

## CAMPBELL COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Campbell County's population increased from 46,133 in 2010 to 46,242 in 2017, or by 0.2 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 decreased by 6.3 percent, and the number of people from 55 to 64 years of age increased by 32.1 percent. The white population decreased by 0.7 percent, while the black population increased by 64.9 percent. The Hispanic population increased from 3,611 to 3,920 people between 2010 and 2017 or by 8.6 percent. These data are presented in Table II.3.1.

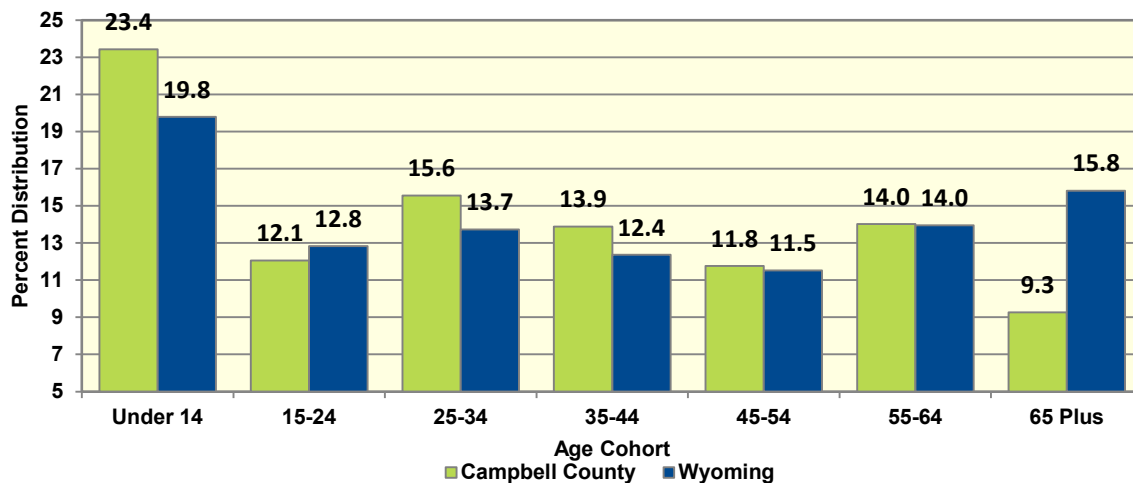
<b>Table II.3.1</b>						
<b>Profile of Population Characteristics</b>						
Campbell County v Wyoming 2010 Census and 2016 Current Census Estimates						
Subject	Campbell County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
<b>Population</b>	<b>46,133</b>	<b>46,242</b>	<b>0.2%</b>	<b>563,626</b>	<b>579,315</b>	<b>2.8%</b>
<b>Age</b>						
Under 14 years	11,027	10,833	-1.8%	113,371	114,663	1.1%
15 to 24 years	6,473	5,577	-13.8%	78,460	74,359	-5.2%
25 to 34 years	7,679	7,195	-6.3%	77,649	79,514	2.4%
35 to 44 years	5,965	6,422	7.7%	66,966	71,619	6.9%
45 to 54 years	7,464	5,442	-27.1%	83,577	66,699	-20.2%
55 to 64 years	4,909	6,486	32.1%	73,513	80,854	10.0%
65 and Over	2,616	4,287	63.9%	70,090	91,607	30.7%
<b>Race</b>						
White	44,276	43,971	-0.7%	529,110	537,396	1.6%
Black	174	287	64.9%	5,135	7,445	45.0%
American Indian and Alaskan Native	624	712	14.1%	14,457	15,743	8.9%
Asian	260	314	20.8%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	27	35	29.6%	521	579	11.1%
Two or more races	772	923	19.6%	9,754	12,272	25.8%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	3,611	3,920	8.6%	50,231	58,122	15.7%

Table II.3.2, presents the population of Campbell County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 24,258 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 21,875 persons, were female. In 2017, the number of males rose to 23,829 persons, and accounted for 51.5 percent of the population, with the remaining 48.5 percent, or 22,413 persons being female.

Table II.3.2 Population by Age and Gender Campbell 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	5,693	5,334	11,027	5,506	5,327	10,833	-1.8%
15 to 24 years	3,429	3,044	6,473	2,992	2,585	5,577	-13.8%
25 to 34 years	4,172	3,507	7,679	3,700	3,495	7,195	-6.3%
35 to 44 years	3,161	2,804	5,965	3,352	3,070	6,422	7.7%
45 to 54 years	3,926	3,538	7,464	2,792	2,650	5,442	-27.1%
55 to 64 years	2,679	2,230	4,909	3,434	3,052	6,486	32.1%
65 and Over	1,198	1,418	2,616	2,053	2,234	4,287	63.9%
<b>Total</b>	<b>24,258</b>	<b>21,875</b>	<b>46,133</b>	<b>23,829</b>	<b>22,413</b>	<b>46,242</b>	<b>0.2%</b>
<b>% of Total</b>	<b>52.6%</b>	<b>47.4%</b>	.	<b>51.5%</b>	<b>48.5%</b>	.	

Diagram II.3.1, displays the percentage of the population by age in Campbell County compared to the State of Wyoming.

**Diagram II.3.1**  
**Age Cohort**  
Campbell County vs. Wyoming  
2010 Census and Current Census Estimates



At the time of the 2010 Census, there were 422 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 31.5 percent, as shown in Table II.3.3.

<b>Table II.3.3</b>			
<b>Group Quarters Population</b>			
Campbell County			
2000 SF1 and 2010 Census Data			
<b>Group Quarters</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 00-10</b>
<b>Institutionalized</b>			
Correctional Institutions <sup>70</sup>	112	107	-4.5%
Juvenile Facilities	.	25	.
Nursing Homes	6	123	1,950.0%
Other Institutions	.	5	.
<b>Total</b>	<b>118</b>	<b>260</b>	<b>120.3%</b>
<b>Non-Institutionalized</b>			
College Dormitories	.	78	.
Military Quarters	.	.	.
Other Non-Institutions	203	84	-58.6%
<b>Total</b>	<b>203</b>	<b>162</b>	<b>-20.2%</b>
<b>Group Quarters Population</b>	<b>321</b>	<b>422</b>	<b>31.5%</b>

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.3.4, 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 12,098 family households, of which 9,905 housed married couple families and 2,193 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 937 families, or a female householder with no husband present, of which there were 1,256 families. There were also an estimated 5,436 "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 Campbell County was 69.0 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Campbell County, 81.9 percent were married households, which compared to 79.5 percent in the State of Wyoming.

<sup>70</sup> In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

<b>Table II.3.4 Household Type by Tenure</b> Campbell County 2011-2016 5-Year ACS Data				
Household Type	Campbell County		State of Wyoming	
	Campbell County	% of Total	State of Wyoming	% of Total
Family households	12,098	69.0%	147,961	65.2%
Married-couple family	9,905	81.9%	117,587	79.5%
Owner-occupied housing units	8,327	84.1%	97,431	82.9%
Renter-occupied housing units	1,578	15.9%	20,156	17.1%
Other family	2,193	18.1%	30,374	20.5%
Male householder, no wife present	937	42.7%	11,235	37.0%
Owner-occupied housing units	526	56.1%	6,473	57.6%
Renter-occupied housing units	411	43.9%	4,762	42.4%
Female householder, no husband present	1,256	57.3%	19,139	63.0%
Owner-occupied housing units	500	39.8%	9,691	50.6%
Renter-occupied housing units	756	60.2%	9,448	49.4%
Nonfamily households	5,436	31.0%	79,024	34.8%
Owner-occupied housing units	2,888	53.1%	42,146	53.3%
Renter-occupied housing units	2,548	46.9%	36,878	46.7%
<b>Total</b>	<b>17,534</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.3.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 5,043 two-person family households, 2,658 three-person family households and 2,599 four-person family households. One-person non-family households made up 79.0 percent of all non-family households or an estimated 4,297 households. Campbell County's two person households made up 34.4 percent of total housing units and four person households made up an additional 14.9 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

<b>Table II.3.5 Household Type by Household Size</b> Campbell County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Campbell County</b>				
One Person	.	4,297	4,297	24.5%
Two Person	5,043	994	6,037	34.4%
Three Person	2,658	124	2,782	15.9%
Four Person	2,599	21	2,620	14.9%
Five Person	1,178	0	1,178	6.7%
Six Person	346	0	346	2.0%
Seven Person	274	0	274	1.6%
<b>Total</b>	<b>12,098</b>	<b>5,436</b>	<b>17,534</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>147,961</b>	<b>79,024</b>	<b>226,985</b>	<b>100.0%</b>

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 6,037 two-person households, 4,764 were owner-occupied and 1,273 were renter-occupied. Of the 2,620 four-person households, 1,787 were owner-occupied and 833 were renter-occupied. Further household size data by tenure are presented in Table II.3.6.

<b>Table II.3.6 Tenure by Household Size</b>				
Campbell County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Campbell County</b>				
One Person	2,394	1,903	4,297	24.5%
Two Person	4,764	1,273	6,037	34.4%
Three Person	1,916	866	2,782	15.9%
Four Person	1,787	833	2,620	14.9%
Five Person	977	201	1,178	6.7%
Six Person	262	84	346	2.0%
Seven Person or more	141	133	274	1.6%
<b>Total</b>	<b>12,241</b>	<b>5,293</b>	<b>17,534</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

As seen in Table II.3.7, Campbell County had a total of 19,626 housing units of which 17,534 or 89.3 percent were occupied. Of these occupied units, 69.8 percent, or 12,241 units were owner occupied, which compares to a statewide rate of 68.6. A total of 2,092 units or 10.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.3.7 Housing Units by Tenure</b>				
Campbell County 2011-2016 5-Year ACS Data				
Tenure	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	17,534	89.3%	226,985	84.7
Owner-Occupied	12,241	69.8%	155,741	68.6
Renter-Occupied	5,293	30.2%	71,244	31.4
Vacant Housing Units	2,092	10.7%	41,002	15.3
<b>Total Housing Units</b>	<b>19,626</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0</b>

Table II.3.8, shows that of the 2,092 vacant housing units in Campbell County as reported in the 2016 ACS data, 444 or 21.2 percent were for rent and 266 or 12.7 percent were for sale. An estimated 521 units were for seasonal, recreational, or occasional use, and 677 or 32.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

<b>Table II.3.8 Disposition of Vacant Housing Units</b> Campbell County 2011-2016 5-Year ACS Data				
Disposition	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	444	21.2%	6,818	16.6%
Rented, but not occupied	110	5.3%	1,397	3.4%
For sale only	266	12.7%	2,584	6.3%
Sold, but not occupied	54	2.6%	945	2.3%
For seasonal, recreational, or occasional use	521	24.9%	17,395	42.4%
For migrant workers	20	1.0%	351	.9%
Other vacant	677	32.4%	11,512	28.1%
<b>Total</b>	<b>2,092</b>	<b>100.0%</b>	<b>41,002</b>	<b>100.0%</b>

Table II.3.9, at right, presents different income statistics for Campbell County. According to the 2016 ACS data averages, median family income for Campbell County was \$90,389 compared to the statewide average of \$73,654.

<b>Table II.3.9 Median and Per Capita Income</b> Campbell County 2011-2016 5-Year ACS Data		
Income Type	Campbell County	Wyoming
Median Family Income	90,389	73,654
Median Household Income	80,822	59,143

Table II.3.10, shows households by income for Campbell County and the State of Wyoming. In Campbell County, there were a total of 1,198 households or 6.8 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 1,520 households that had incomes between \$35,000 and \$49,999, which accounted for 8.7 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 36.5 percent of total households and numbered 6,407 in Campbell County.

<b>Table II.3.10 Households by Income</b> Campbell County 2011-2016 5-Year ACS Data				
Income	Campbell County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,198	6.8%	21,545	9.5%
15,000 - 19,999	331	1.9%	10,637	4.7%
20,000 - 24,999	806	4.6%	11,410	5.0%
25,000 - 34,999	1,217	6.9%	22,140	9.8%
35,000 - 49,999	1,520	8.7%	30,946	13.6%
50,000 - 74,999	2,991	17.1%	42,533	18.7%
75,000 - 99,999	3,064	17.5%	32,162	14.2%
100,000 and above	6,407	36.5%	55,612	24.5%
<b>Total</b>	<b>17,534</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.3.11. In total, the poverty rate in Campbell County was 8 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Campbell County had a poverty rate of 7 percent and the female population had a poverty rate of 9 percent. There were

368 males and 268 females in poverty under the age of 5. Overall, 16.3 percent of persons in poverty in Campbell County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 219 individuals with incomes below the poverty level which represented 5.6 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.

<b>Table II.3.11</b>				
<b>Poverty by Age</b>				
Campbell County				
2011-2016 5-Year ACS Data				
<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>% of Total</b>
<b>Campbell County</b>				
5 and Below	368	268	636	16.3%
6 to 17	342	316	658	16.9%
18 to 64	967	1,418	2,385	61.2%
65 and Older	69	150	219	5.6%
<b>Total</b>	<b>1,746</b>	<b>2,152</b>	<b>3,898</b>	<b>100.0%</b>
Poverty Rate	7%	9%	8%	.
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>29,598</b>	<b>36,164</b>	<b>65,762</b>	<b>100.0%</b>
Poverty Rate	10%	13%	12%	.

Table II.3.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Campbell County saw an average of 9,453 owner-occupied single-family units compared to 1,644 single-family rental units. In Campbell County, single-family units comprised 63.3 percent of all households compared with 71.9 percent statewide. Campbell County had a total of 1,939 apartment rental units and total apartment units accounted for 11.5 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 3,406 mobile homes in Campbell County, which comprised 19.4 percent of all occupied housing units and compared to 12.9 statewide.

<b>Table II.3.12</b>				
<b>Households by Unit Type</b>				
Campbell County				
2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Campbell County</b>				
Single-Family Unit	9,453	1,644	11,097	63.3%
Duplex	7	263	270	1.5%
Tri- or Four-Plex	0	618	618	3.5%
Apartments	75	1,939	2,014	11.5%
Mobile Homes	2,706	700	3,406	19.4%
Boat, RV, Van, Etc.	0	129	129	.7%
<b>Total</b>	<b>12,241</b>	<b>5,293</b>	<b>17,534</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

Table II.3.13, shows the number of households by year of construction. As shown, 1.0 percent, or 169 units, were built in 1939 or earlier in the county, and another 232 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 5,317, which accounted for 30.3 percent of all households, and an additional 1,074 households, or 6.1 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.

<b>Table II.3.13</b>				
<b>Households by Year Built</b>				
Campbell County				
2011-2016 5-Year ACS Data				
Year Built	Campbell County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	169	1.0%	24,398	10.7%
1940 to 1949	232	1.3%	10,195	4.5%
1950 to 1959	443	2.5%	20,926	9.2%
1960 to 1969	639	3.6%	18,850	8.3%
1970 to 1979	3,253	18.6%	47,644	21.0%
1980 to 1989	3,684	21.0%	32,639	14.4%
1990 to 1999	2,723	15.5%	26,757	11.8%
2000 to 2009	5,317	30.3%	37,104	16.3%
Built 2010 or Later	1,074	6.1%	8,472	3.7%
<b>Total</b>	<b>17,534</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.3.14, displays housing units for Campbell County and the State of Wyoming. The number of rooms in Campbell County varied between households. Households with one room accounted for only 1.0 percent of total housing units, while households with five and six rooms accounted for 19.6 and 21.8 percent, respectively. The median number of rooms in Campbell County was 6 rooms, which compared to 6 statewide.



<b>Table II.3.14 Housing Units by Number of Rooms</b> Campbell County 2011-2016 5-Year ACS Data				
Number of Rooms	Campbell County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	198	1.0%	4,703	1.8%
Two	306	1.6%	6,989	2.6%
Three	923	4.7%	19,621	7.3%
Four	2,738	14.0%	42,956	16.0%
Five	3,849	19.6%	52,646	19.6%
Six	4,276	21.8%	43,710	16.3%
Seven	2,798	14.3%	31,960	11.9%
Eight	1,891	9.6%	25,568	9.5%
Nine or more	2,647	13.5%	39,834	14.9%
<b>Total</b>	<b>19,626</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.3.15, shows the number of households in the county by number of bedrooms and tenure. There were 155 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 17.7 percent of total households in Campbell County, which compared to 23.9 percent statewide. In Campbell County, the 8,172 households with three bedrooms accounted for 46.6 percent of all households, and there were only 1,157 five-bedroom or more households, which accounted for 6.6 percent of all households.

<b>Table II.3.15 Households by Number of Bedrooms</b> Campbell County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Campbell County</b>				
None	28	155	183	1.0%
One	92	771	863	4.9%
Two	1,240	1,869	3,109	17.7%
Three	6,278	1,894	8,172	46.6%
Four	3,532	518	4,050	23.1%
Five or more	1,071	86	1,157	6.6%
<b>Total</b>	<b>12,241</b>	<b>5,293</b>	<b>17,534</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.3.16, structures built in 1939 or earlier had a median value of \$216,700, while structures built between 1950 and 1959 had a median value of \$172,800 and those built between 1990 to 1999 had a median value of \$205,800. 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 \$291,600 and \$216,500, respectively. The total median value in Campbell County was \$214,000, which compared to \$199,900 in the State of Wyoming.

Year Built	Campbell County	State of Wyoming
1939 or earlier	216,700	157,900
1940 to 1949	182,700	152,100
1950 to 1959	172,800	163,300
1960 to 1969	192,100	185,100
1970 to 1979	202,000	191,500
1980 to 1989	220,400	209,600
1990 to 1999	205,800	245,200
2000 to 2009	221,200	260,000
2010 to 2013	291,600	288,500
2014 to Later	216,500	289,400
<b>Total</b>	<b>214,000</b>	<b>199,900</b>

Household mortgage status is reported in Table II.3.17. In Campbell County, households with a mortgage accounted for 68.2 percent of all households or 8,353 housing units, and the remaining 31.8 percent or 3,888 units had no mortgage. Of those units with a mortgage, 510 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 7,843 or 93.9 percent had no second mortgage or no home equity loan.

Mortgage Status	Campbell County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	8,353	68.2%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	510	6.1%	9,772	10.8%
Second mortgage only	268	52.5%	3,961	40.5%
Home equity loan only	242	47.5%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	7,843	93.9%	79,941	88.8%
Housing units without a mortgage	3,888	31.8%	65,669	42.2%
<b>Total</b>	<b>12,241</b>	<b>100.0%</b>	<b>155,741</b>	<b>100.00%</b>

The median rent in Campbell County was \$838 as compared to \$686 statewide, as seen in Table II.3.18.

Place	Rent
Campbell County	\$838
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 579 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Campbell County are presented in Table II.3.19, and indicate a net increase of 5,508 persons over the time period.

<b>Table II.3.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Campbell County			
WYDOT Data, 2000 – First Half 2018			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	1,189	856	333
2001	1,425	860	565
2002	1,204	756	448
2003	914	678	236
2004	1,025	895	130
2005	1,191	850	341
2006	1,573	778	795
2007	1,687	950	737
2008	1,983	985	998
2009	1,946	822	1,124
2010	1,704	890	814
2011	1,419	1,083	336
2012	1,505	1,202	303
2013	1,229	1,246	-17
2014	1,366	1,275	91
2015	1,412	1,261	151
2016	978	1,675	-697
2017	957	1,558	-601
2018 – First Half	464	1,043	-579
<b>Total</b>	<b>25,171</b>	<b>19,663</b>	<b>5,508</b>

**Economics**

The HUD estimated MFI for Campbell County was \$90,400 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.3.2, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.3.2**  
**Estimated Median Family Income**  
 Campbell County vs. Wyoming  
 HUD Data: 2000-2017

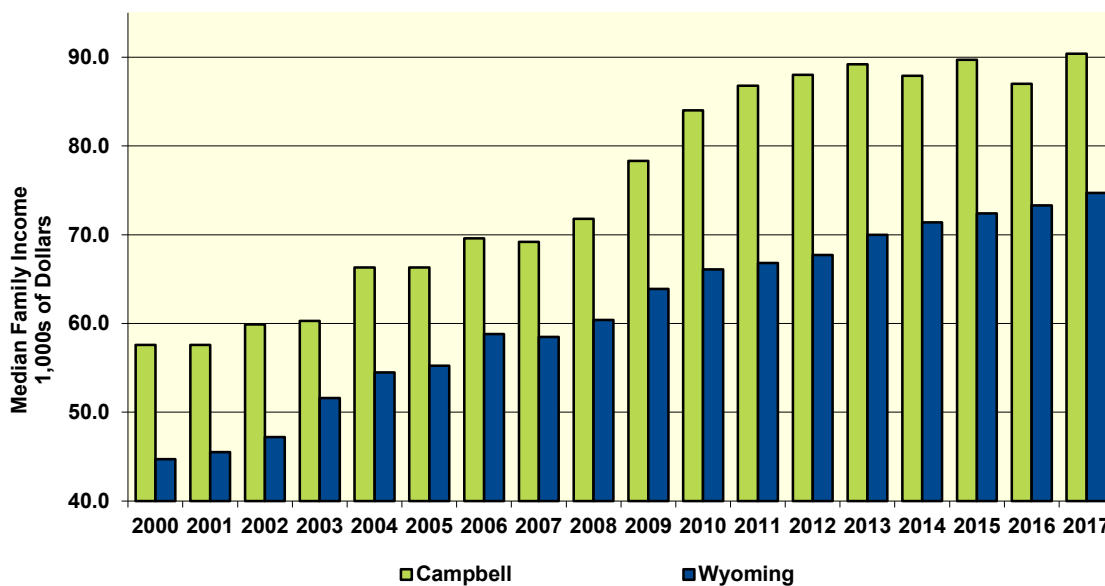


Table II.3.20, shows the labor force statistics for Campbell County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.0 percent. The highest level of unemployment occurred during 2016 rising to a rate of 7.1. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Campbell County decreased from 7.1 percent in 2016 to 4.9 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.3.20 Labor Force Statistics Campbell County 1990 - 2017 BLS Data					
Year	Campbell County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	806	15,596	16,402	4.9%	5.3%
1991	823	15,818	16,641	4.9%	5.2%
1992	944	15,797	16,741	5.6%	5.6%
1993	905	16,283	17,188	5.3%	5.3%
1994	830	17,240	18,070	4.6%	5.0%
1995	869	17,495	18,364	4.7%	4.8%
1996	863	17,686	18,549	4.7%	4.9%
1997	931	17,788	18,719	5.0%	4.8%
1998	909	18,242	19,151	4.7%	4.7%
1999	970	18,714	19,684	4.9%	4.6%
2000	620	19,278	19,898	3.1%	3.9%
2001	570	20,814	21,384	2.7%	3.8%
2002	656	21,434	22,090	3.0%	4.0%
2003	769	21,055	21,824	3.5%	4.3%
2004	663	21,262	21,925	3.0%	3.8%
2005	601	22,592	23,193	2.6%	3.6%
2006	532	24,332	24,864	2.1%	3.2%
2007	525	25,440	25,965	2.0%	2.8%
2008	535	26,822	27,357	2.0%	3.1%
2009	1,540	27,265	28,805	5.3%	6.3%
2010	1,587	24,709	26,296	6.0%	6.4%
2011	1,267	24,605	25,872	4.9%	5.8%
2012	1,212	24,907	26,119	4.6%	5.3%
2013	1,091	24,607	25,698	4.2%	4.7%
2014	878	25,376	26,254	3.3%	4.1%
2015	1,023	24,844	25,867	4.0%	4.3%
2016	1,739	22,697	24,436	7.1%	5.3%
2017	1,138	21,945	23,083	4.9%	4.2%

Diagram II.3.3, shows the employment and labor force for Campbell County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 21,945 persons, with the labor force reaching 23,083, indicating there were a total of 1,138 unemployed persons.

**Diagram II.3.3**  
**Employment and Labor Force**  
 Campbell County  
 1990 – 2017 BLS Data

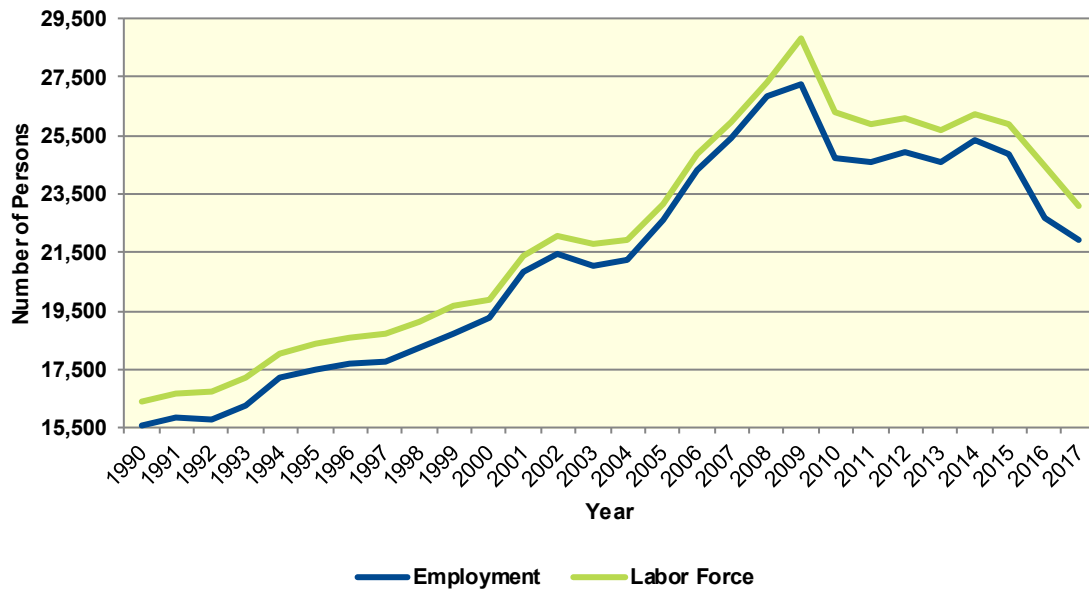
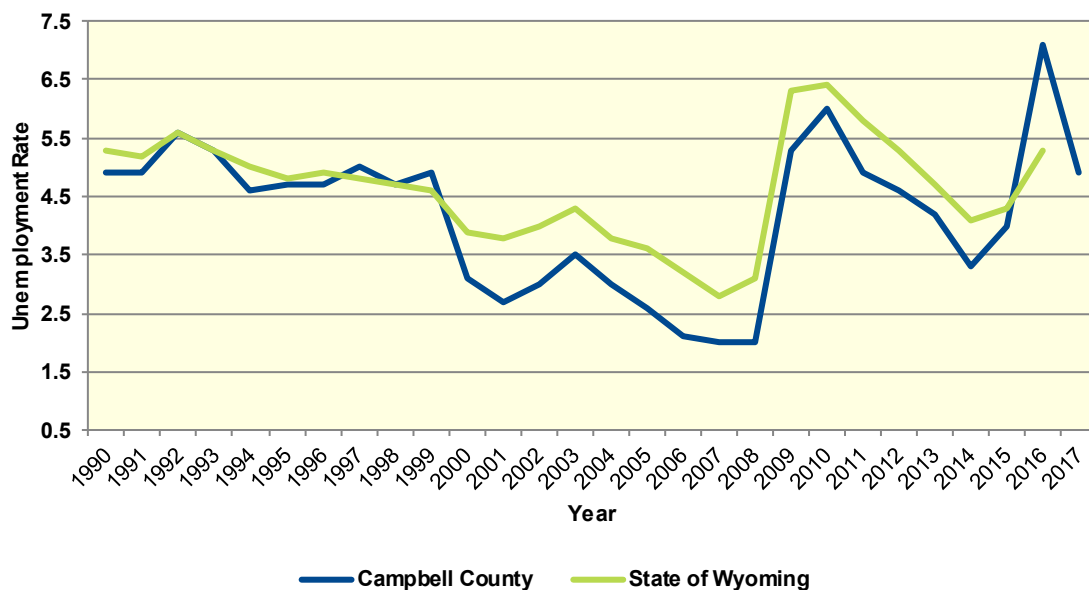


Diagram II.3.4, shows the unemployment rate for both the state and Campbell County. During the 1990's the average rate for Campbell County was 4.9, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.0, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.9. Over the course of the entire period Campbell County had an average unemployment rate lower than the state, 4.2 percent for Campbell County, versus 4.6 statewide.

**Diagram II.3.4**  
**Annual Unemployment Rate**  
 Campbell 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.3.21, with the 2017 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 24,978 persons in 2016 to 24,315 in 2017, a change of -2.7 percent.

<b>Table II.3.21</b> <b>Total Monthly Employment</b> Campbell County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	27,361	27,285	27,663	26,932	27,386	28,326	26,508	23,588
Feb	27,338	27,052	27,715	26,941	27,574	28,144	26,037	23,711
Mar	27,355	26,990	27,693	27,157	27,626	28,024	25,794	23,933
Apr	27,465	27,152	27,919	27,032	27,978	27,940	25,476	24,185
May	27,577	27,501	28,051	27,437	28,687	28,083	25,110	24,416
Jun	28,222	27,902	28,245	27,708	29,236	28,116	24,868	24,496
Jul	27,032	26,761	27,118	26,765	28,841	27,929	24,384	24,378
Aug	28,051	27,062	27,401	26,991	29,160	28,129	24,648	24,478
Sep	28,562	27,680	27,979	27,711	29,113	27,770	24,608	24,546
Oct	29,239	27,951	27,828	27,705	28,905	27,810	24,393	24,653
Nov	28,316	28,015	27,745	27,798	28,753	27,342	23,993	24,648
Dec	27,842	28,134	27,506	27,829	28,762	27,170	23,921	24,666
<b>Annual</b>	<b>27,863</b>	<b>27,457</b>	<b>27,739</b>	<b>27,334</b>	<b>28,502</b>	<b>27,899</b>	<b>24,978</b>	<b>24,315</b>
% Change	-3.4%	-1.5%	1.0%	-1.5%	4.3%	-2.1%	-10.5%	-2.7%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 1,041 dollars in 2016. In 2017, average weekly wages saw an increased of 2.5 percent over the prior year, rising to 1,067 dollars, or by 26 percent. These data are shown in Table II.3.22.

<b>Table II.3.22</b> <b>Average Weekly Wages</b> Campbell County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	651	677	716	727	694	
2002	714	691	717	757	720	3.7%
2003	714	711	733	787	737	2.4%
2004	758	744	798	841	786	6.6%
2005	789	768	831	898	823	4.7%
2006	867	904	906	996	919	11.7%
2007	940	935	930	1,044	963	4.8%
2008	1,004	998	988	1,081	1,018	5.7%
2009	997	982	992	1,047	1,004	-1.4%
2010	1,046	996	1,037	1,140	1,055	5.1%
2011	1,074	1,033	1,064	1,091	1,065	0.9%
2012	1,106	1,033	1,028	1,112	1,070	0.5%
2013	1,088	1,057	1,053	1,123	1,080	0.9%
2014	1,102	1,063	1,096	1,172	1,108	2.6%
2015	1,129	1,050	1,075	1,163	1,104	-0.4%
2016	1,043	1,010	1,035	1,075	1,041	-5.7%
2017	1,071	1,036	1,053	1,106	1,067	2.5%

Total business establishments reported by the QCEW are displayed in Table II.3.23. Between 2016 and 2017, the total number of business establishments in Wyoming increased by 2.5 percent, from 1,779 to 1,791 establishments.

<b>Table II.3.23</b>						
<b>Number of Business Establishments</b>						
Campbell County						
BLS QCEW Data, 2001–2017(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	1,294	1,334	1,369	1,360	1,339	
2002	1,378	1,396	1,402	1,399	1,394	4.1%
2003	1,402	1,411	1,444	1,450	1,427	2.4%
2004	1,467	1,480	1,474	1,472	1,473	3.2%
2005	1,486	1,507	1,513	1,508	1,504	2.1%
2006	1,563	1,607	1,627	1,626	1,606	6.8%
2007	1,663	1,685	1,695	1,727	1,693	5.4%
2008	1,738	1,750	1,773	1,780	1,760	4.0%
2009	1,784	1,805	1,803	1,799	1,798	2.2%
2010	1,810	1,814	1,812	1,818	1,814	0.9%
2011	1,790	1,785	1,782	1,768	1,781	-1.8%
2012	1,773	1,784	1,766	1,762	1,771	-0.6%
2013	1,763	1,755	1,749	1,735	1,751	-1.1%
2014	1,713	1,731	1,737	1,746	1,732	-1.1%
2015	1,780	1,801	1,808	1,800	1,797	3.8%
2016	1,785	1,791	1,771	1,767	1,779	-1.0%
2017	1,778	1,780	1,806	1,794	1,791	0.7%

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, Campbell County recorded 34,568 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 \$2,367,290,000, and real per capita income was \$48,507 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$64,788 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 Campbell decreased by 3.1 percent from fourth quarter 2016 to fourth quarter 2017 from \$650 to \$641. During that same period, detached single-family home rents increased by 2.5 percent, rents for mobile homes on lots decreased by 6.5 percent, and rents for mobile home lots decreased by 0.3 percent.

Campbell rental prices experienced average annualized increases of 0.4 percent for apartments, 0.7 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 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.3.24, at right, presents the Campbell data for each rental type.

The Census Bureau reports building permit

<b>Table II.3.24</b>				
<b>Semiannual Average Monthly Rental Prices</b>				
Campbell County				
EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars				
<b>Quarter Year</b>	<b>Apartments</b>	<b>Mobile Home Lot</b>	<b>House</b>	<b>Mobile Home</b>
Q2.87	489	331	800	542
Q4.87	524	331	800	593
Q2.88	473	304	788	543
Q4.88	477	311	711	534
Q2.89	449	286	716	489
Q4.89	446	312	736	550
Q2.90	437	280	693	503
Q4.90	464	280	729	542
Q2.91	459	271	702	557
Q4.91	498	252	764	492
Q2.92	508	270	739	704
Q4.92	492	259	704	535
Q2.93	491	264	747	466
Q4.93	457	259	758	637
Q2.94	486	266	699	469
Q4.94	510	281	772	601
Q2.95	509	248	748	569
Q4.95	510	261	777	535
Q2.96	487	241	822	645
Q4.96	501	237	794	612
Q2.97	494	231	704	640
Q4.97	515	250	736	580
Q2.98	492	249	772	568
Q4.98	506	253	758	606
Q2.99	509	224	742	535
Q4.99	497	224	761	637
Q2.00	601	255	900	693
Q4.00	598	273	875	669
Q2.01	647	284	829	756
Q4.01	727	309	884	779
Q2.02	755	293	851	766
Q4.02	694	301	976	775
Q2.03	734	292	845	753
Q4.03	736	298	925	772
Q2.04	709	294	1,004	739
Q4.04	705	295	1,009	801
Q2.05	720	296	900	760
Q4.05	753	317	1,020	875
Q2.06	776	318	1,037	940
Q4.06	834	339	1,166	907
Q2.07	805	340	1,313	967
Q4.07	825	359	1,381	710
Q2.08	819	363	1,502	1,129
Q4.08	867	392	1,537	1,179
Q2.09	864	394	1,504	1,030
Q4.09	878	411	1,374	1,062
Q2.10	806	407	1,324	946
Q4.10	803	422	1,369	964
Q2.11	800	414	1,227	994
Q4.11	793	431	1,311	930
Q2.12	783	429	1,206	886
Q4.12	724	446	1,197	899
Q2.13	728	430	1,148	896
Q4.13	750	456	1,241	954
Q2.14	777	443	1,203	887
Q4.14	811	455	1,213	929
Q2.15	812	448	1,331	931
Q4.15	776	463	1,197	933
Q2.16	713	460	1,167	839
Q4.16	662	463	985	822
Q2.17	630	455	987	732
Q4.17	641	462	1,010	768

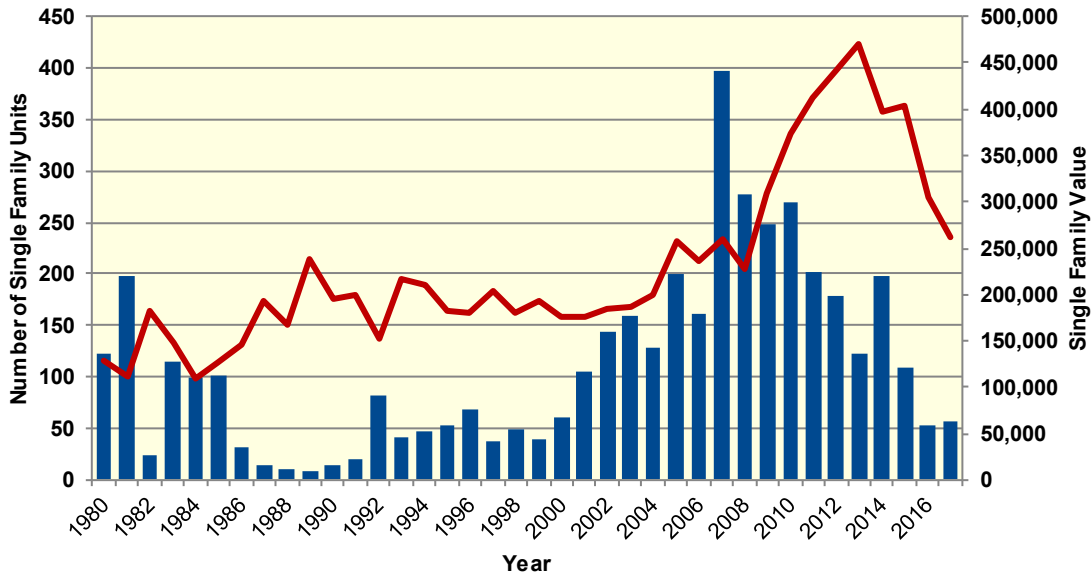


authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Campbell County increased from 53 authorizations in 2016 to 57 in 2017.

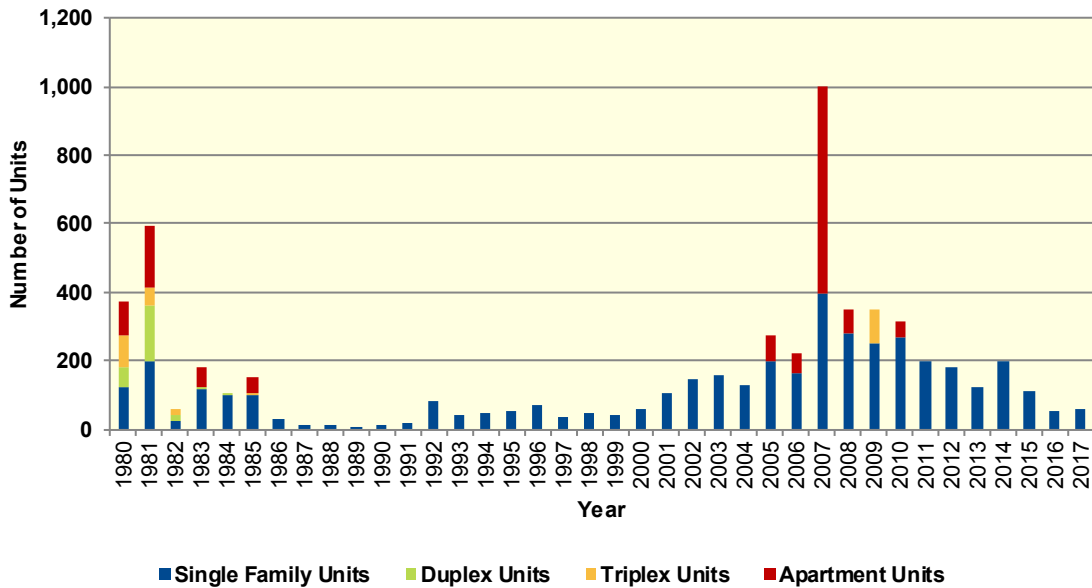
The real value of single-family building permits decreased from \$305,746 in 2016 to \$262,992 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.3.25.

<b>Table II.3.25</b> <b>Building Permits and Valuation</b> Campbell 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	123	60	92	95	370	127,993	54,113
1981	198	164	50	182	594	112,451	48,469
1982	24	18	16	0	58	181,839	0
1983	115	8	0	60	183	147,641	48,786
1984	100	2	0	0	102	110,478	0
1985	101	0	4	48	153	125,801	51,350
1986	32	0	0	0	32	145,750	0
1987	15	0	0	0	15	193,182	0
1988	11	0	0	0	11	166,514	0
1989	9	0	0	0	9	237,533	0
1990	15	0	0	0	15	194,774	0
1991	20	0	0	0	20	198,679	0
1992	82	0	0	0	82	151,698	0
1993	41	0	0	0	41	217,089	0
1994	48	0	0	0	48	209,919	0
1995	53	0	0	0	53	181,865	0
1996	68	0	0	0	68	180,964	0
1997	38	0	0	0	38	203,605	0
1998	50	0	0	0	50	179,732	0
1999	40	0	0	0	40	192,226	0
2000	61	0	0	0	61	176,393	0
2001	105	0	0	0	105	175,668	0
2002	144	0	0	0	144	185,609	0
2003	159	0	0	0	159	186,456	0
2004	129	0	0	0	129	198,657	0
2005	200	0	0	73	273	256,605	77,715
2006	161	0	0	61	222	236,199	75,400
2007	398	0	0	604	1,002	259,524	43,455
2008	277	0	0	72	349	227,540	10,635
2009	249	0	100	0	349	308,852	0
2010	269	0	0	48	317	372,633	155,938
2011	201	0	0	0	201	411,973	0
2012	179	0	0	0	179	443,150	0
2013	122	0	0	0	122	469,654	0
2014	198	0	0	0	198	396,612	0
2015	109	0	0	0	109	403,476	0
2016	53	0	0	0	53	305,746	0
2017	57	0	0	0	57	262,992	0

**Diagram II.3.5**  
**Single Family Permits**  
 Campbell County  
 Census Bureau Data, 1980–2017



**Diagram II.3.6**  
**Total Permits by Unit Type**  
 Campbell 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 Campbell County was \$241,050. This represented a decrease of 2.9 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.3.26.

Year	Campbell County Average Price (\$)	Campbell County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	151,615	.	131,207	.
2001	130,981	-13.61	128,771	-1.86
2002	133,582	1.99	138,295	7.40
2003	170,218	27.43	148,276	7.22
2004	173,420	1.88	159,558	7.61
2005	185,874	7.18	178,183	11.67
2006	199,945	7.57	219,438	23.15
2007	247,150	23.61	265,044	20.78
2008	242,341	-1.9	256,045	-3.40
2009	249,507	3.0	241,622	-5.63
2010	238,208	-4.53	250,958	3.86
2011	233,900	-1.8	241,301	-3.85
2012	236,978	1.3	266,406	10.40
2013	238,489	0.6	281,345	5.6
2014	248,826	4.3	263,432	-6.4
2015	250,407	0.6	275,611	4.6
2016	248,298	-0.8	280,428	1.7
2017	241,050	-2.9	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.<sup>71</sup> During June 2018, a total of 132 surveys were completed by property managers in Campbell County. Of the 2,714 rental units surveyed 302 were vacant, indicating a vacancy rate of 11.1 percent.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	18	1,395	51	3.7%
2003a	15	921	16	1.7%
2003b	17	1,257	16	1.3%
2004a	20	1,456	36	2.5%
2004b	25	1,373	38	2.8%
2005a	24	1,318	15	1.1%
2005b	25	1,288	8	0.6%
2006a	29	1,450	3	0.2%
2006b	29	1,437	6	0.4%
2007a	33	1,769	15	0.9%
2007b	34	1,394	4	0.3%
2008a	42	1,713	123	7.2%
2008b	52	1,966	133	6.8%
2009a	58	2,788	160	5.7%
2009b	69	2,318	244	10.5%
2010a	87	3,358	289	8.6%
2010b	87	3,370	271	8.0%
2011a	103	3,218	256	8.0%
2011b	111	3,633	262	7.2%
2012a	123	4,190	231	5.5%
2012b	121	3,722	363	9.8%
2013a	120	3,991	372	9.3%
2013b	130	3,615	224	6.2%
2014a	139	3,693	120	3.2%
2014b	129	4,170	73	1.8%
2015a	134	3,743	136	3.6%
2015b	108	3,567	373	10.5%
2016a	121	3,209	447	13.9%
2016b	121	2,769	582	21.0%
2017a	121	3,144	540	17.2%
2017b	106	2,834	416	14.7%
2018a	132	2,714	302	11.1%

From June through July of 2018, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.3.27, presents some basic statistics about the completed surveys.

Diagram II.3.7, shows the historical vacancy rate from Campbell County and Wyoming over the period of June 2001 to June 2018.

<sup>71</sup> 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.

**Diagram II.3.7**  
**Vacancy Rates by Year**  
 Campbell County vs. Wyoming  
 RVS Data, June 2001 – June 2018

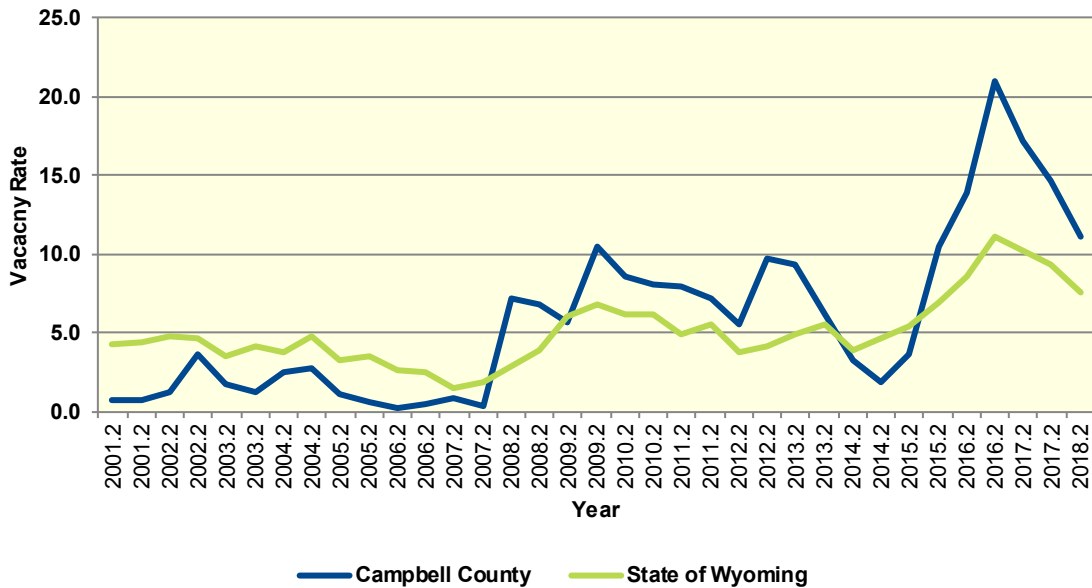


Diagram II.3.8, shows the average rent of single-family and apartment units in Campbell County. In 2018, rents for single-family units were to \$1014 and average rent for apartments were \$660.

**Diagram II.3.8**  
**Average Rent of Single Family and Apartment Units**  
 Campbell County  
 RVS Data, June 2006 – June 2018

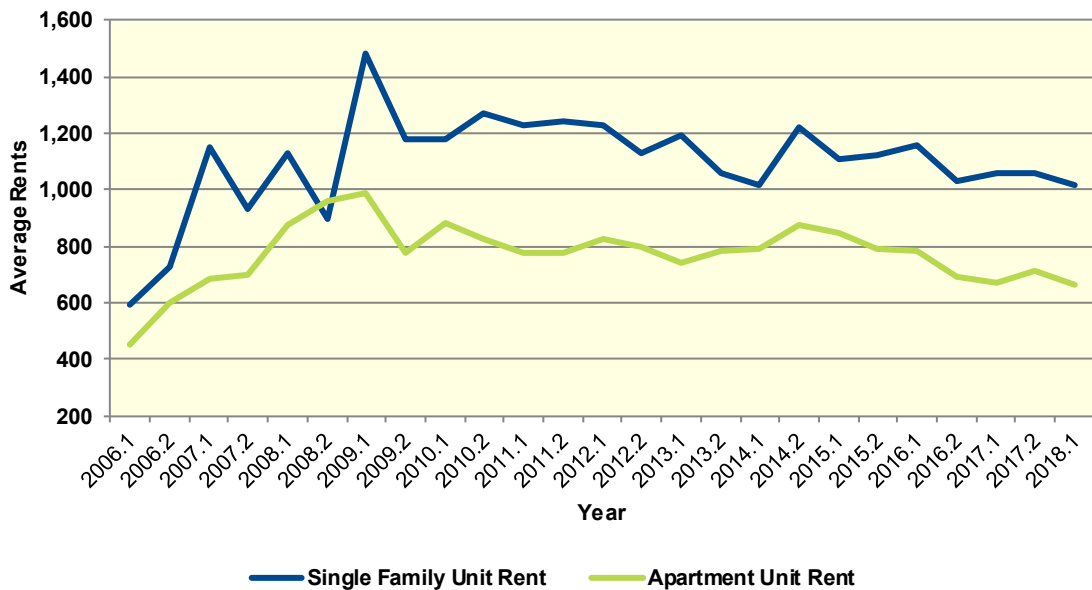


Table II.3.28, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 224 single family units in Campbell County, with 2 of them available. This translates into a vacancy rate of 0.9 percent in Campbell County, which compares to a single family vacancy rate of 4.4 percent for the State of Wyoming. There were

1,995 apartment units reported in the survey, with 243 of them available, which resulted in a vacancy rate of 12.2 percent. This compares to a statewide vacancy rate of 4.4 percent for apartment units across the state.

<b>Table II.3.28</b>			
<b>Rental Vacancy Survey by Type</b>			
Campbell County			
2018a Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	224	2	0.9%
Apartments	1,995	243	12.2%
Mobile Homes	309	49	15.9%
“Other” Units	80	1	1.2%
Don’t Know	44	1	2.3%
<b>Total</b>	<b>2,714</b>	<b>302</b>	<b>11.1%</b>

Table II.3.29, reports units by bedroom size. As can be seen there were 896 two-bedroom apartment units and 348 three bedroom units. Overall, the 994 two-bedroom units accounted for 36.6 percent of all units, and the 722 three bedroom units accounted for 26.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 612 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

<b>Table II.3.29</b>							
<b>Rental Units by Number of Bedrooms</b>							
Campbell County							
2018a Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	8	0	0	.	8
One	5	7	345	1	0	.	358
Two	25	41	896	26	6	.	994
Three	78	14	348	266	16	.	722
Four	9	0	5	3	0	.	17
Five	3	0	0	0	0	.	3
Don’t Know	104	0	393	13	58	44	612
<b>Total</b>	<b>224</b>	<b>62</b>	<b>1,995</b>	<b>309</b>	<b>80</b>	<b>44</b>	<b>2,714</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.3.30, Two apartments were the most available apartment units, with Two units being the most available single family units.

<b>Table II.3.30</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Campbell County							
2018a Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	2	0	0	.	2
One	0	2	48	0	0	.	50
Two	1	4	137	2	0	.	144
Three	1	0	39	34	1	.	75
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	0	0	17	13	0	1	31
<b>Total</b>	<b>2</b>	<b>6</b>	<b>243</b>	<b>49</b>	<b>1</b>	<b>1</b>	<b>302</b>

Table II.3.31, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 14.5 percent and three bedroom units had a vacancy rate of 14.5 percent.

<b>Table II.3.31</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Campbell County							
2018a Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	%	%	25%	%	%		25
One	0%	28.6%	13.9%	0%	%		14
Two	4%	9.8%	15.3%	7.7%	0%		14.5
Three	1.3%	0%	11.2%	12.8%	6.2%		10.4
Four	0%	%	0%	0%	%		0
Five	0%	%	%	%	%		0
Don’t Know	0%	%	4.3%	100%	0%	2.3%	5.1
<b>Total</b>	<b>0.9%</b>	<b>9.7%</b>	<b>12.2%</b>	<b>15.9%</b>	<b>1.2%</b>	<b>2.3%</b>	<b>302</b>

Table II.3.32, 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 1.3 percent.

<b>Table II.3.32</b>			
<b>Single Family Units by Bedroom Size</b>			
Campbell County			
2018a Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Studio	0	0	%
One	5	0	0%
Two	25	1	4%
Three	78	1	1.3%
Four	9	0	0%
Don’t know	104	0	0%
<b>Total</b>	<b>224</b>	<b>2</b>	<b>0.9%</b>

Table II.3.33, 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 15.3 percent.

<b>Table II.3.33</b>			
<b>Apartment Units by Bedroom Size</b>			
Campbell County			
2018a Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	8	2	25%
One	345	48	13.9%
Two	896	137	15.3%
Three	348	39	11.2%
Four	5	0	0%
Don’t know	393	17	4.3%
<b>Total</b>	<b>1,995</b>	<b>243</b>	<b>12.2%</b>

Average market-rate rents by unit type are shown in Table II.3.34. 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.

<b>Table II.3.34</b> <b>Average Market Rate Rents by Bedroom Size</b> Campbell County 2018a Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$568	\$.	\$.	\$568
One	\$525	\$610	\$592	\$500	\$.	\$585
Two	\$820	\$698	\$662	\$638	\$760	\$692
Three	\$989	\$941	\$796	\$836	\$1,044	\$886
Four	\$1,390	\$.	\$860	\$1,083	\$.	\$1,162
Five	\$1,400	\$.	\$.	\$.	\$.	\$1400
<b>Total</b>	<b>\$1014.9</b>	<b>\$740.9</b>	<b>\$660.6</b>	<b>\$793.4</b>	<b>\$990.3</b>	<b>\$812.5</b>

Table II.3.35, shows vacancy rates for single family units by average rental rates for Campbell County. The most common rent for single family units was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table II.3.35</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Campbell County 2018a Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	10	0	0%
\$750 to \$1,000	65	2	3.1%
\$1,000 to \$1,250	37	0	0%
\$1,250 to \$1,500	105	0	0%
Above \$1,500	1	0	0%
Missing	6	0	0%
<b>Total</b>	<b>224</b>	<b>2</b>	<b>0.9%</b>

The average rent and availability of apartment units is displayed in Table II.3.36. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 15.6 percent.

<b>Table II.3.36</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Campbell County 2018a Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	37	14	37.8%
\$500 to \$750	938	146	15.6%
\$750 to \$1,000	614	17	2.8%
\$1,000 to \$1,250	24	6	25%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	382	60	15.7%
<b>Total</b>	<b>1,995</b>	<b>243</b>	<b>12.2%</b>

Table II.3.37, displays units designed to serve elderly occupants. In the most recent survey there were 55 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0.

<b>Table II.3.37</b> <b>Units Designed for Elderly Occupants</b> Campbell County 2018a Survey of Rental Properties	
Elderly	Units
Elderly Units	55
Available Elderly Units	0
<b>Elderly Vacancy Rate</b>	<b>0%</b>

Table II.3.38, shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0 percent of available units are expected to be on the market for less than seven days. An additional 72 units, or 23.8 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 45 units, or 14.9 percent are expected to be on the market for 90 days.

<b>Table II.3.38</b> <b>Number of Estimated Days to Fill a Vacant unit</b> Campbell County 2018a Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0%
7 to 30 days	72	23.8%
31 to 60 days	161	53.3%
61 to 90 days	11	3.6%
More than 90 days	45	14.9%
Unknown	13	4.3%
<b>Total</b>	<b>302</b>	<b>100.0%</b>

Respondents were asked if utilities are included in the rent and is shown in Table II.3.39, 76 respondents, or 61.8 percent, included some sort of utility in the rent.

<b>Table II.3.39</b> <b>Are there any utilities included with the rent?</b> Campbell County 2018a Survey of Rental Properties	
Period	Respondent
Yes	76
No	47
<b>% Offering Utilities</b>	<b>61.8%</b>

The type of utility included in the rent is shown in Table II.3.40. There were 867 respondents who included electricity, 580 respondents who included natural gas, 1,946 respondents who included water and sewer and 1,922 respondents included trash collection in the rent.

<b>Table II.3.40</b> <b>Which utilities are included with the rent?</b> Campbell County 2018a Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	867
Natural Gas	580
Propane	0
Water/Sewer	1,946
Trash Collection	1,922
Cable Television	218
Other	206



Table II.3.41, shows the number of survey respondents who keep a waiting list. As can be seen 17 respondents said they keep a waitlist, with an estimated 37 number of persons on the wait list.

<b>Table II.3.41</b> <b>Do you keep a waiting list?</b> Campbell County 2018a Survey of Rental Properties	
Period	Respondent
Yes	17
No	106
<b>Waitlist Size</b>	<b>37</b>

Table II.3.42, shows the condition of rental units by unit type for Campbell 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 1,169 units were in good condition, or 43.1 percent and 389 units, or 14.3 percent, being in average condition. Details by unit type and condition are displayed.

<b>Table II.3.42</b> <b>Condition by Unit Type</b> Campbell County 2018a Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	29	1.1%
Average	389	14.3%
Good	1,169	43.1%
Excellent	1,034	38.1%
Don't Know	0	0%
<b>Total</b>	<b>2,714</b>	<b>100.0%</b>

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.3.43, 6 respondents said they would prefer more single family units, 4 respondents wanted more apartment units, and 10 respondents indicated they would prefer more units of any type.

<b>Table II.3.43</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Campbell County 2018a Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	6
Duplex Units	0
Apartments	4
Mobile homes	5
Other	1
All types	10
<b>Total</b>	<b>26</b>

Table, II.3.44, 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. Campbell County had a total of 20 respondents, with an average persons per household of 2.9 people. Of new residents to Campbell County, 58.8 percent were not married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a mobile or manufactured home, with 55.0 percent of respondents renting their residence. The average rent in Campbell County was \$715. When asked if they were satisfied with their current housing, 80.0 percent said they were satisfied with thier current housing.

<b>Table II.3.44</b>	
<b>Most Replied Response</b>	
Campbell County	
HNA Survey: Fiscal Year 2018	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	20
Number of persons in household (Average)	2.9
Current age	25 to 34 years old (25.0%)
Marital status	Not Married (58.8%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (40.0%)
In which industry are you primarily employed	Other (25.0%)
Highest education level completed	High School Diploma/GED (40.0%)
Total household income from all sources	\$10,000 to \$19,999 dollars (33.3%)
<b>Current Housing Characteristics</b>	
Current Residence	Manufactured or mobile home (30.0%)
Do you own or rent	Rent (55.0%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	.
Average mortgage payment	\$0
Average rental payment	\$715
Are you satisfied with your current housing	Satisfied with current housing (80.0%)
<b>Housing Demand (if unsatisfied with current housing)</b>	
Reason you are unsatisfied	Housing unit is too small (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Don't know (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy their next residence. 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, 298 or 1.7 percent of households in Campbell County were overcrowded and another 96 or 0.5 percent of units were severely overcrowded, as shown in Table II.3.45. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.3.45</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Campbell County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Campbell County</b>				
<b>Owner</b>				
Households	12,103	105	33	12,241
Percentage	98.9%	.9%	.3%	100.0%
<b>Renter</b>				
Households	5,037	193	63	5,293
Percentage	95.2%	3.6%	1.2%	100.0%
<b>Total</b>				
Households	17,140	298	96	17,534
Percentage	97.8%	1.7%	.5%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
<b>Total</b>				
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 225 units or 1.1 percent of all housing units in Campbell 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.3.46, at right.

<b>Table II.3.46</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Campbell County 2011-2016 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Kitchen Facilities	19,401	260,769
Lacking Complete Kitchen Facilities	225	7,218
<b>Total Housing Units</b>	<b>19,626</b>	<b>267,987</b>
Percent Lacking	1.1%	2.7%

At the time of the 2016 ACS, a total of 182 units or .9 percent of all housing units in Campbell 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.3.47.

<b>Table II.3.47</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Campbell County 2011-2016 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Plumbing Facilities	19,444	261,033
Lacking Complete Plumbing Facilities	182	6,954
<b>Total Households</b>	<b>19,626</b>	<b>267,987</b>
Percent Lacking	.9%	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 Campbell County, 13.8 percent of households had a cost burden and 8.9 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 11.9 percent of homeowners with a mortgage in Campbell County experienced a cost burden and 7.4 percent experienced a severe cost burden, while 21.8 percent of renters had a cost burden and 15.9 percent had a severe cost burden, as seen in Table II.3.48.

<b>Table II.3.48</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Campbell County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Campbell County</b>					
<b>Owner With a Mortgage</b>					
Households	6,698	995	622	38	8,353
Percent	80.2%	11.9%	7.4%	.5%	100.0%
<b>Owner Without a Mortgage</b>					
Households	3,517	271	89	11	3,888
Percent	90.5%	7.0%	2.3%	.3%	100.0%
<b>Renter</b>					
Households	3,057	1,155	843	238	5,293
Percent	57.8%	21.8%	15.9%	4.5%	100.0%
<b>Total</b>					
Households	13,272	2,421	1,554	287	17,534
Percent	75.7%	13.8%	8.9%	1.6%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
<b>Renter</b>					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
<b>Total</b>					
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.3.49, 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 2,055 owner occupied and 1,749 renter occupied households experiencing a housing problem.

<b>Table II.3.49</b>			
<b>Households with Housing Problems by Income</b>			
Campbell County			
2010-2014 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	390	760	1,150
30.1-50% HAMFI	565	550	1,115
50.1-80% HAMFI	365	385	750
80.1-95% HAMFI	380	10	390
95 – 115% HAMFI	85	25	110
115.1% HAMFI or more	270	19	289
<b>Total</b>	<b>2,055</b>	<b>1,749</b>	<b>3,804</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	120	160	280
30.1-50% HAMFI	370	110	480
50.1-80% HAMFI	1,035	730	1,765
80.1-95% HAMFI	860	340	1,200
95 – 115% HAMFI	1,405	270	1,675
115.1% HAMFI or more	6,970	1,050	8,020
<b>Total</b>	<b>10,760</b>	<b>2,660</b>	<b>13,420</b>
<b>Not Computed</b>			
30% HAMFI or less	20	65	85
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
<b>Total</b>	<b>20</b>	<b>65</b>	<b>85</b>
<b>Total</b>			
30% HAMFI or less	530	985	1,515
30.1-50% HAMFI	935	660	1,595
50.1-80% HAMFI	1,400	1,115	2,515
80.1-95% HAMFI	1,240	350	1,590
95 – 115% HAMFI	1,490	295	1,785
115.1% HAMFI or more	7,240	1,069	8,309
<b>Total</b>	<b>12,835</b>	<b>4,474</b>	<b>17,309</b>

Table II.3.50, shows the total estimated housing by tenure for Campbell County. As can be seen, in 2030 there are estimated to be a total of 17,112 owner and 6,747 renter occupied households or a total of 23,859 households. By 2050 there are estimated to be 24,257 owner, 9,642 renter for a total of 33,899 households in Campbell County.

Year	Owner	Renter	Total
2016	12,241	5,293	17,534
2020	14,059	5,537	19,596
2025	15,530	6,118	21,648
2030	17,112	6,747	23,859
2035	18,776	7,415	26,191
2040	20,511	8,117	28,628
2045	22,330	8,857	31,187
2050	24,257	9,642	33,899

Table II.3.51, shows the incremental housing demand for Campbell 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 4,871 owner-occupied and 1,454 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 Campbell County will see an additional 16,365 households, of which 1,454 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 2,395 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
<b>Owner</b>								
0-30%	0	75	136	201	270	341	417	496
30.1-50%	0	132	240	355	476	602	735	875
50.1-80%	0	198	359	531	713	902	1,100	1,311
80.1-95%	0	176	318	471	631	799	975	1,161
95.1-115%	0	211	382	565	759	960	1,171	1,395
115+%	0	1,026	1,855	2,748	3,686	4,665	5,691	6,778
<b>Total</b>	<b>0</b>	<b>1,818</b>	<b>3,289</b>	<b>4,871</b>	<b>6,535</b>	<b>8,270</b>	<b>10,089</b>	<b>12,016</b>
<b>Renter</b>								
0-30%	0	54	182	320	467	622	785	957
30.1-50%	0	36	122	214	313	417	526	642
50.1-80%	0	61	206	362	529	704	888	1,084
80.1-95%	0	19	65	114	166	221	279	340
95.1-115%	0	16	54	96	140	186	235	287
115+%	0	58	197	347	507	675	852	1,039
<b>Total</b>	<b>0</b>	<b>244</b>	<b>825</b>	<b>1,454</b>	<b>2,122</b>	<b>2,824</b>	<b>3,564</b>	<b>4,349</b>
<b>Total</b>								
0-30%	0	129	317	521	737	963	1,201	1,454
30.1-50%	0	168	361	569	789	1,019	1,261	1,517
50.1-80%	0	259	564	894	1,242	1,606	1,989	2,395
80.1-95%	0	195	382	584	797	1,020	1,254	1,501
95.1-115%	0	227	436	661	899	1,146	1,406	1,682
115+%	0	1,084	2,052	3,095	4,193	5,340	6,543	7,817
<b>Total</b>	<b>0</b>	<b>2,062</b>	<b>4,114</b>	<b>6,325</b>	<b>8,657</b>	<b>11,094</b>	<b>13,653</b>	<b>16,365</b>

Table II.3.52, shows the Incremental Total Housing Need Forecast for Campbell 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 4,029 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 13,976 owner and 6,418 renter occupied households for a total of 20,394 quality households.

<b>Table II.3.52</b>								
<b>Incremental Total Housing Need Forecast</b>								
Campbell County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	372	447	508	573	642	713	789	868
30.1-50%	539	671	778	894	1,015	1,141	1,274	1,414
50.1-80%	348	546	707	879	1,061	1,250	1,449	1,659
80.1-95%	362	538	680	833	994	1,161	1,337	1,523
95.1-115%	81	292	463	647	840	1,041	1,252	1,476
115+%	258	1,283	2,113	3,005	3,944	4,922	5,949	7,036
<b>Total</b>	<b>1,960</b>	<b>3,778</b>	<b>5,249</b>	<b>6,831</b>	<b>8,495</b>	<b>10,230</b>	<b>12,049</b>	<b>13,976</b>
<b>Renter</b>								
0-30%	899	953	1,081	1,219	1,366	1,521	1,684	1,857
30.1-50%	651	687	772	865	964	1,067	1,176	1,292
50.1-80%	455	516	661	818	984	1,159	1,344	1,539
80.1-95%	12	31	76	126	178	233	291	352
95.1-115%	30	46	84	125	169	216	265	316
115+%	22	81	220	370	530	697	874	1,062
<b>Total</b>	<b>2,069</b>	<b>2,313</b>	<b>2,894</b>	<b>3,523</b>	<b>4,191</b>	<b>4,893</b>	<b>5,633</b>	<b>6,418</b>
<b>Total</b>								
0-30%	1,271	1,400	1,589	1,792	2,008	2,234	2,472	2,725
30.1-50%	1,190	1,358	1,551	1,759	1,979	2,209	2,450	2,706
50.1-80%	804	1,063	1,368	1,697	2,045	2,409	2,792	3,198
80.1-95%	374	569	757	959	1,172	1,394	1,628	1,875
95.1-115%	111	338	547	772	1,009	1,257	1,517	1,792
115+%	280	1,364	2,332	3,375	4,473	5,620	6,823	8,097
<b>Total</b>	<b>4,029</b>	<b>6,091</b>	<b>8,143</b>	<b>10,354</b>	<b>12,686</b>	<b>15,123</b>	<b>17,682</b>	<b>20,394</b>

## 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 6,346 loans purchased in Campbell County between 1979 and 2018, with 126 occurring in fiscal 2017. The average home size over the period was 1,321 square feet and 1,415 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1992. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$56,565. The average purchase price in fiscal 2018 was \$167,361. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 30.2 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.**

