

## PARK COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Park County’s population increased from 28,205 in 2010 to 29,568 in 2017, or by 4.8 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 5.1 percent, and the number of people from 55 to 64 years of age increased by 4.2 percent. The white population increased by 3.5 percent, while the black population increased by 296.6 percent. The Hispanic population increased from 1,365 to 1,770 people between 2010 and 2017 or by 29.7 percent. These data are presented in Table II.15.1.

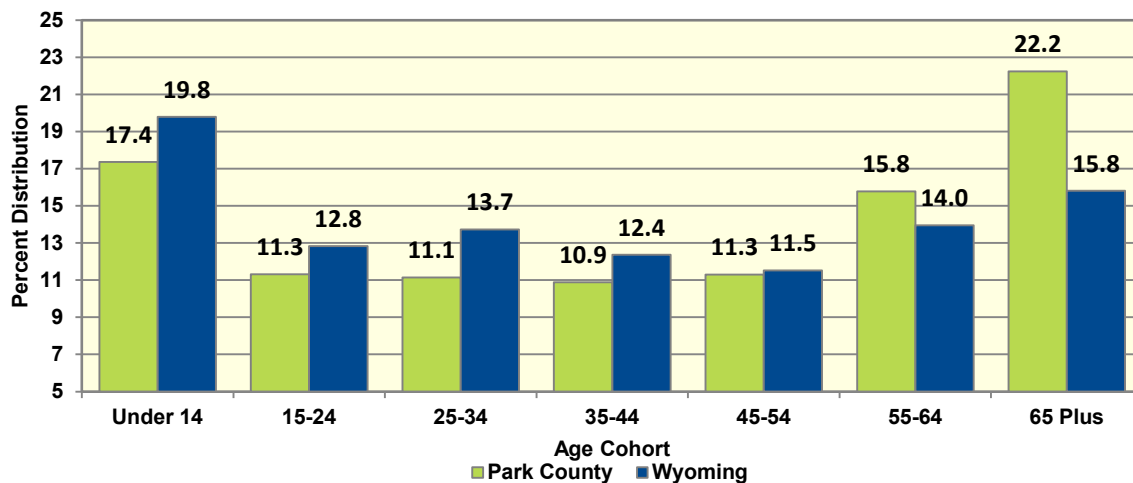
| <b>Table II.15.1</b>                          |               |               |             |                |                |             |
|---|---------------|---------------|-------------|----------------|----------------|-------------|
| <b>Profile of Population Characteristics</b>  |               |               |             |                |                |             |
| Park County v Wyoming                         |               |               |             |                |                |             |
| 2010 Census and 2016 Current Census Estimates |               |               |             |                |                |             |
| Subject                                       | Park County   |               |             | Wyoming        |                |             |
|   | 2010 Census   | Jul-17        | % Change    | 2010 Census    | Jul-17         | % Change    |
| <b>Population</b>                             | <b>28,205</b> | <b>29,568</b> | <b>4.8%</b> | <b>563,626</b> | <b>579,315</b> | <b>2.8%</b> |
| <b>Age</b>                                    |               |               |             |                |                |             |
| Under 14 years                                | 4,877         | 5,132         | 5.2%        | 113,371        | 114,663        | 1.1%        |
| 15 to 24 years                                | 3,529         | 3,344         | -5.2%       | 78,460         | 74,359         | -5.2%       |
| 25 to 34 years                                | 3,134         | 3,293         | 5.1%        | 77,649         | 79,514         | 2.4%        |
| 35 to 44 years                                | 2,979         | 3,216         | 8.0%        | 66,966         | 71,619         | 6.9%        |
| 45 to 54 years                                | 4,264         | 3,340         | -21.7%      | 83,577         | 66,699         | -20.2%      |
| 55 to 64 years                                | 4,480         | 4,666         | 4.2%        | 73,513         | 80,854         | 10.0%       |
| 65 and Over                                   | 4,942         | 6,577         | 33.1%       | 70,090         | 91,607         | 30.7%       |
| <b>Race</b>                                   |               |               |             |                |                |             |
| White   | 27,386        | 28,357        | 3.5%        | 529,110        | 537,396        | 1.6%        |
| Black   | 58            | 230           | 296.6%      | 5,135          | 7,445          | 45.0%       |
| American Indian and Alaskan Native            | 196           | 268           | 36.7%       | 14,457         | 15,743         | 8.9%        |
| Asian   | 168           | 254           | 51.2%       | 4,649          | 5,880          | 26.5%       |
| Native Hawaiian or Pacific Islander           | 25            | 18            | -28.0%      | 521            | 579            | 11.1%       |
| Two or more races                             | 372           | 441           | 18.5%       | 9,754          | 12,272         | 25.8%       |
| <b>Ethnicity (of any race)</b>                |               |               |             |                |                |             |
| Hispanic or Latino                            | 1,365         | 1,770         | 29.7%       | 50,231         | 58,122         | 15.7%       |

Table II.15.2, presents the population of Park County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 14,021 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 14,184 persons, were female. In 2017, the number of males rose to 14,749 persons, and accounted for 49.9 percent of the population, with the remaining 50.1 percent, or 14,819 persons being female.

| Table II.15.2<br>Population by Age and Gender<br>Park County<br>2010 Census and Current Census Estimates |               |               |               |                               |               |               |                |
|--|---------------|---------------|---------------|-------------------------------|---------------|---------------|----------------|
| Age  | 2010 Census   |               |               | 2017 Current Census Estimates |               |               | % Change 10-15 |
|  | Male          | Female        | Total         | Male                          | Female        | Total         |                |
| Under 14 years   | 2,535         | 2,342         | 4,877         | 2,672                         | 2,460         | 5,132         | 5.2%           |
| 15 to 24 years   | 1,826         | 1,703         | 3,529         | 1,710                         | 1,634         | 3,344         | -5.2%          |
| 25 to 34 years   | 1,573         | 1,561         | 3,134         | 1,711                         | 1,582         | 3,293         | 5.1%           |
| 35 to 44 years   | 1,466         | 1,513         | 2,979         | 1,611                         | 1,605         | 3,216         | 8.0%           |
| 45 to 54 years   | 2,022         | 2,242         | 4,264         | 1,624                         | 1,716         | 3,340         | -21.7%         |
| 55 to 64 years   | 2,288         | 2,192         | 4,480         | 2,234                         | 2,432         | 4,666         | 4.2%           |
| 65 and Over  | 2,311         | 2,631         | 4,942         | 3,187                         | 3,390         | 6,577         | 33.1%          |
| <b>Total</b>   | <b>14,021</b> | <b>14,184</b> | <b>28,205</b> | <b>14,749</b>                 | <b>14,819</b> | <b>29,568</b> | <b>4.8%</b>    |
| <b>% of Total</b>  | 49.7%         | 50.3%         | .             | 49.9%                         | 50.1%         | .             |                |

Diagram II.15.1, displays the percentage of the population by age in Park County compared to the State of Wyoming.

**Diagram II.15.1**  
**Age Cohort**  
Park County vs. Wyoming  
2010 Census and Current Census Estimates



At the time of the 2010 Census, there were 942 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 8.7 percent, as shown in Table II.15.3.

| <b>Table II.15.3</b>                     |                    |                    |                       |
|--|--------------------|--------------------|-----------------------|
| <b>Group Quarters Population</b>         |                    |                    |                       |
| Park 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>112</sup> | 42                 | 55                 | 31.0%                 |
| Juvenile Facilities                      | .                  | 15                 | .                     |
| Nursing Homes                            | 121                | 224                | 85.1%                 |
| Other Institutions                       | 122                | .                  | -100.0%               |
| <b>Total</b>                             | <b>285</b>         | <b>294</b>         | <b>3.2%</b>           |
| <b>Non-Institutionalized</b>             |                    |                    |                       |
| College Dormitories                      | 479                | 560                | 16.9%                 |
| Military Quarters                        | .                  | .                  | .                     |
| Other Non-Institutions                   | 103                | 88                 | -14.6%                |
| <b>Total</b>                             | <b>582</b>         | <b>648</b>         | <b>11.3%</b>          |
| <b>Group Quarters Population</b>         | <b>867</b>         | <b>942</b>         | <b>8.7%</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.15.4, 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 8,049 family households, of which 6,866 housed married couple families and 1,183 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 403 families, or a female householder with no husband present, of which there were 780 families. There were also an estimated 3,777 "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 Park County was 68.1 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Park County, 85.3 percent were married households, which compared to 79.5 percent in the State of Wyoming.

<sup>112</sup> In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

| <b>Table II.15.4<br/>Household Type by Tenure</b> |               |               |                  |               |
|---|---------------|---------------|------------------|---------------|
| Park County<br>2011-2016 5-Year ACS Data          |               |               |                  |               |
| Household Type                                    | Park County   |               | State of Wyoming |               |
|   | Park County   | % of Total    | State of Wyoming | % of Total    |
| Family households                                 | 8,049         | 68.1%         | 147,961          | 65.2%         |
| Married-couple family                             | 6,866         | 85.3%         | 117,587          | 79.5%         |
| Owner-occupied housing units                      | 5,661         | 82.4%         | 97,431           | 82.9%         |
| Renter-occupied housing units                     | 1,205         | 17.6%         | 20,156           | 17.1%         |
| Other family                                      | 1,183         | 14.7%         | 30,374           | 20.5%         |
| Male householder, no wife present                 | 403           | 34.1%         | 11,235           | 37.0%         |
| Owner-occupied housing units                      | 240           | 59.6%         | 6,473            | 57.6%         |
| Renter-occupied housing units                     | 163           | 40.4%         | 4,762            | 42.4%         |
| Female householder, no husband present            | 780           | 65.9%         | 19,139           | 63.0%         |
| Owner-occupied housing units                      | 456           | 58.5%         | 9,691            | 50.6%         |
| Renter-occupied housing units                     | 324           | 41.5%         | 9,448            | 49.4%         |
| Nonfamily households                              | 3,777         | 31.9%         | 79,024           | 34.8%         |
| Owner-occupied housing units                      | 2,155         | 57.1%         | 42,146           | 53.3%         |
| Renter-occupied housing units                     | 1,622         | 42.9%         | 36,878           | 46.7%         |
| <b>Total</b>                                      | <b>11,826</b> | <b>100.0%</b> | <b>226,985</b>   | <b>100.0%</b> |

Table II.15.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 4,682 two-person family households, 1,431 three-person family households and 1,068 four-person family households. One-person non-family households made up 81.3 percent of all non-family households or an estimated 3,069 households. Park County’s two person households made up 45.1 percent of total housing units and four person households made up an additional 9.0 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

| <b>Table II.15.5<br/>Household Type by Household Size</b> |                   |                       |                |               |
|---|-------------------|-----------------------|----------------|---------------|
| Park County<br>2011-2016 5-Year ACS Data                  |                   |                       |                |               |
| Household Size  | Family Households | Non-Family Households | Total          | % of Total    |
| <b>Park County</b>  |                   |                       |                |               |
| One Person  | .                 | 3,069                 | 3,069          | 26.0%         |
| Two Person  | 4,682             | 657                   | 5,339          | 45.1%         |
| Three Person  | 1,431             | 51                    | 1,482          | 12.5%         |
| Four Person   | 1,068             | 0                     | 1,068          | 9.0%          |
| Five Person   | 432               | 0                     | 432            | 3.7%          |
| Six Person  | 248               | 0                     | 248            | 2.1%          |
| Seven Person  | 188               | 0                     | 188            | 1.6%          |
| <b>Total</b>  | <b>8,049</b>      | <b>3,777</b>          | <b>11,826</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 5,339 two-person households, 4,217 were owner-occupied and 1,122 were renter-occupied. Of the 1,068 four-person households, 715 were owner-occupied and 353 were renter-occupied. Further household size data by tenure are presented in Table II.15.6.

| <b>Table II.15.6<br/>Tenure by Household Size<br/>Park County<br/>2011-2016 5-Year ACS Data</b> |                |               |                |                   |
|---|----------------|---------------|----------------|-------------------|
| <b>Household Size</b>   | <b>Own</b>     | <b>Rent</b>   | <b>Total</b>   | <b>% of Total</b> |
| <b>Park County</b>  |                |               |                |                   |
| One Person  | 1,794          | 1,275         | 3,069          | 26.0%             |
| Two Person  | 4,217          | 1,122         | 5,339          | 45.1%             |
| Three Person  | 1,080          | 402           | 1,482          | 12.5%             |
| Four Person   | 715            | 353           | 1,068          | 9.0%              |
| Five Person   | 373            | 59            | 432            | 3.7%              |
| Six Person  | 234            | 14            | 248            | 2.1%              |
| Seven Person or more  | 99             | 89            | 188            | 1.6%              |
| <b>Total</b>  | <b>8,512</b>   | <b>3,314</b>  | <b>11,826</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.15.7, Park County had a total of 13,931 housing units of which 11,826 or 84.9 percent were occupied. Of these occupied units, 72.0 percent, or 8,512 units were owner occupied, which compares to a statewide rate of 68.6. A total of 2,105 units or 15.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

| <b>Table II.15.7<br/>Housing Units by Tenure<br/>Park County<br/>2011-2016 5-Year ACS Data</b> |                    |                   |                         |                   |
|--|--------------------|-------------------|-------------------------|-------------------|
| <b>Tenure</b>  | <b>Park County</b> |                   | <b>State of Wyoming</b> |                   |
|  | <b>Units</b>       | <b>% of Total</b> | <b>Units</b>            | <b>% of Total</b> |
| Occupied Housing Units   | 11,826             | 84.9%             | 226,985                 | 84.7              |
| Owner-Occupied   | 8,512              | 72.0%             | 155,741                 | 68.6              |
| Renter-Occupied  | 3,314              | 28.0%             | 71,244                  | 31.4              |
| Vacant Housing Units   | 2,105              | 15.1%             | 41,002                  | 15.3              |
| <b>Total Housing Units</b>   | <b>13,931</b>      | <b>100.0%</b>     | <b>267,987</b>          | <b>100.0</b>      |

Table II.15.8, shows that of the 2,105 vacant housing units in Park County as reported in the 2016 ACS data, 526 or 25.0 percent were for rent and 121 or 5.7 percent were for sale. An estimated 921 units were for seasonal, recreational, or occasional use, and 495 or 23.5 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.15.8<br/>Disposition of Vacant Housing Units</b><br>Park County<br>2011-2016 5-Year ACS Data |              |               |                  |               |
|--|--------------|---------------|------------------|---------------|
| Disposition  | Park County  |               | State of Wyoming |               |
|  | Units        | % of Total    | Units            | % of Total    |
| For rent   | 526          | 25.0%         | 6,818            | 16.6%         |
| Rented, but not occupied   | 42           | 2.0%          | 1,397            | 3.4%          |
| For sale only  | 121          | 5.7%          | 2,584            | 6.3%          |
| Sold, but not occupied   | 0            | .0%           | 945              | 2.3%          |
| For seasonal, recreational, or occasional use  | 921          | 43.8%         | 17,395           | 42.4%         |
| For migrant workers  | 0            | .0%           | 351              | .9%           |
| Other vacant   | 495          | 23.5%         | 11,512           | 28.1%         |
| <b>Total</b>   | <b>2,105</b> | <b>100.0%</b> | <b>41,002</b>    | <b>100.0%</b> |

Table II.15.9, at right, presents different income statistics for Park County. According to the 2016 ACS data averages, median family income for Park County was \$71,218 compared to the statewide average of \$73,654.

| <b>Table II.15.9<br/>Median and Per Capita Income</b><br>Park County<br>2011-2016 5-Year ACS Data |             |         |
|---|-------------|---------|
| Income Type   | Park County | Wyoming |
| Median Family Income  | 71,218      | 73,654  |
| Median Household Income   | 61,185      | 59,143  |

Table II.15.10, shows households by income for Park County and the State of Wyoming. In Park County, there were a total of 760 households or 6.4 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 1,793 households that had incomes between \$35,000 and \$49,999, which accounted for 15.2 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 20.0 percent of total households and numbered 2,366 in Park County.

| <b>Table II.15.10<br/>Households by Income</b><br>Park County<br>2011-2016 5-Year ACS Data |               |               |                  |               |
|--|---------------|---------------|------------------|---------------|
| Income   | Park County   |               | State of Wyoming |               |
|  | Total         | % of Total    | Total            | % of Total    |
| Under 15,000   | 760           | 6.4%          | 21,545           | 9.5%          |
| 15,000 - 19,999  | 529           | 4.5%          | 10,637           | 4.7%          |
| 20,000 - 24,999  | 485           | 4.1%          | 11,410           | 5.0%          |
| 25,000 - 34,999  | 1,222         | 10.3%         | 22,140           | 9.8%          |
| 35,000 - 49,999  | 1,793         | 15.2%         | 30,946           | 13.6%         |
| 50,000 - 74,999  | 2,513         | 21.2%         | 42,533           | 18.7%         |
| 75,000 - 99,999  | 2,158         | 18.2%         | 32,162           | 14.2%         |
| 100,000 and above  | 2,366         | 20.0%         | 55,612           | 24.5%         |
| <b>Total</b>   | <b>11,826</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.15.11. In total, the poverty rate in Park County was 8 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Park County had a poverty rate of 5 percent and the female population had a poverty rate of 11 percent. There were 16 males and 140 females in poverty under the age of 5. Overall, 6.8 percent of persons in poverty

in Park 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 306 individuals with incomes below the poverty level which represented 13.4 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.15.11<br/>Poverty by Age</b><br>Park County<br>2011-2016 5-Year ACS Data |               |               |               |               |
|--|---------------|---------------|---------------|---------------|
| Age  | Male          | Female        | Total         | % of Total    |
| <b>Park County</b>   |               |               |               |               |
| 5 and Below  | 16            | 140           | 156           | 6.8%          |
| 6 to 17  | 131           | 320           | 451           | 19.7%         |
| 18 to 64   | 387           | 988           | 1,375         | 60.1%         |
| 65 and Older   | 134           | 172           | 306           | 13.4%         |
| <b>Total</b>   | <b>668</b>    | <b>1,620</b>  | <b>2,288</b>  | <b>100.0%</b> |
| Poverty Rate   | 5%            | 11%           | 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.15.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Park County saw an average of 7,617 owner-occupied single-family units compared to 1,776 single-family rental units. In Park County, single-family units comprised 79.4 percent of all households compared with 71.9 percent statewide. Park County had a total of 439 apartment rental units and total apartment units accounted for 4.1 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 1,100 mobile homes in Park County, which comprised 9.3 percent of all occupied housing units and compared to 12.9 statewide.

| <b>Table II.15.12<br/>Households by Unit Type</b><br>Park County<br>2011-2016 5-Year ACS Data |                |               |                |               |
|---|----------------|---------------|----------------|---------------|
| Unit Type   | Tenure         |               |                | % of Total    |
|   | Own            | Rent          | Total          |               |
| <b>Park County</b>  |                |               |                |               |
| Single-Family Unit  | 7,617          | 1,776         | 9,393          | 79.4%         |
| Duplex  | 34             | 280           | 314            | 2.7%          |
| Tri- or Four-Plex   | 9              | 524           | 533            | 4.5%          |
| Apartments  | 47             | 439           | 486            | 4.1%          |
| Mobile Homes  | 805            | 295           | 1,100          | 9.3%          |
| Boat, RV, Van, Etc.   | 0              | 0             | 0              | .0%           |
| <b>Total</b>  | <b>8,512</b>   | <b>3,314</b>  | <b>11,826</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.15.13, shows the number of households by year of construction. As shown, 7.7 percent, or 908 units, were built in 1939 or earlier in the county, and another 912 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,808, which

accounted for 15.3 percent of all households, and an additional 463 households, or 3.9 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.15.13</b>                    |               |               |                  |               |
|--|---------------|---------------|------------------|---------------|
| <b>Households by Year Built</b>          |               |               |                  |               |
| Park County<br>2011-2016 5-Year ACS Data |               |               |                  |               |
| Year Built                               | Park County   |               | State of Wyoming |               |
|  | Households    | % of Total    | Households       | % of Total    |
| 1939 or earlier                          | 908           | 7.7%          | 24,398           | 10.7%         |
| 1940 to 1949                             | 912           | 7.7%          | 10,195           | 4.5%          |
| 1950 to 1959                             | 898           | 7.6%          | 20,926           | 9.2%          |
| 1960 to 1969                             | 1,090         | 9.2%          | 18,850           | 8.3%          |
| 1970 to 1979                             | 2,061         | 17.4%         | 47,644           | 21.0%         |
| 1980 to 1989                             | 1,930         | 16.3%         | 32,639           | 14.4%         |
| 1990 to 1999                             | 1,756         | 14.8%         | 26,757           | 11.8%         |
| 2000 to 2009                             | 1,808         | 15.3%         | 37,104           | 16.3%         |
| Built 2010 or Later                      | 463           | 3.9%          | 8,472            | 3.7%          |
| <b>Total</b>                             | <b>11,826</b> | <b>100.0%</b> | <b>226,985</b>   | <b>100.0%</b> |

Table II.15.14, displays housing units for Park County and the State of Wyoming. The number of rooms in Park County varied between households. Households with one room accounted for only 1.2 percent of total housing units, while households with five and six rooms accounted for 16.4 and 18.0 percent, respectively. The median number of rooms in Park County was 6 rooms, which compared to 6 statewide.

| <b>Table II.15.14</b>                    |               |               |                  |               |
|--|---------------|---------------|------------------|---------------|
| <b>Housing Units by Number of Rooms</b>  |               |               |                  |               |
| Park County<br>2011-2016 5-Year ACS Data |               |               |                  |               |
| Number of Rooms                          | Park County   |               | State of Wyoming |               |
|  | Housing Units | % of Total    | Housing Units    | % of Total    |
| One                                      | 170           | 1.2%          | 4,703            | 1.8%          |
| Two                                      | 408           | 2.9%          | 6,989            | 2.6%          |
| Three                                    | 1,160         | 8.3%          | 19,621           | 7.3%          |
| Four                                     | 1,982         | 14.2%         | 42,956           | 16.0%         |
| Five                                     | 2,291         | 16.4%         | 52,646           | 19.6%         |
| Six                                      | 2,508         | 18.0%         | 43,710           | 16.3%         |
| Seven                                    | 1,778         | 12.8%         | 31,960           | 11.9%         |
| Eight                                    | 1,399         | 10.0%         | 25,568           | 9.5%          |
| Nine or more                             | 2,235         | 16.0%         | 39,834           | 14.9%         |
| <b>Total</b>                             | <b>13,931</b> | <b>100.0%</b> | <b>267,987</b>   | <b>100.0%</b> |
| Median Rooms                             | 6             | .             | 6                | .             |



Table II.15.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 81 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.1 percent of total households in Park County, which compared to 23.9 percent statewide. In Park County, the 4,434 households with three bedrooms accounted for 37.5 percent of all households, and there were only 1,096 five-bedroom or more households, which accounted for 9.3 percent of all households.

| <b>Table II.15.15</b>                    |                |               |                |               |
|--|----------------|---------------|----------------|---------------|
| <b>Households by Number of Bedrooms</b>  |                |               |                |               |
| Park County<br>2011-2016 5-Year ACS Data |                |               |                |               |
| Number of Bedrooms                       | Tenure         |               |                | % of Total    |
|  | Own            | Rent          | Total          |               |
| <b>Park County</b>                       |                |               |                |               |
| None                                     | 2              | 81            | 83             | .7%           |
| One                                      | 271            | 670           | 941            | 8.0%          |
| Two                                      | 1,705          | 1,501         | 3,206          | 27.1%         |
| Three                                    | 3,683          | 751           | 4,434          | 37.5%         |
| Four                                     | 1,790          | 276           | 2,066          | 17.5%         |
| Five or more                             | 1,061          | 35            | 1,096          | 9.3%          |
| <b>Total</b>                             | <b>8,512</b>   | <b>3,314</b>  | <b>11,826</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.15.16, at right, structures built in 1939 or earlier had a median value of \$190,700, while structures built between 1950 and 1959 had a median value of \$190,100 and those built between 1990 to 1999 had a median value of \$270,600. 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 \$272,500 and \$289,400, respectively. The total median value in Park County was \$231,100, which compared to \$199,900 in the State of Wyoming.

| <b>Table II.15.16</b>                       |                |                  |
|---|----------------|------------------|
| <b>Median Value by Year Structure Built</b> |                |                  |
| Park County<br>2011-2016 5-Year ACS Data    |                |                  |
| Year Built                                  | Park County    | State of Wyoming |
| 1939 or earlier                             | 190,700        | 157,900          |
| 1940 to 1949                                | 166,100        | 152,100          |
| 1950 to 1959                                | 190,100        | 163,300          |
| 1960 to 1969                                | 190,700        | 185,100          |
| 1970 to 1979                                | 205,300        | 191,500          |
| 1980 to 1989                                | 255,100        | 209,600          |
| 1990 to 1999                                | 270,600        | 245,200          |
| 2000 to 2009                                | 310,600        | 260,000          |
| 2010 to 2013                                | 272,500        | 288,500          |
| 2014 to Later                               |                | 289,400          |
| <b>Total</b>                                | <b>231,100</b> | <b>199,900</b>   |

Household mortgage status is reported in Table II.15.17. In Park County, households with a mortgage accounted for 53.9 percent of all households or 4,585 housing units, and the remaining 46.1 percent or 3,927 units had no mortgage. Of those units with a mortgage, 579 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 4,006 or 87.4 percent had no second mortgage or no home equity loan.

| <b>Table II.15.17<br/>Mortgage Status</b><br>Park County<br>2011-2016 5-Year ACS Data |                    |                        |                         |                        |
|---|--------------------|------------------------|-------------------------|------------------------|
| <b>Mortgage Status</b>  | <b>Park County</b> |                        | <b>State of Wyoming</b> |                        |
|   | <b>Households</b>  | <b>% of Households</b> | <b>Households</b>       | <b>% of Households</b> |
| Housing units with a mortgage, contract to purchase, or similar debt                  | 4,585              | 53.9%                  | 90,072                  | 57.8%                  |
| With either a second mortgage or home equity loan, but not both                       | 579                | 12.6%                  | 9,772                   | 10.8%                  |
| Second mortgage only  | 148                | 25.6%                  | 3,961                   | 40.5%                  |
| Home equity loan only   | 431                | 74.4%                  | 5,811                   | 59.5%                  |
| Both second mortgage and home equity loan   | 0                  | .0%                    | 359                     | .4%                    |
| No second mortgage and no home equity loan  | 4,006              | 87.4%                  | 79,941                  | 88.8%                  |
| Housing units without a mortgage  | 3,927              | 46.1%                  | 65,669                  | 42.2%                  |
| <b>Total</b>  | <b>8,512</b>       | <b>100.0%</b>          | <b>155,741</b>          | <b>100.00%</b>         |

The median rent in Park County was \$609 as compared to \$686 statewide, as seen in Table II.15.18.

| <b>Table II.15.18<br/>Median Rent</b><br>Park County<br>2011-2016 5-Year ACS Data |             |
|---|-------------|
| <b>Place</b>  | <b>Rent</b> |
| Park County   | \$609       |
| State of Wyoming  | \$686       |

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 174 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Park County are presented in Table II.15.19, and indicate a net increase of 4,935 persons over the time period.

| <b>Table II.15.19<br/>Driver’s Licenses Exchanged and Surrendered</b><br>Park County<br>WYDOT Data, 2000 – First Half 2018 |                    |                     |                   |
|--|--------------------|---------------------|-------------------|
| <b>Year</b>  | <b>In-Migrants</b> | <b>Out-Migrants</b> | <b>Net Change</b> |
| 2000   | 955                | 753                 | 202               |
| 2001   | 942                | 733                 | 209               |
| 2002   | 887                | 628                 | 259               |
| 2003   | 859                | 530                 | 329               |
| 2004   | 917                | 693                 | 224               |
| 2005   | 971                | 641                 | 330               |
| 2006   | 1,018              | 617                 | 401               |
| 2007   | 1,117              | 632                 | 485               |
| 2008   | 998                | 647                 | 351               |
| 2009   | 995                | 541                 | 454               |
| 2010   | 988                | 494                 | 494               |
| 2011   | 851                | 699                 | 152               |
| 2012   | 925                | 707                 | 218               |
| 2013   | 841                | 678                 | 163               |
| 2014   | 1,033              | 761                 | 272               |
| 2015   | 936                | 730                 | 206               |
| 2016   | 867                | 792                 | 75                |
| 2017f  | 985                | 700                 | 285               |
| 2018 – First Half  | 438                | 612                 | -174              |
| <b>Total</b>   | <b>17,523</b>      | <b>12,588</b>       | <b>4,935</b>      |

**Economics**

The HUD estimated MFI for Park County was \$69,700 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.15.1, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.15.1**  
**Estimated Median Family Income**  
 Park County vs. Wyoming  
 HUD Data: 2000-2017

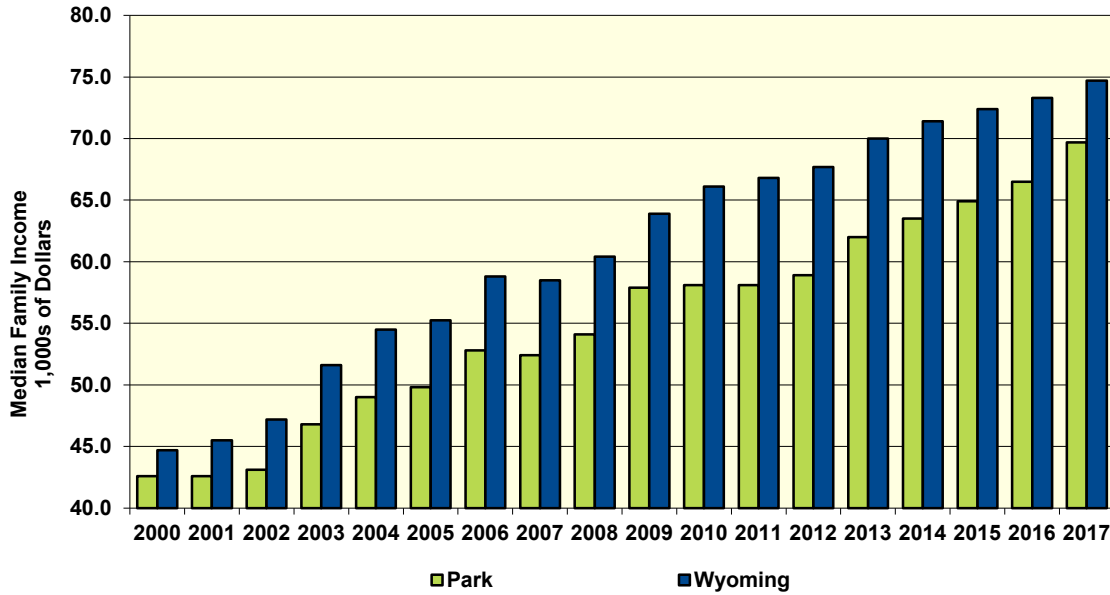


Table II.15.20, shows the labor force statistics for Park County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Park County decreased from 4.7 percent in 2016 to 4.2 percent in 2017, which compared to a statewide decrease to 4.2 percent.

| <b>Table II.15.20</b><br><b>Labor Force Statistics</b><br>Park County<br>1990 - 2017 BLS Data |              |            |             |                   |                   |
|---|--------------|------------|-------------|-------------------|-------------------|
| Year  | Park County  |            |             |                   | Statewide         |
|   | Unemployment | Employment | Labor Force | Unemployment Rate | Unemployment Rate |
| 1990  | 612          | 12,442     | 13,054      | 4.7%              | 5.3%              |
| 1991  | 584          | 12,536     | 13,120      | 4.5%              | 5.2%              |
| 1992  | 568          | 12,764     | 13,332      | 4.3%              | 5.6%              |
| 1993  | 550          | 13,140     | 13,690      | 4.0%              | 5.3%              |
| 1994  | 588          | 13,946     | 14,534      | 4.0%              | 5.0%              |
| 1995  | 632          | 14,607     | 15,239      | 4.1%              | 4.8%              |
| 1996  | 645          | 14,508     | 15,153      | 4.3%              | 4.9%              |
| 1997  | 668          | 14,277     | 14,945      | 4.5%              | 4.8%              |
| 1998  | 687          | 14,488     | 15,175      | 4.5%              | 4.7%              |
| 1999  | 676          | 14,725     | 15,401      | 4.4%              | 4.6%              |
| 2000  | 590          | 13,789     | 14,379      | 4.1%              | 3.9%              |
| 2001  | 603          | 13,737     | 14,340      | 4.2%              | 3.8%              |
| 2002  | 634          | 13,650     | 14,284      | 4.4%              | 4.0%              |
| 2003  | 648          | 13,961     | 14,609      | 4.4%              | 4.3%              |
| 2004  | 588          | 13,935     | 14,523      | 4.0%              | 3.8%              |
| 2005  | 571          | 13,808     | 14,379      | 4.0%              | 3.6%              |
| 2006  | 505          | 13,618     | 14,123      | 3.6%              | 3.2%              |
| 2007  | 443          | 13,648     | 14,091      | 3.1%              | 2.8%              |
| 2008  | 510          | 13,927     | 14,437      | 3.5%              | 3.1%              |
| 2009  | 921          | 13,989     | 14,910      | 6.2%              | 6.3%              |
| 2010  | 973          | 14,876     | 15,849      | 6.1%              | 6.4%              |
| 2011  | 930          | 15,164     | 16,094      | 5.8%              | 5.8%              |
| 2012  | 902          | 15,360     | 16,262      | 5.5%              | 5.3%              |
| 2013  | 808          | 15,056     | 15,864      | 5.1%              | 4.7%              |
| 2014  | 701          | 15,046     | 15,747      | 4.5%              | 4.1%              |
| 2015  | 682          | 15,119     | 15,801      | 4.3%              | 4.3%              |
| 2016  | 746          | 15,208     | 15,954      | 4.7%              | 5.3%              |
| 2017  | 664          | 15,024     | 15,688      | 4.2%              | 4.2%              |

Diagram II.15.2, shows the employment and labor force for Park County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 15,024 persons, with the labor force reaching 15,688, indicating there were a total of 664 unemployed persons.

**Diagram II.15.2**  
**Employment and Labor Force**  
 Park County  
 1990 – 2017 BLS Data

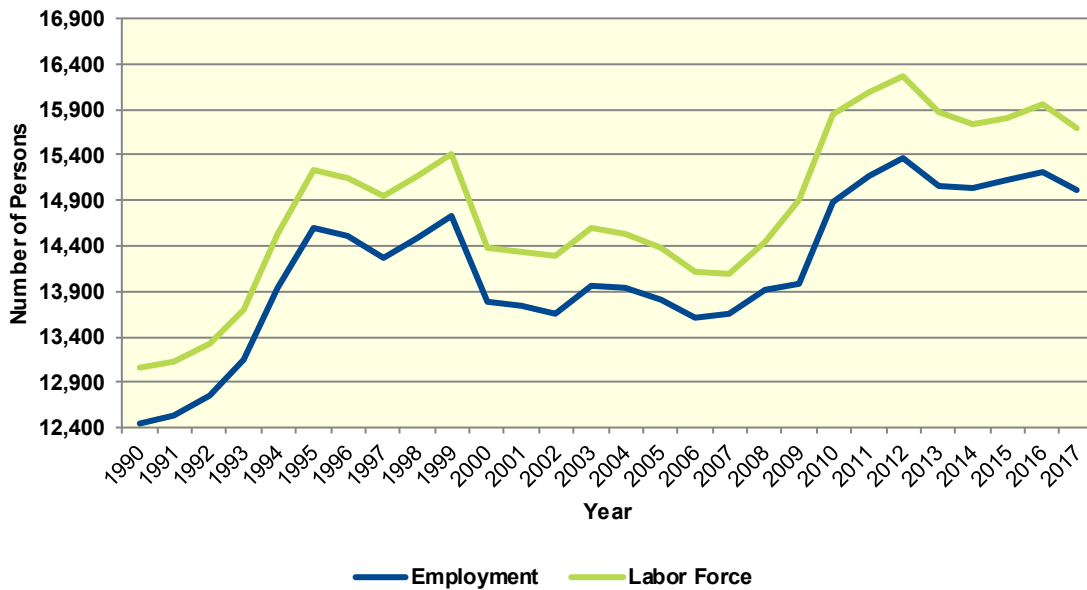
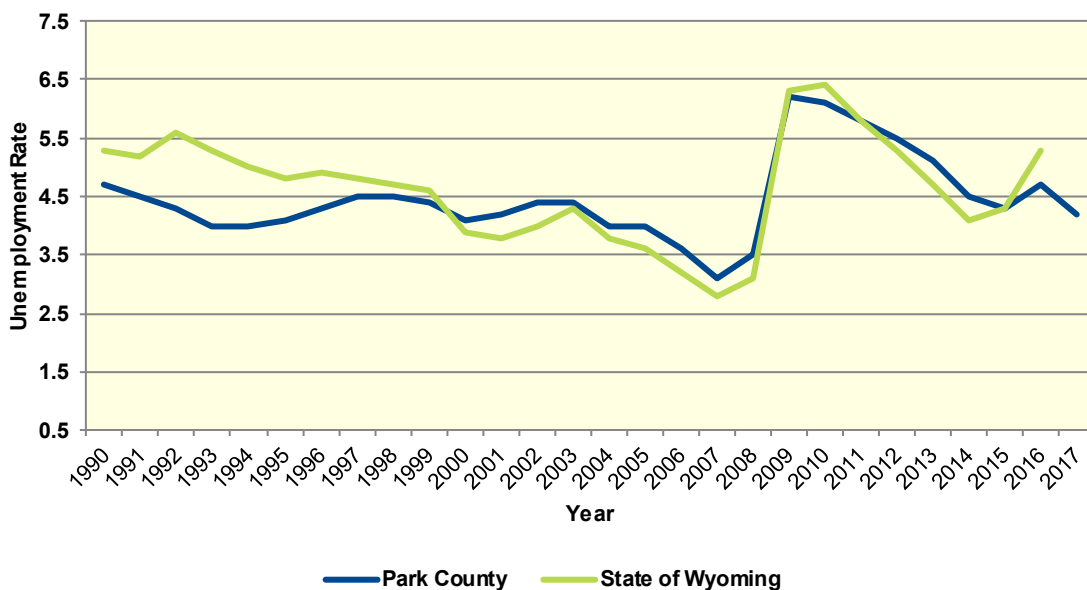


Diagram II.15.3, shows the unemployment rate for both the state and Park County. During the 1990’s the average rate for Park County was 4.3, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.0. Over the course of the entire period Park County had an average unemployment rate lower than the state, 4.5 percent for Park County, versus 4.6 statewide.

**Diagram II.15.3**  
**Annual Unemployment Rate**  
 Park 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.15.21, with the 2017 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 13,811 persons in 2016 to 13,670 in 2017, a change of -1.0 percent.

| <b>Table II.15.21</b><br><b>Total Monthly Employment</b><br>Park County<br>BLS QCEW Data, 2001–2017(p) |               |               |               |               |               |               |               |               |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Period   | 2010          | 2011          | 2012          | 2013          | 2014          | 2015          | 2016          | 2017          |
| Jan  | 12,028        | 12,049        | 12,516        | 12,408        | 12,386        | 12,511        | 12,437        | 12,176        |
| Feb  | 12,046        | 12,137        | 12,524        | 12,465        | 12,454        | 12,505        | 12,462        | 12,211        |
| Mar  | 12,256        | 12,246        | 12,700        | 12,611        | 12,649        | 12,743        | 12,684        | 12,372        |
| Apr  | 12,356        | 12,535        | 13,076        | 12,798        | 12,852        | 12,997        | 12,869        | 12,685        |
| May  | 13,685        | 13,721        | 14,344        | 13,917        | 14,143        | 14,344        | 14,234        | 14,334        |
| Jun  | 15,198        | 15,408        | 15,987        | 15,475        | 15,642        | 15,821        | 15,753        | 15,565        |
| Jul  | 15,343        | 15,692        | 16,057        | 15,463        | 15,603        | 15,713        | 15,559        | 15,447        |
| Aug  | 15,019        | 15,444        | 15,695        | 15,193        | 15,244        | 15,441        | 15,372        | 15,293        |
| Sep  | 14,566        | 14,849        | 14,896        | 14,695        | 14,771        | 14,936        | 14,644        | 14,649        |
| Oct  | 13,418        | 13,815        | 13,952        | 13,764        | 14,155        | 14,029        | 14,077        | 13,940        |
| Nov  | 12,480        | 12,923        | 13,013        | 12,836        | 13,013        | 13,100        | 12,898        | 12,708        |
| Dec  | 12,511        | 12,895        | 13,013        | 12,902        | 13,044        | 12,815        | 12,747        | 12,668        |
| <b>Annual</b>  | <b>13,409</b> | <b>13,643</b> | <b>13,981</b> | <b>13,711</b> | <b>13,830</b> | <b>13,913</b> | <b>13,811</b> | <b>13,670</b> |
| % Change   | 0.0%          | 1.7%          | 2.5%          | -1.9%         | 0.9%          | 0.6%          | -0.7%         | -1.0%         |

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 751 dollars in 2016. In 2017, average weekly wages saw an increased of 1.6 percent over the prior year, rising to 763 dollars, or by 12 percent. These data are shown in Table II.15.22.

| <b>Table II.15.22</b><br><b>Average Weekly Wages</b><br>Park County<br>BLS QCEW Data, 2001–2017(p) |               |                |               |                |        |          |
|--|---------------|----------------|---------------|----------------|--------|----------|
| Year   | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001   | 454           | 439            | 455           | 492            | 460    |          |
| 2002   | 457           | 446            | 461           | 516            | 469    | 2.0%     |
| 2003   | 476           | 457            | 463           | 519            | 478    | 1.9%     |
| 2004   | 497           | 485            | 493           | 536            | 502    | 5.0%     |
| 2005   | 510           | 503            | 525           | 564            | 525    | 4.6%     |
| 2006   | 559           | 543            | 565           | 626            | 573    | 9.1%     |
| 2007   | 642           | 592            | 591           | 666            | 621    | 8.4%     |
| 2008   | 656           | 629            | 652           | 694            | 657    | 5.8%     |
| 2009   | 678           | 639            | 642           | 717            | 667    | 1.5%     |
| 2010   | 698           | 664            | 658           | 747            | 690    | 3.4%     |
| 2011   | 699           | 681            | 680           | 746            | 700    | 1.4%     |
| 2012   | 734           | 708            | 662           | 757            | 713    | 1.9%     |
| 2013   | 744           | 720            | 707           | 772            | 735    | 3.1%     |
| 2014   | 747           | 722            | 722           | 807            | 748    | 1.8%     |
| 2015   | 762           | 731            | 731           | 812            | 758    | 1.3%     |
| 2016   | 749           | 726            | 739           | 793            | 751    | -0.9%    |
| 2017   | 785           | 724            | 737           | 814            | 763    | 1.6%     |

Total business establishments reported by the QCEW are displayed in Table II.15.23. Between 2016 and 2017, the total number of business establishments in Wyoming increased by 1.6 percent, from 1,508 to 1,520 establishments.

| <b>Table II.15.23</b>                    |                      |                       |                      |                       |               |                 |
|--|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| <b>Number of Business Establishments</b> |                      |                       |                      |                       |               |                 |
| Park 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                                     | 1,266                | 1,296                 | 1,294                | 1,277                 | 1,283         |                 |
| 2002                                     | 1,281                | 1,306                 | 1,318                | 1,310                 | 1,304         | 1.6%            |
| 2003                                     | 1,288                | 1,305                 | 1,306                | 1,305                 | 1,301         | -0.2%           |
| 2004                                     | 1,303                | 1,356                 | 1,341                | 1,349                 | 1,337         | 2.8%            |
| 2005                                     | 1,363                | 1,380                 | 1,381                | 1,385                 | 1,377         | 3.0%            |
| 2006                                     | 1,411                | 1,435                 | 1,427                | 1,409                 | 1,421         | 3.2%            |
| 2007                                     | 1,422                | 1,448                 | 1,444                | 1,439                 | 1,438         | 1.2%            |
| 2008                                     | 1,452                | 1,458                 | 1,461                | 1,475                 | 1,462         | 1.7%            |
| 2009                                     | 1,480                | 1,487                 | 1,475                | 1,460                 | 1,476         | 1.0%            |
| 2010                                     | 1,466                | 1,481                 | 1,465                | 1,468                 | 1,470         | -0.4%           |
| 2011                                     | 1,476                | 1,488                 | 1,487                | 1,474                 | 1,481         | 0.7%            |
| 2012                                     | 1,478                | 1,494                 | 1,481                | 1,476                 | 1,482         | 0.1%            |
| 2013                                     | 1,466                | 1,464                 | 1,456                | 1,449                 | 1,459         | -1.6%           |
| 2014                                     | 1,450                | 1,453                 | 1,460                | 1,451                 | 1,454         | -0.3%           |
| 2015                                     | 1,496                | 1,513                 | 1,519                | 1,491                 | 1,505         | 3.5%            |
| 2016                                     | 1,494                | 1,520                 | 1,512                | 1,505                 | 1,508         | 0.2%            |
| 2017                                     | 1,492                | 1,519                 | 1,532                | 1,540                 | 1,520         | 0.8%            |

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, Park County recorded 21,423 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 \$1,473,879,000, and real per capita income was \$50,212 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$40,794 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 Park increased by 6.1 percent from fourth quarter 2016 to fourth quarter 2017 from \$587 to \$634. During that same period, detached single-family home rents increased by 5.7 percent, rents for mobile homes on lots increased by 2 percent, and rents for mobile home lots decreased by 2.1 percent.

Park rental prices experienced average annualized increases of 0.4 percent for apartments, 0.6 percent for houses, 0.8 percent for mobile homes plus a lot, and 0.5 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.15.24, at right, presents the Park data for each rental type.

| Table II.15.24<br>Semiannual Average Monthly Rental Prices<br>Park County<br>EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars |            |                 |       |             |
|---|------------|-----------------|-------|-------------|
| Quarter Year  | Apartments | Mobile Home Lot | House | Mobile Home |
| Q2.87   | 534        | 246             | 704   | 477         |
| Q4.87   | 535        | 246             | 647   | 486         |
| Q2.88   | 461        | 238             | 638   | 503         |
| Q4.88   | 457        | 238             | 616   | 514         |
| Q2.89   | 503        | 229             | 662   | 516         |
| Q4.89   | 516        | 229             | 646   | 465         |
| Q2.90   | 498        | 221             | 635   | 476         |
| Q4.90   | 525        | 229             | 639   | 374         |
| Q2.91   | 472        | 217             | 641   | 459         |
| Q4.91   | 518        | 222             | 689   | 432         |
| Q2.92   | 535        | 214             | 693   | 440         |
| Q4.92   | 553        | 212             | 688   | 495         |
| Q2.93   | 575        | 207             | 553   | 501         |
| Q4.93   | 553        | 215             | 633   | 440         |
| Q2.94   | 561        | 235             | 719   | 0           |
| Q4.94   | 570        | 235             | 658   | 521         |
| Q2.95   | 602        | 230             | 751   | 536         |
| Q4.95   | 620        | 238             | 697   | 516         |
| Q2.96   | 589        | 240             | 676   | 532         |
| Q4.96   | 558        | 240             | 726   | 563         |
| Q2.97   | 568        | 236             | 704   | 513         |
| Q4.97   | 561        | 236             | 702   | 489         |
| Q2.98   | 545        | 223             | 630   | 512         |
| Q4.98   | 524        | 223             | 652   | 475         |
| Q2.99   | 520        | 222             | 626   | 509         |
| Q4.99   | 540        | 222             | 635   | 544         |
| Q2.00   | 514        | 249             | 632   | 432         |
| Q4.00   | 543        | 224             | 690   | 479         |
| Q2.01   | 516        | 225             | 660   | 456         |
| Q4.01   | 534        | 225             | 685   | 497         |
| Q2.02   | 516        | 225             | 679   | 467         |
| Q4.02   | 520        | 228             | 712   | 484         |
| Q2.03   | 554        | 222             | 690   | 522         |
| Q4.03   | 540        | 222             | 730   | 562         |
| Q2.04   | 542        | 221             | 736   | 471         |
| Q4.04   | 549        | 229             | 783   | 517         |
| Q2.05   | 541        | 222             | 708   | 482         |
| Q4.05   | 529        | 221             | 694   | 497         |
| Q2.06   | 512        | 209             | 703   | 470         |
| Q4.06   | 549        | 209             | 695   | 543         |
| Q2.07   | 540        | 211             | 754   | 508         |
| Q4.07   | 527        | 212             | 777   | 528         |
| Q2.08   | 537        | 213             | 789   | 571         |
| Q4.08   | 546        | 221             | 770   | 563         |
| Q2.09   | 551        | 219             | 763   | 592         |
| Q4.09   | 544        | 222             | 802   | 611         |
| Q2.10   | 574        | 224             | 787   | 571         |
| Q4.10   | 616        | 238             | 840   | 630         |
| Q2.11   | 573        | 236             | 808   | 591         |
| Q4.11   | 610        | 242             | 866   | 614         |
| Q2.12   | 585        | 240             | 918   | 604         |
| Q4.12   | 570        | 241             | 861   | 681         |
| Q2.13   | 576        | 234             | 883   | 676         |
| Q4.13   | 583        | 241             | 889   | 708         |
| Q2.14   | 593        | 245             | 886   | 730         |
| Q4.14   | 601        | 255             | 926   | 759         |
| Q2.15   | 609        | 261             | 911   | 785         |
| Q4.15   | 594        | 264             | 897   | 736         |
| Q2.16   | 603        | 261             | 873   | 759         |
| Q4.16   | 598        | 306             | 870   | 697         |
| Q2.17   | 630        | 296             | 910   | 737         |
| Q4.17   | 634        | 300             | 920   | 711         |



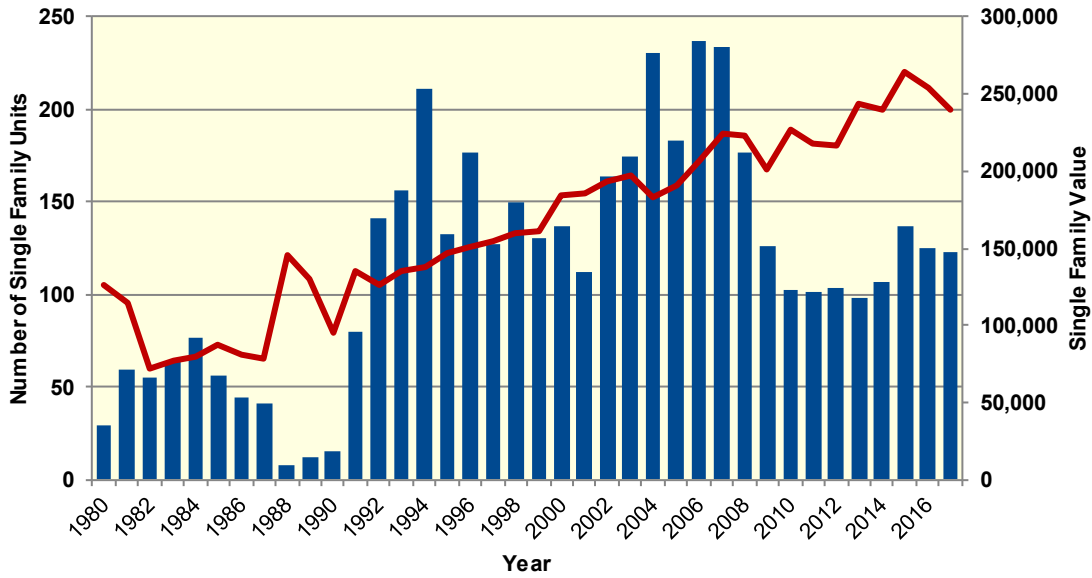
The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Park County decreased from 125 authorizations in 2016 to 123 in 2017.

The real value of single-family building permits decreased from \$253,846 in 2016 to \$239,018 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.15.25.

| <b>Table II.15.25</b><br><b>Building Permits and Valuation</b><br>Park County<br>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   | 29  | 2            | 12                 | 6                  | 49          | 126,219                           | 76,397             |
| 1981   | 60  | 0            | 7                  | 0                  | 67          | 115,213                           | 0                  |
| 1982   | 55  | 0            | 3                  | 0                  | 58          | 71,779                            | 0                  |
| 1983   | 64  | 4            | 0                  | 32                 | 100         | 77,060                            | 47,467             |
| 1984   | 77  | 0            | 0                  | 10                 | 87          | 80,433                            | 63,751             |
| 1985   | 56  | 0            | 0                  | 25                 | 81          | 87,359                            | 44,420             |
| 1986   | 44  | 0            | 0                  | 15                 | 59          | 81,007                            | 43,548             |
| 1987   | 41  | 0            | 0                  | 10                 | 51          | 77,893                            | 42,459             |
| 1988   | 8   | 2            | 0                  | 0                  | 10          | 144,958                           | 0                  |
| 1989   | 12  | 2            | 0                  | 0                  | 14          | 129,895                           | 0                  |
| 1990   | 16  | 0            | 0                  | 0                  | 16          | 95,603                            | 0                  |
| 1991   | 80  | 4            | 4                  | 0                  | 88          | 134,993                           | 0                  |
| 1992   | 141   | 6            | 8                  | 0                  | 155         | 126,253                           | 0                  |
| 1993   | 156   | 6            | 20                 | 0                  | 182         | 135,697                           | 0                  |
| 1994   | 211   | 8            | 37                 | 10                 | 266         | 138,236                           | 72,560             |
| 1995   | 133   | 8            | 24                 | 9                  | 174         | 146,542                           | 71,074             |
| 1996   | 177   | 6            | 12                 | 0                  | 195         | 150,479                           | 0                  |
| 1997   | 127   | 8            | 0                  | 0                  | 135         | 155,052                           | 0                  |
| 1998   | 150   | 4            | 0                  | 0                  | 154         | 160,047                           | 0                  |
| 1999   | 130   | 2            | 23                 | 0                  | 155         | 161,266                           | 0                  |
| 2000   | 137   | 0            | 0                  | 0                  | 137         | 184,034                           | 0                  |
| 2001   | 112   | 6            | 0                  | 0                  | 118         | 185,879                           | 0                  |
| 2002   | 164   | 8            | 7                  | 0                  | 179         | 192,788                           | 0                  |
| 2003   | 174   | 22           | 8                  | 6                  | 210         | 196,980                           | 54,488             |
| 2004   | 230   | 2            | 4                  | 6                  | 242         | 182,644                           | 29,698             |
| 2005   | 183   | 4            | 0                  | 0                  | 187         | 190,078                           | 0                  |
| 2006   | 237   | 12           | 3                  | 0                  | 252         | 206,697                           | 0                  |
| 2007   | 234   | 6            | 4                  | 0                  | 244         | 224,371                           | 0                  |
| 2008   | 177   | 12           | 0                  | 12                 | 201         | 223,147                           | 30,000             |
| 2009   | 126   | 6            | 0                  | 12                 | 144         | 201,288                           | 92,624             |
| 2010   | 102   | 8            | 0                  | 8                  | 118         | 227,096                           | 25,213             |
| 2011   | 101   | 12           | 0                  | 0                  | 113         | 217,192                           | 0                  |
| 2012   | 104   | 20           | 0                  | 0                  | 124         | 216,108                           | 0                  |
| 2013   | 98  | 0            | 12                 | 0                  | 110         | 243,136                           | 0                  |
| 2014   | 107   | 6            | 6                  | 12                 | 131         | 239,419                           | 121,591            |
| 2015   | 137   | 2            | 4                  | 0                  | 143         | 263,915                           | 0                  |
| 2016   | 125   | 6            | 3                  | 6                  | 140         | 253,846                           | 76,351             |
| 2017   | 123   | 6            | 0                  | 0                  | 129         | 239,018                           | 0                  |

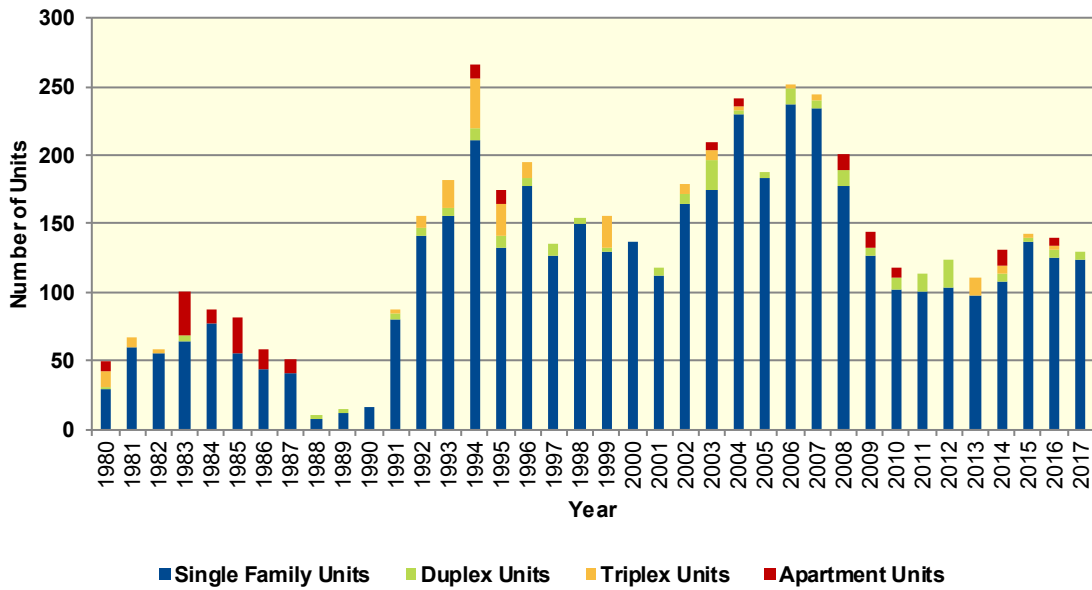
**Diagram II.15.4**  
**Single Family Permits**

Park County  
Census Bureau Data, 1980–2017



**Diagram II.15.5**  
**Total Permits by Unit Type**

Park 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 Park County was \$271,197. This represented an increase of 3.4 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.15.26.

| Year | Park County<br>Average Price (\$) | Park County<br>Annual % Change | Wyoming<br>Average Price | Wyoming<br>Annual % Change |
|------|-----------------------------------|--------------------------------|--------------------------|----------------------------|
| 2000 | 113,178                           | .                              | 131,207                  | .                          |
| 2001 | 119,233                           | 5.35                           | 128,771                  | -1.86                      |
| 2002 | 132,854                           | 11.42                          | 138,295                  | 7.40                       |
| 2003 | 138,941                           | 4.58                           | 148,276                  | 7.22                       |
| 2004 | 151,921                           | 9.34                           | 159,558                  | 7.61                       |
| 2005 | 161,866                           | 6.55                           | 178,183                  | 11.67                      |
| 2006 | 183,326                           | 13.26                          | 219,438                  | 23.15                      |
| 2007 | 215,697                           | 17.66                          | 265,044                  | 20.78                      |
| 2008 | 215,692                           | 0.0                            | 256,045                  | -3.40                      |
| 2009 | 207,333                           | -3.9                           | 241,622                  | -5.63                      |
| 2010 | 217,191                           | 4.75                           | 250,958                  | 3.86                       |
| 2011 | 217,902                           | 0.3                            | 241,301                  | -3.85                      |
| 2012 | 214,019                           | -1.8                           | 266,406                  | 10.40                      |
| 2013 | 231,080                           | 8.0                            | 281,345                  | 5.6                        |
| 2014 | 238,732                           | 3.3                            | 263,432                  | -6.4                       |
| 2015 | 247,169                           | 3.5                            | 275,611                  | 4.6                        |
| 2016 | 262,394                           | 6.2                            | 280,428                  | 1.7                        |
| 2017 | 271,197                           | 3.4                            | 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>113</sup> During June 2018, a total of 96 surveys were completed by property managers in Park County. Of the 1,425 rental units surveyed 100 were vacant, indicating a vacancy rate of 7 percent.

From June through July of 2018<sup>114</sup>, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.12.27, presents some basic statistics about the completed surveys.

Diagram II.15.7, shows the historical vacancy rate from Park County and Wyoming over the period of June 2001 to June 2018.

| Year  | Sample | Total Units | Vacant Units | Vacancy Rate |
|-------|--------|-------------|--------------|--------------|
| 2002b | 10     | 399         | 18           | 4.5%         |
| 2003a | 15     | 732         | 18           | 2.5%         |
| 2003b | 34     | 875         | 60           | 6.9%         |
| 2004a | 34     | 1,047       | 56           | 5.4%         |
| 2004b | 30     | 617         | 66           | 10.7%        |
| 2005a | 33     | 815         | 27           | 3.3%         |
| 2005b | 35     | 728         | 38           | 5.2%         |
| 2006a | 34     | 577         | 9            | 1.6%         |
| 2006b | 42     | 636         | 21           | 3.3%         |
| 2007a | 49     | 766         | 8            | 1.0%         |
| 2007b | 46     | 932         | 25           | 2.7%         |
| 2008a | 55     | 955         | 28           | 2.9%         |
| 2008b | 63     | 1,003       | 34           | 3.4%         |
| 2009a | 51     | 900         | 25           | 2.8%         |
| 2009b | 72     | 1,013       | 35           | 3.5%         |
| 2010a | 78     | 887         | 25           | 2.8%         |
| 2010b | 80     | 1,091       | 46           | 4.2%         |
| 2011a | 92     | 1,133       | 31           | 2.7%         |
| 2011b | 96     | 934         | 26           | 2.8%         |
| 2012a | 95     | 1,226       | 32           | 2.6%         |
| 2012b | 106    | 1,399       | 50           | 3.6%         |
| 2013a | 105    | 1,268       | 53           | 4.2%         |
| 2013b | 106    | 1,533       | 56           | 3.7%         |
| 2014a | 99     | 1,489       | 43           | 2.9%         |
| 2014b | 92     | 1,627       | 48           | 3.0%         |
| 2015a | 113    | 1,799       | 64           | 3.6%         |
| 2015b | 91     | 1,458       | 100          | 6.9%         |
| 2016a | 87     | 1,409       | 63           | 4.5%         |
| 2016b | 94     | 1,248       | 92           | 7.4%         |
| 2017a | 95     | 1,348       | 68           | 5.0%         |
| 2017b | 84     | 1,142       | 98           | 8.6%         |
| 2018a | 96     | 1,425       | 100          | 7%           |

<sup>113</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.

<sup>114</sup> Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.15.7**  
**Vacancy Rates by Year**  
 Park County vs. Wyoming  
 RVS Data, June 2001 – June 2018

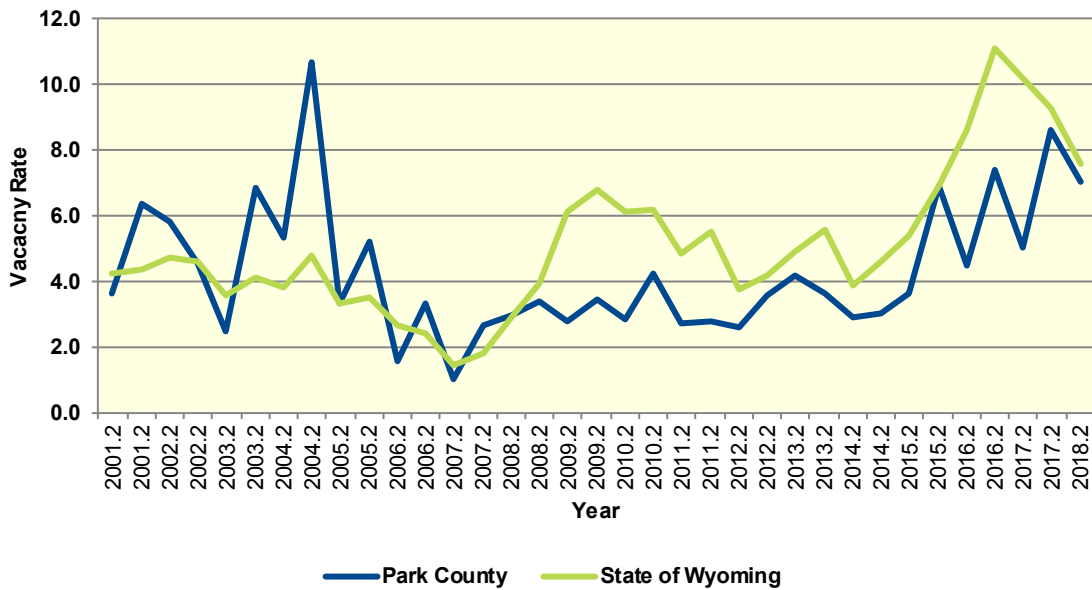


Diagram II.15.8, shows the average rent of single-family and apartment units in Park County. In 2018, rents for single-family units were to \$866 and average rent for apartments were \$645.

**Diagram II.15.8**  
**Average Rent of Single Family and Apartment Units**  
 Park County  
 RVS Data, June 2006 – June 2018

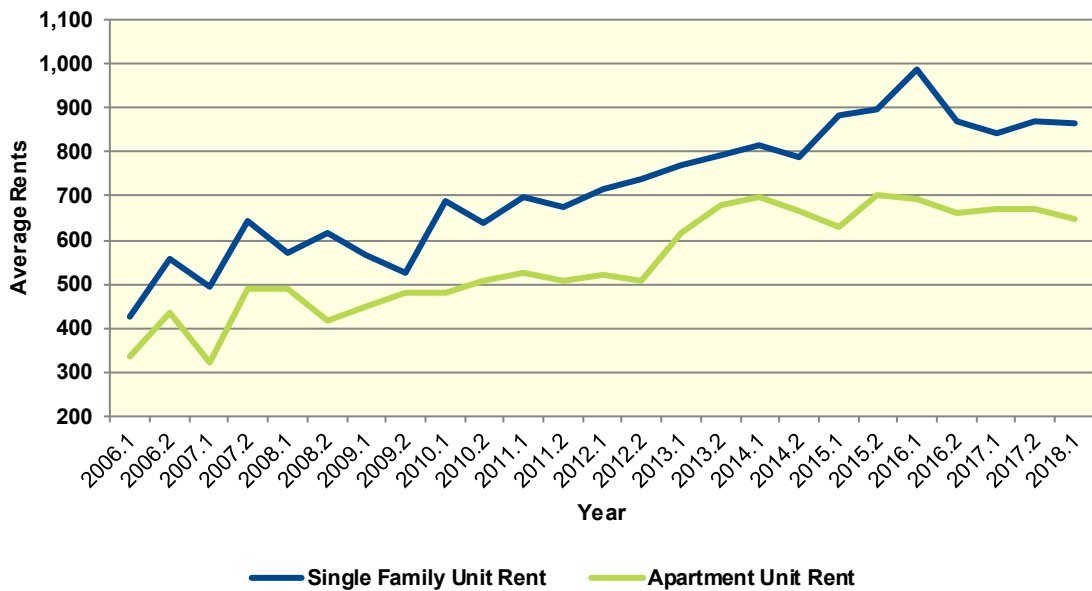


Table II.15.28, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 218 single family units in Park County, with 11 of them available. This translates into a vacancy rate of 5 percent in Park County, which compares to a single family vacancy rate of 4.4 percent for the State of Wyoming. There were 578 apartment units reported in the survey, with 60 of them available, which resulted in a vacancy rate of 10.4 percent. This compares to a statewide vacancy rate of 4.4 percent for apartment units across the state.

| <b>Table II.15.28</b><br><b>Rental Vacancy Survey by Type</b><br>Park County<br>2018a Survey of Rental Properties |              |              |              |
|---|--------------|--------------|--------------|
| Unit Type   | Total Units  | Vacant Units | Vacancy Rate |
| Single Family   | 218          | 11           | 5%           |
| Apartments  | 578          | 60           | 10.4%        |
| Mobile Homes  | 116          | 7            | 6%           |
| “Other” Units   | 10           | 2            | 20%          |
| Don't Know  | 441          | 16           | 3.6%         |
| <b>Total</b>  | <b>1,425</b> | <b>100</b>   | <b>7%</b>    |

Table II.15.29, reports units by bedroom size. As can be seen there were 254 two-bedroom apartment units and 67 three bedroom units. Overall, the 412 two-bedroom units accounted for 28.9 percent of all units, and the 153 three bedroom units accounted for 10.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 570 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

| <b>Table II.15.29</b><br><b>Rental Units by Number of Bedrooms</b><br>Park County<br>2018a Survey of Rental Properties |                     |              |                 |              |               |            |              |
|--|---------------------|--------------|-----------------|--------------|---------------|------------|--------------|
| Number of Bedrooms   | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don't Know | Total        |
| Efficiency   | 2                   | 0            | 36              | 0            | 0             | .          | 38           |
| One  | 24                  | 12           | 192             | 1            | 1             | .          | 230          |
| Two  | 89                  | 34           | 254             | 30           | 5             | .          | 412          |
| Three  | 62                  | 7            | 67              | 13           | 4             | .          | 153          |
| Four   | 15                  | 4            | 0               | 0            | 0             | .          | 19           |
| Five   | 3                   | 0            | 0               | 0            | 0             | .          | 3            |
| Don't Know   | 23                  | 5            | 29              | 72           | 0             | 441        | 570          |
| <b>Total</b>   | <b>218</b>          | <b>62</b>    | <b>578</b>      | <b>116</b>   | <b>10</b>     | <b>441</b> | <b>1,425</b> |

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.15.30, Two apartments were the most available apartment units, with Two units being the most available single family units.

| <b>Table II.15.30</b>                               |                            |                     |                        |                     |                      |                   |              |
|---|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| <b>Available Rental Units by Number of Bedrooms</b> |                            |                     |                        |                     |                      |                   |              |
| Park 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                   | 0                      | 0                   | 0                    | .                 | 0            |
| One   | 0                          | 2                   | 9                      | 1                   | 0                    |                   | 12           |
| Two   | 8                          | 0                   | 27                     | 1                   | 0                    |                   | 36           |
| Three   | 2                          | 1                   | 8                      | 0                   | 1                    |                   | 12           |
| Four  | 1                          | 0                   | 0                      | 0                   | 0                    |                   | 1            |
| Five  | 0                          | 0                   | 0                      | 0                   | 0                    |                   | 0            |
| Don't Know  | 0                          | 1                   | 16                     | 5                   | 1                    | 16                | 39           |
| <b>Total</b>  | <b>11</b>                  | <b>4</b>            | <b>60</b>              | <b>7</b>            | <b>2</b>             | <b>16</b>         | <b>100</b>   |

Table II.15.31, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 8.7 percent and three bedroom units had a vacancy rate of 8.7 percent.

| <b>Table II.15.31</b>                      |                            |                     |                        |                     |                      |                   |              |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| <b>Vacancy Rates by Number of Bedrooms</b> |                            |                     |                        |                     |                      |                   |              |
| Park 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%                     | %                   | %                    |                   | 0            |
| One  | 0%                         | 16.7%               | 4.7%                   | 100%                | 0%                   |                   | 5.2          |
| Two  | 9%                         | 0%                  | 10.6%                  | 3.3%                | 0%                   |                   | 8.7          |
| Three                                      | 3.2%                       | 14.3%               | 11.9%                  | 0%                  | 25%                  |                   | 7.8          |
| Four                                       | 6.7%                       | 0%                  | %                      | %                   | %                    |                   | 5.3          |
| Five                                       | 0%                         | %                   | %                      | %                   | %                    |                   | 0            |
| Don't Know                                 | 0%                         | 20%                 | 55.2%                  | 6.9%                | inf%                 | 3.6%              | 6.8          |
| <b>Total</b>                               | <b>5%</b>                  | <b>6.5%</b>         | <b>10.4%</b>           | <b>6%</b>           | <b>20%</b>           | <b>3.6%</b>       | <b>100</b>   |

Table II.15.32, displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 9 percent.

| <b>Table II.15.32</b>                      |              |                        |                      |
|--|--------------|------------------------|----------------------|
| <b>Single Family Units by Bedroom Size</b> |              |                        |                      |
| Park County                                |              |                        |                      |
| 2018a Survey of Rental Properties          |              |                        |                      |
| <b>Number of Bedrooms</b>                  | <b>Units</b> | <b>Available Units</b> | <b>Vacancy Rates</b> |
| Studio                                     | 2            | 0                      | 0%                   |
| One  | 24           | 0                      | 0%                   |
| Two  | 89           | 8                      | 9%                   |
| Three                                      | 62           | 2                      | 3.2%                 |
| Four                                       | 15           | 1                      | 6.7%                 |
| Don't know                                 | 23           | 0                      | 0%                   |
| <b>Total</b>                               | <b>218</b>   | <b>11</b>              | <b>5%</b>            |

Table II.15.33 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 10.6 percent.

| <b>Table II.15.33</b><br><b>Apartment Units by Bedroom Size</b><br>Park County<br>2018a Survey of Rental Properties |            |                 |               |
|---|------------|-----------------|---------------|
| Number of Bedrooms  | Units      | Available Units | Vacancy Rates |
| Efficiency  | 36         | 0               | 0%            |
| One   | 192        | 9               | 4.7%          |
| Two   | 254        | 27              | 10.6%         |
| Three   | 67         | 8               | 11.9%         |
| Four  | 0          | 0               | %             |
| Don't know  | 29         | 16              | 55.2%         |
| <b>Total</b>  | <b>578</b> | <b>60</b>       | <b>10.4%</b>  |

Average market-rate rents by unit type are shown in Table II.15.34. 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.15.34</b><br><b>Average Market Rate Rents by Bedroom Size</b><br>Park County<br>2018a Survey of Rental Properties |                     |                |                 |                |                |                |
|---|---------------------|----------------|-----------------|----------------|----------------|----------------|
| Number of Bedrooms  | Single Family Units | Duplex Units   | Apartment Units | Mobile Homes   | "Other" Units  | Total          |
| Efficiency  | \$.                 | \$.            | \$409           | \$.            | \$.            | \$409          |
| One   | \$517               | \$563          | \$580           | \$450          | \$475          | \$552          |
| Two   | \$716               | \$690          | \$666           | \$651          | \$863          | \$710          |
| Three   | \$999               | \$.            | \$794           | \$719          | \$925          | \$931          |
| Four  | \$1,037             | \$1,100        | \$1,000         | \$.            | \$.            | \$1,039        |
| Five  | \$1,225             | \$.            | \$.             | \$.            | \$.            | \$1225         |
| <b>Total</b>  | <b>\$866.3</b>      | <b>\$728.9</b> | <b>\$645.7</b>  | <b>\$654.4</b> | <b>\$812.5</b> | <b>\$771.5</b> |

Table II.15.35, shows vacancy rates for single family units by average rental rates for Park County. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 5.3 percent.

| <b>Table II.15.35</b><br><b>Single Family Market Rate Rents by Vacancy Status</b><br>Park County<br>2018a Survey of Rental Properties |                     |                               |              |
|---|---------------------|-------------------------------|--------------|
| Average Rents   | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500   | 14                  | 2                             | 14.3%        |
| \$500 to \$750  | 52                  | 0                             | 0%           |
| \$750 to \$1,000  | 114                 | 6                             | 5.3%         |
| \$1,000 to \$1,250  | 12                  | 0                             | 0%           |
| \$1,250 to \$1,500  | 6                   | 1                             | 16.7%        |
| Above \$1,500   | 0                   | 0                             | %            |
| Missing   | 20                  | 2                             | 10%          |
| <b>Total</b>  | <b>218</b>          | <b>11</b>                     | <b>5%</b>    |

The average rent and availability of apartment units is displayed in Table II.15.36. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 8.5 percent.

| <b>Table II.15.36</b><br><b>Apartment Market Rate Rents by Vacancy Status</b><br>Park County<br>2018a Survey of Rental Properties |                 |                           |              |
|---|-----------------|---------------------------|--------------|
| Average Rents   | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500   | 52              | 0                         | 0%           |
| \$500 to \$750  | 293             | 25                        | 8.5%         |
| \$750 to \$1,000  | 53              | 1                         | 1.9%         |
| \$1,000 to \$1,250  | 0               | 0                         | %            |
| \$1,250 to \$1,500  | 0               | 0                         | %            |
| Above \$1,500   | 0               | 0                         | %            |
| Missing   | 180             | 34                        | 18.9%        |
| <b>Total</b>  | <b>578</b>      | <b>60</b>                 | <b>10.4%</b> |

Table II.15.37, displays units designed to serve elderly occupants. In the most recent survey there were 142 units designed for elderly occupants, of which 4 units were available, which indicates a vacancy rate of 2.8.

| <b>Table II.15.37</b><br><b>Units Designed for Elderly Occupants</b><br>Park County<br>2018a Survey of Rental Properties |             |
|--|-------------|
| Elderly  | Units       |
| Elderly Units  | 142         |
| Available Elderly Units  | 4           |
| <b>Elderly Vacancy Rate</b>  | <b>2.8%</b> |

Table II.15.38, shows the number of estimated days an available unit is expected to be on the market. As can be seen 6 units, or 6 percent of available units are expected to be on the market for less than seven days. An additional 39 units, or 39 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 20 units, or 20 percent are expected to be on the market for 90 days.

| <b>Table II.15.38</b><br><b>Number of Estimated Days to Fill a Vacant unit</b><br>Park County<br>2018a Survey of Rental Properties |                 |                  |
|--|-----------------|------------------|
| Average Days   | Number of Units | Percent of Total |
| Less than 7 days   | 6               | 6%               |
| 7 to 30 days   | 39              | 39%              |
| 31 to 60 days  | 10              | 10%              |
| 61 to 90 days  | 1               | 1%               |
| More than 90 days  | 20              | 20%              |
| Unknown  | 24              | 24%              |
| <b>Total</b>   | <b>100</b>      | <b>100.0%</b>    |



Respondents were asked if utilities are included in the rent and is shown in Table II.15.39, 43 respondents, or 52.4 percent, included some sort of utility in the rent.

| <b>Table II.15.39</b><br><b>Are there any utilities included with the rent?</b><br>Park County<br>2018a Survey of Rental Properties |              |
|---|--------------|
| Period  | Respondent   |
| Yes   | 43           |
| No  | 39           |
| <b>% Offering Utilities</b>   | <b>52.4%</b> |

The type of utility included in the rent is shown in Table II.15.40. There were 665 respondents who included electricity, 631 respondents who included natural gas, 1,042 respondents who included water and sewer and 875 respondents included trash collection in the rent.

| <b>Table II.15.40</b><br><b>Which utilities are included with the rent?</b><br>Park County<br>2018a Survey of Rental Properties |            |
|---|------------|
| Type of Utility Provided  | Respondent |
| Electricity   | 665        |
| Natural Gas   | 631        |
| Propane   | 0          |
| Water/Sewer   | 1,042      |
| Trash Collection  | 875        |
| Cable Television  | 5          |
| Other   | 67         |

Table II.15.41, shows the number of survey respondents who keep a waiting list. As can be seen 15 respondents said they keep a waitlist, with an estimated 82 number of persons on the wait list.

| <b>Table II.15.41</b><br><b>Do you keep a waiting list?</b><br>Park County<br>2018a Survey of Rental Properties |            |
|---|------------|
| Period  | Respondent |
| Yes   | 15         |
| No  | 65         |
| <b>Waitlist Size</b>  | <b>82</b>  |

Table II.15.42, shows the condition of rental units by unit type for Park 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 861 units were in good condition, or 60.4 percent and 128 units, or 9 percent, being in average condition. Details by unit type and condition are displayed.

| <b>Table II.15.42</b><br><b>Condition by Unit Type</b><br>Park County<br>2018a Survey of Rental Properties |              |                  |
|--|--------------|------------------|
| Conditions   | Units        | Percent of Total |
| Poor   | 0            | 0%               |
| Fair   | 10           | 0.7%             |
| Average  | 128          | 9%               |
| Good   | 861          | 60.4%            |
| Excellent  | 275          | 19.3%            |
| Don't Know   | 0            | 0%               |
| <b>Total</b>   | <b>1,425</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.15.43, 7 respondents said they would prefer more single family units, 6 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

| <b>Table II.15.43</b><br><b>If you had the opportunity to own/manage more units, how many would you prefer</b><br>Park County<br>2018a Survey of Rental Properties |                               |
|--|-------------------------------|
| Unit Type  | Respondents citing more units |
| Single family units  | 7                             |
| Duplex Units   | 1                             |
| Apartments   | 6                             |
| Mobile homes   | 0                             |
| Other  | 0                             |
| All types  | 2                             |
| <b>Total</b>   | <b>16</b>                     |

Table, II.15.44, 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. Park County had a total of 23 respondents, with an average persons per household of 2.2 people. Of new residents to Park County, 65.2 percent were married and the most common age group arriving in the state was 65 years or older. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 47.8 percent of respondents owning thier residence. The average mortgage payment in Park County was \$1,000 and the average rent was \$936. When asked if they were satisfied with their current housing, 73.9 percent said they were satisfied with thier current housing.

| <b>Table II.15.44</b><br><b>Most Replied Response</b><br>Park County<br>HNA Survey: Fiscal Year 2018 |  |
|--|--|
| Question   | Most Replied Answer (%)                |
| <b>Demographics</b>  |  |
| Total Number of Respondents  | 23                                     |
| Number of persons in household (Average)   | 2.2                                    |
| Current age  | 65 years or older (30.4%)              |
| Marital status   | Married (65.2%)                        |
| Primary reason for moving to Wyoming   | Better quality of life (39.1%)         |
| In which industry are you primarily employed   | Retired (39.1%)                        |
| Highest education level completed  | Some College (26.1%)                   |
| Total household income from all sources  | \$50,000 to \$74,999 dollars (33.3%)   |
| <b>Current Housing Characteristics</b>   |  |
| Current Residence  | Single family home (69.6%)             |
| Do you own or rent   | Own (47.8%)                            |
| How many bedrooms (Average)  | 2.3                                    |
| How many full bathrooms (Average)  |  |
| Average mortgage payment   | \$1,000                                |
| Average rental payment   | \$936                                  |
| Are you satisfied with your current housing  | Satisfied with current housing (73.9%) |
| <b>Housing Demand (If unsatisfied with current housing)</b>  |  |
| Reason you are unsatisfied   | Need more bedrooms (40.0%)             |
| Are you seeking to change your housing situation   | Seeking different housing (60.0%)      |
| 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  | Build a new unit (66.7%)               |
| Expected buying price  | \$350,000 dollars or more (50.0%)      |

For residents who are unsatisfied with their current housing, 40.0 percent were unsatisfied because they need more bedrooms. 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 and 0.0 percent wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$350,000 dollars or more if they were buying an existing unit. Additional survey data are presented in **Volume II. Technical Appendix.**

### Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2016 5-year ACS data, 132 or 1.1 percent of households in Park County were overcrowded and another 26 or 0.2 percent of units were severely overcrowded, as shown in Table II.15.45. This housing problem was far more prevalent in renter households as compared to owner households.

| <b>Table II.15.45</b><br><b>Overcrowding and Severe Overcrowding</b><br>Park County<br>2011-2016 5-Year ACS Data |                 |              |                     |         |
|--|-----------------|--------------|---------------------|---------|
| Household  | No Overcrowding | Overcrowding | Severe Overcrowding | Total   |
| <b>Park County</b>   |                 |              |                     |         |
| <b>Owner</b>   |                 |              |                     |         |
| Households   | 8,433           | 56           | 23                  | 8,512   |
| Percentage   | 99.1%           | .7%          | .3%                 | 100.0%  |
| <b>Renter</b>  |                 |              |                     |         |
| Households   | 3,235           | 76           | 3                   | 3,314   |
| Percentage   | 97.6%           | 2.3%         | .1%                 | 100.0%  |
| <b>Total</b>   |                 |              |                     |         |
| Households   | 11,668          | 132          | 26                  | 11,826  |
| Percentage   | 98.7%           | 1.1%         | .2%                 | 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 323 units or 2.3 percent of all housing units in Park 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.15.46, at right.

| <b>Table II.15.46</b><br><b>Housing Units with Incomplete Kitchen Facilities</b><br>Park County<br>2011-2016 5-Year ACS Data |                    |                         |
|--|--------------------|-------------------------|
| <b>Facilities</b>  | <b>Park County</b> | <b>State of Wyoming</b> |
| Complete Kitchen Facilities  | 13,608             | 260,769                 |
| Lacking Complete Kitchen Facilities  | 323                | 7,218                   |
| <b>Total Housing Units</b>   | <b>13,931</b>      | <b>267,987</b>          |
| Percent Lacking  | 2.3%               | 2.7%                    |

At the time of the 2016 ACS, a total of 269 units or 1.9 percent of all housing units in Park 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.15.47.

| <b>Table II.15.47</b><br><b>Housing Units with Incomplete Plumbing Facilities</b><br>Park County<br>2011-2016 5-Year ACS Data |                    |                         |
|---|--------------------|-------------------------|
| <b>Facilities</b>   | <b>Park County</b> | <b>State of Wyoming</b> |
| Complete Plumbing Facilities  | 13,662             | 261,033                 |
| Lacking Complete Plumbing Facilities  | 269                | 6,954                   |
| <b>Total Households</b>   | <b>13,931</b>      | <b>267,987</b>          |
| Percent Lacking   | 1.9%               | 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 Park County, 12.2 percent of households had a cost burden and 7.2 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 17.2 percent of homeowners with a mortgage in Park County experienced a cost burden and 7.9 percent experienced a severe cost burden, while 11.0 percent of renters had a cost burden and 11.1 percent had a severe cost burden, as seen in Table II.15.48.

| <b>Table II.15.48</b><br><b>Cost Burden and Severe Cost Burden by Tenure</b><br>Park County<br>2011-2016 5-Year ACS Data |                 |           |           |              |         |
|--|-----------------|-----------|-----------|--------------|---------|
| Households   | Less Than 30.0% | 31% - 50% | Above 50% | Not Computed | Total   |
| <b>Park County</b>   |                 |           |           |              |         |
| <b>Owner With a Mortgage</b>   |                 |           |           |              |         |
| Households   | 3,429           | 789       | 362       | 5            | 4,585   |
| Percent  | 74.8%           | 17.2%     | 7.9%      | .1%          | 100.0%  |
| <b>Owner Without a Mortgage</b>  |                 |           |           |              |         |
| Households   | 3,505           | 289       | 118       | 15           | 3,927   |
| Percent  | 89.3%           | 7.4%      | 3.0%      | .4%          | 100.0%  |
| <b>Renter</b>  |                 |           |           |              |         |
| Households   | 2,072           | 363       | 368       | 511          | 3,314   |
| Percent  | 62.5%           | 11.0%     | 11.1%     | 15.4%        | 100.0%  |
| <b>Total</b>   |                 |           |           |              |         |
| Households   | 9,006           | 1,441     | 848       | 531          | 11,826  |
| Percent  | 76.2%           | 12.2%     | 7.2%      | 4.5%         | 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.15.49, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 1,785 owner occupied and 550 renter occupied households experiencing a housing problem.

| <b>Table II.15.49</b>                             |              |               |               |
|---|--------------|---------------|---------------|
| <b>Households with Housing Problems by Income</b> |              |               |               |
| Park County<br>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                                 | 280          | 230           | 510           |
| 30.1-50% HAMFI                                    | 300          | 230           | 530           |
| 50.1-80% HAMFI                                    | 645          | 65            | 710           |
| 80.1-95% HAMFI                                    | 150          | 25            | 175           |
| 95 – 115% HAMFI                                   | 85           | 0             | 85            |
| 115.1% HAMFI or more                              | 325          | 0             | 325           |
| <b>Total</b>                                      | <b>1,785</b> | <b>550</b>    | <b>2,335</b>  |
| <b>Without Housing Problems</b>                   |              |               |               |
| 30% HAMFI or less                                 | 190          | 140           | 330           |
| 30.1-50% HAMFI                                    | 565          | 325           | 890           |
| 50.1-80% HAMFI                                    | 1,100        | 740           | 1,840         |
| 80.1-95% HAMFI                                    | 465          | 215           | 680           |
| 95 – 115% HAMFI                                   | 945          | 280           | 1,225         |
| 115.1% HAMFI or more                              | 3,400        | 970           | 4,370         |
| <b>Total</b>                                      | <b>6,665</b> | <b>2,670</b>  | <b>9,335</b>  |
| <b>Not Computed</b>                               |              |               |               |
| 30% HAMFI or less                                 | 45           | 45            | 90            |
| 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>45</b>    | <b>45</b>     | <b>90</b>     |
| <b>Total</b>                                      |              |               |               |
| 30% HAMFI or less                                 | 515          | 415           | 930           |
| 30.1-50% HAMFI                                    | 865          | 555           | 1,420         |
| 50.1-80% HAMFI                                    | 1,745        | 805           | 2,550         |
| 80.1-95% HAMFI                                    | 615          | 240           | 855           |
| 95 – 115% HAMFI                                   | 1,030        | 280           | 1,310         |
| 115.1% HAMFI or more                              | 3,725        | 970           | 4,695         |
| <b>Total</b>                                      | <b>8,495</b> | <b>3,265</b>  | <b>11,760</b> |

Table II.15.50, shows the total estimated housing by tenure for Park County. As can be seen, in 2030 there are estimated to be a total of 9,330 owner and 3,803 renter occupied households or a total of 13,133 households. By 2050 there are estimated to be 10,318 owner, 4,096 renter for a total of 14,414 households in Park County.

| Year | Owner  | Renter | Total  |
|------|--------|--------|--------|
| 2016 | 8,512  | 3,314  | 11,826 |
| 2020 | 8,716  | 3,600  | 12,316 |
| 2025 | 9,025  | 3,703  | 12,728 |
| 2030 | 9,330  | 3,803  | 13,133 |
| 2035 | 9,610  | 3,894  | 13,504 |
| 2040 | 9,864  | 3,973  | 13,837 |
| 2045 | 10,096 | 4,040  | 14,136 |
| 2050 | 10,318 | 4,096  | 14,414 |

Table II.15.51, shows the incremental housing demand for Park 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 818 owner-occupied and 489 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 Park County will see an additional 2,588 households, of which 209 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 564 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        | 12         | 31         | 50           | 67           | 82           | 96           | 109          |
| 30.1-50%          | 0        | 21         | 52         | 83           | 112          | 138          | 161          | 184          |
| 50.1-80%          | 0        | 42         | 105        | 168          | 226          | 278          | 325          | 371          |
| 80.1-95%          | 0        | 15         | 37         | 59           | 79           | 98           | 115          | 131          |
| 95.1-115%         | 0        | 25         | 62         | 99           | 133          | 164          | 192          | 219          |
| 115+%             | 0        | 89         | 225        | 359          | 481          | 593          | 695          | 792          |
| <b>Total</b>      | <b>0</b> | <b>204</b> | <b>513</b> | <b>818</b>   | <b>1,098</b> | <b>1,352</b> | <b>1,584</b> | <b>1,806</b> |
| <b>Renter</b>     |          |            |            |              |              |              |              |              |
| 0-30%             | 0        | 36         | 49         | 62           | 74           | 84           | 92           | 99           |
| 30.1-50%          | 0        | 49         | 66         | 83           | 99           | 112          | 123          | 133          |
| 50.1-80%          | 0        | 71         | 96         | 121          | 143          | 162          | 179          | 193          |
| 80.1-95%          | 0        | 21         | 29         | 36           | 43           | 48           | 53           | 57           |
| 95.1-115%         | 0        | 25         | 33         | 42           | 50           | 57           | 62           | 67           |
| 115+%             | 0        | 85         | 116        | 145          | 172          | 196          | 216          | 232          |
| <b>Total</b>      | <b>0</b> | <b>286</b> | <b>389</b> | <b>489</b>   | <b>580</b>   | <b>659</b>   | <b>726</b>   | <b>782</b>   |
| <b>Total</b>      |          |            |            |              |              |              |              |              |
| 0-30%             | 0        | 49         | 81         | 112          | 140          | 166          | 188          | 209          |
| 30.1-50%          | 0        | 69         | 118        | 166          | 210          | 250          | 285          | 317          |
| 50.1-80%          | 0        | 112        | 201        | 289          | 369          | 440          | 504          | 564          |
| 80.1-95%          | 0        | 36         | 66         | 95           | 122          | 146          | 168          | 188          |
| 95.1-115%         | 0        | 49         | 96         | 141          | 183          | 220          | 254          | 286          |
| 115+%             | 0        | 174        | 341        | 504          | 654          | 789          | 910          | 1,024        |
| <b>Total</b>      | <b>0</b> | <b>490</b> | <b>902</b> | <b>1,307</b> | <b>1,678</b> | <b>2,011</b> | <b>2,310</b> | <b>2,588</b> |

Table II.15.52, shows the Incremental Total Housing Need Forecast for Park 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 2,347 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 3,595 owner and 1,340 renter occupied households for a total of 4,935 quality households.

| <b>Table II.15.52</b>                          |              |              |              |              |              |              |              |              |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Incremental Total Housing Need Forecast</b> |              |              |              |              |              |              |              |              |
| Park County                                    |              |              |              |              |              |              |              |              |
| Strong Growth Scenario                         |              |              |              |              |              |              |              |              |
| <b>Income<br/>(% 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%  | 281          | 293          | 312          | 330          | 347          | 363          | 377          | 390          |
| 30.1-50%                                       | 301          | 321          | 353          | 384          | 412          | 438          | 462          | 484          |
| 50.1-80%                                       | 646          | 688          | 752          | 814          | 872          | 924          | 972          | 1,017        |
| 80.1-95%                                       | 150          | 165          | 187          | 210          | 230          | 248          | 265          | 281          |
| 95.1-115%                                      | 85           | 110          | 147          | 184          | 218          | 249          | 277          | 304          |
| 115+%  | 326          | 415          | 551          | 684          | 807          | 918          | 1,020        | 1,118        |
| <b>Total</b>                                   | <b>1,789</b> | <b>1,993</b> | <b>2,302</b> | <b>2,607</b> | <b>2,887</b> | <b>3,141</b> | <b>3,373</b> | <b>3,595</b> |
| <b>Renter</b>                                  |              |              |              |              |              |              |              |              |
| 0-30%  | 233          | 270          | 283          | 296          | 307          | 317          | 326          | 333          |
| 30.1-50%                                       | 233          | 282          | 300          | 317          | 332          | 345          | 357          | 366          |
| 50.1-80%                                       | 66           | 136          | 162          | 187          | 209          | 228          | 245          | 259          |
| 80.1-95%                                       | 25           | 46           | 54           | 61           | 68           | 74           | 79           | 83           |
| 95.1-115%                                      | 0            | 25           | 33           | 42           | 50           | 57           | 62           | 67           |
| 115+%  | 0            | 85           | 116          | 145          | 172          | 196          | 216          | 232          |
| <b>Total</b>                                   | <b>558</b>   | <b>844</b>   | <b>947</b>   | <b>1,047</b> | <b>1,138</b> | <b>1,217</b> | <b>1,284</b> | <b>1,340</b> |
| <b>Total</b>                                   |              |              |              |              |              |              |              |              |
| 0-30%  | 514          | 563          | 595          | 626          | 654          | 680          | 702          | 723          |
| 30.1-50%                                       | 534          | 603          | 652          | 700          | 744          | 784          | 819          | 851          |
| 50.1-80%                                       | 712          | 825          | 914          | 1,001        | 1,081        | 1,152        | 1,217        | 1,276        |
| 80.1-95%                                       | 176          | 211          | 241          | 271          | 298          | 322          | 344          | 364          |
| 95.1-115%                                      | 85           | 134          | 181          | 226          | 268          | 306          | 339          | 371          |
| 115+%  | 326          | 500          | 666          | 830          | 979          | 1,114        | 1,236        | 1,350        |
| <b>Total</b>                                   | <b>2,347</b> | <b>2,837</b> | <b>3,249</b> | <b>3,654</b> | <b>4,025</b> | <b>4,358</b> | <b>4,657</b> | <b>4,935</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 2,523 loans purchased in Park County between 1979 and 2018, with 41 occurring in fiscal 2017. The average home size over the period was 1,236 square feet and 1,213 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1965. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$55,178. The average purchase price in fiscal 2018 was \$172,085. In fiscal 2018, 0.0 percent of



loans purchased were for new construction, and 36.6 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.**