

BIG HORN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Big Horn County's population increased from 11,668 in 2010 to 11,906 in 2017, or by 2.0 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 7.3 percent, and the number of people from 55 to 64 years of age decreased by 0.4 percent. The white population increased by 0.9 percent, while the black population increased by 100.0 percent. The Hispanic population increased from 984 to 1,054 people between 2010 and 2017 or by 7.1 percent. These data are presented in Table II.2.1.

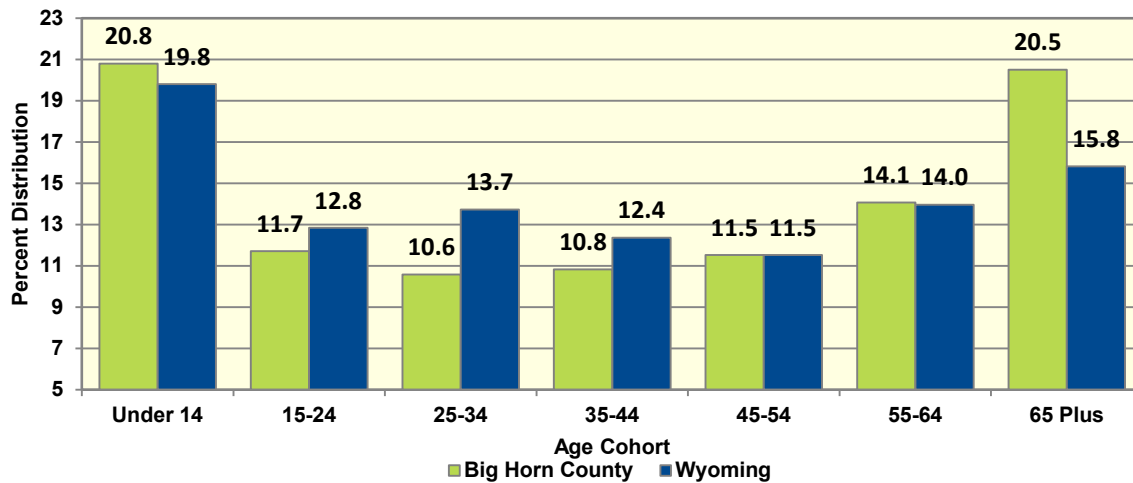
Table II.1						
Profile of Population Characteristics						
Big Horn County v Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Big Horn County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	11,668	11,906	2.0%	563,626	579,315	2.8%
Age						
Under 14 years	2,462	2,476	0.6%	113,371	114,663	1.1%
15 to 24 years	1,368	1,394	1.9%	78,460	74,359	-5.2%
25 to 34 years	1,173	1,259	7.3%	77,649	79,514	2.4%
35 to 44 years	1,245	1,289	3.5%	66,966	71,619	6.9%
45 to 54 years	1,630	1,372	-15.8%	83,577	66,699	-20.2%
55 to 64 years	1,682	1,675	-0.4%	73,513	80,854	10.0%
65 and Over	2,108	2,441	15.8%	70,090	91,607	30.7%
Race						
White	11,330	11,433	0.9%	529,110	537,396	1.6%
Black	39	78	100.0%	5,135	7,445	45.0%
American Indian and Alaskan Native	135	171	26.7%	14,457	15,743	8.9%
Asian	39	53	35.9%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	2	2	0.0%	521	579	11.1%
Two or more races	123	169	37.4%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	984	1,054	7.1%	50,231	58,122	15.7%

Table II.2.2, presents the population of Big Horn County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 5,882 males, who accounted for 50.4 percent of the population, and the remaining 49.6 percent, or 5,786 persons, were female. In 2017, the number of males rose to 5,963 persons, and accounted for 50.1 percent of the population, with the remaining 49.9 percent, or 5,943 persons being female.

Table II.2 Population by Age and Gender Big Horn 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	1,220	1,242	2,462	1,215	1,261	2,476	0.6%
15 to 24 years	747	621	1,368	715	679	1,394	1.9%
25 to 34 years	585	588	1,173	658	601	1,259	7.3%
35 to 44 years	617	628	1,245	668	621	1,289	3.5%
45 to 54 years	847	783	1,630	684	688	1,372	-15.8%
55 to 64 years	837	845	1,682	853	822	1,675	-0.4%
65 and Over	1,029	1,079	2,108	1,170	1,271	2,441	15.8%
Total	5,882	5,786	11,668	5,963	5,943	11,906	2.0%
% of Total	50.4%	49.6%	.	50.1%	49.9%	.	

Diagram II.2.1, displays the percentage of the population by age in Big Horn County compared to the State of Wyoming.

Diagram II.2.1
Age Cohort
Big Horn County vs. Wyoming
2010 Census and Current Census Estimates



At the time of the 2010 Census, there were 183 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 25.9 percent, as shown in Table II.2.3.

Table II.2.3			
Group Quarters Population			
Big Horn County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁶⁷	.	45	.
Juvenile Facilities	.	7	.
Nursing Homes	218	129	-40.8%
Other Institutions	.	.	.
Total	218	181	-17.0%
Non-Institutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Non-Institutions	29	2	-93.1%
Total	29	2	-93.1%
Group Quarters Population	247	183	-25.9%

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.2.4, 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 2,909 family households, of which 2,440 housed married couple families and 469 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 186 families, or a female householder with no husband present, of which there were 283 families. There were also an estimated 1,550 “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 Big Horn County was 65.2 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Big Horn County, 83.9 percent were married households, which compared to 79.5 percent in the State of Wyoming.

⁶⁷ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

Table II.2.4 Household Type by Tenure Big Horn County 2011-2016 5-Year ACS Data				
Household Type	Big Horn County		State of Wyoming	
	Big Horn County	% of Total	State of Wyoming	% of Total
Family households	2,909	65.2%	147,961	65.2%
Married-couple family	2,440	83.9%	117,587	79.5%
Owner-occupied housing units	2,077	85.1%	97,431	82.9%
Renter-occupied housing units	363	14.9%	20,156	17.1%
Other family	469	16.1%	30,374	20.5%
Male householder, no wife present	186	39.7%	11,235	37.0%
Owner-occupied housing units	127	68.3%	6,473	57.6%
Renter-occupied housing units	59	31.7%	4,762	42.4%
Female householder, no husband present	283	60.3%	19,139	63.0%
Owner-occupied housing units	143	50.5%	9,691	50.6%
Renter-occupied housing units	140	49.5%	9,448	49.4%
Nonfamily households	1,550	34.8%	79,024	34.8%
Owner-occupied housing units	932	60.1%	42,146	53.3%
Renter-occupied housing units	618	39.9%	36,878	46.7%
Total	4,459	100.0%	226,985	100.0%

Table II.2.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 1,576 two-person family households, 433 three-person family households and 422 four-person family households. One-person non-family households made up 89.9 percent of all non-family households or an estimated 1,393 households. Big Horn County's two person households made up 38.6 percent of total housing units and four person households made up an additional 9.6 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.2.5 Household Type by Household Size Big Horn County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Big Horn County				
One Person	.	1,393	1,393	31.2%
Two Person	1,576	144	1,720	38.6%
Three Person	433	2	435	9.8%
Four Person	422	8	430	9.6%
Five Person	273	0	273	6.1%
Six Person	107	3	110	2.5%
Seven Person	98	0	98	2.2%
Total	2,909	1,550	4,459	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 1,720 two-person households, 1,439 were owner-occupied and 281 were renter-occupied. Of the 430 four-person households, 327 were owner-occupied and 103 were renter-occupied. Further household size data by tenure are presented in Table II.2.6.

Table II.2.6 Tenure by Household Size				
Big Horn County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Big Horn County				
One Person	822	571	1,393	31.2%
Two Person	1,439	281	1,720	38.6%
Three Person	334	101	435	9.8%
Four Person	327	103	430	9.6%
Five Person	177	96	273	6.1%
Six Person	93	17	110	2.5%
Seven Person or more	87	11	98	2.2%
Total	3,279	1,180	4,459	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.2.7, Big Horn County had a total of 5,376 housing units of which 4,459 or 82.9 percent were occupied. Of these occupied units, 73.5 percent, or 3,279 units were owner occupied, which compares to a statewide rate of 68.6. A total of 917 units or 17.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.2.7 Housing Units by Tenure				
Big Horn County 2011-2016 5-Year ACS Data				
Tenure	Big Horn County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,459	82.9%	226,985	84.7
Owner-Occupied	3,279	73.5%	155,741	68.6
Renter-Occupied	1,180	26.5%	71,244	31.4
Vacant Housing Units	917	17.1%	41,002	15.3
Total Housing Units	5,376	100.0%	267,987	100.0

Table II.2.8, shows that of the 917 vacant housing units in Big Horn County as reported in the 2016 ACS data, 89 or 9.7 percent were for rent and 55 or 6.0 percent were for sale. An estimated 267 units were for seasonal, recreational, or occasional use, and 467 or 50.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.2.8 Disposition of Vacant Housing Units Big Horn County 2011-2016 5-Year ACS Data				
Disposition	Big Horn County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	89	9.7%	6,818	16.6%
Rented, but not occupied	8	.9%	1,397	3.4%
For sale only	55	6.0%	2,584	6.3%
Sold, but not occupied	31	3.4%	945	2.3%
For seasonal, recreational, or occasional use	267	29.1%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	467	50.9%	11,512	28.1%
Total	917	100.0%	41,002	100.0%

Table II.2.9, presents different income statistics for Big Horn County. According to the 2016 ACS data averages, median family income for Big Horn County was \$59,511 compared to the statewide average of \$73,654.

Table II.2.9 Median and Per Capita Income Big Horn County 2011-2016 5-Year ACS Data		
Income Type	Big Horn County	Wyoming
Median Family Income	59,511	73,654
Median Household Income	50,820	59,143

Table II.2.10, shows households by income for Big Horn County and the State of Wyoming. In Big Horn County, there were a total of 581 households or 13.0 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 524 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 15.9 percent of total households and numbered 709 in Big Horn County.

Table II.2.10 Households by Income Big Horn County 2011-2016 5-Year ACS Data				
Income	Big Horn County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	581	13.0%	21,545	9.5%
15,000 - 19,999	312	7.0%	10,637	4.7%
20,000 - 24,999	289	6.5%	11,410	5.0%
25,000 - 34,999	452	10.1%	22,140	9.8%
35,000 - 49,999	524	11.8%	30,946	13.6%
50,000 - 74,999	1,072	24.0%	42,533	18.7%
75,000 - 99,999	520	11.7%	32,162	14.2%
100,000 and above	709	15.9%	55,612	24.5%
Total	4,459	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.2.11. In total, the poverty rate in Big Horn County was 12 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Big Horn County had a poverty rate of 11 percent and the female population had a poverty rate of 13 percent. There were

67 males and 59 females in poverty under the age of 5. Overall, 9.1 percent of persons in poverty in Big Horn 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 183 individuals with incomes below the poverty level which represented 13.2 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.2.11 Poverty by Age Big Horn County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Big Horn County				
5 and Below	67	59	126	9.1%
6 to 17	106	154	260	18.8%
18 to 64	372	444	816	58.9%
65 and Older	87	96	183	13.2%
Total	632	753	1,385	100.0%
Poverty Rate	11%	13%	12%	.
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.2.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Big Horn County saw an average of 2,796 owner-occupied single-family units compared to 761 single-family rental units. In Big Horn County, single-family units comprised 79.8 percent of all households compared with 71.9 percent statewide. Big Horn County had a total of 159 apartment rental units and total apartment units accounted for 3.9 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 557 mobile homes in Big Horn County, which comprised 12.5 percent of all occupied housing units and compared to 12.9 statewide.

Table II.2.13, shows the number of households by year of construction. As shown, 19.2 percent, or 858 units, were

Table II.2.12 Households by Unit Type Big Horn County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Big Horn County				
Single-Family Unit	2,796	761	3,557	79.8%
Duplex	0	90	90	2.0%
Tri- or Four-Plex	0	51	51	1.1%
Apartments	15	159	174	3.9%
Mobile Homes	438	119	557	12.5%
Boat, RV, Van, Etc.	30	0	30	.7%
Total	3,279	1,180	4,459	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%

built in 1939 or earlier in the county, and another 446 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 477, which accounted for 10.7 percent of all households, and an additional 45 households, or 1.0 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.2.13				
Households by Year Built				
Big Horn County 2011-2016 5-Year ACS Data				
Year Built	Big Horn County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	858	19.2%	24,398	10.7%
1940 to 1949	446	10.0%	10,195	4.5%
1950 to 1959	494	11.1%	20,926	9.2%
1960 to 1969	447	10.0%	18,850	8.3%
1970 to 1979	837	18.8%	47,644	21.0%
1980 to 1989	456	10.2%	32,639	14.4%
1990 to 1999	399	8.9%	26,757	11.8%
2000 to 2009	477	10.7%	37,104	16.3%
Built 2010 or Later	45	1.0%	8,472	3.7%
Total	4,459	100.0%	226,985	100.0%

Table II.2.14, displays housing units for Big Horn County and the State of Wyoming. The number of rooms in Big Horn County varied between households. Households with one room accounted for only 2.0 percent of total housing units, while households with five and six rooms accounted for 22.2 and 15.8 percent, respectively. The median number of rooms in Big Horn County was 6 rooms, which compared to 6 statewide.

Table II.2.14				
Housing Units by Number of Rooms				
Big Horn County 2011-2016 5-Year ACS Data				
Number of Rooms	Big Horn County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	107	2.0%	4,703	1.8%
Two	79	1.5%	6,989	2.6%
Three	345	6.4%	19,621	7.3%
Four	897	16.7%	42,956	16.0%
Five	1,196	22.2%	52,646	19.6%
Six	851	15.8%	43,710	16.3%
Seven	637	11.8%	31,960	11.9%
Eight	610	11.3%	25,568	9.5%
Nine or more	654	12.2%	39,834	14.9%
Total	5,376	100.0%	267,987	100.0%
Median Rooms	6	.	6	.

Table II.2.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 6 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.7 percent of total households in Big Horn County, which compared to 23.9 percent statewide. In Big Horn County, the 1,820 households with three bedrooms accounted for 40.8 percent of all households, and there were only 320 five-bedroom or more households, which accounted for 7.2 percent of all households.

Table II.2.15				
Households by Number of Bedrooms				
Big Horn County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Big Horn County				
None	32	6	38	.9%
One	73	194	267	6.0%
Two	697	540	1,237	27.7%
Three	1,505	315	1,820	40.8%
Four	679	98	777	17.4%
Five or more	293	27	320	7.2%
Total	3,279	1,180	4,459	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.2.16, structures built in 1939 or earlier had a median value of \$116,500, while structures built between 1950 and 1959 had a median value of \$137,700 and those built between 1990 to 1999 had a median value of \$169,900. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$148,200, respectively. The total median value in Big Horn County was \$148,200, which compared to \$199,900 in the State of Wyoming.

Table II.2.16		
Median Value by Year Structure Built		
Big Horn County 2011-2016 5-Year ACS Data		
Year Built	Big Horn County	State of Wyoming
1939 or earlier	116,500	157,900
1940 to 1949	131,500	152,100
1950 to 1959	137,700	163,300
1960 to 1969	132,800	185,100
1970 to 1979	153,100	191,500
1980 to 1989	161,500	209,600
1990 to 1999	169,900	245,200
2000 to 2009	255,800	260,000
2010 to 2013	148,200	288,500
2014 to Later		289,400
Total	148,200	199,900

Household mortgage status is reported in Table II.2.17. In Big Horn County, households with a mortgage accounted for 46.0 percent of all households or 1,507 housing units, and the remaining 54.0 percent or 1,772 units had no mortgage. Of those units with a mortgage, 96 had either a second mortgage or home equity loan, 5 had both a second mortgage and home equity loan, and 1,406 or 93.3 percent had no second mortgage or no home equity loan.

Table II.2.17 Mortgage Status Big Horn County 2011-2016 5-Year ACS Data				
Mortgage Status	Big Horn County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,507	46.0%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	96	6.4%	9,772	10.8%
Second mortgage only	40	41.7%	3,961	40.5%
Home equity loan only	56	58.3%	5,811	59.5%
Both second mortgage and home equity loan	5	.3%	359	.4%
No second mortgage and no home equity loan	1,406	93.3%	79,941	88.8%
Housing units without a mortgage	1,772	54.0%	65,669	42.2%
Total	3,279	100.0%	155,741	100.00%

The median rent in Big Horn County was \$455 as compared to \$686 statewide, as seen in Table II.2.18.

Table II.2.18 Median Rent Big Horn County 2011-2016 5-Year ACS Data	
Place	Rent
Big Horn County	\$455
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 9 persons during 2018. The driver’s license total exchanges since 2000 for Big Horn County are presented in Table II.2.19, and showed a net increase of 1,052 persons over the time period.

Table II.2.19 Driver’s Licenses Exchanged and Surrendered Big Horn County WYDOT Data, 2000 – First Half 2018			
Year	In-Migrants	Out-Migrants	Net Change
2000	289	221	68
2001	258	211	47
2002	269	194	75
2003	239	168	71
2004	250	252	-2
2005	260	212	48
2006	256	185	71
2007	303	232	71
2008	305	222	83
2009	244	174	70
2010	257	132	125
2011	239	200	39
2012	269	206	63
2013	253	194	59
2014	240	158	82
2015	238	193	45
2016	230	215	15
2017	243	212	31
2018- First Half	99	108	-9
Total	4,741	3,689	1,052

Economics

The HUD estimated MFI for Big Horn County was \$63,700 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.2.2, illustrates the estimated MFI for 2000 through 2017.

Diagram II.2.2
Estimated Median Family Income
 Big Horn County vs. Wyoming
 HUD Data: 2000-2017

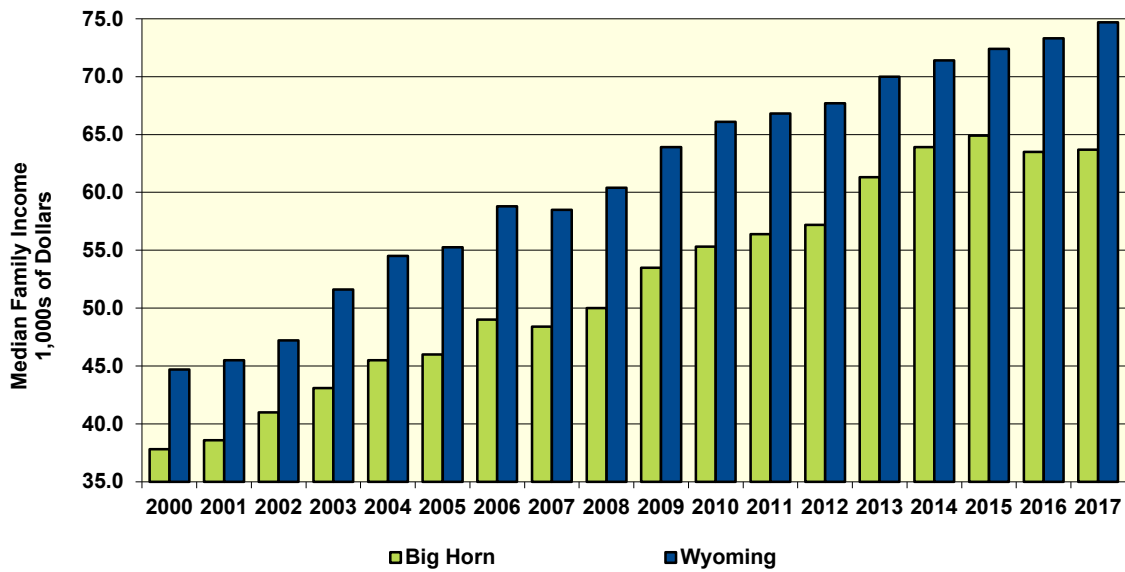


Table II.2.20, shows the labor force statistics for Big Horn County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 4.0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.7. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Big Horn County decreased from 4.9 percent in 2016 to 4.1 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.2.20					
Labor Force Statistics					
Big Horn County					
1990 - 2017 BLS Data					
Year	Big Horn County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	292	4,576	4,868	6.0%	5.3%
1991	295	4,454	4,749	6.2%	5.2%
1992	326	4,498	4,824	6.8%	5.6%
1993	300	4,568	4,868	6.2%	5.3%
1994	329	4,726	5,055	6.5%	5.0%
1995	299	4,846	5,145	5.8%	4.8%
1996	317	5,045	5,362	5.9%	4.9%
1997	304	5,243	5,547	5.5%	4.8%
1998	359	5,398	5,757	6.2%	4.7%
1999	362	5,431	5,793	6.2%	4.6%
2000	272	5,044	5,316	5.1%	3.9%
2001	251	5,075	5,326	4.7%	3.8%
2002	272	4,892	5,164	5.3%	4.0%
2003	257	4,953	5,210	4.9%	4.3%
2004	246	5,067	5,313	4.6%	3.8%
2005	239	5,060	5,299	4.5%	3.6%
2006	220	5,071	5,291	4.2%	3.2%
2007	197	4,668	4,865	4.0%	2.8%
2008	198	4,732	4,930	4.0%	3.1%
2009	441	4,625	5,066	8.7%	6.3%
2010	376	5,255	5,631	6.7%	6.4%
2011	350	5,391	5,741	6.1%	5.8%
2012	317	5,320	5,637	5.6%	5.3%
2013	290	5,293	5,583	5.2%	4.7%
2014	250	5,329	5,579	4.5%	4.1%
2015	248	5,323	5,571	4.5%	4.3%
2016	272	5,275	5,547	4.9%	5.3%
2017	223	5,173	5,396	4.1%	4.2%

Diagram II.2.3, shows the employment and labor force for Big Horn County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 5,173 persons, with the labor force reaching 5,396, indicating there were a total of 223 unemployed persons.

Diagram II.2.3
Employment and Labor Force
 Big Horn County
 1990 – 2017 BLS Data

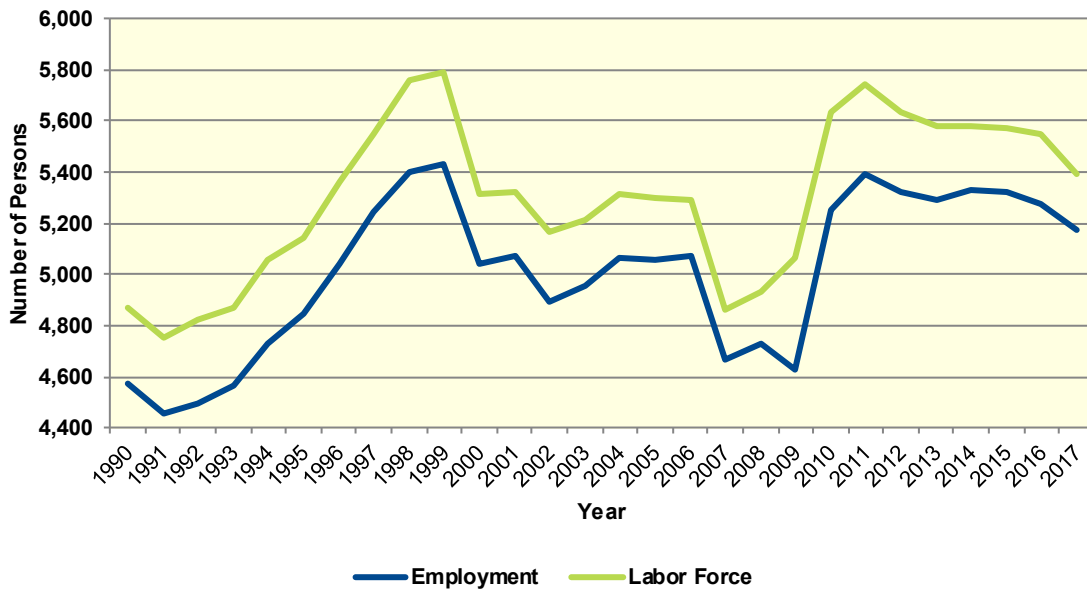
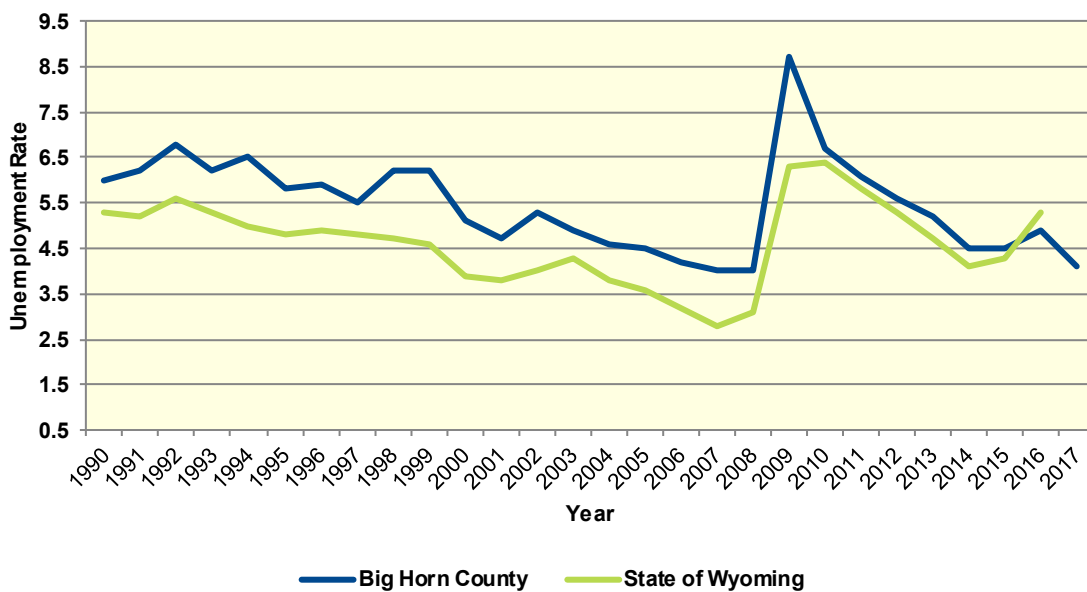


Diagram II.2.4, shows the unemployment rate for both the state and Big Horn County. During the 1990's the average rate for Big Horn County was 6.1, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 5.0, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.2. Over the course of the entire period Big Horn County had an average unemployment rate higher than the state, 5.5 percent for Big Horn County, versus 4.6 statewide.

Diagram II.2.4
Annual Unemployment Rate
 Big Horn 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.2.21, with the 2017 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 4,213 persons in 2016 to 4,097 in 2017, a change of -2.8 percent.

Table II.2.21 Total Monthly Employment Big Horn County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	3,843	3,953	4,011	4,053	3,988	4,161	4,011	3,817
Feb	3,826	3,921	4,006	4,088	4,034	4,178	3,991	3,812
Mar	3,983	3,973	4,120	4,114	4,127	4,237	4,156	3,933
Apr	4,084	4,127	4,223	4,177	4,270	4,349	4,244	4,055
May	4,282	4,462	4,325	4,348	4,538	4,456	4,318	4,157
Jun	4,390	4,521	4,524	4,526	4,629	4,585	4,493	4,464
Jul	4,255	4,376	4,251	4,288	4,455	4,439	4,299	4,224
Aug	4,249	4,425	4,282	4,361	4,461	4,330	4,152	4,207
Sep	4,341	4,514	4,439	4,388	4,547	4,367	4,327	4,272
Oct	4,334	4,518	4,260	4,358	4,509	4,397	4,248	4,129
Nov	4,169	4,343	4,260	4,243	4,367	4,318	4,181	4,069
Dec	4,108	4,172	4,272	4,163	4,297	4,191	4,131	3,971
Annual	4,155	4,275	4,248	4,259	4,352	4,334	4,213	4,097
% Change	1.8%	2.9%	-0.6%	0.3%	2.2%	-0.4%	-2.8%	-2.8%

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 765 dollars in 2016. In 2017, average weekly wages saw an increased of 1.4 percent over the prior year, rising to 776 dollars, or by 11 percent. These data are shown in Table II.2.22.

Table II.2.22 Average Weekly Wages Big Horn County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	480	519	510	548	515	
2002	491	528	518	544	520	1.0%
2003	517	550	538	569	544	4.6%
2004	538	550	538	587	553	1.7%
2005	558	585	587	605	584	5.6%
2006	611	623	629	682	636	8.9%
2007	591	585	580	638	599	-5.8%
2008	617	636	623	674	638	6.5%
2009	616	629	608	681	634	-0.6%
2010	618	670	650	732	668	5.4%
2011	647	680	675	738	686	2.7%
2012	687	728	679	765	715	4.2%
2013	697	752	700	797	737	3.1%
2014	737	782	737	817	769	4.3%
2015	763	778	740	813	773	0.5%
2016	757	753	758	793	765	-1.0%
2017	763	777	746	819	776	1.4%

Total business establishments reported by the QCEW are displayed in Table II.2.23. Between 2016 and 2017, the total number of business establishments in Wyoming decreased by 1.4 percent, from 453 to 448 establishments.

Table II.2.23						
Number of Business Establishments						
Big Horn County						
BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	378	386	385	381	383	
2002	380	388	383	376	382	-0.3%
2003	374	384	382	381	380	-0.5%
2004	381	384	387	391	386	1.6%
2005	393	397	399	397	397	2.8%
2006	404	401	401	389	399	0.5%
2007	402	413	416	420	413	3.5%
2008	420	422	419	418	420	1.7%
2009	415	418	414	416	416	-1.0%
2010	416	421	421	419	419	0.7%
2011	425	420	431	425	425	1.4%
2012	419	424	429	426	425	0.0%
2013	428	426	432	429	429	0.9%
2014	425	430	432	434	430	0.2%
2015	441	441	439	443	441	2.6%
2016	453	458	457	444	453	2.7%
2017	437	446	450	453	448	-1.1%

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, Big Horn County recorded 6,783 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 \$429,955,000, and real per capita income was \$35,815 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$39,749 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 Big Horn increased by -0.5 percent from fourth quarter 2016 to fourth quarter 2017 from \$483 to \$489. During that same period, detached single-family home rents increased by 1.5 percent, rents for mobile homes on lots increased by -8.9 percent, and rents for mobile home lots increased by 6.4percent.

Big Horn rental prices experienced average annualized increases of 1.1 percent for apartments, 0.8 percent for houses, 0.9 percent for mobile homes plus a lot, and 2.4 percent for mobile home lots since second quarter 1998 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.2.24, at right, presents the Big Horn data for each rental type.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	391	121	508	.
Q4.98	433	168	486	378
Q2.99	439	110	408	363
Q4.99	412	109	514	435
Q2.00	440	127	450	352
Q4.00	410	136	474	410
Q2.01	433	131	488	402
Q4.01	466	121	508	393
Q2.02	409	131	441	376
Q4.02	407	132	417	404
Q2.03	405	140	430	426
Q4.03	417	149	430	398
Q2.04	386	148	437	395
Q4.04	409	150	442	406
Q2.05	407	159	450	412
Q4.05	471	163	451	381
Q2.06	457	158	419	395
Q4.06	473	154	474	376
Q2.07	515	158	478	378
Q4.07	552	147	507	381
Q2.08	544	159	478	382
Q4.08	587	167	481	389
Q2.09	532	184	448	437
Q4.09	484	184	506	405
Q2.10	449	182	462	410
Q4.10	449	254	458	439
Q2.11	434	209	508	467
Q4.11	430	199	492	487
Q2.12	459	190	483	486
Q4.12	458	185	524	489
Q2.13	441	186	525	494
Q4.13	434	180	614	545
Q2.14	473	177	601	469
Q4.14	469	177	599	518
Q2.15	481	177	684	450
Q4.15	490	175	630	461
Q2.16	516	180	679	463
Q4.16	492	183	582	502
Q2.17	520	192	656	478
Q4.17	489	195	591	457

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 Big Horn County remained unchanged from 8 authorizations in 2016 to 8 in 2017.

The real value of single-family building permits increased from \$173,445 in 2016 to \$222,090 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.2.25.

Table II.2.25 Building Permits and Valuation Big Horn 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	18	0	0	6	24	102,418	42,636	
1981	14	2	16	0	32	85,205	0	
1982	7	0	8	6	21	105,657	73,373	
1983	8	0	0	0	8	95,940	0	
1984	17	0	0	0	17	64,237	0	
1985	5	0	0	0	5	87,181	0	
1986	4	0	0	0	4	80,128	0	
1987	2	0	0	0	2	105,587	0	
1988	3	0	0	0	3	100,640	0	
1989	4	0	0	0	4	113,616	0	
1990	3	0	0	0	3	72,193	0	
1991	6	0	0	0	6	125,212	0	
1992	2	0	0	0	2	96,432	0	
1993	7	0	0	0	7	131,307	0	
1994	5	0	0	0	5	95,311	0	
1995	8	0	0	0	8	109,755	0	
1996	13	2	0	0	15	128,070	0	
1997	7	2	0	0	9	125,497	0	
1998	8	0	0	0	8	121,823	0	
1999	11	0	0	0	11	131,891	0	
2000	12	0	0	0	12	115,328	0	
2001	7	0	0	0	7	138,077	0	
2002	11	0	0	0	11	115,828	0	
2003	6	0	0	0	6	162,373	0	
2004	17	0	0	0	17	156,137	0	
2005	8	0	0	0	8	114,827	0	
2006	20	0	0	0	20	141,357	0	
2007	23	0	0	0	23	181,960	0	
2008	21	0	0	16	37	226,489	78,571	
2009	16	0	0	0	16	182,391	0	
2010	14	0	0	0	14	186,182	0	
2011	12	0	0	0	12	157,250	0	
2012	13	0	0	0	13	238,099	0	
2013	9	2	0	0	11	262,174	0	
2014	13	0	0	0	13	157,534	0	
2015	9	0	0	0	9	215,944	0	
2016	8	0	0	0	8	173,445	0	
2017	8	0	0	0	8	222,090	0	

Diagram II.2.5
Single Family Permits

Big Horn County
Census Bureau Data, 1980–2017

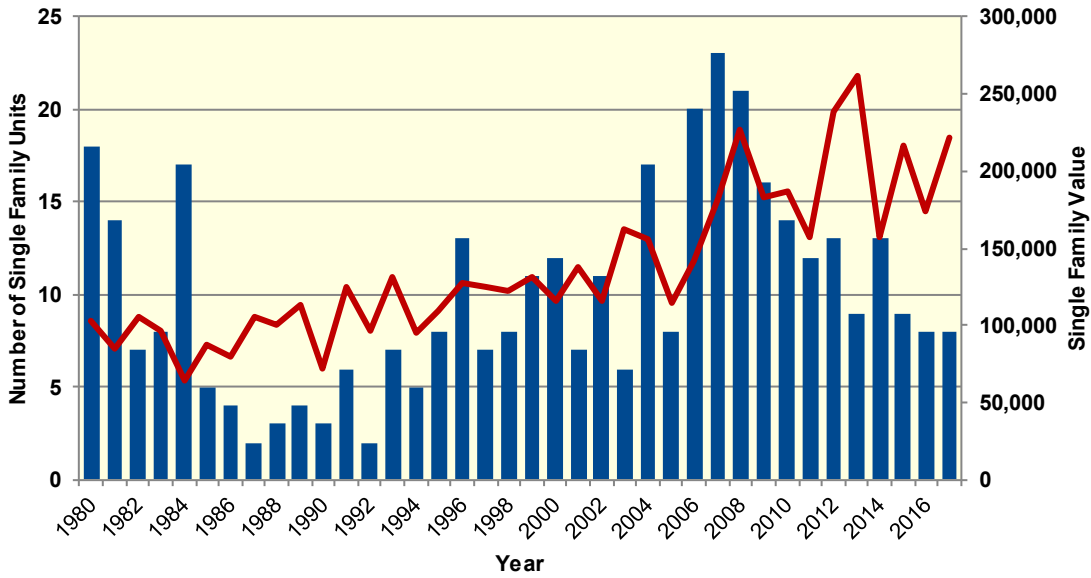
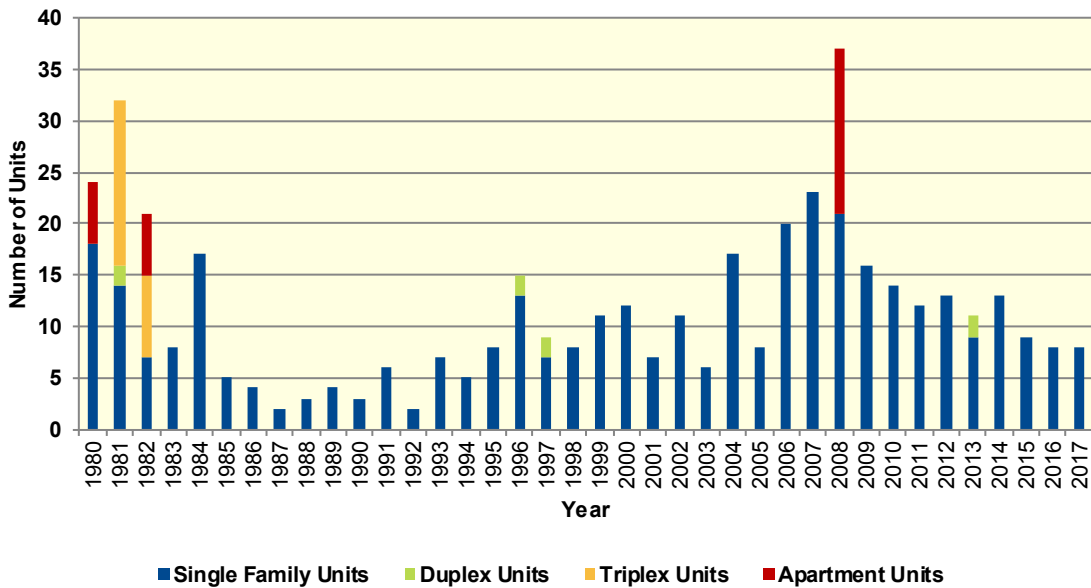


Diagram II.2.6
Total Permits by Unit Type

Big Horn 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 BigHorn County was \$146,804. This represented an increase of 4.5 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.2.26.

Year	Big Horn County Average Price (\$)	Big Horn County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	68,816	.	131,207	.
2001	76,263	10.82	128,771	-1.86
2002	72,670	-4.71	138,295	7.40
2003	73,526	1.18	148,276	7.22
2004	76,279	3.74	159,558	7.61
2005	80,607	5.67	178,183	11.67
2006	87,384	8.41	219,438	23.15
2007	107,966	23.55	265,044	20.78
2008	109,295	1.2	256,045	-3.40
2009	89,239	-18.3	241,622	-5.63
2010	124,608	39.63	250,958	3.86
2011	126,574	1.6	241,301	-3.85
2012	132,077	4.3	266,406	10.40
2013	121,780	-7.8	281,345	5.6
2014	135,793	11.5	263,432	-6.4
2015	147,707	8.8	275,611	4.6
2016	140,445	-4.9	280,428	1.7
2017	146,804	4.5	292,759	4.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2018.⁶⁸ During June 2018, a total of 34 surveys were completed by property managers in Big Horn County. Of the 230 rental units surveyed 13 were vacant, indicating a vacancy rate of 5.7 percent.

From June through July of 2018⁶⁹, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.2.27 presents some basic statistics about the completed surveys.

Diagram II.2.7, shows the historical vacancy rate from Big Horn County and Wyoming over the period of June 2001 to June 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	14	169	8	4.7%
2003a	7	72	5	6.9%
2003b	10	120	6	5.0%
2004a	18	220	19	8.6%
2004b	16	137	15	11.0%
2005a	23	194	12	6.2%
2005b	22	202	17	8.4%
2006a	23	190	13	6.8%
2006b	26	241	8	3.3%
2007a	20	241	5	2.1%
2007b	17	198	3	1.5%
2008a	18	234	7	3.0%
2008b	24	257	12	4.7%
2009a	26	203	10	4.9%
2009b	26	226	32	14.2%
2010a	28	190	19	10.0%
2010b	29	190	26	13.7%
2011a	30	249	11	4.4%
2011b	35	245	14	5.7%
2012a	40	329	20	6.1%
2012b	39	265	18	6.8%
2013a	38	269	16	6.0%
2013b	35	159	12	7.6%
2014a	45	206	10	4.9%
2014b	45	315	19	6.0%
2015a	44	356	18	5.1%
2015b	32	238	17	7.1%
2016a	35	214	19	8.9%
2016b	35	216	18	8.3%
2017a	30	174	14	8.0%
2017b	31	146	6	4.1%
2018a	34	230	12	5.7%

⁶⁸ 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.

⁶⁹ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.2.7
Vacancy Rates by Year
 Big Horn County vs. Wyoming
 RVS Data, June 2001 – June 2018

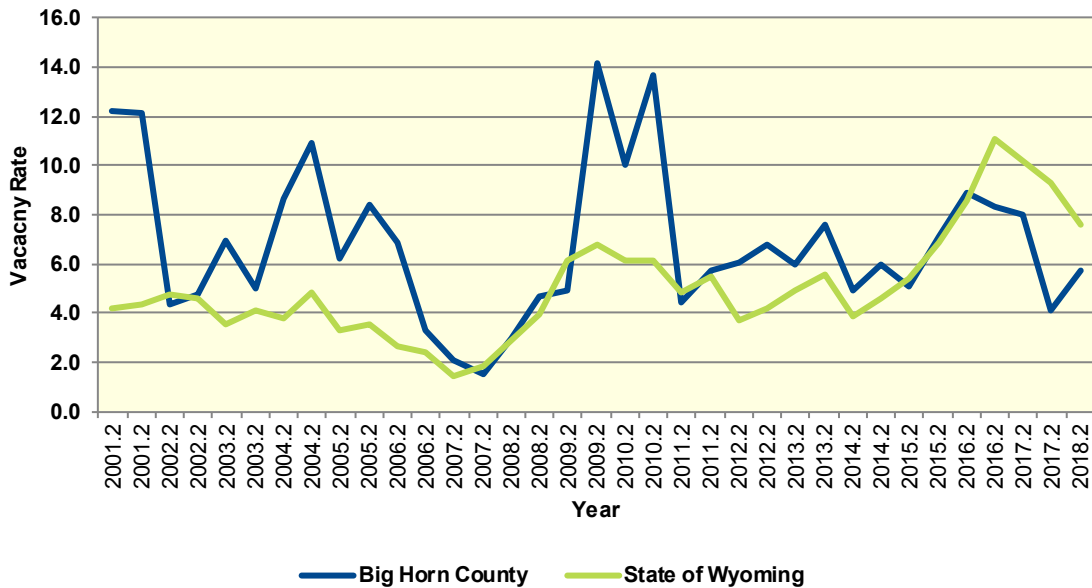


Diagram II.2.8, shows the average rent of single-family and apartment units in Big Horn County. In 2018, rents for single-family units were to \$556 and average rent for apartments were \$515.

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

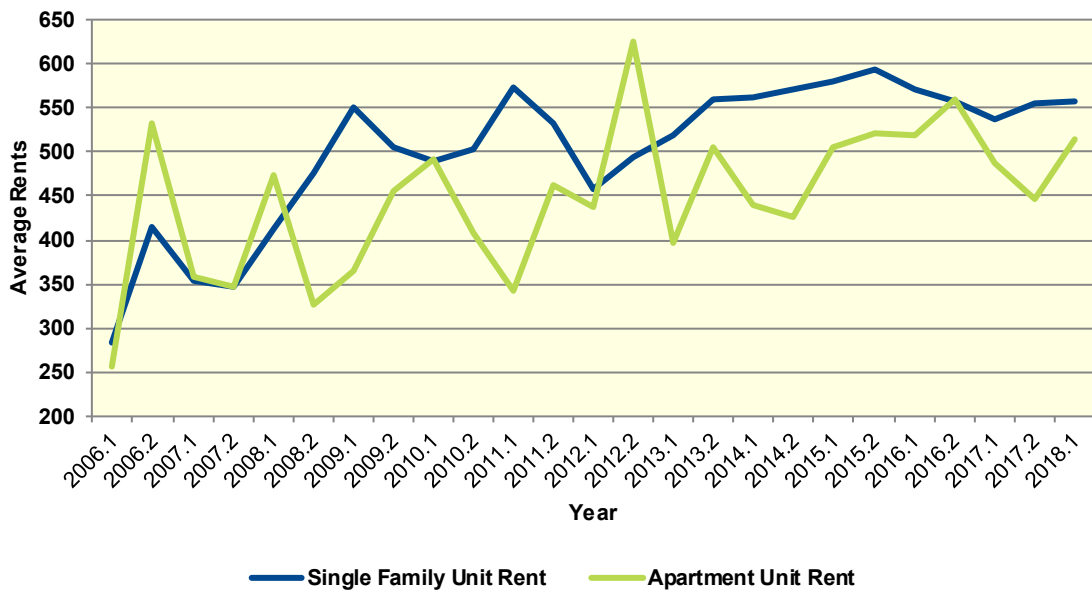


Table II.2.28, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 58 single family units in Big Horn County, with 0 of them available. This translates into a vacancy rate of 0 percent in Big Horn County, which

compares to a single family vacancy rate of 4.4 percent for the State of Wyoming. There were 117 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 7.7 percent. This compares to a statewide vacancy rate of 4.4 percent for apartment units across the state.

Table II.2.28 Rental Vacancy Survey by Type Big Horn County 2018a Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	58	0	0%
Apartments	117	9	7.7%
Mobile Homes	18	3	16.7%
“Other” Units	2	0	0%
Don't Know	3	0	0%
Total	230	13	5.7%

Table II.2.29, reports units by bedroom size. As can be seen there were 40 two-bedroom apartment units and 4 three bedroom units. Overall, the 86 two-bedroom units accounted for 37.4 percent of all units, and the 37 three bedroom units accounted for 16.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 12 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.2.29 Rental Units by Number of Bedrooms Big Horn 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	0	0	0	0	0	.	0
One	9	5	73	0	0	.	87
Two	26	13	40	5	2	.	86
Three	10	10	4	13	0	.	37
Four	5	0	0	0	0	.	5
Five	1	2	0	0	0	.	3
Don't Know	7	2	0	0	0	3	12
Total	58	32	117	18	2	3	230

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.2.30, Two apartments were the most available apartment units, with Studio units being the most available single family units.

Table II.2.30 Available Rental Units by Number of Bedrooms Big Horn 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	0	0	0	0	0	.	0
One	0	0	2	0	0	.	2
Two	0	1	7	1	0	.	9
Three	0	0	0	2	0	.	2
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	0	0	0	0	0
Total	0	1	9	3	0	0	13

Table II.2.31, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 10.5 percent and three bedroom units had a vacancy rate of 10.5 percent.

Table II.2.31							
Vacancy Rates by Number of Bedrooms							
Big Horn 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	%	%	%	%	%		
One	0%	0%	2.7%	%	%		2.3
Two	0%	7.7%	17.5%	20%	0%		10.5
Three	0%	0%	0%	15.4%	%		5.4
Four	0%	%	%	%	%		0
Five	0%	0%	%	%	%		0
Don’t Know	0%	0%	%	%	%	0%	0
Total	0%	3.1%	7.7%	16.7%	0%	0%	13

Table II.2.32, displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.2.32			
Single Family Units by Bedroom Size			
Big Horn County			
2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	9	0	0%
Two	26	0	0%
Three	10	0	0%
Four	5	0	0%
Don’t know	7	0	0%
Total	58	0	0%

Table II.2.33 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 2.7 percent.

Table II.2.33			
Apartment Units by Bedroom Size			
Big Horn County			
2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	73	2	2.7%
Two	40	7	17.5%
Three	4	0	0%
Four	0	0	%
Don’t know	0	0	%
Total	117	9	7.7%

Average market-rate rents by unit type are shown in Table II.2.34. 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.2.34 Average Market Rate Rents by Bedroom Size Big Horn County 2018a Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.	\$.
One	\$431	\$513	\$433	\$.	\$.	\$448
Two	\$566	\$538	\$500	\$558	\$650	\$555
Three	\$608	\$900	\$625	\$575	\$.	\$600
Four	\$725	\$.	\$.	\$.	\$.	\$725
Five	\$.	\$.	\$.	\$.	\$.	\$
Total	\$556.7	\$646.9	\$515.2	\$566.7	\$650	\$549.2

Table II.2.35, shows vacancy rates for single family units by average rental rates for Big Horn County. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.2.35 Single Family Market Rate Rents by Vacancy Status Big Horn County 2018a Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	18	0	0%
\$500 to \$750	37	0	0%
\$750 to \$1,000	3	0	0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	58	0	0%

The average rent and availability of apartment units is displayed in Table II.2.36. The most common rent for apartments was less than 500 dollars and the units in this price range had a vacancy rate of 4.3 percent.

Table II.2.36 Apartment Market Rate Rents by Vacancy Status Big Horn County 2018a Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	46	2	4.3%
\$500 to \$750	30	5	16.7%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	41	2	4.9%
Total	117	9	7.7%

Table II.2.37, displays units designed to serve elderly occupants. In the most recent survey there were 53 units designed for elderly occupants, of which 2 units were available, which indicates a vacancy rate of 3.8.

Table II.2.37 Units Designed for Elderly Occupants Big Horn County 2018a Survey of Rental Properties	
Elderly	Units
Elderly Units	53
Available Elderly Units	2
Elderly Vacancy Rate	3.8%

Table II.2.38, shows the number of estimated days an available unit is expected to be on the market. As can be seen 2 units, or 15.4 percent of available units are expected to be on the market for less than seven days. An additional 5 units, or 38.5 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 0 units, or 0 percent are expected to be on the market for 90 days.

Table II.2.38 Number of Estimated Days to Fill a Vacant unit Big Horn County 2018a Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	2	15.4%
7 to 30 days	5	38.5%
31 to 60 days	4	30.8%
61 to 90 days	0	0%
More than 90 days	0	0%
Unknown	2	15.4%
Total	13	100.0%

Respondents were asked if utilities are included in the rent and is shown in Table II.2.39, 17 respondents, or 53.1 percent, included some sort of utility in the rent.

Table II.2.39 Are there any utilities included with the rent? Big Horn County 2018a Survey of Rental Properties	
Period	Respondent
Yes	17
No	15
% Offering Utilities	53.1%

The type of utility included in the rent is shown in Table II.2.40. There were 131 respondents who included electricity, 94 respondents who included natural gas, 146 respondents who included water and sewer and 145 respondents included trash collection in the rent.

Table II.2.40 Which utilities are included with the rent? Big Horn County 2018a Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	131
Natural Gas	94
Propane	0
Water/Sewer	146
Trash Collection	145
Cable Television	4
Other	7

Table II.2.41, shows the number of survey respondents who keep a waiting list. As can be seen 9 respondents said they keep a waitlist, with an estimated 20 number of persons on the wait list.

Table II.2.41 Do you keep a waiting list? Big Horn County 2018a Survey of Rental Properties	
Period	Respondent
Yes	9
No	23
Waitlist Size	20

Table II.2.42, shows the condition of rental units by unit type for Big Horn 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 173 units were in good condition, or 75.2 percent and 22 units, or 9.6 percent, being in average condition. Details by unit type and condition are displayed.

Table II.2.42 Condition by Unit Type Big Horn County 2018a Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	22	9.6%
Good	173	75.2%
Excellent	32	13.9%
Don't Know	0	0%
Total	230	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.2.43, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

Table II.2.43 If you had the opportunity to own/manage more units, how many would you prefer Big Horn County 2018a Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	1
Other	0
All types	0
Total	1

Table, II.2.44, 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. Big Horn County had a total of 10 respondents, with an average persons per household of 3.1 people. Of new residents to Big Horn County, 60.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for reasons other than those given in the survey.

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 Big Horn County was \$550 and the average rent was \$533. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

Table II.2.44 Most Replied Response Big Horn County HNA Survey: Fiscal Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	10
Number of persons in household (Average)	3.1
Current age	25 to 34 years old (40.0%)
Marital status	Married (60.0%)
Primary reason for moving to Wyoming	Other reason (40.0%)
In which industry are you primarily employed	Retail trade (20.0%)
Highest education level completed	High School Diploma/GED (50.0%)
Total household income from all sources	\$10,000 to \$19,999 dollars (25.0%)
Current Housing Characteristics	
Current Residence	Single family home (80.0%)
Do you own or rent	Own (50.0%)
How many bedrooms (Average)	3.1
How many full bathrooms (Average)	
Average mortgage payment	\$550
Average rental payment	\$533
Are you satisfied with your current housing	Satisfied with current housing (100.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is in poor condition (100.0%)
Are you seeking to change your housing situation	Not seeking different housing (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is in poor condition. 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, 61 or 1.4 percent of households in Big Horn County were overcrowded and another 33 or .7 percent of units were severely overcrowded, as shown in Table II.2.45. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.2.45				
Overcrowding and Severe Overcrowding				
Big Horn County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Big Horn County				
Owner				
Households	3,234	39	6	3,279
Percentage	98.6%	1.2%	.2%	100.0%
Renter				
Households	1,131	22	27	1,180
Percentage	95.8%	1.9%	2.3%	100.0%
Total				
Households	4,365	61	33	4,459
Percentage	97.9%	1.4%	.7%	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 381 units or 7.1 percent of all housing units in Big Horn 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.2.46, at right.

Table II.2.46		
Housing Units with Incomplete Kitchen Facilities		
Big Horn County 2011-2016 5-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Kitchen Facilities	4,995	260,769
Lacking Complete Kitchen Facilities	381	7,218
Total Housing Units	5,376	267,987
Percent Lacking	7.1%	2.7%

At the time of the 2016 ACS, a total of 333 units or 6.2 percent of all housing units in Big Horn 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.2.47.

Table II.2.47		
Housing Units with Incomplete Plumbing Facilities		
Big Horn County 2011-2016 5-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Plumbing Facilities	5,043	261,033
Lacking Complete Plumbing Facilities	333	6,954
Total Households	5,376	267,987
Percent Lacking	6.2%	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 Big Horn County, 9.6 percent of households had a cost burden and 9.4 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 16.6 percent of homeowners with a mortgage in Big Horn County experienced a cost burden and 15.5 percent experienced a severe cost burden, while 10.3 percent of renters had a cost burden and 13.1 percent had a severe cost burden, as seen in Table II.2.48.

Table II.2.48					
Cost Burden and Severe Cost Burden by Tenure					
Big Horn County					
2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Big Horn County					
Owner With a Mortgage					
Households	1,015	250	233	9	1,507
Percent	67.4%	16.6%	15.5%	.6%	100.0%
Owner Without a Mortgage					
Households	1,666	55	30	21	1,772
Percent	94.0%	3.1%	1.7%	1.2%	100.0%
Renter					
Households	618	122	155	285	1,180
Percent	52.4%	10.3%	13.1%	24.2%	100.0%
Total					
Households	3,299	427	418	315	4,459
Percent	74.0%	9.6%	9.4%	7.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario

incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.2.49, 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 583 owner occupied and 308 renter occupied households experiencing a housing problem.

Table II.2.49 Households with Housing Problems by Income Big Horn County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	195	200	395
30.1-50% HAMFI	170	80	250
50.1-80% HAMFI	150	24	174
80.1-95% HAMFI	10	0	10
95 – 115% HAMFI	29	0	29
115.1% HAMFI or more	29	4	33
Total	583	308	891
Without Housing Problems			
30% HAMFI or less	60	105	165
30.1-50% HAMFI	195	140	335
50.1-80% HAMFI	460	220	680
80.1-95% HAMFI	365	25	390
95 – 115% HAMFI	335	85	420
115.1% HAMFI or more	1,275	205	1,480
Total	2,690	780	3,470
Not Computed			
30% HAMFI or less	10	0	10
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	0	10
Total			
30% HAMFI or less	265	305	570
30.1-50% HAMFI	365	220	585
50.1-80% HAMFI	610	244	854
80.1-95% HAMFI	375	25	400
95 – 115% HAMFI	364	85	449
115.1% HAMFI or more	1,304	209	1,513
Total	3,283	1,088	4,371

Table II.2.50, shows the total estimated housing by tenure for Big Horn County. As can be seen, in 2030 there are estimated to be a total of 3,594 owner and 1,253 renter occupied households or a total of 4,847 households. By 2050 there are estimated to be 3,805 owner, 1,297 renter for a total of 5,102 households in Big Horn County.

Table II.2.50 Total Estimated Housing Forecast Big Horn County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	3,279	1,180	4,459
2020	3,406	1,203	4,609
2025	3,504	1,229	4,733
2030	3,594	1,253	4,847
2035	3,667	1,272	4,939
2040	3,724	1,285	5,009
2045	3,769	1,293	5,062
2050	3,805	1,297	5,102

Table II.2.51, shows the incremental housing demand for Big Horn 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 315 owner-occupied and 73 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 Big Horn County will see an additional 643 households, of which 75 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 124 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.2.51 Incremental Housing Demand Forecast Big Horn County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	10	18	25	31	36	40	42
30.1-50%	0	14	25	35	43	49	54	58
50.1-80%	0	24	42	59	72	83	91	98
80.1-95%	0	15	26	36	44	51	56	60
95.1-115%	0	14	25	35	43	49	54	58
115+%	0	50	89	125	154	177	195	209
Total	0	127	225	315	388	445	490	526
Renter								
0-30%	0	6	14	20	26	29	32	33
30.1-50%	0	5	10	15	19	21	23	24
50.1-80%	0	5	11	16	21	24	25	26
80.1-95%	0	1	1	2	2	2	3	3
95.1-115%	0	2	4	6	7	8	9	9
115+%	0	4	9	14	18	20	22	22
Total	0	23	49	73	92	105	113	117
Total								
0-30%	0	17	32	46	57	65	71	75
30.1-50%	0	19	35	50	62	71	77	82
50.1-80%	0	29	53	75	93	106	116	124
80.1-95%	0	15	27	38	46	53	59	63
95.1-115%	0	16	29	41	50	58	63	67
115+%	0	55	99	139	172	197	216	231
Total	0	150	274	388	480	550	603	643

Table II.2.52, shows the Incremental Total Housing Need Forecast for Big Horn 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 916 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 1,108 owner and 451 renter occupied households for a total of 1,559 quality households.

Table II.2.52								
Incremental Total Housing Need Forecast								
Big Horn County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	195	205	213	220	226	231	234	237
30.1-50%	170	184	195	205	213	219	224	228
50.1-80%	150	173	192	208	222	233	241	248
80.1-95%	10	24	36	46	54	61	66	70
95.1-115%	29	43	54	64	72	78	83	87
115+%	29	79	118	154	183	206	224	238
Total	582	709	807	897	970	1,027	1,072	1,108
Renter								
0-30%	217	223	231	237	243	246	249	250
30.1-50%	87	91	97	102	105	108	110	110
50.1-80%	26	31	37	42	47	50	51	52
80.1-95%	0	1	1	2	2	2	3	3
95.1-115%	0	2	4	6	7	8	9	9
115+%	4	9	14	18	22	25	26	27
Total	334	357	383	407	426	439	447	451
Total								
0-30%	412	428	444	458	469	477	483	487
30.1-50%	257	275	291	306	318	327	334	339
50.1-80%	176	205	229	251	269	282	292	300
80.1-95%	10	25	37	48	56	63	69	73
95.1-115%	29	45	58	70	79	87	92	96
115+%	33	88	132	172	205	230	250	265
Total	916	1,066	1,190	1,304	1,396	1,466	1,519	1,559

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.**

