

ALBANY COUNTY

Demographics

The Census Bureau's current census estimates indicate that Albany County's population increased from 36,299 in 2010 to 38,332 in 2017, or by 5.6 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 5.7 percent, and the number of people from 55 to 64 years of age increased by 6.8 percent. The white population increased by 3.4 percent, while the black population increased by 68.4 percent. The Hispanic population increased from 3,202 to 3,675 people between 2010 and 2017 or by 14.8 percent. These data are presented in Table II.1.1.

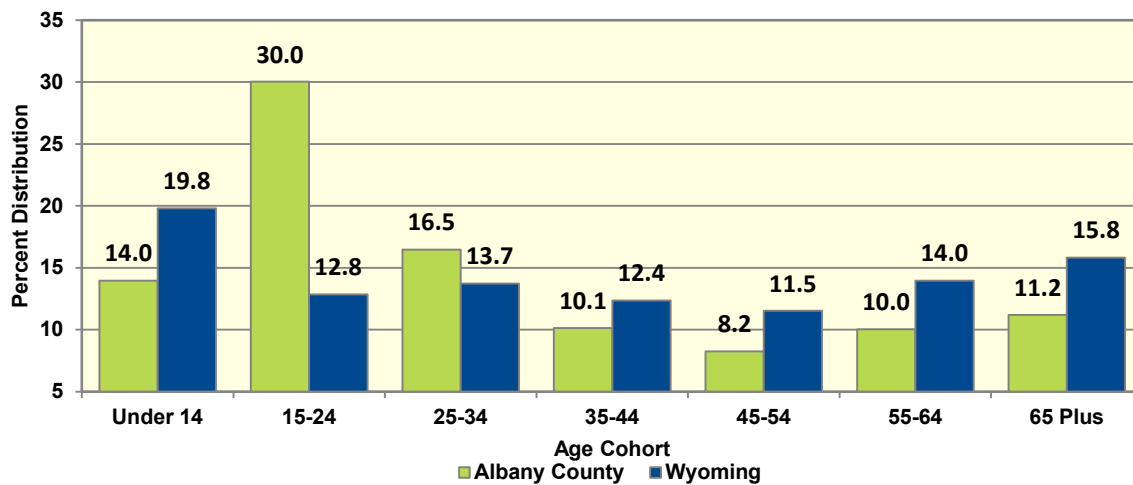
Table II.1.1						
Profile of Population Characteristics						
Albany County v Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Albany County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	36,299	38,332	5.6%	563,626	579,315	2.8%
Age						
Under 14 years	5,083	5,348	5.2%	113,371	114,663	1.1%
15 to 24 years	11,434	11,506	0.6%	78,460	74,359	-5.2%
25 to 34 years	5,971	6,312	5.7%	77,649	79,514	2.4%
35 to 44 years	3,329	3,884	16.7%	66,966	71,619	6.9%
45 to 54 years	3,718	3,155	-15.1%	83,577	66,699	-20.2%
55 to 64 years	3,598	3,841	6.8%	73,513	80,854	10.0%
65 and Over	3,166	4,286	35.4%	70,090	91,607	30.7%
Race						
White	33,708	34,851	3.4%	529,110	537,396	1.6%
Black	443	746	68.4%	5,135	7,445	45.0%
American Indian and Alaskan Native	296	441	49.0%	14,457	15,743	8.9%
Asian	1,045	1,306	25.0%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	30	41	36.7%	521	579	11.1%
Two or more races	777	947	21.9%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	3,202	3,675	14.8%	50,231	58,122	15.7%

Table II.1.2, presents the population of Albany County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 18,897 males, who accounted for 52.1 percent of the population, and the remaining 47.9 percent, or 17,402 persons, were female. In 2017, the number of males rose to 20,057 persons, and accounted for 52.3 percent of the population, with the remaining 47.7 percent, or 18,275 persons being female.

Table II.1.2 Population by Age and Gender Albany County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,656	2,427	5,083	2,790	2,558	5,348	5.2%
15 to 24 years	6,032	5,402	11,434	6,078	5,428	11,506	0.6%
25 to 34 years	3,334	2,637	5,971	3,539	2,773	6,312	5.7%
35 to 44 years	1,741	1,588	3,329	2,071	1,813	3,884	16.7%
45 to 54 years	1,843	1,875	3,718	1,606	1,549	3,155	-15.1%
55 to 64 years	1,807	1,791	3,598	1,922	1,919	3,841	6.8%
65 and Over	1,484	1,682	3,166	2,051	2,235	4,286	35.4%
Total	18,897	17,402	36,299	20,057	18,275	38,332	5.6%
% of Total	52.1%	47.9%	.	52.3%	47.7%	.	

Diagram II.1.1, displays the percentage of the population by age in Albany County compared to the State of Wyoming.

Diagram II.1.1
Age Cohort
Albany County vs. Wyoming
2010 Census and Current Census Estimates



At the time of the 2010 Census, there were 2,248 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 6.8 percent, as shown in Table II.1.3.

Table II.1.3			
Group Quarters Population			
Albany County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁶⁴	32	.	-100.0%
Juvenile Facilities	.	80	.
Nursing Homes	101	70	-30.7%
Other Institutions	.	.	.
Total	133	150	12.8%
Non-Institutionalized			
College Dormitories	2,157	1,986	-7.9%
Military Quarters	.	.	.
Other Non-Institutions	121	112	-7.4%
Total	2,278	2,098	-7.9%
Group Quarters Population	2,411	2,248	-6.8%

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

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.1.4, 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 7,460 family households, of which 6,054 housed married couple families and 1,406 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 650 families, or a female householder with no husband present, of which there were 756 families. There were also an estimated 8,105 "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 Albany County was 47.9 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Albany County, 81.2 percent were married households, which compared to 79.5 percent in the State of Wyoming.

⁶⁴ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.1.4 Household Type by Tenure Albany County 2011-2016 5-Year ACS Data				
Household Type	Albany County		State of Wyoming	
	Albany County	% of Total	State of Wyoming	% of Total
Family households	7,460	47.9%	147,961	65.2%
Married-couple family	6,054	81.2%	117,587	79.5%
Owner-occupied housing units	4,729	78.1%	97,431	82.9%
Renter-occupied housing units	1,325	21.9%	20,156	17.1%
Other family	1,406	18.8%	30,374	20.5%
Male householder, no wife present	650	46.2%	11,235	37.0%
Owner-occupied housing units	288	44.3%	6,473	57.6%
Renter-occupied housing units	362	55.7%	4,762	42.4%
Female householder, no husband present	756	53.8%	19,139	63.0%
Owner-occupied housing units	277	36.6%	9,691	50.6%
Renter-occupied housing units	479	63.4%	9,448	49.4%
Nonfamily households	8,105	52.1%	79,024	34.8%
Owner-occupied housing units	2,312	28.5%	42,146	53.3%
Renter-occupied housing units	5,793	71.5%	36,878	46.7%
Total	15,565	100.0%	226,985	100.0%

Table II.1.5, displays the 2016 5-year ACS data for household type by household size. In 2016, there were 3,381 two-person family households, 1,810 three-person family households and 1,550 four-person family households. One-person non-family households made up 62.3 percent of all non-family households or an estimated 5,049 households. Albany County’s two person households made up 35.3 percent of total housing units and four person households made up an additional 11.5 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.1.5 Household Type by Household Size Albany County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Albany County				
One Person	.	5,049	5,049	32.4%
Two Person	3,381	2,110	5,491	35.3%
Three Person	1,810	656	2,466	15.8%
Four Person	1,550	234	1,784	11.5%
Five Person	383	56	439	2.8%
Six Person	195	0	195	1.3%
Seven Person	141	0	141	.9%
Total	7,460	8,105	15,565	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 5,491 two-person households, 2,849 were owner-occupied and 2,642 were renter-occupied. Of the 1,784 four-person households, 1,141 were owner-occupied and 643 were renter-occupied. Further household size data by tenure are presented in Table II.1.6.

Table II.1.6 Tenure by Household Size				
Albany County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Albany County				
One Person	1,879	3,170	5,049	32.4%
Two Person	2,849	2,642	5,491	35.3%
Three Person	1,292	1,174	2,466	15.8%
Four Person	1,141	643	1,784	11.5%
Five Person	280	159	439	2.8%
Six Person	122	73	195	1.3%
Seven Person or more	43	98	141	.9%
Total	7,606	7,959	15,565	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.1.7, Albany County had a total of 18,695 housing units of which 15,565 or 83.3 percent were occupied. Of these occupied units, 48.9 percent, or 7,606 units were owner occupied, which compares to a statewide rate of 68.6. A total of 3,130 units or 16.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.1.7 Housing Units by Tenure				
Albany County 2011-2016 5-Year ACS Data				
Tenure	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,565	83.3%	226,985	84.7
Owner-Occupied	7,606	48.9%	155,741	68.6
Renter-Occupied	7,959	51.1%	71,244	31.4
Vacant Housing Units	3,130	16.7%	41,002	15.3
Total Housing Units	18,695	100.0%	267,987	100.0

Table II.1.8, shows that of the 3,130 vacant housing units in Albany County as reported in the 2016 ACS data, 813 or 26.0 percent were for rent and 149 or 4.8 percent were for sale. An estimated 1,330 units were for seasonal, recreational, or occasional use, and 583 or 18.6 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.1.8 Disposition of Vacant Housing Units Albany County 2011-2016 5-Year ACS Data				
Disposition	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	813	26.0%	6,818	16.6%
Rented, but not occupied	255	8.1%	1,397	3.4%
For sale only	149	4.8%	2,584	6.3%
Sold, but not occupied	0	.0%	945	2.3%
For seasonal, recreational, or occasional use	1,330	42.5%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	583	18.6%	11,512	28.1%
Total	3,130	100.0%	41,002	100.0%

Table II.1.9, at right, shows different income statistics for Albany County. According to the 2016 ACS data averages, median family income for Albany County was \$69,437 compared to the statewide average of \$73,654.

Table II.1.9 Median and Per Capita Income Albany County 2011-2016 5-Year ACS Data		
Income Type	Albany County	Wyoming
Median Family Income	69,437	73,654
Median Household Income	43,043	59,143

Table II.1.10, shows households by income for Albany County and the State of Wyoming. In Albany County, there were a total of 2,966 households or 19.1 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 1,932 households that had incomes between \$35,000 and \$49,999, which accounted for 12.4 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.4 percent of total households and numbered 2,547 in Albany County.

Table II.1.10 Households by Income Albany County 2011-2016 5-Year ACS Data				
Income	Albany County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,966	19.1%	21,545	9.5%
15,000 - 19,999	1,134	7.3%	10,637	4.7%
20,000 - 24,999	909	5.8%	11,410	5.0%
25,000 - 34,999	1,880	12.1%	22,140	9.8%
35,000 - 49,999	1,932	12.4%	30,946	13.6%
50,000 - 74,999	2,619	16.8%	42,533	18.7%
75,000 - 99,999	1,578	10.1%	32,162	14.2%
100,000 and above	2,547	16.4%	55,612	24.5%
Total	15,565	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.1.11. In total, the poverty rate in Albany County was 26 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Albany County had a poverty rate of 25 percent and the female population had a poverty rate of 26 percent. There were

200 males and 295 females in poverty under the age of 5. Overall, 5.5 percent of persons in poverty in Albany 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 282 individuals with incomes below the poverty level which represented 3.1 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.1.11 Poverty by Age Albany County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Albany County				
5 and Below	200	295	495	5.5%
6 to 17	368	223	591	6.5%
18 to 64	3,967	3,735	7,702	84.9%
65 and Older	99	183	282	3.1%
Total	4,634	4,436	9,070	100.0%
Poverty Rate	25%	26%	26%	.
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.1.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Albany County saw an average of 6,607 owner-occupied single-family units compared to 2,321 single-family rental units. In Albany County, single-family units comprised 57.4 percent of all households compared with 71.9 percent statewide. Albany County had a total of 3,233 apartment rental units and total apartment units accounted for 20.9 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 1,222 mobile homes in Albany County, which comprised 7.9 percent of all occupied housing units and compared to 12.9 statewide.

Table II.1.12 Households by Unit Type Albany County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Albany County				
Single-Family Unit	6,607	2,321	8,928	57.4%
Duplex	142	581	723	4.6%
Tri- or Four-Plex	6	1,383	1,389	8.9%
Apartments	19	3,233	3,252	20.9%
Mobile Homes	793	429	1,222	7.9%
Boat, RV, Van, Etc.	39	12	51	.3%
Total	7,606	7,959	15,565	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.1.13, shows the number of households by year of construction. As

shown, 15.1 percent, or 2,344 units, were built in 1939 or earlier in the county, and another 582 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 3,046, which accounted for 19.6 percent of all households, and an additional 620 households, or 4.0 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.1.13 Households by Year Built Albany County 2011-2016 5-Year ACS Data				
Year Built	Albany County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,344	15.1%	24,398	10.7%
1940 to 1949	582	3.7%	10,195	4.5%
1950 to 1959	1,512	9.7%	20,926	9.2%
1960 to 1969	1,502	9.6%	18,850	8.3%
1970 to 1979	2,552	16.4%	47,644	21.0%
1980 to 1989	1,466	9.4%	32,639	14.4%
1990 to 1999	1,941	12.5%	26,757	11.8%
2000 to 2009	3,046	19.6%	37,104	16.3%
Built 2010 or Later	620	4.0%	8,472	3.7%
Total	15,565	100.0%	226,985	100.0%

Table II.1.14, displays housing units for Albany County and the State of Wyoming. The number of rooms in Albany County varied between households. Households with one room accounted for only 4.3 percent of total housing units, while households with five and six rooms accounted for 19.9 and 11.1 percent, respectively. The median number of rooms in Albany County was 5 rooms, which compared to 6 statewide.

Table II.1.14 Housing Units by Number of Rooms Albany County 2011-2016 5-Year ACS Data				
Number of Rooms	Albany County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	809	4.3%	4,703	1.8%
Two	759	4.1%	6,989	2.6%
Three	2,445	13.1%	19,621	7.3%
Four	3,379	18.1%	42,956	16.0%
Five	3,729	19.9%	52,646	19.6%
Six	2,082	11.1%	43,710	16.3%
Seven	1,570	8.4%	31,960	11.9%
Eight	1,449	7.8%	25,568	9.5%
Nine or more	2,473	13.2%	39,834	14.9%
Total	18,695	100.0%	267,987	100.0%
Median Rooms	5	.	6	.

Table II.1.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 618 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26.6 percent of total households in Albany County, which compared to 23.9 percent statewide. In Albany County, the 4,826 households with three bedrooms accounted for 31.0 percent of all households, and there were only 1,048 five-bedroom or more households, which accounted for 6.7 percent of all households.

Table II.1.15				
Households by Number of Bedrooms				
Albany County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Albany County				
None	32	618	650	4.2%
One	317	1,589	1,906	12.2%
Two	1,332	2,804	4,136	26.6%
Three	3,051	1,775	4,826	31.0%
Four	2,013	986	2,999	19.3%
Five or more	861	187	1,048	6.7%
Total	7,606	7,959	15,565	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.1.16, structures built in 1939 or earlier had a median value of \$175,900, while structures built between 1950 and 1959 had a median value of \$216,200 and those built between 1990 to 1999 had a median value of \$250,000. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of \$368,300 and \$431,400, respectively. The total median value in Albany County was \$220,900, which compared to \$199,900 in the State of Wyoming.

Table II.1.16		
Median Value by Year Structure Built		
Albany County 2011-2016 5-Year ACS Data		
Year Built	Albany County	State of Wyoming
1939 or earlier	175,900	157,900
1940 to 1949	178,600	152,100
1950 to 1959	216,200	163,300
1960 to 1969	236,500	185,100
1970 to 1979	207,000	191,500
1980 to 1989	222,000	209,600
1990 to 1999	250,000	245,200
2000 to 2009	266,300	260,000
2010 to 2013	368,300	288,500
2014 to Later	431,400	289,400
Total	220,900	199,900

Household mortgage status is reported in Table II.1.17. In Albany County, households with a mortgage accounted for 59.1 percent of all households or 4,493 housing units, and the remaining 40.9 percent or 3,113 units had no mortgage. Of those units with a mortgage, 504 had either a second mortgage or home equity loan, 31 had both a second mortgage and home equity loan, and 3,958 or 88.1 percent had no second mortgage or no home equity loan.

Table II.1.17 Mortgage Status Albany County 2011-2016 5-Year ACS Data				
Mortgage Status	Albany County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,493	59.1%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	504	11.2%	9,772	10.8%
Second mortgage only	289	57.3%	3,961	40.5%
Home equity loan only	215	42.7%	5,811	59.5%
Both second mortgage and home equity loan	31	.7%	359	.4%
No second mortgage and no home equity loan	3,958	88.1%	79,941	88.8%
Housing units without a mortgage	3,113	40.9%	65,669	42.2%
Total	7,606	100.0%	155,741	100.00%

The median rent in Albany County was \$673 as compared to \$686 statewide, as seen in Table II.1.18.

Table II.1.18 Median Rent Albany County 2011-2016 5-Year ACS Data	
Place	Rent
Albany County	\$673
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 580 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Albany County are presented in Table II.1.19, and showed a net increase of 1,545 persons over the time period.

Table II.1.19 Driver’s Licenses Exchanged and Surrendered Albany County WYDOT Data, 2000 – First Half 2018			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,205	1,461	-256
2001	1,239	1,254	-15
2002	1,282	1,122	160
2003	1,111	896	215
2004	1,146	1,183	-37
2005	1,101	1,117	-16
2006	1,123	1,054	69
2007	1,092	1,031	61
2008	1,267	1,006	261
2009	1,278	852	426
2010	1,206	756	450
2011	1,132	989	143
2012	1,108	1,187	-79
2013	1,336	1,099	237
2014	1,336	1,185	151
2015	1,317	1,181	136
2016	1,295	1,273	22
2017	1,308	1,111	197
2018	564	1,144	-580
Total	22,446	20,901	1,545

Economics

The HUD estimated MFI for Albany County was \$68,300 in 2017. This compared to Wyoming’s MFI of \$74,700. Diagram II.1.2, illustrates the estimated MFI for 2000 through 2017.

Diagram II.1.2
Estimated Median Family Income
 Albany County vs. Wyoming
 HUD Data: 2000 - 2017

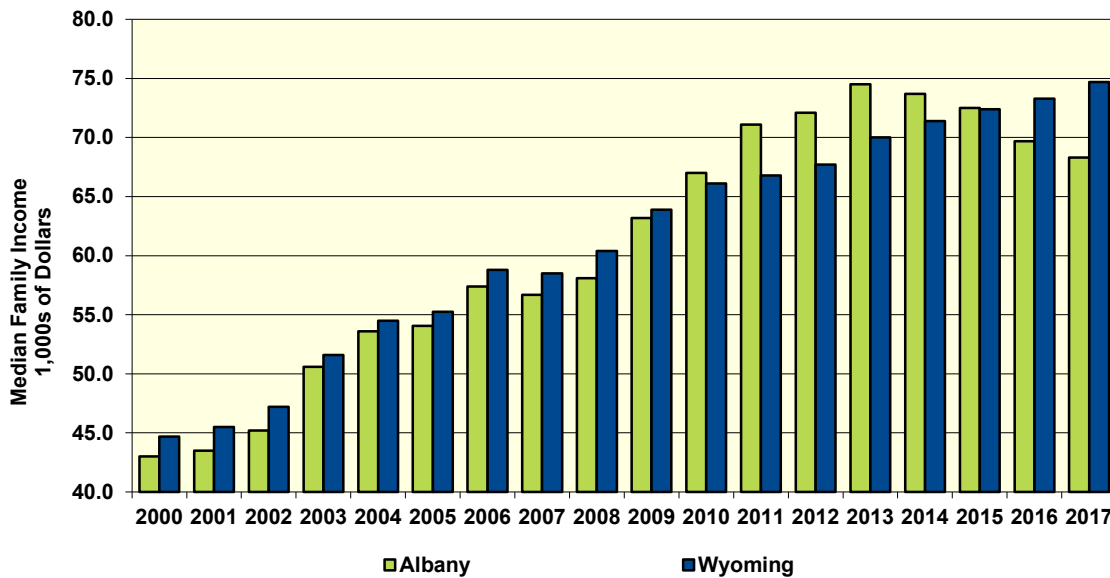


Table II.1.20, shows the labor force statistics for Albany County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 1.8 percent. The highest level of unemployment occurred during 1990 rising to a rate of 5.3. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Albany County decreased from 3.2 percent in 2016 to 2.8 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.1.20 Labor Force Statistics Albany County 1990 - 2017 BLS Data					
Year	Albany County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	888	15,821	16,709	5.3%	5.3%
1991	573	15,678	16,251	3.5%	5.2%
1992	459	15,517	15,976	2.9%	5.6%
1993	410	14,908	15,318	2.7%	5.3%
1994	411	15,850	16,261	2.5%	5.0%
1995	365	16,361	16,726	2.2%	4.8%
1996	315	16,657	16,972	1.9%	4.9%
1997	330	16,460	16,790	2.0%	4.8%
1998	359	17,138	17,497	2.1%	4.7%
1999	321	18,002	18,323	1.8%	4.6%
2000	625	17,666	18,291	3.4%	3.9%
2001	635	17,850	18,485	3.4%	3.8%
2002	604	17,754	18,358	3.3%	4.0%
2003	612	18,160	18,772	3.3%	4.3%
2004	581	19,248	19,829	2.9%	3.8%
2005	534	18,835	19,369	2.8%	3.6%
2006	487	18,125	18,612	2.6%	3.2%
2007	448	18,087	18,535	2.4%	2.8%
2008	478	18,435	18,913	2.5%	3.1%
2009	823	18,882	19,705	4.2%	6.3%
2010	956	20,425	21,381	4.5%	6.4%
2011	917	20,915	21,832	4.2%	5.8%
2012	891	19,845	20,736	4.3%	5.3%
2013	776	19,916	20,692	3.8%	4.7%
2014	706	19,781	20,487	3.4%	4.1%
2015	654	20,027	20,681	3.2%	4.3%
2016	666	20,341	21,007	3.2%	5.3%
2017	583	19,888	20,471	2.8%	4.2%

Diagram II.1.3, shows the employment and labor force for Albany County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 19,888 persons, with the labor force reaching 20,471, indicating there were a total of 583 unemployed persons.

Diagram II.1.3
Employment and Labor Force
 Albany County
 1990 – 2017 BLS Data

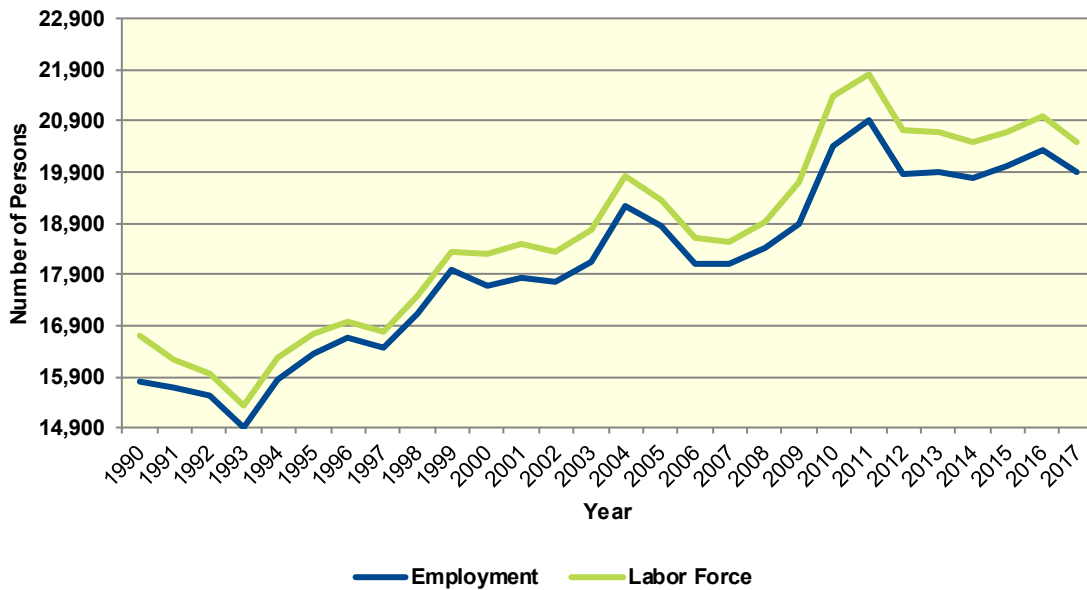
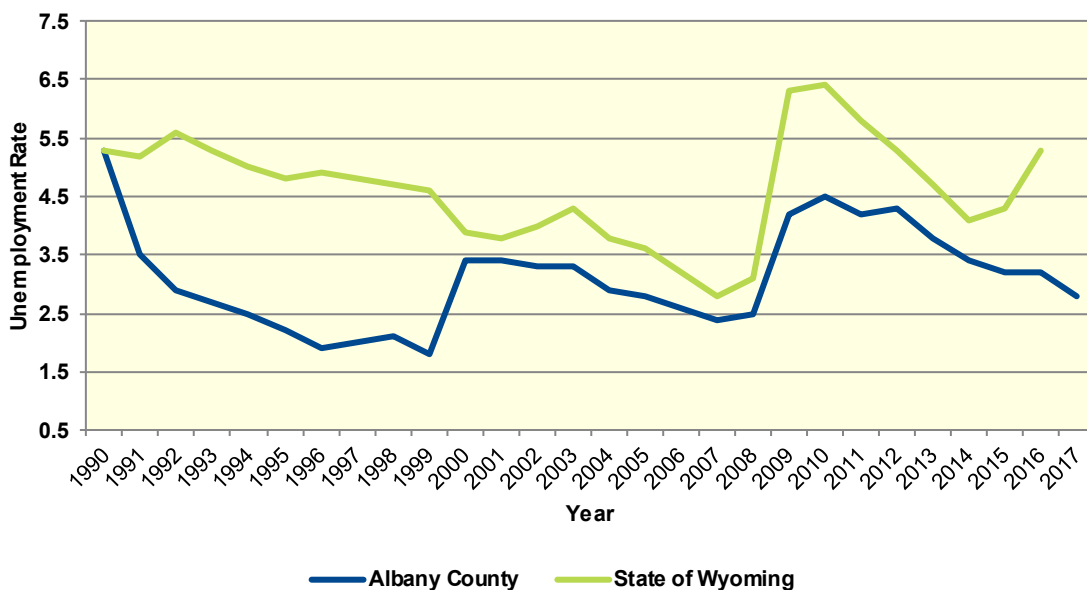


Diagram II.1.4, shows the unemployment rate for both the state and Albany County. During the 1990’s the average rate for Albany County was 2.7, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.1, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 3.7. Over the course of the entire period Albany County had an average unemployment rate lower than the state, 3.1 percent for Albany County, versus 4.6 statewide.

Diagram II.1.4
Annual Unemployment Rate
 Albany County
 1990 – 2017 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 December 2017 and are presented in Table II.1.21, with the 2017 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 15,739 persons in 2016 to 15,463 in 2017, a change of -1.8 percent.

Table II.1.21 Total Monthly Employment Albany County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	14,999	14,917	15,087	15,068	15,155	15,000	15,452	15,070
Feb	15,028	15,043	15,145	15,198	15,273	15,315	15,708	15,302
Mar	15,058	15,097	15,162	15,332	15,348	15,354	15,703	15,416
Apr	15,074	15,274	15,169	15,423	15,331	15,631	15,795	15,497
May	15,096	15,309	15,336	15,422	15,475	15,623	15,887	15,547
Jun	15,595	15,774	15,882	15,839	15,840	16,095	16,332	15,973
Jul	14,852	15,028	15,093	15,102	15,143	15,503	15,512	15,235
Aug	14,792	15,220	15,083	15,175	15,241	15,456	15,610	15,363
Sep	15,400	15,716	15,509	15,569	15,830	16,383	15,886	15,667
Oct	15,484	15,715	15,553	15,744	15,663	15,925	15,804	15,520
Nov	15,338	15,621	15,519	15,755	15,529	15,921	15,686	15,520
Dec	15,294	15,397	15,446	15,515	15,365	15,955	15,497	15,469
Annual	15,168	15,343	15,332	15,429	15,433	15,680	15,739	15,463
% Change	-3.3%	1.2%	-0.1%	0.6%	0.0%	1.6%	0.4%	-1.8%

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 752 dollars in 2016. In 2017, average weekly wages saw an increased of 3.1 percent over the prior year, rising to 775 dollars, or by 23 percent. These data are shown in Table II.1.22.

Table II.1.22 Average Weekly Wages Albany County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	475	484	489	474	
2002	485	491	537	521	508	7.2%
2003	494	524	526	545	522	2.8%
2004	480	518	519	500	504	-3.4%
2005	531	562	573	572	559	10.9%
2006	551	584	593	614	586	4.8%
2007	581	628	630	647	622	6.1%
2008	621	648	666	672	652	4.8%
2009	639	674	682	699	674	3.4%
2010	658	712	702	705	694	3.0%
2011	676	713	720	751	715	3.0%
2012	685	723	707	710	706	-1.3%
2013	691	719	710	723	711	0.7%
2014	706	739	726	733	726	2.1%
2015	724	740	745	764	744	2.5%
2016	727	753	775	753	752	1.1%
2017	741	784	782	795	775	3.1%

Total business establishments reported by the QCEW are displayed in Table II.1.23. Between 2016 and 2017, the total number of business establishments in Wyoming increased by 3.1 percent, from 1,281 to 1,285 establishments.

Table II.1.23						
Number of Business Establishments						
Albany County						
BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,054	1,083	1,086	1,085	1,077	
2002	1,089	1,094	1,115	1,117	1,104	2.5%
2003	1,116	1,133	1,137	1,132	1,130	2.4%
2004	1,121	1,138	1,144	1,151	1,139	0.8%
2005	1,151	1,181	1,188	1,178	1,175	3.2%
2006	1,173	1,194	1,196	1,183	1,187	1.0%
2007	1,177	1,189	1,189	1,193	1,187	0.0%
2008	1,204	1,213	1,231	1,232	1,220	2.8%
2009	1,237	1,222	1,240	1,231	1,233	1.1%
2010	1,230	1,228	1,226	1,213	1,224	-0.7%
2011	1,225	1,235	1,228	1,226	1,229	0.4%
2012	1,222	1,224	1,227	1,221	1,224	-0.4%
2013	1,221	1,226	1,235	1,234	1,229	0.4%
2014	1,238	1,246	1,251	1,247	1,246	1.4%
2015	1,252	1,269	1,268	1,262	1,263	1.4%
2016	1,271	1,285	1,288	1,279	1,281	1.4%
2017	1,280	1,285	1,292	1,291	1,285	0.3%

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, Albany County recorded 23,776 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$1,488,074,000, and real per capita income was \$38,898 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$43,374 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 Albany increased by 0.3 percent from fourth quarter 2016 to fourth quarter 2017 from \$655 to \$669. During that same period, detached single-family home rents decreased by 29.7 percent, rents for mobile homes on lots decreased by 1.8 percent, and rents for mobile home lots increased by 2.7 percent.

Albany rental prices experienced average annualized increases of 0.4 percent for apartments, 0 percent for houses, 1.4 percent for mobile homes plus a lot, and 1 percent for mobile home lots since second quarter 1987 through the fourth 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.1.24, at right, presents the Albany data for each rental type.

The Census Bureau reports building permit

Table II.1.24				
Semiannual Average Monthly Rental Prices				
Albany County				
EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.87	577	245	720	500
Q4.87	630	247	717	533
Q2.88	560	245	720	463
Q4.88	559	236	692	473
Q2.89	570	242	679	514
Q4.89	592	233	706	474
Q2.90	549	238	690	532
Q4.90	571	234	746	462
Q2.91	547	227	699	503
Q4.91	626	229	797	506
Q2.92	577	223	757	550
Q4.92	643	223	669	583
Q2.93	604	224	703	655
Q4.93	652	239	801	642
Q2.94	621	237	752	686
Q4.94	656	246	836	669
Q2.95	628	242	783	655
Q4.95	647	242	800	649
Q2.96	640	245	864	624
Q4.96	673	243	837	655
Q2.97	644	241	881	679
Q4.97	647	246	864	667
Q2.98	617	255	804	600
Q4.98	631	259	847	679
Q2.99	633	293	866	752
Q4.99	636	276	861	660
Q2.00	629	273	835	680
Q4.00	637	274	844	640
Q2.01	622	276	818	687
Q4.01	661	278	972	658
Q2.02	652	295	856	642
Q4.02	664	295	926	691
Q2.03	659	296	952	713
Q4.03	697	299	1,058	756
Q2.04	673	291	1,068	733
Q4.04	756	291	1,081	689
Q2.05	710	297	1,060	637
Q4.05	744	302	993	677
Q2.06	724	301	1,072	626
Q4.06	720	301	998	658
Q2.07	684	294	1,001	586
Q4.07	662	301	975	609
Q2.08	689	298	999	603
Q4.08	682	298	994	685
Q2.09	683	313	1,023	658
Q4.09	711	322	990	690
Q2.10	713	318	1,035	704
Q4.10	695	317	1,038	648
Q2.11	722	313	1,056	710
Q4.11	751	314	1,073	748
Q2.12	738	364	1,103	721
Q4.12	711	336	1,046	728
Q2.13	705	328	1,070	722
Q4.13	678	349	1,046	736
Q2.14	702	339	1,029	788
Q4.14	676	338	1,016	677
Q2.15	701	356	977	759
Q4.15	664	322	960	763
Q2.16	678	328	1,044	791
Q4.16	667	339	988	821
Q2.17	690	340	987	796
Q4.17	669	348	695	806

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 Albany County decreased from 123 authorizations in 2016 to 97 in 2017.

The real value of single-family building permits decreased from \$195,716 in 2016 to \$172,808 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.1.25.

Table II.1.25 Building Permits and Valuation Albany County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	128	4	4	6	142	84,586	51,112
1981	121	8	19	80	228	79,976	64,203
1982	93	8	28	134	263	70,435	21,501
1983	138	2	103	47	290	70,000	25,714
1984	55	0	47	78	180	81,731	22,255
1985	29	2	0	76	107	114,831	16,864
1986	13	0	0	0	13	79,120	0
1987	14	0	0	8	22	93,289	27,739
1988	11	2	0	0	13	184,469	0
1989	15	0	0	0	15	163,069	0
1990	12	0	4	8	24	147,415	36,012
1991	31	0	0	16	47	132,116	29,264
1992	56	0	16	0	72	150,976	0
1993	69	0	4	0	73	154,133	0
1994	106	0	39	69	214	157,109	38,767
1995	102	4	20	48	174	164,067	44,089
1996	109	2	12	12	135	154,051	65,139
1997	98	4	52	0	154	181,523	0
1998	97	4	4	34	139	141,290	48,313
1999	101	0	12	92	205	170,905	59,409
2000	105	2	0	0	107	160,214	0
2001	135	0	4	144	283	153,202	73,724
2002	153	2	8	0	163	165,096	0
2003	193	2	28	48	271	159,149	56,476
2004	210	2	16	182	410	176,822	52,363
2005	192	0	110	292	594	167,376	79,370
2006	156	6	92	75	329	176,840	75,815
2007	192	0	24	48	264	182,786	79,439
2008	142	0	18	12	172	197,870	67,619
2009	103	0	4	25	132	182,870	71,453
2010	140	0	0	32	172	181,318	65,617
2011	145	0	0	318	463	152,223	73,237
2012	103	0	0	87	190	163,538	57,390
2013	125	2	0	12	139	164,363	84,966
2014	99	0	0	0	99	186,092	0
2015	122	0	0	20	142	184,939	42,376
2016	123	4	0	24	151	195,716	31,266
2017	97	0	20	8	125	172,808	109,750

Diagram II.1.5
Single Family Permits

Albany County
Census Bureau Data, 1980–2017

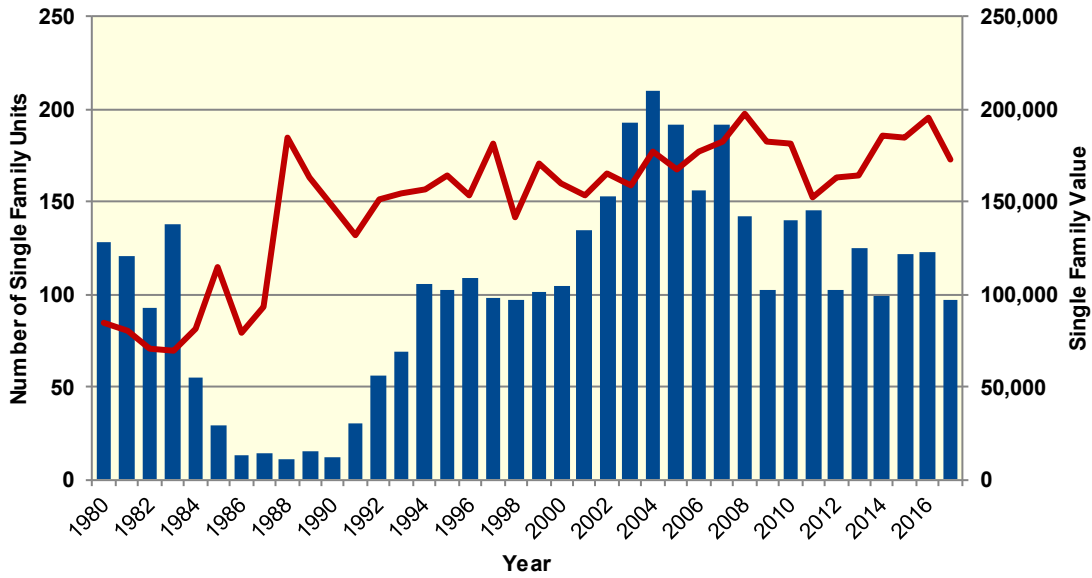
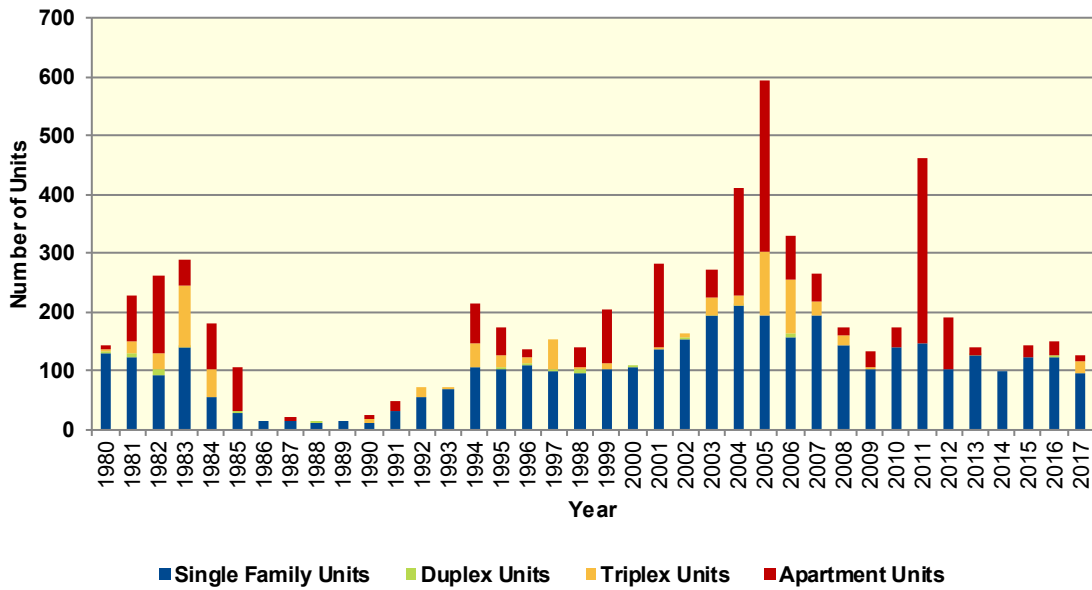


Diagram II.1.6
Total Permits by Unit Type

Albany County
Census Bureau Data, 1980–2017



The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Albany County was \$245,507. This represented a decrease of 0.5 percent from the previous year. Wyoming's average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.1.26.

Year	Albany County Average Price (\$)	Albany County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	118,196	.	131,207	.
2001	126,183	6.76	128,771	-1.86
2002	125,820	-0.29	138,295	7.40
2003	150,751	19.81	148,276	7.22
2004	175,320	16.30	159,558	7.61
2005	182,000	3.81	178,183	11.67
2006	184,159	1.19	219,438	23.15
2007	212,313	15.29	265,044	20.78
2008	222,151	4.6	256,045	-3.40
2009	215,069	-3.2	241,622	-5.63
2010	225,991	5.08	250,958	3.86
2011	213,452	-5.5	241,301	-3.85
2012	227,080	6.4	266,406	10.40
2013	222,725	-1.9	281,345	5.6
2014	235,562	5.8	263,432	-6.4
2015	238,721	1.3	275,611	4.6
2016	246,772	3.4	280,428	1.7
2017	245,507	-0.5	292,759	4.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2018.⁶⁵ During June 2018, a total of 171 surveys were completed by property managers in Albany County. Of the 3,400 rental units surveyed 189 were vacant, indicating a vacancy rate of 5.6 percent.

From June through July of 2018⁶⁶, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.1.27, presents some basic statistics about the completed surveys.

Diagram II.1.7, shows the historical vacancy rate from Albany County and Wyoming over the period of June 2001 to June 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2003b	23	1,243	30	2.4%
2004a	25	1,064	40	3.8%
2004b	26	1,326	24	1.8%
2005a	39	1,374	39	2.8%
2005b	37	2,095	131	6.3%
2006a	43	2,076	142	6.8%
2006b	43	2,056	98	4.8%
2007a	50	2,003	52	2.6%
2007b	61	2,442	75	3.1%
2008a	78	2,958	126	4.3%
2008b	101	2,376	103	4.3%
2009a	100	3,006	314	10.5%
2009b	105	2,408	63	2.6%
2010a	119	2,049	106	5.2%
2010b	114	2,160	59	2.7%
2011a	107	1,917	94	4.9%
2011b	110	2,228	48	2.2%
2012a	147	2,274	87	3.8%
2012b	157	2,759	115	4.2%
2013a	156	3,072	171	5.6%
2013b	162	4,173	270	6.5%
2014a	158	3,072	202	6.6%
2014b	162	3,034	226	7.4%
2015a	189	3,030	248	8.2%
2015b	158	3,194	212	6.6%
2016a	168	4,013	259	6.5%
2016b	162	3,171	238	7.5%
2017a	145	3,205	349	10.9%
2017b	133	2,503	180	7.2%
2018a	171	3,400	189	5.6%

⁶⁵ Those signified as *a* in the “year” column of Table II.1.27 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.

⁶⁶ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.1.7
Vacancy Rates by Year
 Albany County vs. Wyoming
 RVS Data, June 2001 – June 2018

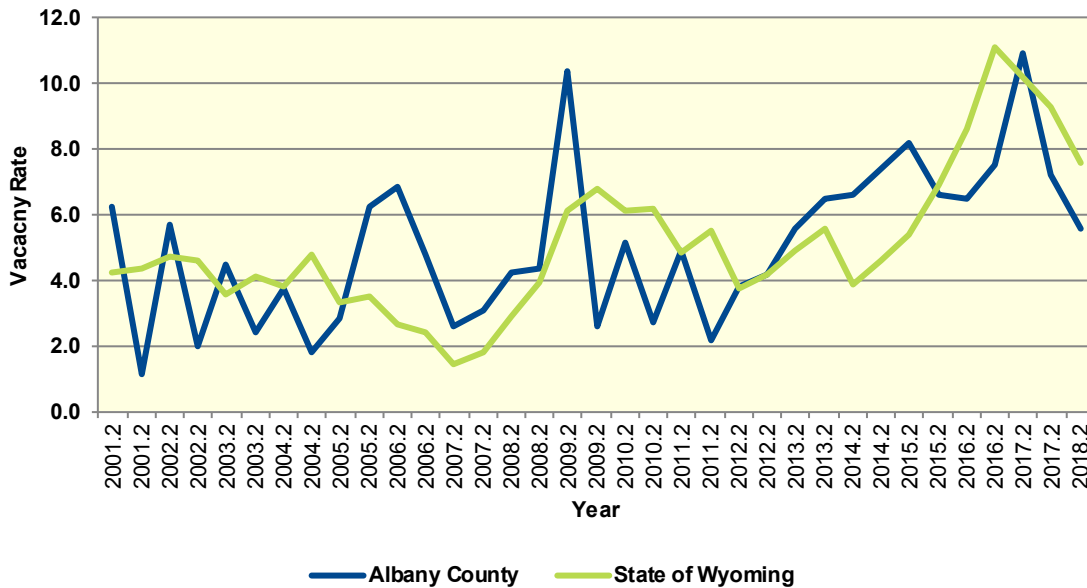


Diagram II.1.8, shows the average rent of single-family and apartment units in Albany County. In 2018, rents for single-family units were to \$1089.60 and average rent for apartments were \$769.

Diagram II.1.8
Average Rent of Single Family and Apartment Units
 Albany County
 RVS Data, June 2006 – June 2018

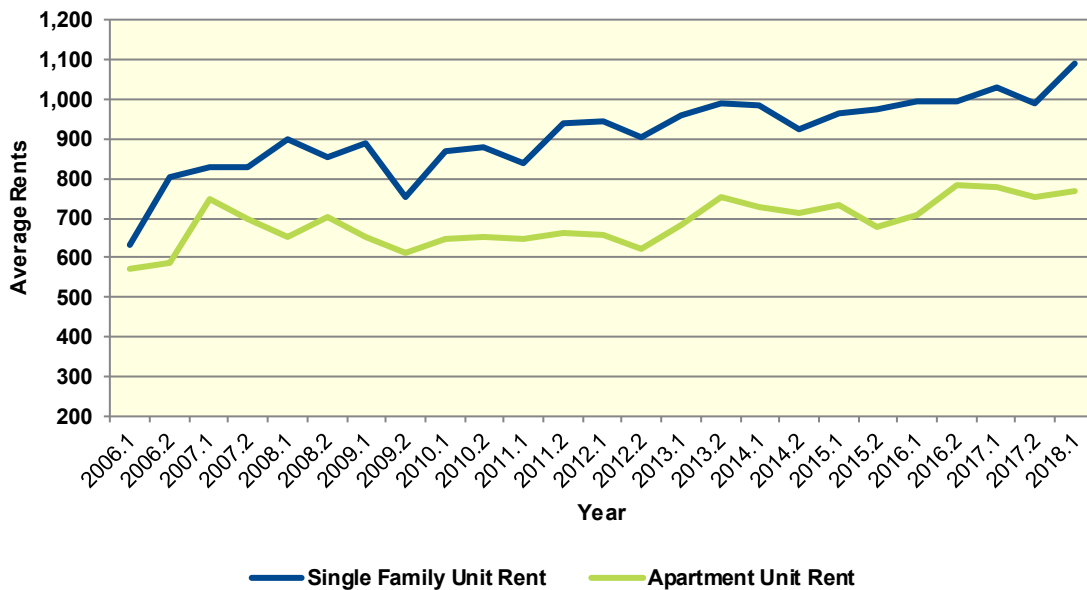


Table II.1.28, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 438 single family units in Albany County, with 12 of them available. This translates into a vacancy rate of 2.7 percent in Albany County, which

compares to a single family vacancy rate of 4.4 percent for the State of Wyoming. There were 2,320 apartment units reported in the survey, with 159 of them available, which resulted in a vacancy rate of 6.9 percent. This compares to a statewide vacancy rate of 4.4 percent for apartment units across the state.

Table II.1.28			
Rental Vacancy Survey by Type			
Albany County			
2018a Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	438	12	2.7%
Apartments	2,320	159	6.9%
Mobile Homes	74	0	0%
“Other” Units	46	1	2.2%
Don't Know	331	11	3.3%
Total	3,400	189	5.6%

Table II.1.29, reports units by bedroom size. As can be seen there were 669 two-bedroom apartment units and 305 three bedroom units. Overall, the 785 two-bedroom units accounted for 23.1 percent of all units, and the 463 three bedroom units accounted for 13.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,512 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.1.29							
Rental Units by Number of Bedrooms							
Albany County							
2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	2	0	155	0	0	.	157
One	7	35	323	0	0	.	365
Two	34	65	669	7	10	.	785
Three	108	18	305	11	21	.	463
Four	14	1	93	0	1	.	109
Five	11	0	0	0	0	.	11
Don't Know	262	72	775	56	14	331	1,512
Total	438	191	2,320	74	46	331	3,400

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.1.30, Studio apartments were the most available apartment units, with Three units being the most available single family units.

Table II.1.30 Available Rental Units by Number of Bedrooms Albany County 2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	1	0	25	0	0		26
One	2	1	6	0	0		9
Two	2	4	24	0	0		30
Three	4	0	12	0	0		16
Four	1	1	22	0	1		25
Five	0	0	0	0	0		0
Don’t Know	2	0	70	0	0	11	83
Total	12	6	159	0	1	11	189

Table II.1.31, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 3.8 percent and three bedroom units had a vacancy rate of 3.8 percent.

Table II.1.31 Vacancy Rates by Number of Bedrooms Albany County 2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	50%	%	16.1%	%	%		16.6
One	28.6%	2.9%	1.9%	%	%		2.5
Two	5.9%	6.2%	3.6%	0%	0%		3.8
Three	3.7%	0%	3.9%	0%	0%		3.5
Four	7.1%	100%	23.7%	%	100%		22.9
Five	0%	%	%	%	%		0
Don’t Know	0.8%	0%	9%	0%	0%	3.3%	5.5
Total	2.7%	3.1%	6.9%	0%	2.2%	3.3%	189

Table II.1.32, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 3.7 percent.

Table II.1.32 Single Family Units by Bedroom Size Albany County 2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	2	1	50%
One	7	2	28.6%
Two	34	2	5.9%
Three	108	4	3.7%
Four	14	1	7.1%
Don’t know	262	2	0.8%
Total	438	12	2.7%

Table II.1.33 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 3.6 percent.

Table II.1.33 Apartment Units by Bedroom Size Albany County 2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	155	25	16.1%
One	323	6	1.9%
Two	669	24	3.6%
Three	305	12	3.9%
Four	93	22	23.7%
Don't know	775	70	9%
Total	2,320	159	6.9%

Average market-rate rents by unit type are shown in Table II.1.34. 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.

Table II.1.34 Average Market Rate Rents by Bedroom Size Albany County 2018a Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$450	\$.	\$470	\$.	\$.	\$467
One	\$680	\$540	\$583	\$.	\$.	\$578
Two	\$844	\$766	\$730	\$667	\$840	\$763
Three	\$1,034	\$1,077	\$955	\$825	\$1,100	\$1,007
Four	\$1,396	\$1,200	\$1,147	\$.	\$1,380	\$1,289
Five	\$1,745	\$.	\$.	\$.	\$.	\$1745
Total	\$1089.6	\$828.3	\$769	\$759.4	\$1027.8	\$899.8

Table II.1.35, shows vacancy rates for single family units by average rental rates for Albany County. The most common rent for single family units was between 1,000 amd 1,250 dollars and the units in this price range had a vacancy rate of 0.6 percent.

Table II.1.35 Single Family Market Rate Rents by Vacancy Status Albany County 2018a Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	10	5	50%
\$500 to \$750	12	0	0%
\$750 to \$1,000	87	5	5.7%
\$1,000 to \$1,250	178	1	0.6%
\$1,250 to \$1,500	54	0	0%
Above \$1,500	14	0	0%
Missing	83	1	1.2%
Total	438	12	2.7%

The average rent and availability of apartment units is displayed in Table II.1.36. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 8.4 percent.

Table II.1.36 Apartment Market Rate Rents by Vacancy Status Albany County 2018a Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	15	0	0%
\$500 to \$750	1,013	85	8.4%
\$750 to \$1,000	763	10	1.3%
\$1,000 to \$1,250	124	3	2.4%
\$1,250 to \$1,500	210	56	26.7%
Above \$1,500	0	0	%
Missing	195	5	2.6%
Total	2,320	159	6.9%

Table II.1.37, displays units designed to serve elderly occupants. In the most recent survey there were 122 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0.

Table II.1.37 Units Designed for Elderly Occupants Albany County 2018a Survey of Rental Properties	
Elderly	Units
Elderly Units	122
Available Elderly Units	0
Elderly Vacancy Rate	0%

Table II.1.38, shows the number of estimated days an available unit is expected to be on the market. As can be seen 10 units, or 5.3 percent of available units are expected to be on the market for less than seven days. An additional 79 units, or 41.8 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 9 units, or 4.8 percent are expected to be on the market for 90 days.

Table II.1.38 Number of Estimated Days to Fill a Vacant unit Albany County 2018a Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	10	5.3%
7 to 30 days	79	41.8%
31 to 60 days	10	5.3%
61 to 90 days	71	37.6%
More than 90 days	9	4.8%
Unknown	10	5.3%
Total	189	100.0%

Respondents were asked if utilities are included in the rent and is shown in Table II.1.39,

99 respondents, or 67.3 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.1.40. There were 978 respondents who included electricity, 660 respondents who included natural gas, 2,641 respondents who included water and sewer and 2,604 respondents included trash collection in the rent.

Table II.1.40 Which utilities are included with the rent? Albany County 2018a Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	978
Natural Gas	660
Propane	0
Water/Sewer	2,641
Trash Collection	2,604
Cable Television	458
Other	647

Table II.1.39 Are there any utilities included with the rent? Albany County 2018a Survey of Rental Properties	
Period	Respondent
Yes	99
No	48
% Offering Utilities	67.3%

Table II.1.41, shows the number of survey respondents who keep a waiting list. As can be seen 26 respondents said they keep a waitlist, with an estimated 153 number of persons on the wait list.

Table II.1.41 Do you keep a waiting list? Albany County 2018a Survey of Rental Properties	
Period	Respondent
Yes	26
No	120
Waitlist Size	153

Table II.1.42, shows the condition of rental units by unit type for Albany 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 1,639 units were in good condition, or 48.2 percent and 292 units, or 8.6 percent, being in average condition. Details by unit type and condition are displayed.

Table II.1.42 Condition by Unit Type Albany County 2018a Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	8	0.2%
Average	292	8.6%
Good	1,639	48.2%
Excellent	1,262	37.1%
Don't Know	0	0%
Total	3,400	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.1.43, 5 respondents said they would prefer more single family units, 11 respondents wanted more apartment units, and 14 respondents indicated they would prefer more units of any type.

Table II.1.43 If you had the opportunity to own/manage more units, how many would you prefer Albany County 2018a Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	5
Duplex Units	2
Apartments	11
Mobile homes	0
Other	1
All types	14
Total	33

Table, II.1.44, shows the most common answers from the 2018 fiscal 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. Albany County had a total of 38 respondents, with an average persons per household of 2.4 people. Of new residents to Albany County, 58.3 percent were not married and the most common age group arriving in the state was 18 to 24 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 63.2 percent of respondents renting their residence. The average mortgage payment in Albany County was \$1,188 and the average rent was \$635. When asked if they were satisfied with their current housing, 89.5 percent said they were satisfied with their current housing.

Table II.1.44 Most Replied Response Albany County HNA Survey: Fiscal Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	38
Number of persons in household (Average)	2.4
Current age	18 to 24 years old (27.8%)
Marital status	Not Married (58.3%)
Primary reason for moving to Wyoming	New job (21.1%)
In which industry are you primarily employed	Retired (15.8%)
Highest education level completed	Some College (31.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (23.8%)
Current Housing Characteristics	
Current Residence	Single family home (63.2%)
Do you own or rent	Rent (63.2%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	
Average mortgage payment	\$1,188
Average rental payment	\$635
Are you satisfied with your current housing	Satisfied with current housing (89.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Need more bedrooms (33.3%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (66.7%)
Type of tenure seeking	Seeking to buy (66.7%)
If own, do you plan on building or buying	Build a new unit (50.0%)
Expected buying price	\$350,000 dollars or more (100.0%)

For residents who are unsatisfied with their current housing, 33.3 percent were unsatisfied because they need more bedrooms.. When asked what type of unit they were seeking, the most common response, 66.7 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 66.7 percent wanted to buy and 33.3 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$350,000 dollars or more if they were buying an existing unit. 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, 129 or .8 percent of households in Albany County were overcrowded and another 233 or 1.5 percent of units were severely overcrowded, as shown in Table II.1.45. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.1.45				
Overcrowding and Severe Overcrowding				
Albany County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Albany County				
Owner				
Households	7,527	79	0	7,606
Percentage	99.0%	1.0%	.0%	100.0%
Renter				
Households	7,676	50	233	7,959
Percentage	96.4%	.6%	2.9%	100.0%
Total				
Households	15,203	129	233	15,565
Percentage	97.7%	.8%	1.5%	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 363 units or 1.9 percent of all housing units in Albany 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.1.46, at right.

Table II.1.46 Housing Units with Incomplete Kitchen Facilities Albany County 2011-2016 5-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Kitchen Facilities	18,332	260,769
Lacking Complete Kitchen Facilities	363	7,218
Total Housing Units	18,695	267,987
Percent Lacking	1.9%	2.7%

At the time of the 2016 ACS, a total of 397 units or 2.1 percent of all housing units in Albany 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.1.47.

Table II.1.47 Housing Units with Incomplete Plumbing Facilities Albany County 2011-2016 5-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Plumbing Facilities	18,298	261,033
Lacking Complete Plumbing Facilities	397	6,954
Total Households	18,695	267,987
Percent Lacking	2.1%	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 Albany County, 17.4 percent of households had a cost burden and 20.4 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 15.6 percent of homeowners with a mortgage in Albany County experienced a cost burden and 10.2 percent experienced a severe cost burden, while 22.4 percent of renters had a cost burden and 32.8 percent had a severe cost burden, as seen in Table II.1.48.

Table II.1.48 Cost Burden and Severe Cost Burden by Tenure Albany County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Albany County					
Owner With a Mortgage					
Households	3,323	702	459	9	4,493
Percent	74.0%	15.6%	10.2%	.2%	100.0%
Owner Without a Mortgage					
Households	2,780	229	104	0	3,113
Percent	89.3%	7.4%	3.3%	.0%	100.0%
Renter					
Households	2,932	1,780	2,607	640	7,959
Percent	36.8%	22.4%	32.8%	8.0%	100.0%
Total					
Households	9,035	2,711	3,170	649	15,565
Percent	58.0%	17.4%	20.4%	4.2%	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 2016 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.1.49, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 1,560 owner occupied and 4,400 renter occupied households experiencing a housing problem.

Table II.1.49			
Households with Housing Problems by Income			
Albany County			
2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	490	2,940	3,430
30.1-50% HAMFI	355	885	1,240
50.1-80% HAMFI	385	500	885
80.1-95% HAMFI	190	60	250
95 – 115% HAMFI	50	0	50
115.1% HAMFI or more	90	15	105
Total	1,560	4,400	5,960
Without Housing Problems			
30% HAMFI or less	75	230	305
30.1-50% HAMFI	365	300	665
50.1-80% HAMFI	775	975	1,750
80.1-95% HAMFI	510	420	930
95 – 115% HAMFI	760	410	1,170
115.1% HAMFI or more	3,665	785	4,450
Total	6,150	3,120	9,270
Not Computed			
30% HAMFI or less	10	195	205
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	10	195	205
Total			
30% HAMFI or less	575	3,365	3,940
30.1-50% HAMFI	720	1,185	1,905
50.1-80% HAMFI	1,160	1,475	2,635
80.1-95% HAMFI	700	480	1,180
95 – 115% HAMFI	810	410	1,220
115.1% HAMFI or more	3,755	800	4,555
Total	7,720	7,715	15,435

Table II.1.50, shows the total estimated housing by tenure for Albany County. As can be seen, in 2030 there are estimated to be a total of 8,202 owner and 8,579 renter occupied households or a total of 16,781 households. By 2050 there are estimated to be 8,722 owner, 8,994 renter for a total of 17,716 households in Albany County.

Year	Owner	Renter	Total
2016	7,606	7,959	15,565
2020	7,746	8,179	15,925
2025	7,985	8,389	16,374
2030	8,202	8,579	16,781
2035	8,382	8,734	17,116
2040	8,524	8,852	17,376
2045	8,634	8,936	17,570
2050	8,722	8,994	17,716

Table II.1.51, shows the incremental housing demand for Albany 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 596 owner-occupied and 620 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 Albany County will see an additional 2,151 households, of which 535 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 366 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	10	28	44	58	68	77	83
30.1-50%	0	13	35	56	72	86	96	104
50.1-80%	0	21	57	90	117	138	154	168
80.1-95%	0	13	34	54	70	83	93	101
95.1-115%	0	15	40	63	81	96	108	117
115+%	0	68	184	290	377	447	500	543
Total	0	140	379	596	776	918	1,028	1,116
Renter								
0-30%	0	96	188	270	338	389	426	451
30.1-50%	0	34	66	95	119	137	150	159
50.1-80%	0	42	82	119	148	171	187	198
80.1-95%	0	14	27	39	48	56	61	64
95.1-115%	0	12	23	33	41	47	52	55
115+%	0	23	45	64	80	93	101	107
Total	0	220	430	620	775	893	977	1,035
Total								
0-30%	0	106	216	315	396	458	503	535
30.1-50%	0	47	101	151	191	223	246	263
50.1-80%	0	63	139	208	265	309	341	366
80.1-95%	0	26	61	93	119	139	154	166
95.1-115%	0	26	63	95	123	144	160	172
115+%	0	91	229	354	458	539	601	650
Total	0	360	809	1,216	1,551	1,811	2,005	2,151

Table II.1.52 shows the Incremental Total Housing Need Forecast for Albany 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 6,076 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 2,653 owner and 5,574 renter occupied households for a total of 8,227 quality households.

Table II.1.52								
Incremental Total Housing Need Forecast								
Albany County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	483	493	511	527	541	551	559	566
30.1-50%	350	363	385	405	422	435	446	454
50.1-80%	379	400	436	469	496	517	534	547
80.1-95%	187	200	222	241	258	270	280	288
95.1-115%	49	64	89	112	131	146	157	166
115+%	89	157	273	379	466	535	589	631
Total	1,537	1,677	1,916	2,133	2,313	2,455	2,565	2,653
Renter								
0-30%	3,033	3,129	3,221	3,303	3,371	3,422	3,459	3,484
30.1-50%	913	947	979	1,008	1,032	1,050	1,063	1,072
50.1-80%	516	558	598	634	664	687	703	714
80.1-95%	62	76	89	100	110	117	123	126
95.1-115%	0	12	23	33	41	47	52	55
115+%	15	38	60	80	96	108	117	123
Total	4,539	4,759	4,969	5,159	5,314	5,432	5,516	5,574
Total								
0-30%	3,516	3,622	3,732	3,831	3,912	3,974	4,018	4,050
30.1-50%	1,263	1,310	1,364	1,414	1,454	1,486	1,509	1,526
50.1-80%	895	958	1,034	1,103	1,160	1,204	1,236	1,261
80.1-95%	249	275	310	342	368	388	403	415
95.1-115%	49	76	112	145	172	193	209	221
115+%	104	195	333	458	562	643	705	754
Total	6,076	6,436	6,885	7,292	7,627	7,887	8,081	8,227

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,617 loans purchased in Albany County between 1979 and 2018, with 100 occurring in fiscal 2017. The average home size over the period was 1,142 square feet and 1,340 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1970. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$57,552. The average purchase price in fiscal 2018 was \$193,450. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 37.0 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**