

FREMONT COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Fremont County’s population decreased from 40,123 in 2010 to 39,803 in 2017, or by 0.8 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 1.8 percent, and the number of people from 55 to 64 years of age increased by 3.8 percent. The white population decreased by 2.2 percent, while the black population increased by 100.0 percent. The Hispanic population increased from 2,264 to 2,703 people between 2010 and 2017 or by 19.4 percent. These data are presented in Table II.7.1.

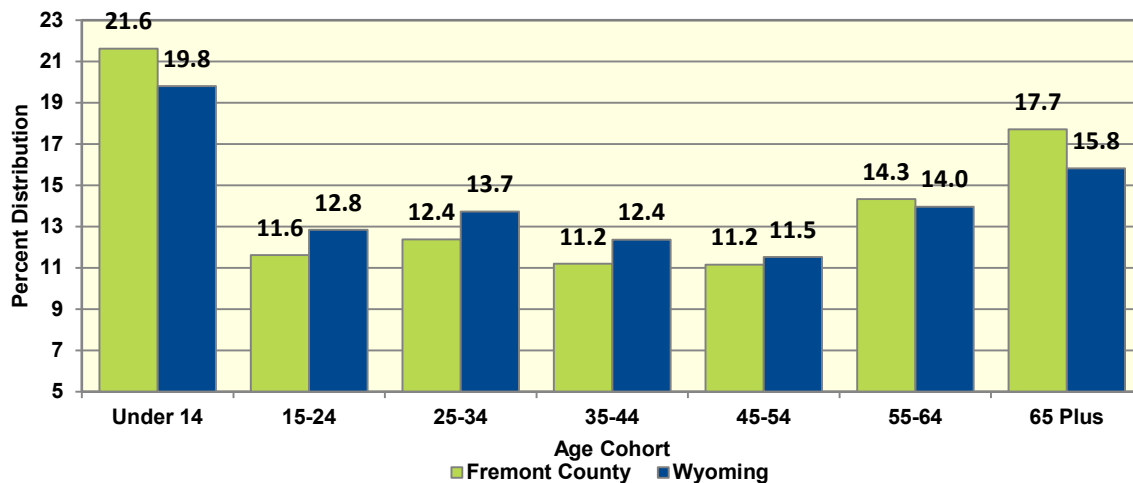
Table II.7.1						
Profile of Population Characteristics						
Fremont County v Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Fremont County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	40,123	39,803	-0.8%	563,626	579,315	2.8%
Age						
Under 14 years	8,607	8,606	-0.0%	113,371	114,663	1.1%
15 to 24 years	5,123	4,624	-9.7%	78,460	74,359	-5.2%
25 to 34 years	4,839	4,927	1.8%	77,649	79,514	2.4%
35 to 44 years	4,500	4,453	-1.0%	66,966	71,619	6.9%
45 to 54 years	5,753	4,440	-22.8%	83,577	66,699	-20.2%
55 to 64 years	5,496	5,703	3.8%	73,513	80,854	10.0%
65 and Over	5,805	7,050	21.4%	70,090	91,607	30.7%
Race						
White	30,192	29,542	-2.2%	529,110	537,396	1.6%
Black	102	204	100.0%	5,135	7,445	45.0%
American Indian and Alaskan Native	8,630	8,671	0.5%	14,457	15,743	8.9%
Asian	164	182	11.0%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	15	26	73.3%	521	579	11.1%
Two or more races	1,020	1,178	15.5%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	2,264	2,703	19.4%	50,231	58,122	15.7%

Table II.7.2, presents the population of Fremont County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 20,030 males, who accounted for 49.9 percent of the population, and the remaining 50.1 percent, or 20,093 persons, were female. In 2017, the number of males rose to 19,977 persons, and accounted for 50.2 percent of the population, with the remaining 49.8 percent, or 19,826 persons being female.

Table II.7.2 Population by Age and Gender Fremont 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	4,407	4,200	8,607	4,439	4,167	8,606	-0.0%
15 to 24 years	2,636	2,487	5,123	2,465	2,159	4,624	-9.7%
25 to 34 years	2,431	2,408	4,839	2,466	2,461	4,927	1.8%
35 to 44 years	2,303	2,197	4,500	2,248	2,205	4,453	-1.0%
45 to 54 years	2,820	2,933	5,753	2,243	2,197	4,440	-22.8%
55 to 64 years	2,737	2,759	5,496	2,806	2,897	5,703	3.8%
65 and Over	2,696	3,109	5,805	3,310	3,740	7,050	21.4%
Total	20,030	20,093	40,123	19,977	19,826	39,803	-0.8%
% of Total	49.9%	50.1%	.	50.2%	49.8%	.	

Diagram II.7.1, displays the percentage of the population by age in Fremont County compared to the State of Wyoming.

Diagram II.7.1
Age Cohort
Fremont County vs. Wyoming
2010 Census and Current Census Estimates



At the time of the 2010 Census, there were 864 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 5.4 percent, as shown in Table II.7.3.

Table II.7.3			
Group Quarters Population			
Fremont County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁸²	245	388	58.4%
Juvenile Facilities	.	10	.
Nursing Homes	180	163	-9.4%
Other Institutions	119	.	-100.0%
Total	544	561	3.1%
Non-Institutionalized			
College Dormitories	112	213	90.2%
Military Quarters	.	.	.
Other Non-Institutions	164	90	-45.1%
Total	276	303	9.8%
Group Quarters Population	820	864	5.4%

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

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.7.4, 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 10,021 family households, of which 7,560 housed married couple families and 2,461 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 892 families, or a female householder with no husband present, of which there were 1,569 families. There were also an estimated 5,138 "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 Fremont County was 66.1 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Fremont County, 75.4 percent were married households, which compared to 79.5 percent in the State of Wyoming.

⁸² In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.7.4 Household Type by Tenure Fremont County 2011-2016 5-Year ACS Data				
Household Type	Fremont County		State of Wyoming	
	Fremont County	% of Total	State of Wyoming	% of Total
Family households	10,021	66.1%	147,961	65.2%
Married-couple family	7,560	75.4%	117,587	79.5%
Owner-occupied housing units	6,149	81.3%	97,431	82.9%
Renter-occupied housing units	1,411	18.7%	20,156	17.1%
Other family	2,461	24.6%	30,374	20.5%
Male householder, no wife present	892	36.2%	11,235	37.0%
Owner-occupied housing units	557	62.4%	6,473	57.6%
Renter-occupied housing units	335	37.6%	4,762	42.4%
Female householder, no husband present	1,569	63.8%	19,139	63.0%
Owner-occupied housing units	896	57.1%	9,691	50.6%
Renter-occupied housing units	673	42.9%	9,448	49.4%
Nonfamily households	5,138	33.9%	79,024	34.8%
Owner-occupied housing units	3,116	60.6%	42,146	53.3%
Renter-occupied housing units	2,022	39.4%	36,878	46.7%
Total	15,159	100.0%	226,985	100.0%

Table II.7.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 4,829 two-person family households, 1,992 three-person family households and 1,492 four-person family households. One-person non-family households made up 80.4 percent of all non-family households or an estimated 4,132 households. Fremont County’s two person households made up 37.6 percent of total housing units and four person households made up an additional 10.0 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.7.5 Household Type by Household Size Fremont County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Fremont County				
One Person	.	4,132	4,132	27.3%
Two Person	4,829	878	5,707	37.6%
Three Person	1,992	90	2,082	13.7%
Four Person	1,492	22	1,514	10.0%
Five Person	877	16	893	5.9%
Six Person	464	0	464	3.1%
Seven Person	367	0	367	2.4%
Total	10,021	5,138	15,159	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 5,707 two-person households, 4,719 were owner-occupied and 988 were renter-occupied. Of the 1,514 four-person households, 1,012 were owner-occupied and 502 were renter-occupied. Further household size data by tenure are presented in Table II.7.6.

Table II.7.6 Tenure by Household Size				
Fremont County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Fremont County				
One Person	2,512	1,620	4,132	27.3%
Two Person	4,719	988	5,707	37.6%
Three Person	1,423	659	2,082	13.7%
Four Person	1,012	502	1,514	10.0%
Five Person	497	396	893	5.9%
Six Person	299	165	464	3.1%
Seven Person or more	256	111	367	2.4%
Total	10,718	4,441	15,159	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.7.7, Fremont County had a total of 17,703 housing units of which 15,159 or 85.6 percent were occupied. Of these occupied units, 70.7 percent, or 10,718 units were owner occupied, which compares to a statewide rate of 68.6. A total of 2,544 units or 14.4 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.7.7 Housing Units by Tenure				
Fremont County 2011-2016 5-Year ACS Data				
Tenure	Fremont County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,159	85.6%	226,985	84.7
Owner-Occupied	10,718	70.7%	155,741	68.6
Renter-Occupied	4,441	29.3%	71,244	31.4
Vacant Housing Units	2,544	14.4%	41,002	15.3
Total Housing Units	17,703	100.0%	267,987	100.0

Table II.7.8, shows that of the 2,544 vacant housing units in Fremont County as reported in the 2016 ACS data, 225 or 8.8 percent were for rent and 136 or 5.3 percent were for sale. An estimated 1,261 units were for seasonal, recreational, or occasional use, and 825 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.

Table II.7.8 Disposition of Vacant Housing Units Fremont County 2011-2016 5-Year ACS Data				
Disposition	Fremont County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	225	8.8%	6,818	16.6%
Rented, but not occupied	40	1.6%	1,397	3.4%
For sale only	136	5.3%	2,584	6.3%
Sold, but not occupied	43	1.7%	945	2.3%
For seasonal, recreational, or occasional use	1,261	49.6%	17,395	42.4%
For migrant workers	14	.6%	351	.9%
Other vacant	825	32.4%	11,512	28.1%
Total	2,544	100.0%	41,002	100.0%

Table II.7.9, at right, presents different income statistics for Fremont County. According to the 2016 ACS data averages, median family income for Fremont County was \$65,403 compared to the statewide average of \$73,654.

Table II.7.9 Median and Per Capita Income Fremont County 2011-2016 5-Year ACS Data		
Income Type	Fremont County	Wyoming
Median Family Income	65,403	73,654
Median Household Income	53,559	59,143

Table II.7.10, shows households by income for Fremont County and the State of Wyoming. In Fremont County, there were a total of 1,425 households or 9.4 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 2,286 households that had incomes between \$35,000 and \$49,999, which accounted for 15.1 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.2 percent of total households and numbered 3,217 in Fremont County.

Table II.7.10 Households by Income Fremont County 2011-2016 5-Year ACS Data				
Income	Fremont County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,425	9.4%	21,545	9.5%
15,000 - 19,999	1,080	7.1%	10,637	4.7%
20,000 - 24,999	888	5.9%	11,410	5.0%
25,000 - 34,999	1,451	9.6%	22,140	9.8%
35,000 - 49,999	2,286	15.1%	30,946	13.6%
50,000 - 74,999	2,902	19.1%	42,533	18.7%
75,000 - 99,999	1,910	12.6%	32,162	14.2%
100,000 and above	3,217	21.2%	55,612	24.5%
Total	15,159	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.7.11. In total, the poverty rate in Fremont County was 14 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Fremont County had a

poverty rate of 13 percent and the female population had a poverty rate of 15 percent. There were 495 males and 368 females in poverty under the age of 5. Overall, 15.5 percent of persons in poverty in Fremont 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 422 individuals with incomes below the poverty level which represented 7.6 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.

Table II.7.11				
Poverty by Age				
Fremont County				
2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Fremont County				
5 and Below	495	368	863	15.5%
6 to 17	609	508	1,117	20.0%
18 to 64	1,359	1,824	3,183	57.0%
65 and Older	159	263	422	7.6%
Total	2,622	2,963	5,585	100.0%
Poverty Rate	13%	15%	14%	.
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.7.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Fremont County saw an average of 8,741 owner-occupied single-family units compared to 2,207 single-family rental units. In Fremont County, single-family units comprised 72.2 percent of all households compared with 71.9 percent statewide. Fremont County had a total of 787 apartment rental units and total apartment units accounted for 5.3 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 2,698 mobile homes in Fremont County, which comprised 17.8 percent of all occupied housing units and compared to 12.9 statewide.

Table II.7.12 Households by Unit Type Fremont County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
Single-Family Unit	8,741	2,207	10,948	72.2%
Duplex	10	278	288	1.9%
Tri- or Four-Plex	25	381	406	2.7%
Apartments	18	787	805	5.3%
Mobile Homes	1,919	779	2,698	17.8%
Boat, RV, Van, Etc.	5	9	14	.1%
Total	10,718	4,441	15,159	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.7.13, shows the number of households by year of construction. As shown, 9.0 percent, or 1,359 units, were built in 1939 or earlier in the county, and another 831 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,944, which accounted for 12.8 percent of all households, and an additional 255 households, or 1.7 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.7.13 Households by Year Built Fremont County 2011-2016 5-Year ACS Data				
Year Built	Fremont County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,359	9.0%	24,398	10.7%
1940 to 1949	831	5.5%	10,195	4.5%
1950 to 1959	1,240	8.2%	20,926	9.2%
1960 to 1969	1,976	13.0%	18,850	8.3%
1970 to 1979	3,905	25.8%	47,644	21.0%
1980 to 1989	1,861	12.3%	32,639	14.4%
1990 to 1999	1,788	11.8%	26,757	11.8%
2000 to 2009	1,944	12.8%	37,104	16.3%
Built 2010 or Later	255	1.7%	8,472	3.7%
Total	15,159	100.0%	226,985	100.0%

Table II.7.14, displays housing units for Fremont County and the State of Wyoming. The number of rooms in Fremont County varied between households. Households with one room accounted for

only 2.3 percent of total housing units, while households with five and six rooms accounted for 22.5 and 17.8 percent, respectively. The median number of rooms in Fremont County was 5 rooms, which compared to 6 statewide.

Table II.7.14 Housing Units by Number of Rooms Fremont County 2011-2016 5-Year ACS Data				
Number of Rooms	Fremont County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	408	2.3%	4,703	1.8%
Two	363	2.1%	6,989	2.6%
Three	1,388	7.8%	19,621	7.3%
Four	2,984	16.9%	42,956	16.0%
Five	3,983	22.5%	52,646	19.6%
Six	3,154	17.8%	43,710	16.3%
Seven	1,761	9.9%	31,960	11.9%
Eight	1,476	8.3%	25,568	9.5%
Nine or more	2,186	12.3%	39,834	14.9%
Total	17,703	100.0%	267,987	100.0%
Median Rooms	5	.	6	.

Table II.7.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 210 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.7 percent of total households in Fremont County, which compared to 23.9 percent statewide. In Fremont County, the 6,865 households with three bedrooms accounted for 45.3 percent of all households, and there were only 956 five-bedroom or more households, which accounted for 6.3 percent of all households.

Table II.7.15 Households by Number of Bedrooms Fremont County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
None	37	210	247	1.6%
One	336	749	1,085	7.2%
Two	1,964	1,633	3,597	23.7%
Three	5,472	1,393	6,865	45.3%
Four	2,153	256	2,409	15.9%
Five or more	756	200	956	6.3%
Total	10,718	4,441	15,159	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.7.16, at right, structures built in 1939 or earlier had a median value of \$179,000, while structures built between 1950 and 1959 had a median value of \$166,800 and those built between 1990 to 1999 had a median value of \$205,600. 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 \$296,900 and \$, respectively. The total median value in Fremont County was \$189,600, which compared to \$199,900 in the State of Wyoming.

Year Built	Fremont County	State of Wyoming
1939 or earlier	179,000	157,900
1940 to 1949	160,000	152,100
1950 to 1959	166,800	163,300
1960 to 1969	182,000	185,100
1970 to 1979	177,000	191,500
1980 to 1989	187,200	209,600
1990 to 1999	205,600	245,200
2000 to 2009	253,000	260,000
2010 to 2013	296,900	288,500
2014 to Later		289,400
Total	189,600	199,900

Household mortgage status is reported in Table II.7.17. In Fremont County, households with a mortgage accounted for 50.4 percent of all households or 5,407 housing units, and the remaining 49.6 percent or 5,311 units had no mortgage. Of those units with a mortgage, 410 had either a second mortgage or home equity loan, 7 had both a second mortgage and home equity loan, and 4,990 or 92.3 percent had no second mortgage or no home equity loan.

Mortgage Status	Fremont County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,407	50.4%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	410	7.6%	9,772	10.8%
Second mortgage only	207	50.5%	3,961	40.5%
Home equity loan only	203	49.5%	5,811	59.5%
Both second mortgage and home equity loan	7	.1%	359	.4%
No second mortgage and no home equity loan	4,990	92.3%	79,941	88.8%
Housing units without a mortgage	5,311	49.6%	65,669	42.2%
Total	10,718	100.0%	155,741	100.00%

The median rent in Fremont County was \$598 as compared to \$686 statewide, as seen in Table II.7.18.

Place	Rent
Fremont County	\$598
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 243 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Fremont County are presented in Table II.7.18, and show a net increase of 2,902 persons over the time period.

Table II.7.18			
Driver’s Licenses Exchanged and Surrendered			
Fremont County			
WYDOT Data, 2000 – First Half 2018			
Year	In-Migrants	Out-Migrants	Net Change
2000	844	751	93
2001	856	688	168
2002	866	582	284
2003	727	507	220
2004	759	659	100
2005	838	627	211
2006	894	576	318
2007	901	630	271
2008	931	581	350
2009	860	525	335
2010	872	440	432
2011	691	632	59
2012	868	650	218
2013	712	694	18
2014	807	695	112
2015	699	722	-23
2016	721	739	-18
2017	779	782	-3
2018 – First Half	387	630	-243
Total	15,012	12,110	2,902

Economics

The HUD estimated MFI for Fremont County was \$63,800 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.7.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.7.1
Estimated Median Family Income
 Fremont County vs. Wyoming
 HUD Data: 2000-2017

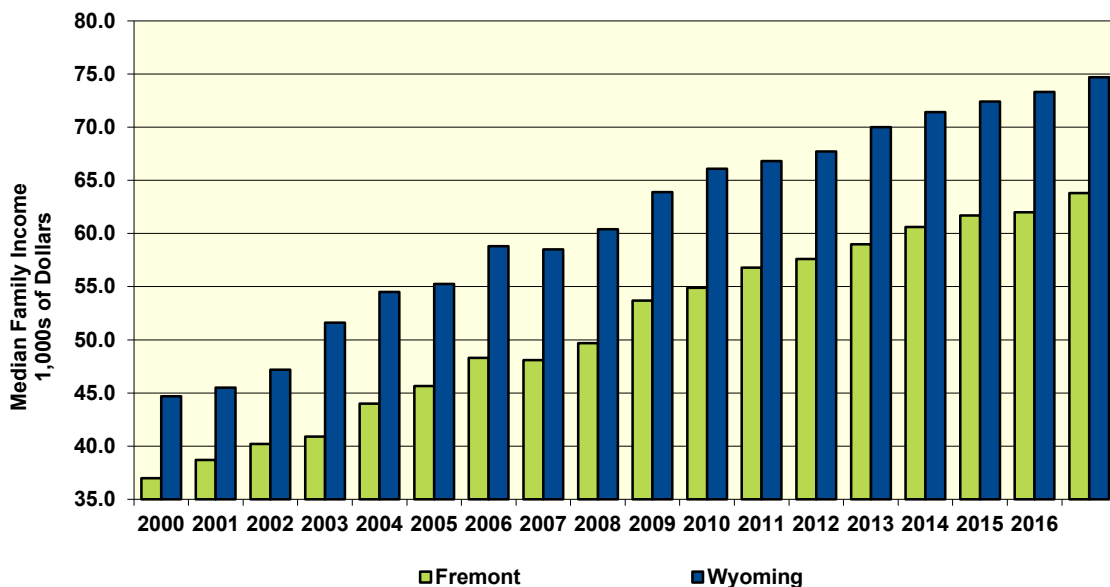


Table II.7.19, shows the labor force statistics for Fremont County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.8 percent. The highest level of unemployment occurred during 1997 rising to a rate of 7.9. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Fremont County decreased from 7.1 percent in 2016 to 5.6 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.7.19 Labor Force Statistics Fremont County 1990 - 2017 BLS Data					
Year	Fremont County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,182	14,548	15,730	7.5%	5.3%
1991	1,099	14,549	15,648	7.0%	5.2%
1992	1,217	14,880	16,097	7.6%	5.6%
1993	1,154	15,152	16,306	7.1%	5.3%
1994	1,246	15,827	17,073	7.3%	5.0%
1995	1,291	16,256	17,547	7.4%	4.8%
1996	1,354	16,416	17,770	7.6%	4.9%
1997	1,374	16,039	17,413	7.9%	4.8%
1998	1,358	16,179	17,537	7.7%	4.7%
1999	1,314	16,706	18,020	7.3%	4.6%
2000	933	16,731	17,664	5.3%	3.9%
2001	918	17,186	18,104	5.1%	3.8%
2002	950	17,197	18,147	5.2%	4.0%
2003	991	16,893	17,884	5.5%	4.3%
2004	893	16,804	17,697	5.0%	3.8%
2005	832	16,875	17,707	4.7%	3.6%
2006	759	16,826	17,585	4.3%	3.2%
2007	672	17,221	17,893	3.8%	2.8%
2008	755	17,642	18,397	4.1%	3.1%
2009	1,487	17,768	19,255	7.7%	6.3%
2010	1,457	19,514	20,971	6.9%	6.4%
2011	1,368	19,844	21,212	6.4%	5.8%
2012	1,282	19,989	21,271	6.0%	5.3%
2013	1,198	19,848	21,046	5.7%	4.7%
2014	1,020	19,537	20,557	5.0%	4.1%
2015	1,129	19,160	20,289	5.6%	4.3%
2016	1,428	18,631	20,059	7.1%	5.3%
2017	1,080	18,327	19,407	5.6%	4.2%

Diagram II.7.2, shows the employment and labor force for Fremont County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 18,327 persons, with the labor force reaching 19,407, indicating there were a total of 1,080 unemployed persons.

Diagram II.7.2
Employment and Labor Force
 Fremont County
 1990 – 2017 BLS Data

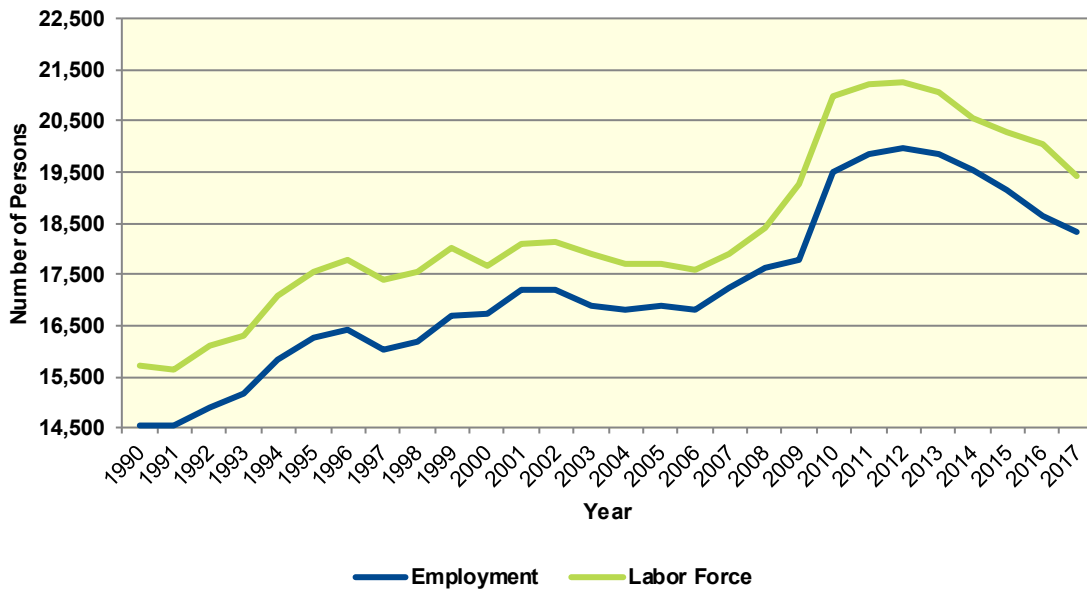
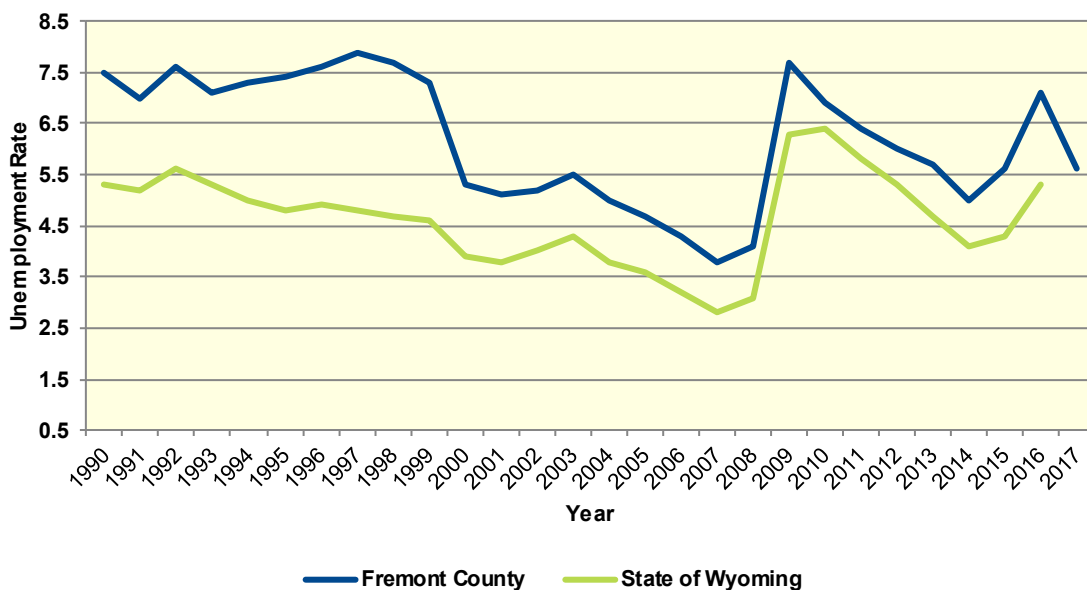


Diagram II.7.3, shows the unemployment rate for both the state and Fremont County. During the 1990’s the average rate for Fremont County was 7.4, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 5.1, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 6.0. Over the course of the entire period Fremont County had an average unemployment rate higher than the state, 6.2 percent for Fremont County, versus 4.6 statewide.

Diagram II.7.3
Annual Unemployment Rate
 Fremont 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.7.20, with the 2017 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 15,541 persons in 2016 to 15,343 in 2017, a change of -1.3 percent.

Table II.7.20 Total Monthly Employment Fremont County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	15,618	15,940	16,200	16,392	16,043	16,030	15,255	14,872
Feb	15,698	16,079	16,242	16,409	16,057	15,937	15,271	14,940
Mar	16,001	16,292	16,600	16,662	16,312	15,980	15,415	15,152
Apr	16,088	16,457	16,639	16,608	16,548	16,104	15,529	15,169
May	16,472	16,692	16,997	16,956	16,806	16,338	15,642	15,514
Jun	16,677	16,860	17,411	17,177	16,844	16,817	15,946	15,928
Jul	16,397	16,475	16,606	16,422	16,271	16,039	15,424	15,207
Aug	16,976	16,821	17,102	16,805	16,664	16,287	15,516	15,485
Sep	16,981	17,219	17,015	16,973	16,821	16,457	15,631	15,668
Oct	16,908	17,062	17,126	16,867	17,189	16,771	15,995	15,602
Nov	16,994	16,926	16,923	16,850	16,462	16,166	15,460	15,255
Dec	16,490	16,856	16,767	16,548	16,409	15,974	15,412	15,273
Annual	16,442	16,640	16,802	16,722	16,536	16,242	15,541	15,343
% Change	0.4%	1.2%	1.0%	-0.5%	-1.1%	-1.8%	-4.3%	-1.3%

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 750 dollars in 2016. In 2017, average weekly wages saw an increased of 2.0 percent over the prior year, rising to 765 dollars, or by 15 percent. These data are shown in Table II.7.21.

Table II.7.21 Average Weekly Wages Fremont County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	444	467	441	485	460	
2002	465	493	455	490	476	3.5%
2003	459	484	470	508	481	1.1%
2004	485	514	500	534	509	5.8%
2005	516	534	541	569	540	6.1%
2006	561	586	583	642	594	10.0%
2007	604	668	608	684	641	7.9%
2008	636	668	650	726	670	4.5%
2009	657	675	647	712	673	0.4%
2010	669	705	689	747	703	4.5%
2011	708	728	734	756	732	4.1%
2012	744	743	742	777	752	2.7%
2013	744	755	751	804	764	1.6%
2014	761	779	758	835	784	2.6%
2015	775	779	740	805	775	-1.1%
2016	732	758	736	776	750	-3.2%
2017	753	763	738	807	765	2.0%

Total business establishments reported by the QCEW are displayed in Table II.7.22. Between 2016 and 2017, the total number of business establishments in Wyoming increased by 2.0 percent, from 1,675 to 1,696 establishments.

Table II.7.22						
Number of Business Establishments						
Fremont County						
BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,375	1,400	1,400	1,383	1,390	
2002	1,384	1,411	1,410	1,402	1,402	0.9%
2003	1,404	1,416	1,418	1,438	1,419	1.2%
2004	1,440	1,466	1,470	1,457	1,458	2.7%
2005	1,456	1,480	1,489	1,484	1,477	1.3%
2006	1,493	1,518	1,524	1,515	1,513	2.4%
2007	1,546	1,571	1,564	1,556	1,559	3.0%
2008	1,568	1,576	1,595	1,590	1,582	1.5%
2009	1,575	1,581	1,582	1,586	1,581	-0.1%
2010	1,579	1,580	1,586	1,576	1,580	-0.1%
2011	1,556	1,559	1,570	1,559	1,561	-1.2%
2012	1,569	1,586	1,572	1,565	1,573	0.8%
2013	1,565	1,572	1,578	1,571	1,572	-0.1%
2014	1,542	1,553	1,543	1,539	1,544	-1.8%
2015	1,625	1,649	1,669	1,657	1,650	6.9%
2016	1,665	1,684	1,676	1,675	1,675	1.5%
2017	1,677	1,693	1,709	1,704	1,696	1.3%

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Fremont County recorded 23,680 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$1,582,561,000, and real per capita income was \$39,326 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$40,924 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 Fremont decreased by 1.5 percent from fourth quarter 2016 to fourth quarter 2017 from \$672 to \$675. During that same period, detached single-family home rents decreased by 4.5 percent, rents for mobile homes on lots decreased by 6.7 percent, and rents for mobile home lots increased by 2.1 percent.

Fremont rental prices experienced average annualized increases of 0.9 percent for apartments, 1.2 percent for houses, 1.2 percent for mobile homes plus a lot, and -0.2 percent for mobile home lots since fourth quarter 1986 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

Table II.7.23 Semiannual Average Monthly Rental Prices Fremont County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	497	221	589	451
Q2.87	471	199	547	467
Q4.87	474	187	535	452
Q2.88	428	181	557	402
Q4.88	458	190	485	380
Q2.89	434	192	516	381
Q4.89	453	192	518	373
Q2.90	465	168	511	445
Q4.90	437	170	56	416
Q2.91	429	174	541	390
Q4.91	467	178	636	399
Q2.92	495	174	522	439
Q4.92	482	166	609	342
Q2.93	476	159	582	477
Q4.93	521	173	656	0
Q2.94	481	168	555	0
Q4.94	529	201	618	506
Q2.95	516	197	678	471
Q4.95	497	209	554	488
Q2.96	522	214	584	523
Q4.96	519	214	640	475
Q2.97	510	220	606	512
Q4.97	505	224	596	509
Q2.98	476	210	641	478
Q4.98	509	206	629	503
Q2.99	518	200	602	482
Q4.99	494	210	662	458
Q2.00	494	206	636	449
Q4.00	521	202	636	472
Q2.01	523	194	668	523
Q4.01	496	195	703	492
Q2.02	518	208	684	567
Q4.02	547	217	643	505
Q2.03	530	199	679	493
Q4.03	528	201	717	528
Q2.04	529	201	701	507
Q4.04	551	223	685	556
Q2.05	547	216	686	523
Q4.05	570	210	677	544
Q2.06	592	215	699	504
Q4.06	592	224	724	596
Q2.07	594	219	752	592
Q4.07	628	212	783	559
Q2.08	599	217	771	659
Q4.08	672	233	800	746
Q2.09	590	237	852	768
Q4.09	644	226	857	792
Q2.10	636	223	884	746
Q4.10	640	223	920	811
Q2.11	629	220	886	808
Q4.11	642	220	908	809
Q2.12	635	216	911	780
Q4.12	632	216	943	785
Q2.13	606	212	958	779
Q4.13	615	212	968	769
Q2.14	602	201	973	773
Q4.14	674	198	1,006	786
Q2.15	696	198	924	749
Q4.15	688	204	927	731
Q2.16	683	204	907	725
Q4.16	685	205	905	709
Q2.17	679	208	901	655
Q4.17	675	209	864	661

lot, and 0.9 percent for mobile home lots over that same period. Table II.7.24 presents the Fremont data for each rental type.

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 Fremont County decreased from 19 authorizations in 2016 to 17 in 2017.

The real value of single-family building permits decreased from \$165,750 in 2016 to \$165,361 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.7.25.

Table II.7.24 Building Permits and Valuation Fremont 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	102	2	36	30	170	104,567	52,246
1981	126	4	40	0	170	91,266	0
1982	64	0	0	24	88	97,237	55,893
1983	65	0	8	54	127	107,976	37,895
1984	10	0	0	81	91	112,213	32,945
1985	5	0	0	0	5	102,687	0
1986	6	0	0	0	6	136,082	0
1987	4	0	0	6	10	134,562	64,078
1988	3	0	0	0	3	96,735	0
1989	12	0	0	0	12	132,669	0
1990	10	0	0	48	58	132,495	69,232
1991	14	0	0	0	14	125,455	0
1992	50	0	0	0	50	102,942	0
1993	55	16	0	0	71	100,875	0
1994	67	6	0	0	73	110,545	0
1995	65	0	0	0	65	112,704	0
1996	56	4	0	0	60	133,336	0
1997	48	6	0	0	54	111,558	0
1998	47	14	0	20	81	121,896	80,392
1999	52	10	0	0	62	121,696	0
2000	37	6	0	0	43	76,902	0
2001	55	4	0	48	107	86,991	62,810
2002	37	8	0	0	45	145,349	0
2003	39	6	0	20	65	159,139	37,812
2004	60	6	0	0	66	139,569	0
2005	40	10	3	32	85	167,406	50,401
2006	51	2	0	0	53	225,815	0
2007	45	6	3	0	54	193,313	0
2008	43	0	0	0	43	184,722	0
2009	26	2	4	0	32	174,176	0
2010	21	0	0	0	21	164,352	0
2011	19	2	0	0	21	156,224	0
2012	18	0	0	40	58	268,204	89,811
2013	16	4	0	0	20	176,887	0
2014	12	2	4	0	18	207,943	0
2015	15	4	0	0	19	198,027	0
2016	19	0	0	0	19	165,750	0
2017	17	0	0	0	17	165,361	0

Diagram II.7.4 Single Family Permits

Fremont County
Census Bureau Data, 1980–2017

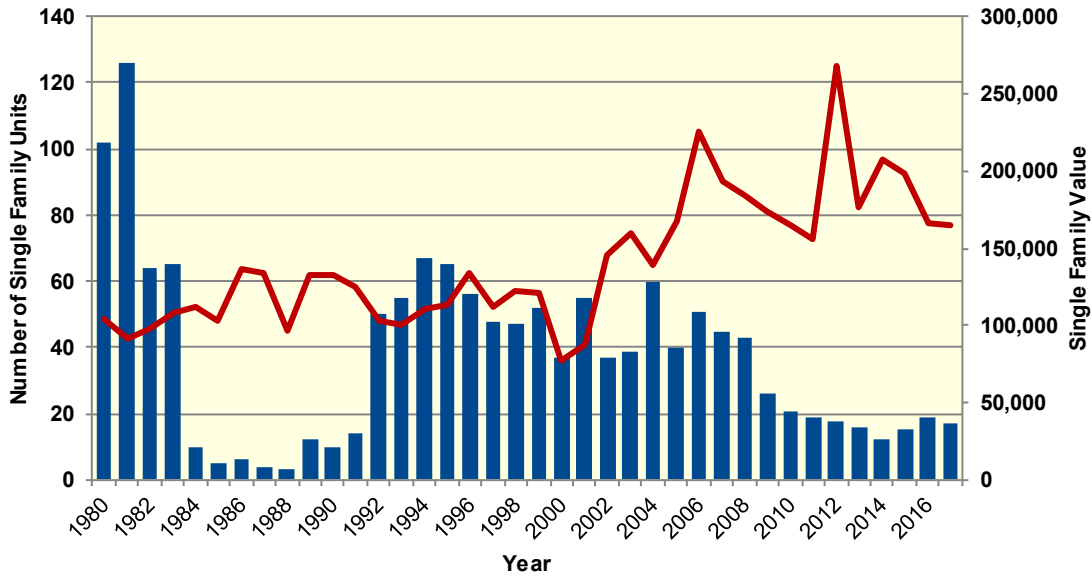
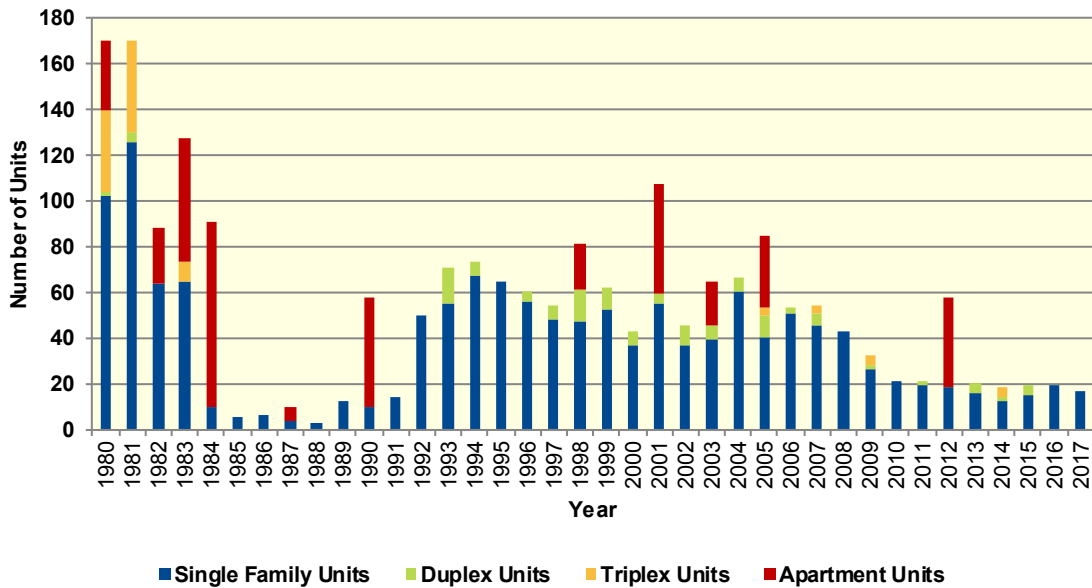


Diagram II.7.5 Total Permits by Unit Type

Fremont 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 Fremont County was \$213,731. This represented an increase of 1.6 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.7.25.

Year	Fremont County Average Price (\$)	Fremont County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	102,957	-6.43	131,207	.
2001	111,638	8.43	128,771	-1.86
2002	113,828	1.96	138,295	7.40
2003	125,767	10.49	148,276	7.22
2004	132,245	5.15	159,558	7.61
2005	140,975	6.60	178,183	11.67
2006	163,775	16.17	219,438	23.15
2007	185,918	13.52	265,044	20.78
2008	197,173	6.1	256,045	-3.40
2009	194,633	-1.3	241,622	-5.63
2010	196,283	0.85	250,958	3.86
2011	182,541	-7.0	241,301	-3.85
2012	201,800	10.6	266,406	10.40
2013	198,273	-1.7	281,345	5.6
2014	216,167	9.0	263,432	-6.4
2015	213,533	-1.2	275,611	4.6
2016	210,300	-1.5	280,428	1.7
2017	213,731	1.6	292,759	4.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2018.⁸³ During June 2018, a total of 96 surveys were completed by property managers in Fremont County. Of the 1,587 rental units surveyed 95 were vacant, indicating a vacancy rate of 6 percent.

From June through July of 2018⁸⁴, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.7.26, presents some basic statistics about the completed surveys.

Diagram II.7.7, shows the historical vacancy rate from Fremont County and Wyoming over the period of June 2001 to June 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	21	485	41	8.5%
2003a	21	752	26	3.5%
2003b	24	941	54	5.7%
2004a	25	901	41	4.6%
2004b	25	1,082	31	2.9%
2005a	19	750	9	1.2%
2005b	25	1,145	22	1.9%
2006a	19	675	17	2.5%
2006b	28	1,254	17	1.4%
2007a	28	1,080	9	0.8%
2007b	29	1,171	16	1.4%
2008a	35	1,231	20	1.6%
2008b	38	1,158	22	1.9%
2009a	35	1,141	63	5.5%
2009b	36	1,164	58	5.0%
2010a	48	1,108	40	3.6%
2010b	43	1,388	45	3.2%
2011a	48	1,092	26	2.4%
2011b	56	1,093	41	3.8%
2012a	59	1,073	23	2.1%
2012b	61	1,604	46	2.9%
2013a	61	1,919	54	2.8%
2013b	57	1,026	77	7.5%
2014a	66	1,367	52	3.8%
2014b	72	1,540	129	8.4%
2015a	81	1,605	109	6.8%
2015b	81	1,434	91	6.3%
2016a	82	1,572	145	9.2%
2016b	72	1,448	103	7.1%
2017a	80	1,462	125	8.5%
2017b	68	1,579	114	7.2%
2018a	96	1,587	95	6.0%

⁸³ 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.

⁸⁴ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.7.7
Vacancy Rates by Year
 Fremont County vs. Wyoming
 RVS Data, June 2001 – June 2018

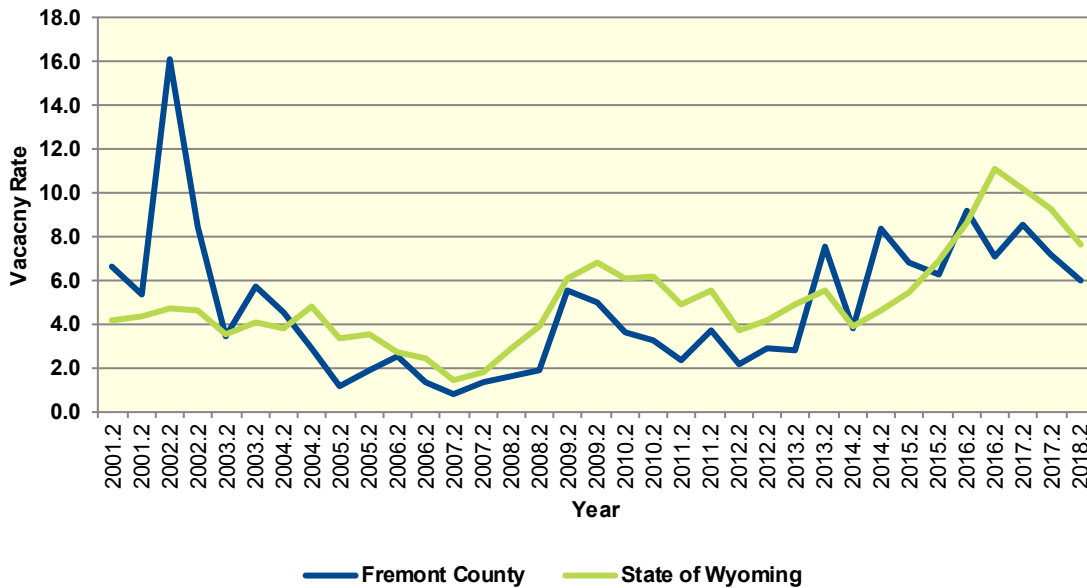


Diagram II.7.8, shows the average rent of single-family and apartment units in Fremont County. In 2018, rents for single-family units were to \$875 and average rent for apartments were \$631.

Diagram II.7.8
Average Rent of Single Family and Apartment Units
 Fremont County
 RVS Data, June 2006 – June 2018

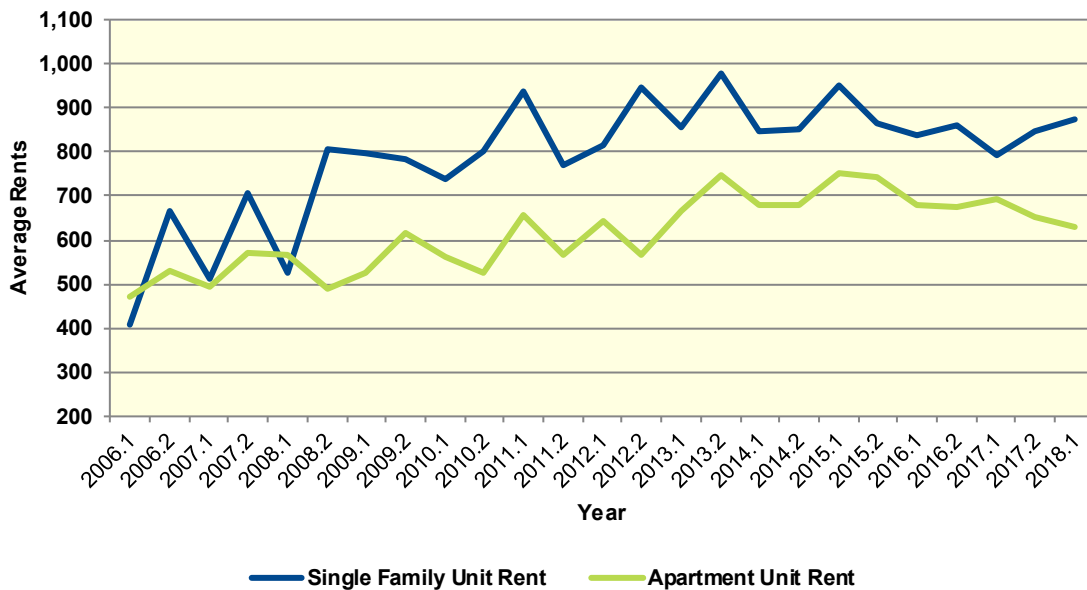


Table II.7.27, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 536 single family units in Fremont County, with 20 of them available. This translates into a vacancy rate of 3.7 percent in Fremont County, which

compares to a single family vacancy rate of 4.4 percent for the State of Wyoming. There were 902 apartment units reported in the survey, with 55 of them available, which resulted in a vacancy rate of 6.1 percent. This compares to a statewide vacancy rate of 4.4 percent for apartment units across the state.

Table II.7.27			
Rental Vacancy Survey by Type			
Fremont County			
2018a Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	536	20	3.7%
Apartments	902	55	6.1%
Mobile Homes	46	12	26.1%
“Other” Units	15	2	13.3%
Don't Know	12	3	25%
Total	1,587	95	6%

Table II.7.28, reports units by bedroom size. As can be seen there were 360 two-bedroom apartment units and 86 three bedroom units. Overall, the 471 two-bedroom units accounted for 29.7 percent of all units, and the 184 three bedroom units accounted for 11.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 468 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.7.28							
Rental Units by Number of Bedrooms							
Fremont 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	5	0	8	0	1	.	14
One	19	0	411	0	1	.	431
Two	58	27	360	20	6	.	471
Three	62	8	86	21	7	.	184
Four	15	1	0	1	0	.	17
Five	2	0	0	0	0	.	2
Don't Know	375	40	37	4	0	12	468
Total	536	76	902	46	15	12	1,587

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.7.29, Two apartments were the most available apartment units, with Three units being the most available single family units.

Table II.7.29							
Available Rental Units by Number of Bedrooms							
Fremont County							
2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	1	0	0	0	0	.	1
One	3	0	22	0	0	.	25
Two	3	2	25	6	1	.	37
Three	7	0	5	6	1	.	19
Four	2	0	0	0	0	.	2
Five	1	0	0	0	0	.	1
Don't Know	3	1	3	0	0	3	10
Total	20	3	55	12	2	3	95

Table II.7.30, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 7.9 percent and three bedroom units had a vacancy rate of 7.9 percent.

Table II.7.30							
Vacancy Rates by Number of Bedrooms							
Fremont 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	20%	%	0%	%	0%		7.1
One	15.8%	%	5.4%	%	0%		5.8
Two	5.2%	7.4%	6.9%	30%	16.7%		7.9
Three	11.3%	0%	5.8%	28.6%	14.3%		10.3
Four	13.3%	0%	%	0%	%		11.8
Five	50%	%	%	%	%		50
Don’t Know	0.8%	2.5%	8.1%	0%	%	25%	2.1
Total	3.7%	3.9%	6.1%	26.1%	13.3%	25%	95

Table II.7.31, 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 11.3 percent.

Table II.7.31			
Single Family Units by Bedroom Size			
Fremont County			
2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	5	1	20%
One	19	3	15.8%
Two	58	3	5.2%
Three	62	7	11.3%
Four	15	2	13.3%
Don't know	375	3	0.8%
Total	536	20	3.7%

Table II.7.32, 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 5.4 percent.

Table II.7.32			
Apartment Units by Bedroom Size			
Fremont County			
2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	8	0	0%
One	411	22	5.4%
Two	360	25	6.9%
Three	86	5	5.8%
Four	0	0	%
Don't know	37	3	8.1%
Total	902	55	6.1%

Average market-rate rents by unit type are shown in Table II.7.33. 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.7.33						
Average Market Rate Rents by Bedroom Size						
Fremont County						
2018a Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$425	\$.	\$488	\$.	\$725	\$531
One	\$613	\$.	\$564	\$.	\$600	\$575
Two	\$748	\$664	\$672	\$603	\$750	\$700
Three	\$952	\$775	\$810	\$771	\$769	\$882
Four	\$1,089	\$1,100	\$.	\$950	\$.	\$1,074
Five	\$1,175	\$.	\$.	\$.	\$.	\$1175
Total	\$875	\$693.4	\$631.2	\$716.4	\$738.9	\$759.6

Table II.7.34, shows vacancy rates for single family units by average rental rates for Fremont 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 2.8 percent.

Table II.7.34			
Single Family Market Rate Rents by Vacancy Status			
Fremont County			
2018a Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	11	1	9.1%
\$500 to \$750	180	5	2.8%
\$750 to \$1,000	86	10	11.6%
\$1,000 to \$1,250	7	1	14.3%
\$1,250 to \$1,500	7	0	0%
Above \$1,500	12	1	8.3%
Missing	233	2	0.9%
Total	536	20	3.7%

The average rent and availability of apartment units is displayed in Table II.7.35. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 6.4 percent.

Table II.7.35			
Apartment Market Rate Rents by Vacancy Status			
Fremont County			
2018a Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	67	6	9%
\$500 to \$750	595	38	6.4%
\$750 to \$1,000	185	11	5.9%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	55	0	0%
Total	902	55	6.1%

Table II.7.36, displays units designed to serve elderly occupants. In the most recent survey there were 286 units designed for elderly occupants, of which 16 units were available, which indicates a vacancy rate of 5.6.

Table II.7.36 Units Designed for Elderly Occupants Fremont County 2018a Survey of Rental Properties	
Elderly	Units
Elderly Units	286
Available Elderly Units	16
Elderly Vacancy Rate	5.6%

Table II.7.37, shows the number of estimated days an available unit is expected to be on the market. As can be seen 5 units, or 5.3 percent of available units are expected to be on the market for less than seven days. An additional 34 units, or 35.8 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 16 units, or 16.8 percent are expected to be on the market for 90 days.

Table II.7.37 Number of Estimated Days to Fill a Vacant unit Fremont County 2018a Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	5	5.3%
7 to 30 days	34	35.8%
31 to 60 days	26	27.4%
61 to 90 days	13	13.7%
More than 90 days	16	16.8%
Unknown	1	1.1%
Total	95	100.0%

Respondents were asked if utilities are included in the rent and is shown in Table II.7.38, 67 respondents, or 76.1 percent, included some sort of utility in the rent.

Table II.7.38 Are there any utilities included with the rent? Fremont County 2018a Survey of Rental Properties	
Period	Respondent
Yes	67
No	21
% Offering Utilities	76.1%

The type of utility included in the rent is shown in Table II.7.39. There were 470 respondents who included electricity, 384 respondents who included natural gas, 1,339 respondents who included water and sewer and 1,319 respondents included trash collection in the rent.

Table II.7.39 Which utilities are included with the rent? Fremont County 2018a Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	470
Natural Gas	384
Propane	5
Water/Sewer	1,339
Trash Collection	1,319
Cable Television	86
Other	2

Table II.7.40, shows the number of survey respondents who keep a waiting list. As can be seen 26 respondents said they keep a waitlist, with an estimated 363 number of persons on the wait list.

Table II.7.40 Do you keep a waiting list? Fremont County 2018a Survey of Rental Properties	
Period	Respondent
Yes	26
No	61
Waitlist Size	363

Table II.7.41, shows the condition of rental units by unit type for Fremont 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 1,171 units were in good condition, or 73.8 percent and 50 units, or 3.2 percent, being in average condition. Details by unit type and condition are displayed.

Table II.7.41 Condition by Unit Type Fremont County 2018a Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	23	1.4%
Average	50	3.2%
Good	1,171	73.8%
Excellent	318	20%
Don't Know	0	0%
Total	1,587	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.7.42, 6 respondents said they would prefer more single family units, 6 respondents wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

Table II.7.42 If you had the opportunity to own/manage more units, how many would you prefer Fremont County 2018a Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	6
Duplex Units	1
Apartments	6
Mobile homes	2
Other	1
All types	4
Total	20

Table, II.7.43, 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. Fremont County had a total of 21 respondents, with an average persons per household of 2.2 people. Of new residents to Fremont County, 57.1 percent were married and the most common age group arriving in the state was 65 years or older. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 61.9 percent of respondents owning thier residence. The average mortgage payment in Fremont County was \$808 and the average rent was \$393.

When asked if they were satisfied with their current housing, 95.2 percent said they were satisfied with thier current housing.

Table II.7.43 Most Replied Response Fremont County HNA Survey: Fiscal Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	21
Number of persons in household (Average)	2.2
Current age	65 years or older (42.9%)
Marital status	Married (57.1%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (52.4%)
In which industry are you primarily employed	Retired (42.9%)
Highest education level completed	Some College (33.3%)
Total household income from all sources	\$10,000 to \$19,999 dollars (22.2%)
Current Housing Characteristics	
Current Residence	Single family home (71.4%)
Do you own or rent	Own (61.9%)
How many bedrooms (Average)	3.1
How many full bathrooms (Average)	
Average mortgage payment	\$808
Average rental payment	\$393
Are you satisfied with your current housing	Satisfied with current housing (95.2%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (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 too small. 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, 431 or 2.8 percent of households in Fremont County were overcrowded and another 113 or .7 percent of units were severely overcrowded, as shown in Table II.7.44. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.7.44 Overcrowding and Severe Overcrowding Fremont County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Fremont County				
Owner				
Households	10,411	220	87	10,718
Percentage	97.1%	2.1%	.8%	100.0%
Renter				
Households	4,204	211	26	4,441
Percentage	94.7%	4.8%	.6%	100.0%
Total				
Households	14,615	431	113	15,159
Percentage	96.4%	2.8%	.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 597 units or 3.4 percent of all housing units in Fremont 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.7.45, at right.

Table II.7.45 Housing Units with Incomplete Kitchen Facilities Fremont County 2011-2016 5-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Kitchen Facilities	17,106	260,769
Lacking Complete Kitchen Facilities	597	7,218
Total Housing Units	17,703	267,987
Percent Lacking	3.4%	2.7%

At the time of the 2016 ACS, a total of 798 units or 4.5 percent of all housing units in Fremont 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.7.46.

Table II.7.46 Housing Units with Incomplete Plumbing Facilities Fremont County 2011-2016 5-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Plumbing Facilities	16,905	261,033
Lacking Complete Plumbing Facilities	798	6,954
Total Households	17,703	267,987
Percent Lacking	4.5%	2.6%

The third type of housing problem reported in the 2016 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Fremont County, 13.4 percent of households had a cost burden and 7.8 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 18.2 percent of homeowners with a mortgage in Fremont County experienced a cost burden and 7.4 percent experienced a severe cost burden, while 16.3 percent of renters had a cost burden and 12.7 percent had a severe cost burden, as seen in Table II.7.47.

Table II.7.47					
Cost Burden and Severe Cost Burden by Tenure					
Fremont County					
2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Fremont County					
Owner With a Mortgage					
Households	4,010	986	400	11	5,407
Percent	74.2%	18.2%	7.4%	.2%	100.0%
Owner Without a Mortgage					
Households	4,724	327	220	40	5,311
Percent	88.9%	6.2%	4.1%	.8%	100.0%
Renter					
Households	2,446	724	563	708	4,441
Percent	55.1%	16.3%	12.7%	15.9%	100.0%
Total					
Households	11,180	2,037	1,183	759	15,159
Percent	73.8%	13.4%	7.8%	5.0%	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.7.48, 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 2,415 owner occupied and 1,764 renter occupied households experiencing a housing problem.

Table II.7.48			
Households with Housing Problems by Income			
Fremont County			
2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	600	860	1,460
30.1-50% HAMFI	545	590	1,135
50.1-80% HAMFI	625	245	870
80.1-95% HAMFI	185	10	195
95 – 115% HAMFI	185	40	225
115.1% HAMFI or more	275	19	294
Total	2,415	1,764	4,179
Without Housing Problems			
30% HAMFI or less	190	230	420
30.1-50% HAMFI	800	490	1,290
50.1-80% HAMFI	1,375	645	2,020
80.1-95% HAMFI	935	270	1,205
95 – 115% HAMFI	925	270	1,195
115.1% HAMFI or more	4,280	635	4,915
Total	8,505	2,540	11,045
Not Computed			
30% HAMFI or less	45	10	55
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	45	10	55
Total			
30% HAMFI or less	835	1,100	1,935
30.1-50% HAMFI	1,345	1,080	2,425
50.1-80% HAMFI	2,000	890	2,890
80.1-95% HAMFI	1,120	280	1,400
95 – 115% HAMFI	1,110	310	1,420
115.1% HAMFI or more	4,555	654	5,209
Total	10,965	4,314	15,279

Table II.7.49, shows the total estimated housing by tenure for Fremont County. As can be seen, in 2030 there are estimated to be a total of 12,315 owner and 4,956 renter occupied households or a total of 17,271 households. By 2050 there are estimated to be 13,750 owner, 5,461 renter for a total of 19,211 households in Fremont County.

Year	Owner	Renter	Total
2016	10,718	4,441	15,159
2020	11,373	4,619	15,992
2025	11,852	4,790	16,642
2030	12,315	4,956	17,271
2035	12,735	5,108	17,843
2040	13,108	5,242	18,350
2045	13,442	5,359	18,801
2050	13,750	5,461	19,211

Table II.7.50, shows the incremental housing demand for Fremont 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 1,597 owner-occupied and 515 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 Fremont County will see an additional 4,052 households, of which 491 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 763 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	50	86	122	154	182	207	231
30.1-50%	0	80	139	196	247	293	334	372
50.1-80%	0	119	207	291	368	436	497	553
80.1-95%	0	67	116	163	206	244	278	310
95.1-115%	0	66	115	162	204	242	276	307
115+%	0	272	471	663	838	993	1,132	1,260
Total	0	655	1,134	1,597	2,017	2,390	2,724	3,032
Renter								
0-30%	0	45	89	131	170	204	234	260
30.1-50%	0	45	87	129	167	201	230	255
50.1-80%	0	37	72	106	138	165	189	210
80.1-95%	0	12	23	33	43	52	60	66
95.1-115%	0	13	25	37	48	58	66	73
115+%	0	27	53	78	101	121	139	155
Total	0	178	349	515	667	801	918	1,020
Total								
0-30%	0	95	175	253	324	386	442	491
30.1-50%	0	125	226	325	414	494	564	627
50.1-80%	0	156	279	398	506	601	686	763
80.1-95%	0	78	138	197	249	296	338	376
95.1-115%	0	79	140	199	252	300	342	380
115+%	0	299	524	741	939	1,114	1,271	1,414
Total	0	833	1,483	2,112	2,684	3,191	3,642	4,052

Table II.7.51, shows the Incremental Total Housing Need Forecast for Fremont 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 4,177 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 5,393 owner and 2,836 renter occupied households for a total of 8,229 quality households.

Table II.7.51								
Incremental Total Housing Need Forecast								
Fremont County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	586	636	673	708	740	768	794	817
30.1-50%	533	613	672	729	780	826	867	905
50.1-80%	611	730	818	902	979	1,047	1,108	1,164
80.1-95%	181	248	297	344	387	425	459	491
95.1-115%	181	247	296	342	385	423	457	488
115+%	269	541	740	932	1,107	1,262	1,400	1,528
Total	2,361	3,016	3,495	3,958	4,378	4,751	5,085	5,393
Renter								
0-30%	885	931	974	1,017	1,055	1,090	1,119	1,145
30.1-50%	607	652	695	736	774	808	837	863
50.1-80%	252	289	324	358	390	417	442	463
80.1-95%	10	22	33	44	54	62	70	76
95.1-115%	41	54	66	78	89	99	107	114
115+%	20	47	72	98	121	141	159	174
Total	1,816	1,994	2,165	2,331	2,483	2,617	2,734	2,836
Total								
0-30%	1,472	1,567	1,647	1,725	1,795	1,858	1,913	1,963
30.1-50%	1,140	1,265	1,367	1,465	1,554	1,634	1,704	1,767
50.1-80%	863	1,019	1,142	1,261	1,369	1,464	1,549	1,627
80.1-95%	191	270	330	388	440	487	529	567
95.1-115%	222	301	362	421	474	522	564	602
115+%	288	587	812	1,030	1,227	1,403	1,559	1,703
Total	4,177	5,010	5,660	6,289	6,861	7,368	7,819	8,229

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 2,268 loans purchased in Fremont County between 1979 and 2018, with 14 occurring in fiscal 2017. The average home size over the period was 1,193 square feet and 1,197 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1966. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$56,912. The average purchase price in fiscal 2018 was \$155,686. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 21.4 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.**