.

Table II.23.26 Average Sales Prices Weston County vs. Wyoming DOR Data, 2000–2015				
Year	Weston County Average Price (\$)	Weston County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	74,379	.	131,207	.
2001	65,422	-12.04	128,771	-1.86
2002	70,674	8.03	138,295	7.40
2003	72,765	2.96	148,276	7.22
2004	64,784	-10.97	159,558	7.61
2005	80,313	23.97	178,183	11.67
2006	107,437	33.77	219,438	23.15
2007	140,127	30.43	265,044	20.78
2008	129,108	-7.9	256,045	-3.40
2009	164,337	27.3	241,622	-5.63
2010	145,512	-11.46	250,958	3.86
2011	142,007	-2.4	241,301	-3.85
2012	137,564	-3.1	266,406	10.4
2013	123,686	-10.1	281,345	5.6
2014	144,994	17.2	263,432	-6.4
2015	137,985	-4.8	275,611	4.6
2016	150,549	9.1	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 2017.¹²⁶ During December 2017, a total of 18 surveys were completed by property managers in Weston County. Of the 131 rental units surveyed, 30 were vacant, indicating a vacancy rate of 22.9 percent, as shown in Table II.23.27, at right. This rate compares to a 7.4 percent vacancy one year ago and a statewide December 2017 vacancy rate of 10.2 percent.

Table II.23.27 Total Units, Vacant Units, and Vacancy Rate Weston County RVS Data, June 2001– December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	60	3	5.0%
2001b	4	23	0	0.0%
2002a	4	11	0	0.0%
2002b	4	16	2	12.5%
2003a	3	35	1	2.9%
2003b	9	91	7	7.7%
2004a	11	91	3	3.3%
2004b	9	79	4	5.1%
2005a	7	51	5	9.8%
2005b	7	53	2	3.8%
2006a	3	13	0	0.0%
2006b	10	113	0	0.0%
2007a	8	97	4	4.1%
2007b	13	193	14	7.3%
2008a	7	88	3	3.4%
2008b	9	116	6	5.2%
2009a	11	128	6	4.7%
2009b	7	89	1	1.1%
2010a	16	167	7	4.2%
2010b	13	129	8	6.2%
2011a	14	146	13	8.9%
2011b	19	206	29	14.1%
2012a	23	215	9	4.2%
2012b	22	187	14	7.5%
2013a	21	173	26	15.0%
2013b	21	123	18	14.6%
2014a	16	100	5	5.0%
2014b	20	106	4	3.8%
2015a	23	121	7	5.8%
2015b	18	158	21	13.3%
2016a	16	108	8	7.4%
2016b	22	168	37	22.0%
2017a	18	131	30	22.9%
2017b	19	126	39	31.0%

Diagram II.23.4, shows the historical vacancy rate for Weston County and Wyoming. As can be seen, the vacancy rate in Weston County has been volatile over the 14 year period, moving above and below the statewide rate, with several periods matching the statewide average. In the most recent surveys, the vacancy rate spiked to nearly double that of the state average.

¹²⁶ Those signified as a in the “year” column of Table II.23.26 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.23.4
Vacancy Rates by Year
 Weston County vs. Wyoming
 RVS Data, June 2001 – December 2017

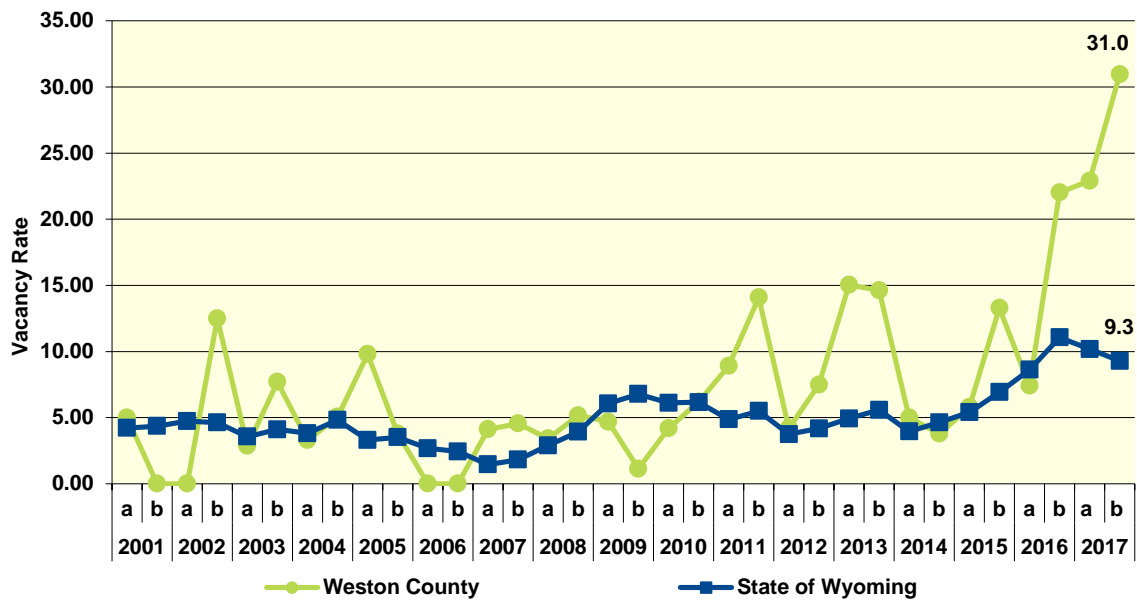


Diagram II.23.5, shows the average rent of single-family and apartment units in Weston County. In 2017, average rents for single-family units fell to \$657 and average rents for apartments decreased to \$527.

Diagram II.23.5
Average Rent of Single Family and Apartment Units
 Weston County
 RVS Data, June 2006 – December 2017

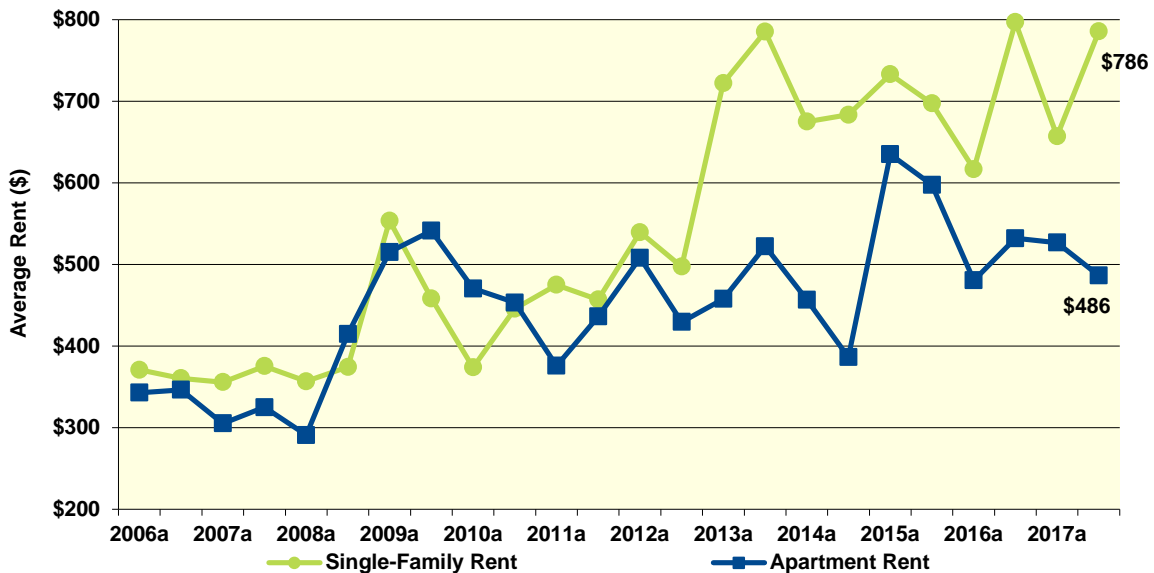


Table II.23.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 24 single family units in Weston County, with 5 of them available. This translates into a vacancy rate of 20.8 percent in Weston County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 69 apartment units reported in the survey, with 13 of them available, which resulted in a vacancy rate of 18.8 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.23.28			
Rental Vacancy Survey by Type			
Weston County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	24	5	20.8%
Duplex units	4	0	.0%
Apartments	69	13	18.8%
Mobile Homes	27	6	22.2%
“Other” Units	0	0	%
Don't Know	2	15	750.0%
Total	126	39	31.0%

Table II.23.29, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 11 units. The most common apartment units were one bedroom units, with 36 units. Additional details of unit types by bedrooms are reported.

Table II.23.29							
Rental Units by Number of Bedrooms							
Weston 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	5	0	0	.	5
One	0	0	36	0	0	.	36
Two	11	2	25	1	0	.	39
Three	11	2	3	26	0	.	42
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	1	0	0	0	0	2	3
Total	24	4	69	27	0	2	126

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.23.30, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family unit.

Table II.23.30							
Available Rental Units by Number of Bedrooms							
Weston County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	2	0	0	.	2
One	0	0	4	0	0	.	4
Two	2	0	6	0	0	.	8
Three	2	0	1	6	0	.	9
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	1	0	0	0	0	15	16
Total	5	0	13	6	0	15	39

Table II.23.31, 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 11.1 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 18.2 percent.

Table II.23.31							
Vacancy Rates by Number of Bedrooms							
Weston County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	40.0%	%	%		40.0%
One	%	%	11.1%	%	%		11.1%
Two	18.2%	.0%	24.0%	.0%	%		20.5%
Three	18.2%	.0%	33.3%	23.1%	%		21.4%
Four	.0%	%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	100.0%	%	%	%	%	750.0%	533.3%
Total	20.8%	.0%	18.8%	22.2%	%	750.0%	31.0%

Average market-rate rents by unit type are shown in Table II.23.32. 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.23.32						
Average Market Rate Rents by Number of Bedrooms						
Weston County						
RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$520	\$	\$	\$520
One	\$	\$	\$456	\$	\$	\$456
Two	\$675	\$650	\$537	\$525	\$	\$610
Three	\$775	\$750	\$650	\$450	\$	\$642
Four	\$1,000	\$	\$	\$	\$	\$1,000
Five	\$	\$	\$	\$	\$	\$
Total	\$786	\$700	\$486	\$475	\$	\$634

Table II.23.33, shows vacancy rates for single family units by average rental rates for Weston 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 22.7 percent.

Table II.23.33 Single Family Market Rate Rents by Vacancy Status Weston County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	22	5	22.7%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500			%
Missing	1	0	.0%
Total	24	5	20.8%

The availability of apartment units by average rent is displayed in Table II.23.34. 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 15.63 percent.

Table II.23.34 Apartment Market Rate Rents by Vacancy Status Weston County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	19	6	31.6%
\$500 to \$1,000	32	5	15.6%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	18	2	11.1%
Total	69	13	18.8%

Table II.23.35, shows the condition of rental units by unit type for Weston 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.23.35 Condition by Unit Type Weston County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	1	0	3	1	0	.	5
Good	21	4	66	26	0	.	117
Excellent	2	0	0	0	0	.	2
Don’t Know	0	0	0	0	0	2	2
Total	24	4	69	27	0	2	126

The availability of single family units based on their condition is displayed in Table II.23.36. As can be seen single family units in good condition had a vacancy rate of 19.0 percent.

Table II.23.36			
Condition of Single Family Units by Vacancy Status			
Weston County			
RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	1	1	100.0%
Good	21	4	19.0%
Excellent	2	0	.0%
Don't Know	0	0	%
Total	24	5	20.8%

Table II.23.37, shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 19.7 percent.

Table II.23.37			
Condition of Apartment Units by Vacancy Status			
Weston County			
RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	3	0	.0%
Good	66	13	19.7%
Excellent	0	0	%
Don't Know	0	0	%
Total	69	13	18.8%

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.23.38, 2 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table II.23.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Weston County	
RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	1
Total	4

Table II.23.39, 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. Weston County had a total of 6 respondents, with an average persons per household of 2.5 people. Of new residents to Weston County, 33.3 percent were married and the most common age group arriving in the state was 35 to 44 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 50.0 percent of respondents owning thier residence. The average mortgage payment in Weston County was \$323 and the average rent was \$525. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

Table II.23.39 Most Replied Response Weston County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	6
Number of persons in household (Average)	2.5
Current age	35 to 44 years old (50.0%)
Marital status	Married (33.3%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (50.0%)
In which industry are you primarily employed	Farm employment (16.7%)
Highest education level completed	High School Diploma/GED (50.0%)
Total household income from all sources	\$50,000 to \$74,999 dollars (66.7%)
Current Housing Characteristics	
Current Residence	Single family home (66.7%)
Do you own or rent	Own (50.0%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.7
Average mortgage payment	\$323
Average rental payment	\$525
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, 22 or .7 percent of households in Weston County were overcrowded and another 11 or .4 percent of units were severely overcrowded, as shown in Table II.23.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.23.40				
Overcrowding and Severe Overcrowding				
Weston County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Weston County				
Owner				
Households	2,391	4	11	2,406
Percentage	99.4%	.2%	.5%	100.0%
Renter				
Households	710	18	0	728
Percentage	97.5%	2.5%	.0%	100.0%
Total				
Households	3,101	22	11	3,134
Percentage	98.9%	.7%	.4%	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 144 units or 4.1 percent of all housing units in Weston 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.23.41, at right.

Table II.23.41		
Housing Units with Incomplete Kitchen Facilities		
Weston County 2011-2016 5-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Kitchen Facilities	3,354	260,769
Lacking Complete Kitchen Facilities	144	7,218
Total Housing Units	3,498	267,987
Percent Lacking	4.1%	2.7%

At the time of the 2016 ACS, a total of 163 units or 4.7 percent of all housing units in Weston 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.23.42.

Table II.23.42
Housing Units with Incomplete Plumbing Facilities
Weston County 2011-2016 5-Year ACS Data

Facilities	Weston County	State of Wyoming
Complete Plumbing Facilities	3,335	261,033
Lacking Complete Plumbing Facilities	163	6,954
Total Households	3,498	267,987
Percent Lacking	4.7%	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 Weston County, 9.1 percent of households had a cost burden and 11.9 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 12.2 percent of homeowners with a mortgage in Weston County experienced a cost burden and 14.0 percent experienced a severe cost burden, while 8.0 percent of renters had a cost burden and 23.5 percent had a severe cost burden, as seen in Table II.23.43.

Table II.23.43 Cost Burden and Severe Cost Burden by Tenure Weston County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Weston County					
Owner With a Mortgage					
Households	851	141	161	0	1,153
Percent	73.8%	12.2%	14.0%	.0%	100.0%
Owner Without a Mortgage					
Households	1,099	86	40	28	1,253
Percent	87.7%	6.9%	3.2%	2.2%	100.0%
Renter					
Households	390	58	171	109	728
Percent	53.6%	8.0%	23.5%	15.0%	100.0%
Total					
Households	2,340	285	372	137	3,134
Percent	74.7%	9.1%	11.9%	4.4%	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.

Table II.23.44 Households with Housing Problems by Income Weston County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	210	120	330
30.1-50% HAMFI	45	59	104
50.1-80% HAMFI	34	45	79
80.1-95% HAMFI	45	0	45

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).

95 – 115% HAMFI	35	0	35
115.1% HAMFI or more	39	0	39
Total	408	224	632
Without Housing Problems			
30% HAMFI or less	105	20	125
30.1-50% HAMFI	120	90	210
50.1-80% HAMFI	320	75	395
80.1-95% HAMFI	140	130	270
95 – 115% HAMFI	285	70	355
115.1% HAMFI or more	870	110	980
Total	1,840	495	2,335
Not Computed			
30% HAMFI or less	15	10	25
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	15	10	25
Total			
30% HAMFI or less	330	150	480
30.1-50% HAMFI	165	149	314
50.1-80% HAMFI	354	120	474
80.1-95% HAMFI	185	130	315
95 – 115% HAMFI	320	70	390
115.1% HAMFI or more	909	110	1,019
Total	2,263	729	2,992

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.23.44, 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 408 owner occupied and 224 renter occupied households experiencing a housing problem.

Table II.23.45, shows the total estimated housing by tenure for Weston County. As can be seen, in 2030 there are estimated to be a total of 2,596 owner and 758 renter occupied households or a total of 3,354 households. By 2050 there are estimated to be 2,762 owner, 787 renter for a total of 3,549 households in Weston County.

Table II.23.46, below shows the incremental housing demand for Weston 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.

Table II.23.45			
Total Estimated Housing Forecast			
Weston County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	2,406	728	3,134
2020	2,474	733	3,207
2025	2,536	746	3,282
2030	2,596	758	3,354
2035	2,649	769	3,418
2040	2,693	777	3,470
2045	2,730	783	3,513
2050	2,762	787	3,549

As can be seen in 2030 an estimated additional 190 owner-occupied and 30 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 Weston County will see an additional 415 households, of which 64 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 65 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.23.46								
Incremental Housing Demand Forecast								
Weston County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	10	19	28	35	42	47	52
30.1-50%	0	5	9	14	18	21	24	26
50.1-80%	0	11	20	30	38	45	51	56
80.1-95%	0	6	11	16	20	23	26	29
95.1-115%	0	10	18	27	34	41	46	50
115+%	0	27	52	76	98	115	130	143
Total	0	68	130	190	243	287	324	356
Renter								
0-30%	0	1	4	6	8	10	11	12
30.1-50%	0	1	4	6	8	10	11	12
50.1-80%	0	1	3	5	7	8	9	10
80.1-95%	0	1	3	5	7	9	10	11
95.1-115%	0	0	2	3	4	5	5	6
115+%	0	1	3	5	6	7	8	9
Total	0	5	18	30	41	49	55	59
Total								
0-30%	0	11	23	34	44	52	59	64
30.1-50%	0	6	13	20	26	31	35	38
50.1-80%	0	11	23	35	45	53	60	65
80.1-95%	0	6	14	21	27	32	36	40
95.1-115%	0	10	20	30	38	45	51	56
115+%	0	28	55	81	104	123	138	152
Total	0	73	148	220	284	336	379	415

Table II.23.47 shows the Incremental Total Housing Need Forecast for Weston 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 657 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 790 owner and 283 renter occupied households for a total of 1,072 quality households.

Table II.23.47
Incremental Total Housing Need Forecast
 Weston County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	223	233	242	251	259	265	271	275
30.1-50%	48	53	57	62	66	69	71	74
50.1-80%	36	47	56	66	74	81	87	92
80.1-95%	48	53	58	63	68	71	74	77
95.1-115%	37	47	56	64	72	78	83	88
115+%	41	69	94	118	139	157	172	184
Total	434	502	564	624	677	721	758	790
Renter								
0-30%	120	121	124	126	128	130	131	132
30.1-50%	59	60	63	65	67	69	70	71
50.1-80%	45	46	48	50	52	53	54	55
80.1-95%	0	1	3	5	7	9	10	11
95.1-115%	0	0	2	3	4	5	5	6
115+%	0	1	3	5	6	7	8	9
Total	224	229	242	254	265	273	279	283
Total								
0-30%	343	354	366	377	387	395	402	407
30.1-50%	107	113	120	127	133	138	142	145
50.1-80%	81	93	104	116	126	134	141	146
80.1-95%	48	54	62	69	75	80	84	87
95.1-115%	37	47	57	67	76	83	88	93
115+%	41	70	96	122	145	164	180	193
Total	657	730	805	877	941	993	1,036	1,072