

ALBANY COUNTY

Demographics

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

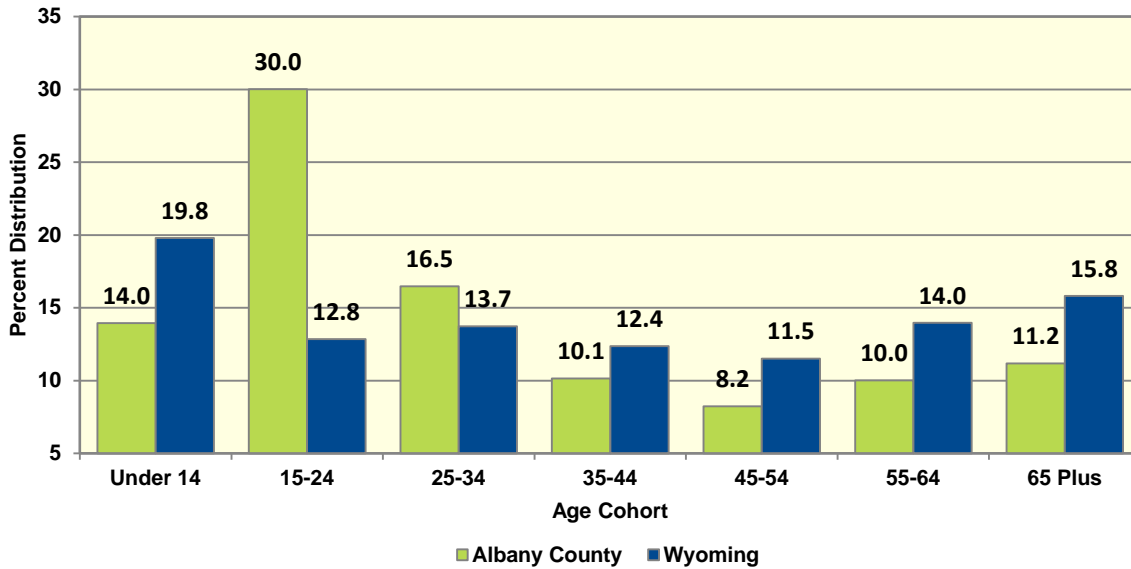
Table II.1.1						
Profile of Population Characteristics						
Albany County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Albany County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	36,299	38,332	5.6%	563,626	579,315	2.8%
Age						
Under 14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

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

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

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

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



The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 580 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Albany County are presented in Table II.1.3, and showed a net increase of 1,545 persons over the time period.

Table II.1.3			
Driver’s Licenses Exchanged and Surrendered			
Albany County			
WYDOT Data, 2000 – 2018			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,205	1,461	-256
2001	1,239	1,254	-15
2002	1,282	1,122	160
2003	1,111	896	215
2004	1,146	1,183	-37
2005	1,101	1,117	-16
2006	1,123	1,054	69
2007	1,092	1,031	61
2008	1,267	1,006	261
2009	1,278	852	426
2010	1,206	756	450
2011	1,132	989	143
2012	1,108	1,187	-79
2013	1,336	1,099	237
2014	1,336	1,185	151
2015	1,317	1,181	136
2016	1,295	1,273	22
2017	1,308	1,111	197
2018	1,304	2,071	-767
Total	23,186	21,828	1,358

Population and Race

Table II.1.4 below shows population by age for the 2000 and 2010 census. The population changed by 13.4 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 19.7 percent to a total of 3,166 persons in 2010. Those aged 25 to 34 grew by 30 percent, and those aged under 5 grew by 25.2 percent.

Table II.1.4					
Population by Age					
Albany County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,630	5.1%	2,040	5.6%	25.2%
5 to 19	6,823	21.3%	6,765	18.6%	-0.9%
20 to 24	6,463	20.2%	7,712	21.2%	19.3%
25 to 34	4,593	14.3%	5,971	16.4%	30%
35 to 54	7,693	24%	7,047	19.4%	-8.4%
55 to 64	2,166	6.8%	3,598	9.9%	66.1%
65 or Older	2,646	8.3%	3,166	8.7%	19.7%
Total	32,014	100.0%	36,299	100.0%	13.4%

The elder population is further explored in Table II.1.5, on the following page. Those aged 65 to 66 grew by 49.2 percent between 2000 and 2010, resulting in a population of 452 persons. Those aged 85 or older grew by 43.2 percent during the same time period, and resulted in 424 persons over age 85 in 2010.

Table II.1.5					
Elderly Population by Age					
Albany County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	303	11.5%	452	14.3%	49.2%
67 to 69	456	17.2%	603	19%	32.2%
70 to 74	647	24.5%	739	23.3%	14.2%
75 to 79	555	21%	540	17.1%	-2.7%
80 to 84	389	14.7%	408	12.9%	4.9%
85 or Older	296	11.2%	424	13.4%	43.2%
Total	2,646	100.0%	3,166	100.0%	19.7%

Population by race and ethnicity is shown in Table II.1.6, below. The white population grew by 11.9 percent between 2000 and 2010, and resulted in representing 90.1 percent of the population in 2010. The Black population grew by 19.2 percent, represented 1.2 percent of the population in 2010. The American Indian and Asian populations represented 0.7 and 2.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 11.8 percent between 2000 and 2010, compared to the 33.6 percent growth rate for non-Hispanics.

Table II.1.6					
Population by Race and Ethnicity					
Albany County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	29,235	91.3%	32,720	90.1%	11.9%
Black	354	1.1%	422	1.2%	19.2%
American Indian	305	1%	259	0.7%	-15.1%
Asian	545	1.7%	1,021	2.8%	87.3%
Native Hawaiian/ Pacific Islander	18	0.1%	21	0.1%	16.7%
Other	847	2.6%	885	2.4%	4.5%
Two or More Races	710	2.2%	971	2.7%	36.8%
Total	32,014	100.0%	36,299	100.0%	13.4%
Hispanic	2,397	7.5%	3,202	8.8%	11.8%
Non-Hispanic	29,617	92.5%	33,097	91.2%	33.6%

Population by race and ethnicity through 2017 is shown in Table II.1.7, on the following page. The white population represented 89.8 percent of the population in 2017, compared with Black households accounting for 1.5 percent of the population. Hispanic households represented 9.3 percent of the population in 2017.

Table II.1.7				
Population by Race and Ethnicity				
Albany County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	32,720	90.1%	34,064	89.8%
Black	422	1.2%	556	1.5%
American Indian	259	0.7%	273	0.7%
Asian	1,021	2.8%	1,135	3%
Native Hawaiian/ Pacific Islander	21	0.1%	8	0%
Other	885	2.4%	652	1.7%
Two or More Races	971	2.7%	1,256	3.3%
Total	36,299	100.0%	37,944	100.0%
Non-Hispanic	33,097	91.2%	34,416	90.7%
Hispanic	3,202	8.8%	3,528	9.3%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 10 percent between 2000 and 2010, the white Hispanic population changed by 56.2 percent. The black non-Hispanic population changed by 21.1 percent, while the black Hispanic population changed by 0 percent.

Table II.1.8					
Population by Race and Ethnicity					
Albany County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	28,003	94.6%	30,796	93%	10%
Black	322	1.1%	390	1.2%	21.1%
American Indian	264	0.9%	198	0.6%	-25%
Asian	539	1.8%	1,005	3%	86.5%
Native Hawaiian/ Pacific Islander	13	0%	17	0.1%	30.8%
Other	35	0.1%	48	0.1%	37.1%
Two or More Races	441	1.5%	643	1.9%	45.8%
Total Non-Hispanic	29,617	100.0%	33,097	100.0%	11.8%
Hispanic					
White	1,232	51.4%	1,924	60.1%	56.2%
Black	32	1.3%	32	1%	0%
American Indian	41	1.7%	61	1.9%	48.8%
Asian	6	0.3%	16	0.5%	166.7%
Native Hawaiian/ Pacific Islander	5	0.2%	4	0.1%	-20%
Other	812	33.9%	837	26.1%	3.1%
Two or More Races	269	11.2%	328	10.2%	21.9%
Total Non-Hispanic	2,397	100.0%	3,202	100.0%	33.6%
Total Population	32,014	100.0%	36,299	100.0%	13.4%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.1.9. During this time, the total non-Hispanic population was 34,416 persons in 2017. The Hispanic population was 3,528.

Table II.1.9 Population by Race and Ethnicity				
Albany County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	30,796	93%	31,452	91.4%
Black	390	1.2%	494	1.4%
American Indian	198	0.6%	268	0.8%
Asian	1,005	3%	1,103	3.2%
Native Hawaiian/ Pacific Islander	17	0.1%	8	0%
Other	48	0.1%	97	0.3%
Two or More Races	643	1.9%	994	2.9%
Total Non-Hispanic	33,097	100.0%	34,416	100.0%
Hispanic				
White	1,924	60.1%	2,612	74%
Black	32	1%	62	1.8%
American Indian	61	1.9%	5	0.1%
Asian	16	0.5%	32	0.9%
Native Hawaiian/ Pacific Islander	4	0.1%	0	0%
Other	837	26.1%	555	15.7%
Two or More Races	328	10.2%	262	7.4%
Total Non-Hispanic	3,202	100.0	3,528	100.0%
Total Population	36,299	100.0%	37,944	100.0%

The number of foreign born persons are shown in Table II.1.10. An estimated 1.1 percent of the population was born in Mexico . Some 0.9 percent were born in China excluding Hong Kong and Taiwan , and another 0.4 percent were born in U K excluding England Scotland .

Table II.1.10 Place of Birth for the Foreign-Born Population			
Albany County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	411	1.1%
#2 country of origin	China excluding Hong Kong and Taiwan	347	0.9%
#3 country of origin	U K excluding England Scotland	137	0.4%
#4 country of origin	India	118	0.3%
#5 country of origin	Germany	110	0.3%
#6 country of origin	Nepal	109	0.3%
#7 country of origin	Kenya	93	0.2%
#8 country of origin	Egypt	89	0.2%
#9 country of origin	Philippines	88	0.2%
#10 country of origin	Saudi Arabia	68	0.2%

Limited English Proficiency and the language spoken at home are shown in Table II.1.11. An estimated 1.5 percent of the population speaks Spanish at home, followed by 0.5 percent speaking Other Indo-European languages .

Table II.1.11 Limited English Proficiency and Language Spoken at Home Albany County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	523	1.5%
#2 LEP Language	Other Indo-European languages	175	0.5%
#3 LEP Language	Chinese	150	0.4%
#4 LEP Language	Arabic	80	0.2%
#5 LEP Language	Other Asian and Pacific Island languages	74	0.2%
#6 LEP Language	Other and unspecified languages	38	0.1%
#7 LEP Language	Korean	17	0%
#8 LEP Language	Tagalog	9	0%
#9 LEP Language	French, Haitian, or Cajun	5	0%
#10 LEP Language	German or other West Germanic languages	4	0%

Poverty and Disability

The rate of poverty for Albany County is shown in Table II.1.12, below. In 2017, there were an estimated 8,205 persons living in poverty. This represented a 23 percent poverty rate, compared to 21 percent poverty in 2000. In 2017, some 4.5 percent of those in poverty were under age 6, and 3.9 percent were 65 or older.

Table II.1.12 Poverty by Age Albany County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	360	5.8%	366	4.5%
6 to 17	610	9.8%	356	4.3%
18 to 64	5,036	80.9%	7,164	87.3%
65 or Older	222	3.6%	319	3.9%
Total	6,228	100.0%	8,205	100.0%
Poverty Rate	21%	.	23%	.

To compare the poverty rate against more recent data, Table II.1.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 21.5 percent versus 23 percent in the most recent 2017 data.

Table II.1.13 Poverty by Age Albany County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	338	4.9%	366	4.5%
6 to 17	267	3.8%	356	4.3%
18 to 64	6,166	88.6%	7,164	87.3%
65 or Older	189	2.7%	319	3.9%
Total	6,960	100.0%	8,205	100.0%
Poverty Rate	21.5%	.	23%	.

The disability rate from the 2000 Census is shown in Table II.1.14, on the following page. Some 13.4 percent of the population was disabled in 2000, or a total of 4,061 persons. The disability rate was highest for those over 65, with 35.7 percent disabled.

Table II.1.14 Disability by Age Albany County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	256	7.3%
16 to 64	2,904	12%
65 and older	901	35.7%
Total	4,061	13.4%

Table II.1.15 shows disability by type in 2000. There were 1,620 physical disabilities in 2000, some 1,504 employment disabilities, and 921 go-outside-home disabilities.

Table II.1.15 Total Disabilities Tallied: Aged 5 and Older Albany County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	991
Physical disability	1,620
Mental disability	1,138
Self-care disability	400
Employment disability	1,504
Go-outside-home disability	921
Total	6,574

Disability by age, as estimated by the 2017 ACS, is shown in Table II.1.16, below. The disability rate for females was 10.2 percent, compared to 9.5 percent for males. The disability rate grew precipitously higher with age, with 48.8 percent of those over 75 experiencing a disability.

Table II.1.16 Disability by Age Albany County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	94	4.2%	35	1.8%	129	3%
18 to 34	507	5.5%	474	6.1%	981	5.7%
35 to 64	698	13.1%	577	10.8%	1,275	11.9%
65 to 74	316	27.3%	293	24.3%	609	25.8%
75 or Older	268	39.1%	449	57.3%	717	48.8%
Total	1,883	9.5%	1,828	10.2%	3,711	9.8%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.1.17, on the following page. Some 4.9 percent have an ambulatory disability, 3.2 have an independent living disability, and 1.6 percent have a self-care disability.

Table II.1.17 Total Disabilities Tallied: Aged 5 and Older Albany County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,178	3.1%
Vision disability	792	2.1%
Cognitive disability	1,543	4.3%
Ambulatory disability	1,745	4.9%
Self-Care disability	562	1.6%
Independent living difficulty	1,019	3.2%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.1.18 and 19. In 2017, some 21,115 persons were employed and 1,057 were unemployed. This totaled a labor force of 22,172 persons. The unemployment rate for Albany County was estimated to be 4.8 in 2017.

Table II.1.18	
Employment, Labor Force and Unemployment	
Albany County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	21,115
Unemployed	1,057
Labor Force	22,172
Unemployment Rate	4.8%

In 2017, 97.1 percent of households in Albany County had a high school education or greater.

Table II.1.19		
High School or Greater Education		
Albany County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	14,047	15,551
Total Households	14,591	16,009
Percent High School or Above	96.3%	97.1%

As seen in Table II.1.20, 16.1 percent of the population had a high school diploma or equivalent, another 44.1 percent have some college, 21.9 percent have a Bachelor’s Degree, and 14.5 percent of the population had a graduate or professional degree.

Table II.1.20				
Educational Attainment				
Albany County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	1,616	5.5%	1,040	3.3%
High School or Equivalent	4,816	16.5%	5,119	16.1%
Some College or Associates Degree	12,753	43.7%	14,001	44.1%
Bachelor’s Degree	6,141	21.1%	6,964	21.9%
Graduate or Professional Degree	3,825	13.1%	4,606	14.5%
Total Population Above 18 years	31,730	100.0%	31,730	100.0%

Economics

The HUD estimated MFI for Albany County was \$71,000 in 2017. This compared to Wyoming’s MFI of \$79,600. Diagram II.1.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.1.2
Estimated Median Family Income
 Albany County vs. Wyoming
 HUD Data: 2000 - 2018

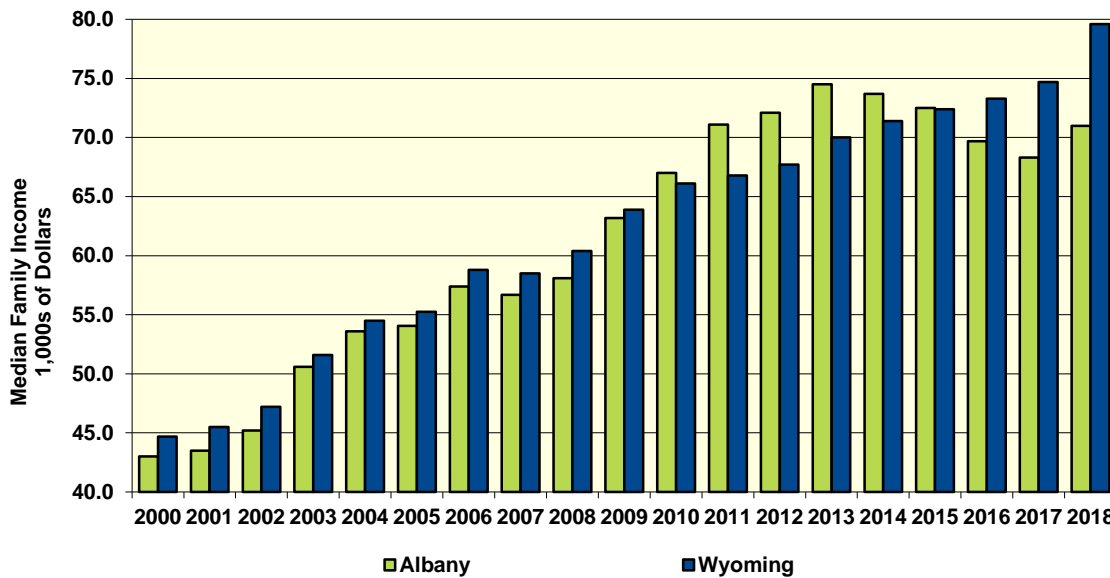


Table II.1.21, shows the labor force statistics for Albany County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 1.8 percent. The highest level of unemployment occurred during 1990 rising to a rate of 5.3. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Albany County decreased from 3.2 percent in 2016 to 2.8 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.1.21 Labor Force Statistics Albany County 1990 - 2017 BLS Data					
Year	Albany County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	888	15,821	16,709	5.3%	5.3%
1991	573	15,678	16,251	3.5%	5.2%
1992	459	15,517	15,976	2.9%	5.6%
1993	410	14,908	15,318	2.7%	5.3%
1994	411	15,850	16,261	2.5%	5.0%
1995	365	16,361	16,726	2.2%	4.8%
1996	315	16,657	16,972	1.9%	4.9%
1997	330	16,460	16,790	2.0%	4.8%
1998	359	17,138	17,497	2.1%	4.7%
1999	321	18,002	18,323	1.8%	4.6%
2000	625	17,666	18,291	3.4%	3.9%
2001	635	17,850	18,485	3.4%	3.8%
2002	604	17,754	18,358	3.3%	4.0%
2003	612	18,160	18,772	3.3%	4.3%
2004	581	19,248	19,829	2.9%	3.8%
2005	534	18,835	19,369	2.8%	3.6%
2006	487	18,125	18,612	2.6%	3.2%
2007	448	18,087	18,535	2.4%	2.8%
2008	478	18,435	18,913	2.5%	3.1%
2009	823	18,882	19,705	4.2%	6.3%
2010	956	20,425	21,381	4.5%	6.4%
2011	917	20,915	21,832	4.2%	5.8%
2012	891	19,845	20,736	4.3%	5.3%
2013	776	19,916	20,692	3.8%	4.7%
2014	706	19,781	20,487	3.4%	4.1%
2015	654	20,027	20,681	3.2%	4.3%
2016	666	20,341	21,007	3.2%	5.3%
2017	583	19,888	20,471	2.8%	4.2%

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

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

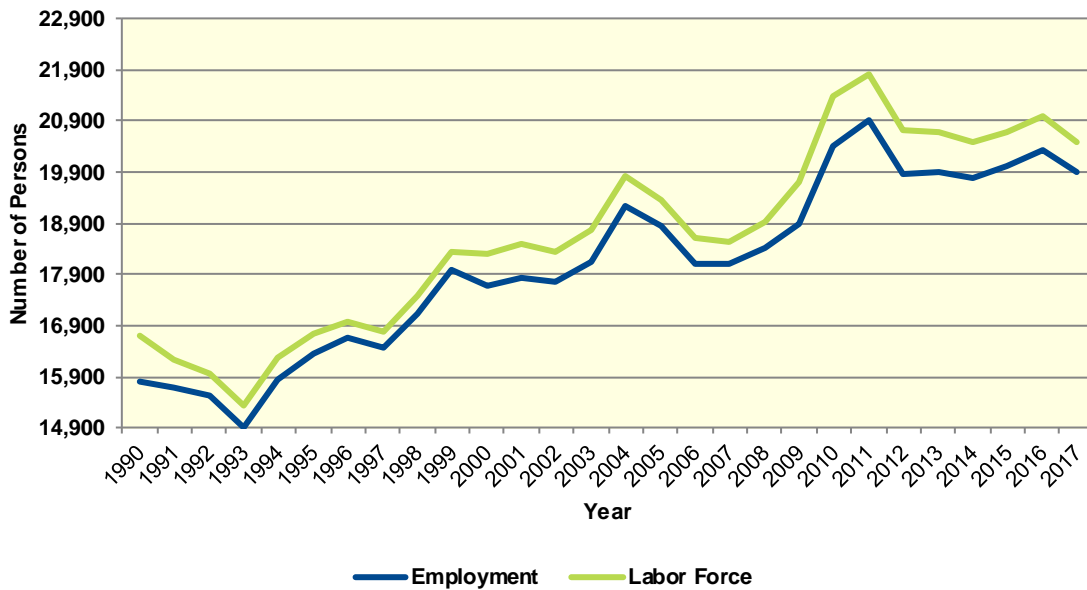
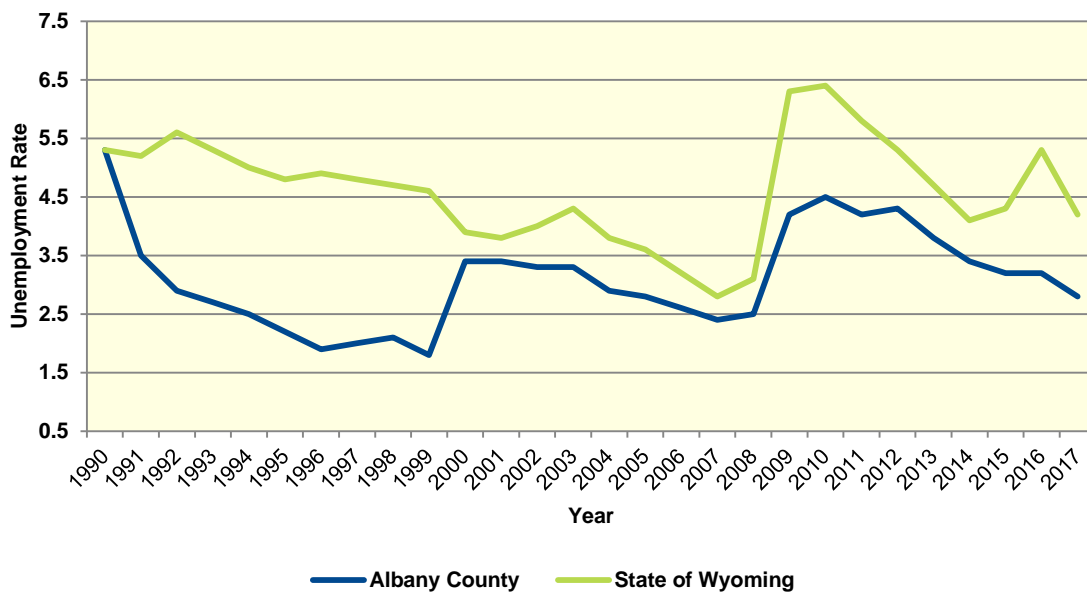


Diagram II.1.4, shows the unemployment rate for both the state and Albany County. During the 1990’s the average rate for Albany County was 2.7, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.1, which compared to 3.9 statewide. Since 2010 the average unemployment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

Diagram II.1.4
Annual Unemployment Rate
 Albany County
 1990 – 2017 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2018 and are presented in Table II.1.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 15,739 persons in 2016 to 15,463 in 2017, a change of -1.8 percent. The most recent June estimate shows monthly employment was 16,014.

Table II.1.22									
Total Monthly Employment									
Albany County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	14,999	14,917	15,087	15,068	15,155	15,000	15,452	15,070	15,051
Feb	15,028	15,043	15,145	15,198	15,273	15,315	15,708	15,302	15,338
Mar	15,058	15,097	15,162	15,332	15,348	15,354	15,703	15,416	15,301
Apr	15,074	15,274	15,169	15,423	15,331	15,631	15,795	15,497	15,419
May	15,096	15,309	15,336	15,422	15,475	15,623	15,887	15,547	15,543
Jun	15,595	15,774	15,882	15,839	15,840	16,095	16,332	15,973	16,014
Jul	14,852	15,028	15,093	15,102	15,143	15,503	15,512	15,235	
Aug	14,792	15,220	15,083	15,175	15,241	15,456	15,610	15,363	
Sep	15,400	15,716	15,509	15,569	15,830	16,383	15,886	15,667	
Oct	15,484	15,715	15,553	15,744	15,663	15,925	15,804	15,520	
Nov	15,338	15,621	15,519	15,755	15,529	15,921	15,686	15,520	
Dec	15,294	15,397	15,446	15,515	15,365	15,955	15,497	15,469	
Annual	15,168	15,343	15,332	15,429	15,433	15,680	15,739	15,463	
% Change	-3.3%	1.2%	-0.1%	0.6%	0%	1.6%	0.4%	-1.8%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 752 dollars in 2016. In 2017, average weekly wages saw a increased of 3.1 percent over the prior year, rising to 775 dollars, or by 23 percent. These data are shown in Table II.1.23.

Table II.1.23 Average Weekly Wages Albany County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	475	484	489	474	
2002	485	491	537	521	508	0%
2003	494	524	526	545	522	2.8%
2004	480	518	519	500	504	-3.4%
2005	531	562	573	572	559	10.9%
2006	551	584	593	614	586	4.8%
2007	581	628	630	647	622	6.1%
2008	621	648	666	672	652	4.8%
2009	639	674	682	699	674	3.4%
2010	658	712	702	705	694	3%
2011	676	713	720	751	715	3%
2012	685	723	707	710	706	-1.3%
2013	691	719	710	723	711	0.7%
2014	706	739	726	733	726	2.1%
2015	724	740	745	764	744	2.5%
2016	727	753	775	753	752	1.1%
2017	741	784	782	795	775	3.1%
2018	759	777				

Total business establishments reported by the QCEW are displayed in Table II.1.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 3.1 percent, from 1,281 to 1,285 establishments. The most recent preliminary 2018 estimates show there were 1,300 business establishments in the second quarter of 2018.

Table II.1.24 Number of Business Establishments Albany County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,054	1,083	1,086	1,085	1,077	
2002	1,089	1,094	1,115	1,117	1,104	2.5%
2003	1,116	1,133	1,137	1,132	1,130	2.4%
2004	1,121	1,138	1,144	1,151	1,139	0.8%
2005	1,151	1,181	1,188	1,178	1,175	3.2%
2006	1,173	1,194	1,196	1,183	1,187	1%
2007	1,177	1,189	1,189	1,193	1,187	0%
2008	1,204	1,213	1,231	1,232	1,220	2.8%
2009	1,237	1,222	1,240	1,231	1,233	1.1%
2010	1,230	1,228	1,226	1,213	1,224	-0.7%
2011	1,225	1,235	1,228	1,226	1,229	0.4%
2012	1,222	1,224	1,227	1,221	1,224	-0.4%
2013	1,221	1,226	1,235	1,234	1,229	0.4%
2014	1,238	1,246	1,251	1,247	1,246	1.4%
2015	1,252	1,269	1,268	1,262	1,263	1.4%
2016	1,271	1,285	1,288	1,279	1,281	1.4%
2017	1,280	1,285	1,292	1,291	1,285	0.3%
2018	1,281	1,300				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.1.25, below shows total real earnings by industry for Albany County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$510,733,000 dollars. Between 2016 and 2017 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 16.7 percent to \$2,160,000 dollars.

Table II.1.25
Real Earnings by Industry

Albany County
BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	2,554	14,610	9,700	18,302	26,908	26,743	18,406	14,562	-20.9
Forestry, fishing, related activities, and other	1,199	1,933	2,072	1,785	2,384	1,632	1,851	2,160	16.7
Mining	3,222	4,620	6,036	7,210	9,217	8,632	6,397	7,100	11.0
Utilities	3,587	3,811	3,407	3,513	3,779	3,743	3,679	3,462	-5.9
Construction	52,243	0	0	48,199	50,024	58,644	59,676	61,803	3.6
Manufacturing	20,162	20,126	20,875	20,097	20,464	21,348	24,233	25,236	4.1
Wholesale trade	9,748	9,318	9,221	9,510	10,628	12,833	14,493	16,116	11.2
Retail trade	58,996	59,673	57,759	57,518	59,265	61,421	62,914	60,136	-4.4
Transportation and warehousing	16,784	18,481	17,842	21,913	19,737	20,365	16,689	18,827	12.8
Information	9,026	8,425	7,786	7,358	7,381	6,380	5,952	6,312	6.0
Finance and insurance	35,127	34,380	34,790	36,562	35,683	35,300	36,880	37,605	2.0
Real estate and rental and leasing	20,312	23,913	23,670	22,377	22,321	22,950	23,534	21,229	-9.8
Professional and technical services	74,013	78,184	79,149	75,502	75,093	76,959	71,121	72,180	1.5
Management of companies and enterprises	0	0	0	0	0	-346	0	0	0.0
Administrative and waste services	0	0	0	0	0	15,546	0	0	0.0
Educational services	21,433	20,768	17,677	17,441	15,463	11,869	10,631	10,229	-3.8
Health care and social assistance	87,219	89,662	87,164	85,238	82,172	84,160	82,768	79,931	-3.4
Arts, entertainment, and recreation	4,269	4,610	4,255	3,417	4,001	3,238	3,013	3,153	4.6
Accommodation and food services	33,636	34,002	35,967	37,267	38,382	38,487	39,003	39,649	1.7
Other services, except public administration	28,762	28,230	28,550	27,797	28,283	31,295	32,638	33,144	1.6
Government and government enterprises	469,348	464,196	466,571	501,001	508,469	514,813	515,949	510,733	-1.0
Total	962,109	993,394	973,841	1,015,342	1,033,701	1,056,012	1,045,573	1,037,225	-0.8

Table II.1.26, below shows the total employment by industry for Albany County. The most recent estimates show the government and government enterprises industry was the largest employer in Albany County, with employment reaching 8,173 jobs in 2017. Between 2016 and 2017 the utilities industry saw the largest percentage increase, rising by 18.2 percent to 52 jobs.

Table II.1.26
Employment by Industry
Albany County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	516	543	553	552	554	571	573	593	3.5
Forestry, fishing, related activities, and other	113	115	111	123	132	105	112	108	-3.6
Mining	151	139	192	215	241	266	232	247	6.5
Utilities	36	37	36	36	38	42	44	52	18.2
Construction	1,134	0	0	943	1,027	1,105	1,177	1,208	2.6
Manufacturing	410	415	409	404	403	457	513	536	4.5
Wholesale trade	198	203	195	215	197	214	228	240	5.3
Retail trade	2,144	2,134	2,087	2,134	2,121	2,154	2,171	2,130	-1.9
Transportation and warehousing	275	282	288	303	299	324	304	333	9.5
Information	201	208	202	203	200	178	192	186	-3.1
Finance and insurance	788	837	822	892	811	849	884	928	5.0
Real estate and rental and leasing	987	1,059	1,075	1,048	1,061	1,093	1,132	1,168	3.2
Professional and technical services	1,402	1,372	1,396	1,367	1,445	1,467	1,419	1,415	-0.3
Management of companies and enterprises	0	0	0	0	0	17	0	0	0.0
Administrative and waste services	0	0	0	0	0	557	0	0	0.0
Educational services	621	558	511	524	515	430	409	401	-2.0
Health care and social assistance	1,939	2,014	1,965	1,961	1,901	1,905	1,960	1,866	-4.8
Arts, entertainment, and recreation	440	476	454	460	467	441	490	479	-2.2
Accommodation and food services	1,881	1,936	2,004	2,075	2,109	2,081	2,051	2,054	0.1
Other services, except public administration	882	919	902	926	883	947	976	959	-1.7
Government and government enterprises	8,008	8,124	8,297	8,281	8,204	8,409	8,386	8,173	-2.5
Total	22,700	23,042	22,997	23,207	23,181	23,612	23,902	23,708	-0.8

Table II.1.27, below shows the real average earnings per job by industry for Albany County. These figures are calculated by dividing the total real earning displayed in Table II.1.25 and II.1.26, by industry. In 2017, the wholesale trade industry had the highest average earnings reaching \$67,150 dollars. Between 2016 and 2017 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 21.0 percent to \$20,000 dollars.

Table II.1.27									
Real Earnings Per Job by Industry									
Albany County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	4,949	26,906	17,541	33,155	48,570	46,835	32,122	24,556	-23.6
Forestry, fishing, related activities, and other	10,611	16,811	18,667	14,516	18,057	15,544	16,525	20,000	21.0
Mining	21,335	33,235	31,438	33,534	38,246	32,450	27,574	28,745	4.2
Utilities	99,638	102,987	94,629	97,573	99,449	89,111	83,616	66,577	-20.4
Construction	46,070	0	0	51,112	48,709	53,072	50,702	51,161	0.9
Manufacturing	49,177	48,497	51,040	49,744	50,779	46,712	47,238	47,082	-0.3
Wholesale trade	49,232	45,903	47,285	44,232	53,952	59,969	63,564	67,150	5.6
Retail trade	27,517	27,963	27,675	26,953	27,942	28,515	28,979	28,233	-2.6
Transportation and warehousing	61,033	65,534	61,950	72,319	66,011	62,855	54,899	56,538	3.0
Information	44,907	40,503	38,543	36,248	36,905	35,843	31,002	33,935	9.5
Finance and insurance	44,577	41,076	42,323	40,988	43,999	41,578	41,719	40,523	-2.9
Real estate and rental and leasing	20,579	22,580	22,018	21,353	21,038	20,997	20,789	18,176	-12.6
Professional and technical services	52,791	56,986	56,697	55,232	51,968	52,460	50,120	51,011	1.8
Management of companies and enterprises	0	0	0	0	0	20,378	0	0	0.0
Administrative and waste services	0	0	0	0	0	27,910	0	0	0.0
Educational services	34,514	37,219	34,593	33,285	30,026	27,603	25,993	25,509	-1.9
Health care and social assistance	44,981	44,519	44,358	43,466	43,226	44,179	42,229	42,835	1.4
Arts, entertainment, and recreation	9,703	9,684	9,372	7,429	8,568	7,343	6,150	6,582	7.0
Accommodation and food services	17,882	17,563	17,948	17,960	18,199	18,495	19,017	19,303	1.5
Other services, except public administration	32,610	30,719	31,652	30,018	32,031	33,046	33,440	34,561	3.4
Government and government enterprises	58,610	57,139	56,234	60,500	61,978	61,222	61,525	62,490	1.6
Total	42,384	43,112	42,346	43,752	44,593	44,724	43,744	43,750	0.0

Table II.1.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$1,544,808,000 a 0.3 percent change between 2016 and 2017. Table II.7.6, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 22,700 and 23,708 in 2017, which was a percentage change of -0.8 over this this period.

Table II.1.28
Total Employment and Real Personal Income
 Albany County
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	298,868	21,667	11,179	69,340	28,543	386,263	14,796	10,431	28,653
1970	308,044	22,295	11,309	73,021	30,752	400,831	15,142	10,502	29,333
1971	328,318	24,529	9,867	77,423	33,804	424,884	16,011	10,964	29,943
1972	341,857	26,935	10,345	79,055	35,141	439,464	16,426	11,281	30,304
1973	362,373	31,641	10,452	85,469	38,665	465,319	17,420	11,468	31,598
1974	364,480	33,177	9,143	89,328	41,675	471,450	17,321	11,724	31,087
1975	380,796	34,065	5,982	96,025	46,868	495,606	18,434	11,951	31,863
1976	396,325	37,233	11,166	98,800	49,798	518,855	18,810	12,820	30,915
1977	435,439	40,255	21,107	105,891	52,127	574,309	20,558	13,839	31,465
1978	472,953	44,845	23,023	111,213	54,109	616,452	21,922	14,885	31,774
1979	484,322	47,568	24,182	115,798	57,021	633,756	22,026	15,036	32,210
1980	514,022	50,233	15,193	130,759	62,556	672,297	23,008	15,460	33,248
1981	525,776	55,528	17,606	148,453	64,932	701,239	23,534	15,570	33,768
1982	527,202	55,794	16,456	165,129	66,538	719,531	23,509	15,809	33,348
1983	526,854	53,796	14,872	166,824	74,086	728,840	23,551	16,086	32,752
1984	529,820	54,975	15,877	176,534	73,603	740,859	23,971	16,283	32,538
1985	527,521	55,427	16,422	183,249	74,361	746,126	24,349	16,268	32,427
1986	536,115	55,936	14,466	180,025	78,335	753,005	24,648	16,197	33,100
1987	498,784	54,244	12,362	176,973	80,854	714,729	23,462	16,441	30,337
1988	499,716	58,928	13,242	172,593	83,958	710,582	23,257	16,768	29,802
1989	512,769	58,751	15,403	177,444	86,889	733,754	23,789	17,228	29,764
1990	533,584	61,350	17,370	174,112	89,237	752,954	24,384	17,581	30,350
1991	538,024	63,173	16,392	171,879	96,982	760,104	24,296	17,566	30,628
1992	559,876	65,045	15,653	184,336	100,540	795,360	25,196	17,917	31,249
1993	581,155	65,857	14,642	167,474	108,410	805,824	25,005	18,074	32,154
1994	606,861	69,651	13,576	184,332	110,821	845,939	26,008	18,945	32,032
1995	609,333	70,851	12,144	220,708	117,278	888,612	27,140	19,287	31,593
1996	615,623	71,705	11,340	216,923	120,071	892,251	27,137	19,593	31,421
1997	635,945	74,219	11,444	222,579	123,974	919,722	28,507	19,809	32,104
1998	662,549	76,452	12,216	236,752	122,583	957,648	29,760	20,088	32,983
1999	685,759	78,316	12,697	251,308	123,115	994,563	30,895	20,317	33,753
2000	720,916	82,259	13,021	270,267	127,719	1,049,663	32,837	21,071	34,213
2001	761,851	85,765	12,111	312,291	137,224	1,137,713	35,093	21,330	35,718
2002	805,811	86,532	10,832	312,531	144,455	1,187,097	36,331	21,186	38,035
2003	842,589	93,097	10,279	333,664	150,014	1,243,450	37,569	21,461	39,261
2004	847,218	94,630	9,709	306,628	153,233	1,222,157	36,396	21,922	38,647
2005	824,049	93,882	10,112	296,805	156,143	1,193,228	35,480	21,933	37,571
2006	832,490	106,728	11,611	321,562	156,209	1,215,144	35,793	22,062	37,734
2007	879,854	114,416	11,874	307,821	153,951	1,239,084	36,596	22,620	38,898
2008	918,960	116,262	13,799	340,662	180,509	1,337,667	38,613	22,729	40,431
2009	942,690	120,361	15,030	300,506	192,264	1,330,129	37,213	22,861	41,236
2010	962,109	119,203	20,965	314,941	220,831	1,399,643	38,417	22,700	42,383
2011	993,394	108,785	25,692	390,077	221,329	1,521,708	41,258	23,042	43,112
2012	973,841	107,451	33,562	448,028	211,454	1,559,434	41,772	22,997	42,347
2013	1,015,342	119,173	36,341	384,020	212,978	1,529,508	40,708	23,207	43,751
2014	1,033,701	122,966	38,746	374,571	211,976	1,536,028	40,643	23,181	44,593
2015	1,056,012	125,621	35,868	380,339	218,644	1,565,242	41,152	23,612	44,723
2016	1,045,573	126,473	31,196	369,574	220,996	1,540,866	40,563	23,902	43,744
2017	1,037,225	127,035	30,955	377,061	226,602	1,544,808	40,301	23,708	43,750

Diagram II.1.5, below, shows real average earnings per job for Albany County from 1990 to 2017. Over this period the average earning per job for Albany County was \$37,443 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.1.5
Real Average Earnings Per Job
 Albany County
 BEA Data 1990 - 2017

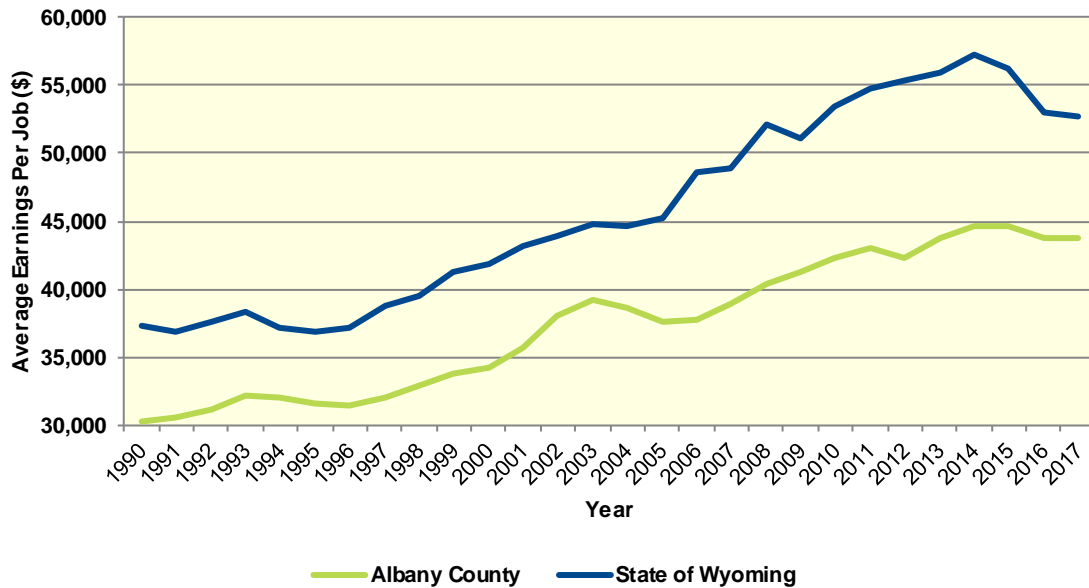
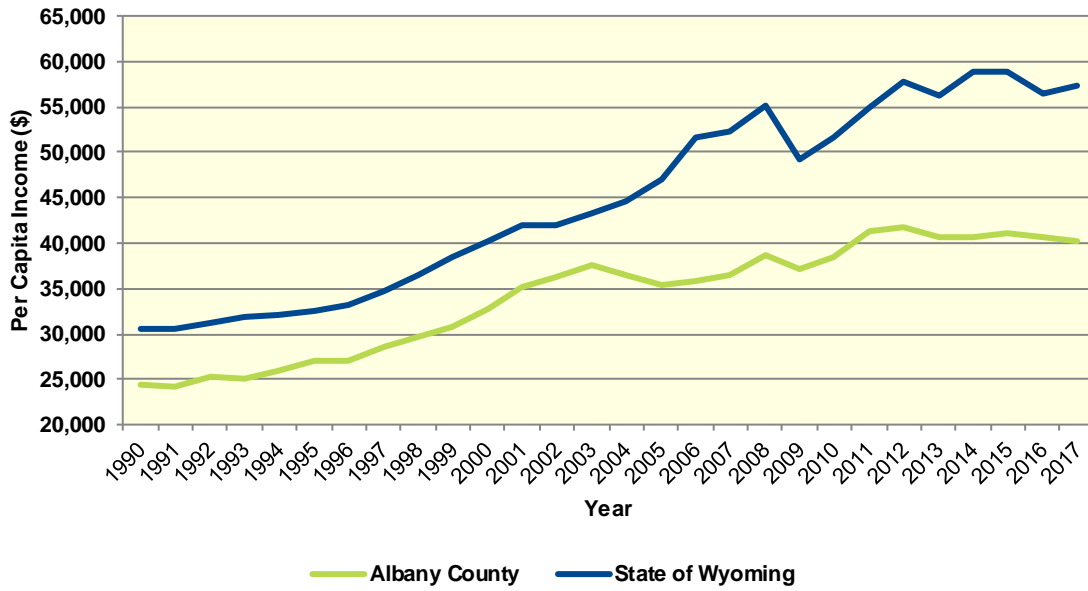


Diagram II.1.6, on the following page, shows real per capita income Albany County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Albany County was \$34,109 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.1.6
Real Per Capita Income
Albany County
BEA Data 1990 - 2017



Housing

According to the Wyoming cost of living index, real average apartment rent in Albany decreased by 4.2 percent from second quarter 2017 to second quarter 2018 from \$669 to \$655. During that same period, detached single-family home rents increased by 5.4 percent, rents for mobile homes on lots increased by 2.9 percent, and rents for mobile home lots increased by 4.1 percent.

Albany rental prices experienced average annualized increases of 0.3 percent for apartments, 1.2 percent for houses, 1.4 percent for mobile homes plus a lot, and 1.0 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.1.29, at right, presents the Albany county data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Albany County decreased from 123 authorizations in 2016 to 97 in 2017.

Table II.1.29 Semiannual Average Monthly Rental Prices Albany County EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.87	577	245	720	500
Q4.87	630	247	717	533
Q2.88	560	245	720	463
Q4.88	559	236	692	473
Q2.89	570	242	679	514
Q4.89	592	233	706	474
Q2.90	549	238	690	532
Q4.90	571	234	746	462
Q2.91	547	227	699	503
Q4.91	626	229	797	506
Q2.92	577	223	757	550
Q4.92	643	223	669	583
Q2.93	604	224	703	655
Q4.93	652	239	801	642
Q2.94	621	237	752	686
Q4.94	656	246	836	669
Q2.95	628	242	783	655
Q4.95	647	242	800	649
Q2.96	640	245	864	624
Q4.96	673	243	837	655
Q2.97	644	241	881	679
Q4.97	647	246	864	667
Q2.98	617	255	804	600
Q4.98	631	259	847	679
Q2.99	633	293	866	752
Q4.99	636	276	861	660
Q2.00	629	273	835	680
Q4.00	637	274	844	640
Q2.01	622	276	818	687
Q4.01	661	278	972	658
Q2.02	652	295	856	642
Q4.02	664	295	926	691
Q2.03	659	296	952	713
Q4.03	697	299	1,058	756
Q2.04	673	291	1,068	733
Q4.04	756	291	1,081	689
Q2.05	710	297	1,060	637
Q4.05	744	302	993	677
Q2.06	724	301	1,072	626
Q4.06	720	301	998	658
Q2.07	684	294	1,001	586
Q4.07	662	301	975	609
Q2.08	689	298	999	603
Q4.08	682	298	994	685
Q2.09	683	313	1,023	658
Q4.09	711	322	990	690
Q2.10	713	318	1,035	704
Q4.10	695	317	1,038	648
Q2.11	722	313	1,056	710
Q4.11	751	314	1,073	748
Q2.12	738	364	1,103	721
Q4.12	711	336	1,046	728
Q2.13	705	328	1,070	722
Q4.13	678	349	1,046	736
Q2.14	702	339	1,029	788
Q4.14	676	338	1,016	677
Q2.15	701	356	977	759
Q4.15	664	322	960	763
Q2.16	678	328	1,044	791
Q4.16	667	339	988	821
Q2.17	690	340	987	796
Q4.17	669	348	695	806
Q2.18	661	354	1,040	819

The real value of single-family building permits decreased from \$195,716 in 2016 to \$172,808 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.1.30.

Table II.1.30 Building Permits and Valuation Albany County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	128	4	4	6	142	84,586	51,112
1981	121	8	19	80	228	79,976	64,203
1982	93	8	28	134	263	70,435	21,501
1983	138	2	103	47	290	70,000	25,714
1984	55	0	47	78	180	81,731	22,255
1985	29	2	0	76	107	114,831	16,864
1986	13	0	0	0	13	79,120	0
1987	14	0	0	8	22	93,289	27,739
1988	11	2	0	0	13	184,469	0
1989	15	0	0	0	15	163,069	0
1990	12	0	4	8	24	147,415	36,012
1991	31	0	0	16	47	132,116	29,264
1992	56	0	16	0	72	150,976	0
1993	69	0	4	0	73	154,133	0
1994	106	0	39	69	214	157,109	38,767
1995	102	4	20	48	174	164,067	44,089
1996	109	2	12	12	135	154,051	65,139
1997	98	4	52	0	154	181,523	0
1998	97	4	4	34	139	141,290	48,313
1999	101	0	12	92	205	170,905	59,409
2000	105	2	0	0	107	160,214	0
2001	135	0	4	144	283	153,202	73,724
2002	153	2	8	0	163	165,096	0
2003	193	2	28	48	271	159,149	56,476
2004	210	2	16	182	410	176,822	52,363
2005	192	0	110	292	594	167,376	79,370
2006	156	6	92	75	329	176,840	75,815
2007	192	0	24	48	264	182,786	79,439
2008	142	0	18	12	172	197,870	67,619
2009	103	0	4	25	132	182,870	71,453
2010	140	0	0	32	172	181,318	65,617
2011	145	0	0	318	463	152,223	73,237
2012	103	0	0	87	190	163,538	57,390
2013	125	2	0	12	139	164,363	84,966
2014	99	0	0	0	99	186,092	0
2015	122	0	0	20	142	184,939	42,376
2016	123	4	0	24	151	195,716	31,266
2017	97	0	20	8	125	172,808	109,750

Diagram II.1.7
Single Family Permits

Albany County
Census Bureau Data, 1980–2017

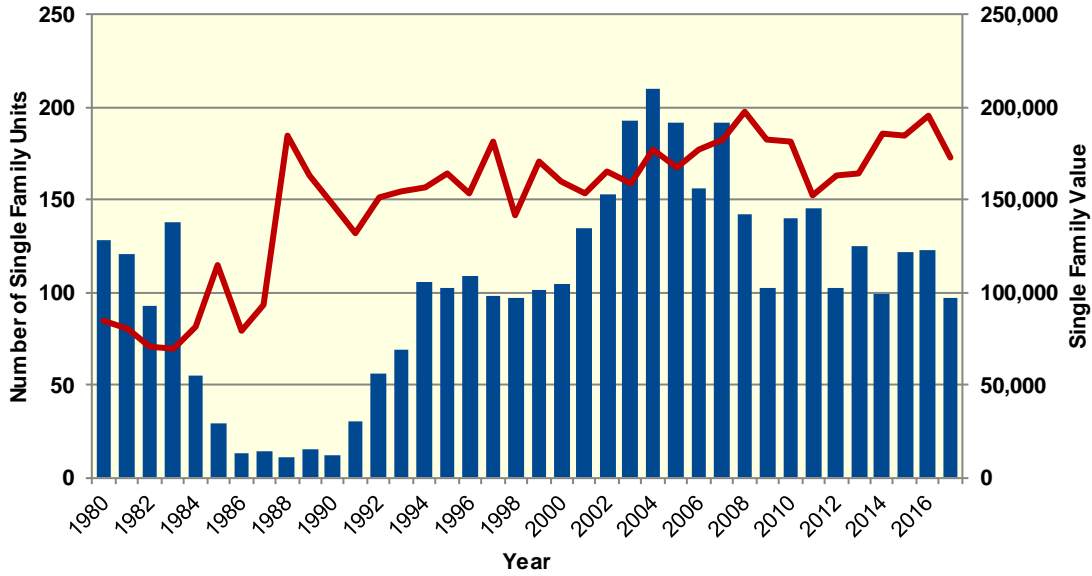
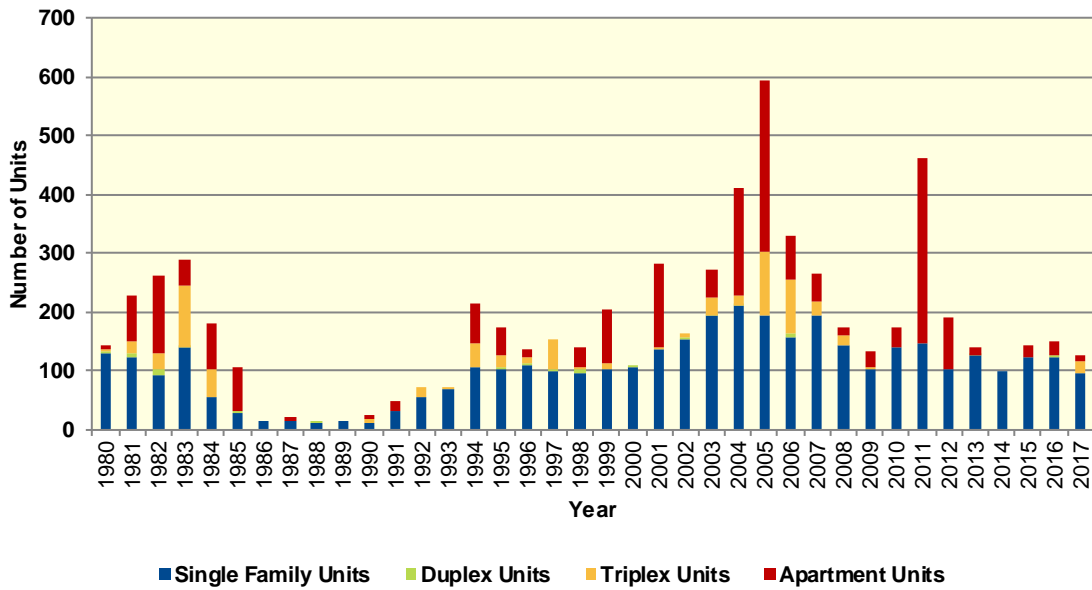


Diagram II.1.8
Total Permits by Unit Type

Albany County
Census Bureau Data, 1980–2017



At the time of the 2010 Census, there were 2,248 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 6.8 percent, as shown in Table II.1.31.

Table II.1.31 Group Quarters Population					
Albany County 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	32	24.1%	0	0%	-100%
Juvenile Facilities	.	.	80	53.3%	.
Nursing Homes	101	75.9%	70	46.7%	-30.7%
Other Institutions	0	0%	0	0%	%
Total	133	100.0%	150	100.0%	12.8%
Noninstitutionalized					
College Dormitories	2,157	94.7%	1,986	94.7%	-7.9%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	121	5.3%	112	5.3%	-7.4%
Total	2,278	100.0%	2,098	100.0%	-7.9%
Group Quarters Population	2,411	100.0%	2,248	100.0%	-6.8%

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

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Households by type and tenure are shown in Table II.1.32. Family households represented 48.3 percent of households, while non-family households accounted for 51.7 percent. These changed from 47.4 and 52.6 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	7,430	47.4%	7,732	48.3%
Married-Couple Family	5,796	78%	6,390	82.6%
Owner-Occupied	4,436	76.5%	4,940	77.3%
Renter-Occupied	1,360	23.5%	1,450	22.7%
Other Family	1,634	22%	1,342	21.1%
Male Householder, No Spouse Present	589	36%	606	43.9%
Owner-Occupied	294	49.9%	249	41.1%
Renter-Occupied	295	50.1%	357	58.9%
Female Householder, No Spouse Present	1,045	64%	736	77.9%
Owner-Occupied	474	45.4%	345	46.9%
Renter-Occupied	571	54.6%	391	53.1%
Non-Family Households	8,261	52.6%	8,277	51.7%
Owner-Occupied	2,630	31.8%	2,406	29.1%
Renter-Occupied	5,631	68.2%	5,871	70.9%
Total	15,691	100.0%	16,009	100.0%

Housing types by unit are shown in Table II.1.33, below. In 2017, there were 19,048 housing units, up from 15,215 in 2000. Single-family units accounted for 56.4 percent of units in 2017, compared to 56.7 in 2000. Apartment units accounted for 21.3 percent in 2017, compared to 15.4 percent in 2000.

Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	8,622	56.7%	10,740	56.4%
Duplex	1,019	6.7%	839	4.4%
Tri- or Four-Plex	1,209	7.9%	1,770	9.3%
Apartment	2,345	15.4%	4,066	21.3%
Mobile Home	2,008	13.2%	1,622	8.5%
Boat, RV, Van, Etc.	12	0.1%	11	0.1%
Total	15,215	100.0%	19,048	100.0%

In 2010, there were 17,608 housing units, compared with 19,048 in 2017. Single-family units accounted for 56.4 percent of units in 2017, compared to 56 in 2010. Apartment units accounted for 21.3 percent in 2017, compared to 15.7 percent in 2010.

Table II.1.34 Housing Units by Type Albany County 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	9,866	56%	10,740	56.4%
Duplex	1,302	7.4%	839	4.4%
Tri- or Four-Plex	1,711	9.7%	1,770	9.3%
Apartment	2,764	15.7%	4,066	21.3%
Mobile Home	1,965	11.2%	1,622	8.5%
Boat, RV, Van, Etc.	0	0%	11	0.1%
Total	17,608	100.0%	19,048	100.0%

Some 87.5 percent of housing was occupied in 2010, compared to 87.2 percent in 2000. Owner-occupied housing changed 14.7 percent between 2000 and 2010, ending with owner-occupied units representing 49.9 percent of unit. Vacant units changed by 15.5 percent, resulting in 2,248 vacant units in 2010.

Table II.1.35 Housing Units by Tenure Albany County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	13,269	87.2%	15,691	87.5%	18.3%
Owner-Occupied	6,829	51.5%	7,834	49.9%	14.7%
Renter-Occupied	6,440	48.5%	7,857	50.1%	22%
Vacant Housing Units	1,946	12.8%	2,248	12.5%	15.5%
Total Housing Units	15,215	100.0%	17,939	100.0%	17.9%

Table II.1.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 19,048 housing units. An estimated 49.6 percent were owner-occupied, and 16 percent were vacant.

Table II.1.36 Housing Units by Tenure Albany County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,691	87.5%	16,009	84%
Owner-Occupied	7,834	49.9%	7,940	49.6%
Renter-Occupied	7,857	50.1%	8,069	50.4%
Vacant Housing Units	2,248	12.5%	3,039	16%
Total Housing Units	17,939	100.0%	19,048	100.0%

Households by household size are shown in Table II.1.37, below. There were a total of 15,691 households in 2010, up from 13,269 in 2000. One person households changed by 13,269 percent between 2000 and 2010, while two person households changed by 12.1 percent. Three and four

person households changed by 14.7 and 5.8 respectively, representing 14.3 percent and 9.7 percent of the population in 2010.

Table II.1.37					
Households by Household Size					
Albany County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	4,170	31.4%	5,479	34.9%	31.4%
Two Persons	5,028	37.9%	5,635	35.9%	12.1%
Three Persons	1,954	14.7%	2,241	14.3%	14.7%
Four Persons	1,436	10.8%	1,520	9.7%	5.8%
Five Persons	467	3.5%	539	3.4%	15.4%
Six Persons	142	1.1%	187	1.2%	31.7%
Seven Persons or More	72	0.5%	90	0.6%	25%
Total	13,269	100.0%	15,691	100.0%	18.3%

Households by income is shown in Table II.1.38, on the following page. Households earning more than \$100,000 per year represented 17.9 percent of households in 2017, compared to 5.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.1 percent of households in 2010, compared to 15.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 16.9 percent of households in 2017, compared to 27.7 percent in 2000.

Table II.1.38				
Households by Income				
Albany County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Income	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	3,682	27.7%	2,713	16.9%
\$15,000 to \$19,999	1,141	8.6%	1,017	6.4%
\$20,000 to \$24,999	1,152	8.7%	950	5.9%
\$25,000 to \$34,999	1,707	12.8%	1,934	12.1%
\$35,000 to \$49,999	1,928	14.5%	2,041	12.7%
\$50,000 to \$74,999	2,100	15.8%	2,741	17.1%
\$75,000 to \$99,999	867	6.5%	1,747	10.9%
\$100,000 or More	712	5.4%	2,866	17.9%
Total	13,289	100.0%	16,009	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.1.39, on the following page. Households earning more than \$100,000 per year represented 17.9 percent of households in 2017, compared to 16 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 16.9 percent of households in 2017, compared to 19.3 percent in 2010.

Table II.1.39				
Households by Income				
Albany County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,823	19.3%	2,713	16.9%
\$15,000 to \$19,999	853	5.8%	1,017	6.4%
\$20,000 to \$24,999	917	6.3%	950	5.9%
\$25,000 to \$34,999	1,733	11.9%	1,934	12.1%
\$35,000 to \$49,999	1,906	13.1%	2,041	12.7%
\$50,000 to \$74,999	2,252	15.4%	2,741	17.1%
\$75,000 to \$99,999	1,777	12.2%	1,747	10.9%
\$100,000 or More	2,330	16%	2,866	17.9%
Total	14,591	100.0%	16,009	100.0%

Table II.1.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 19.3 percent and 6 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 18.2 percent, 8.7 percent, and 12.1, respectively. Housing units built prior to 1939 represented 13.8 percent of households in 2017.

Table II.1.40				
Households by Year Home Built				
Albany County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,276	17.2%	2,215	13.8%
1940 to 1949	1,021	7.7%	573	3.6%
1950 to 1959	1,747	13.2%	1,448	9%
1960 to 1969	1,741	13.1%	1,491	9.3%
1970 to 1979	3,127	23.6%	2,908	18.2%
1980 to 1989	1,935	14.6%	1,396	8.7%
1990 to 1999	1,422	10.7%	1,935	12.1%
2000 to 2009	.	.	3,082	19.3%
2010 or Later	.	.	961	6%
Total	13,269	100.0%	16,009	100.0%

Table II.1.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 19.3 percent in 2010 and 11.1 percent of households. Housing units built prior to 1939 represented 13.8 percent of households in 2017 and 14.6 percent of households in 2010.

Table II.1.41				
Households by Year Home Built				
Albany County				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,128	14.6%	2,215	13.8%
1940 to 1949	537	3.7%	573	3.6%
1950 to 1959	1,713	11.7%	1,448	9%
1960 to 1969	1,669	11.4%	1,491	9.3%
1970 to 1979	3,232	22.2%	2,908	18.2%
1980 to 1989	2,032	13.9%	1,396	8.7%
1990 to 1999	1,656	11.3%	1,935	12.1%
2000 to 2009	1,624	11.1%	3,082	19.3%
2010 or Later			961	6%
Total	14,591	100.0%	16,009	100.0%

The distribution of unit types by race are shown in Table II.1.42, on the following page. An estimated 59.7 percent of white households occupy single family homes, while 21.5 percent of black households do. Some 18.4 percent of white households occupy apartments, while 66.7 percent of black households do. An estimated 36.9 percent of Asian, and 47.4 percent of American Indian households occupy single family homes.

Table II.1.42							
Distribution of Units in Structure by Race							
Albany County							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	59.7%	21.5%	47.4%	36.9%	%	45.1%	29.1%
Duplex	4.3%	2.5%	0%	0%	%	5.3%	5.6%
Tri- or Four-Plex	9.7%	9.3%	0%	12%	%	0%	22.8%
Apartment	18.4%	66.7%	0%	51.1%	%	20.4%	30.7%
Mobile Home	7.9%	0%	52.6%	0%	%	29.1%	11.9%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.1.43, below. An estimated 17.2 percent of vacant units were for rent in 2010, a 8.4 percent change since 2000. In addition, some 5.9 percent of vacant units were for sale, a change of -5.7 percent between 2000 and 2010. "Other" vacant units represented 21.3 percent of vacant units in 2010. This is a change of 74.5 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.1.43
Disposition of Vacant Housing Units
 Albany County
 2000 & 2010 Census SF1 Data

Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	356	18.3%	386	17.2%	8.4%
For Sale	140	7.2%	132	5.9%	-5.7%
Rented or Sold, Not Occupied	78	4%	73	3.2%	-6.4%
For Seasonal, Recreational, or Occasional Use	1,097	56.4%	1,175	52.3%	7.1%
For Migrant Workers	1	0.1%	4	0.2%	300%
Other Vacant	274	14.1%	478	21.3%	74.5%
Total	1,946	100.0%	2,248	100.0%	15.5%

The disposition of vacant units between 2010 and 2017 are shown in Table II.1.44. By 2017, for rent units accounted for 24.4 percent of vacant units, while for sale units accounted for 4.2 percent. “Other” vacant units accounted for 20.2 percent of vacant units, representing a total of 615 “other” vacant units.

Table II.1.44
Disposition of Vacant Housing Units
 Albany County
 2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	386	17.2%	740	24.4%
For Sale	132	5.9%	129	4.2%
Rented Not Occupied	33	1.5%	263	8.7%
Sold Not Occupied	40	1.8%	12	0.4%
For Seasonal, Recreational, or Occasional Use	1,175	52.3%	1,280	42.1%
For Migrant Workers	4	0.2%	0	0%
Other Vacant	478	21.3%	615	20.2%
Total	2,248	100.0%	3,039	100.0%

Table II 1.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 630 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 11.8 percent of total households in Albany County. In Albany County the 5,685 households with three bedrooms accounted for 29.4 percent of all households ,and there were only 1,160 five-bedroom or more households, which accounted for 18.1 percent of all households.

Table II.1.45				
Households by Number of Bedrooms				
Albany County 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	28	630	903	100
One	313	1,406	2,252	4.7
Two	1,288	3,008	5,593	11.8
Three	3,309	1,826	5,685	29.4
Four	2,063	1,033	3,455	29.8
Five or more	939	166	1,160	18.1
Total	16,009	8,069	19,048	100.0

The age of a structure influences its value. As shown in Table II. 1.46, structures built in 1939 or earlier had a median value of, 179,900 while structures built between 1950 and 1959 had a median value of 194,800 and those built between 1990 to 1999 had a median value of 236,600. 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 381,000 and, 435,100 respectively. The total median value in Albany County was, 223,000.

Table II.1.46	
Owner Occupied Median Value by Year Structure Built	
Albany County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	179,900
1940 to 1949	191,500
1950 to 1959	194,800
1960 to 1969	231,500
1970 to 1979	209,100
1980 to 1989	211,600
1990 to 1999	236,600
2000 to 2009	289,300
2010 to 2013	381,000
2014 or later	435,100
Median Value	223,000

Household mortgage status is reported in Table II. 1.47. In, Albany County households with a mortgage accounted for 59.5 percent of all households or 4,728 housing units, and the remaining 52.1 percent or 4,137 units had no mortgage. Of those units with a mortgage, 562 had either a second mortgage or home equity loan, 29 had both a second mortgage and home equity loan, and 4,137 or 52.1 percent had no second mortgage or no home equity loan.

Table II.1.47 Mortgage Status Albany County 2017 5-Year ACS Data		
Mortgage Status	Albany County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,728	59.5
With either a second mortgage or home equity loan, but not both	562	7.1
Second mortgage only	297	3.7
Home equity loan only	265	3.3
Both second mortgage and home equity loan	29	0.4
No second mortgage and no home equity loan	4,137	52.1
Housing units without a mortgage	3,212	40.5
Total	7,940	100.0%

The median rent in Albany County was \$678, as seen in Table II 1.48

Table II.1.48 Median Rent Albany County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$678
Median Home Value	\$223,000

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Albany County was \$245,507. This represented a decrease of 0.5 percent from the previous year. Wyoming’s average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.1.49.

Table II.1.49 Average Sales Prices Albany County vs. Wyoming DOR Data, 2000–2016				
Year	Albany County Average Price (\$)	Albany County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	118,196	.	131,207	.
2001	126,183	6.76	128,771	-1.86
2002	125,820	-0.29	138,295	7.40
2003	150,751	19.81	148,276	7.22
2004	175,320	16.30	159,558	7.61
2005	182,000	3.81	178,183	11.67
2006	184,159	1.19	219,438	23.15
2007	212,313	15.29	265,044	20.78
2008	222,151	4.6	256,045	-3.40
2009	215,069	-3.2	241,622	-5.63
2010	225,991	5.08	250,958	3.86
2011	213,452	-5.5	241,301	-3.85
2012	227,080	6.4	266,406	10.40
2013	222,725	-1.9	281,345	5.6
2014	235,562	5.8	263,432	-6.4
2015	238,721	1.3	275,611	4.6
2016	246,772	3.4	280,428	1.7
2017	245,507	-0.5	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.⁶⁴ During December 2018, a total of 141 surveys were completed by property managers in Albany County. Of the 4,232 rental units surveyed 313 were vacant, indicating a vacancy rate of 7.4 percent.

From December 2018 through February of 2019⁶⁵, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.2.50 presents some basic statistics about the completed surveys.

Diagram II.1.9 shows the historical vacancy rate from Albany County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2003b	23	1,243	30	2.4%
2004a	25	1,064	40	3.8%
2004b	26	1,326	24	1.8%
2005a	39	1,374	39	2.8%
2005b	37	2,095	131	6.3%
2006a	43	2,076	142	6.8%
2006b	43	2,056	98	4.8%
2007a	50	2,003	52	2.6%
2007b	61	2,442	75	3.1%
2008a	78	2,958	126	4.3%
2008b	101	2,376	103	4.3%
2009a	100	3,006	314	10.5%
2009b	105	2,408	63	2.6%
2010a	119	2,049	106	5.2%
2010b	114	2,160	59	2.7%
2011a	107	1,917	94	4.9%
2011b	110	2,228	48	2.2%
2012a	147	2,274	87	3.8%
2012b	157	2,759	115	4.2%
2013a	156	3,072	171	5.6%
2013b	162	4,173	270	6.5%
2014a	158	3,072	202	6.6%
2014b	162	3,034	226	7.4%
2015a	189	3,030	248	8.2%
2015b	158	3,194	212	6.6%
2016a	168	4,013	259	6.5%
2016b	162	3,171	238	7.5%
2017a	145	3,205	349	10.9%
2017b	133	2,503	180	7.2%
2018a	171	3,400	189	5.6%
2018b	141	4,232	313	7.4%

⁶⁴ 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.

⁶⁵ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.1.9
Vacancy Rates by Year
 Albany County vs. Wyoming
 RVS Data, June 2001 – December 2018

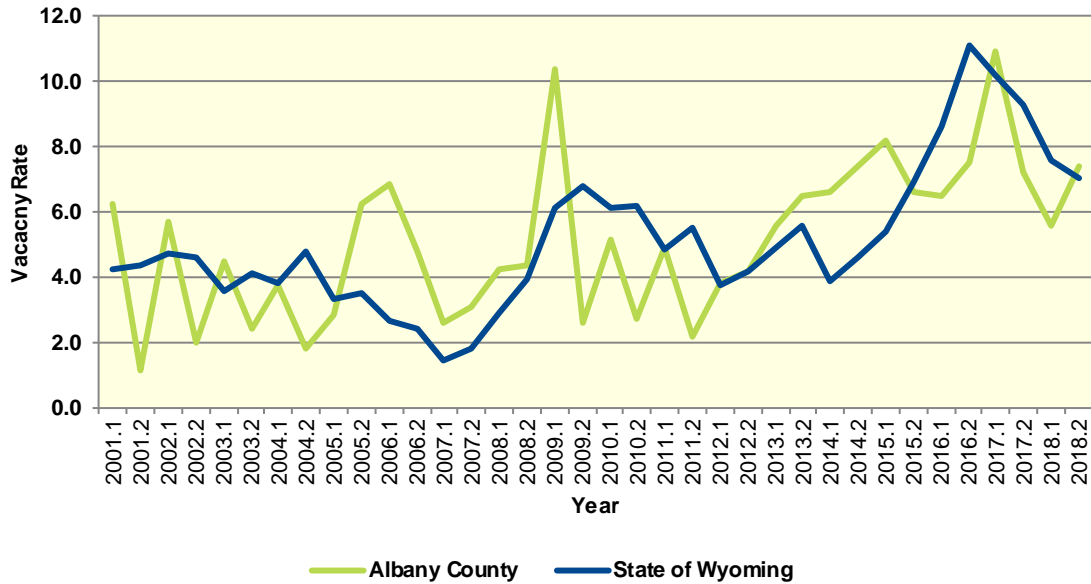


Diagram II.1.10 shows the average rent of single-family and apartment units in Albany County. In 2018, rents for single-family units were \$1141.9 and average rents for apartments were \$725.4.

Diagram II.1.10
Average Rent of Single Family and Apartment Units
 Albany County
 RVS Data, June 2006 – December 2018

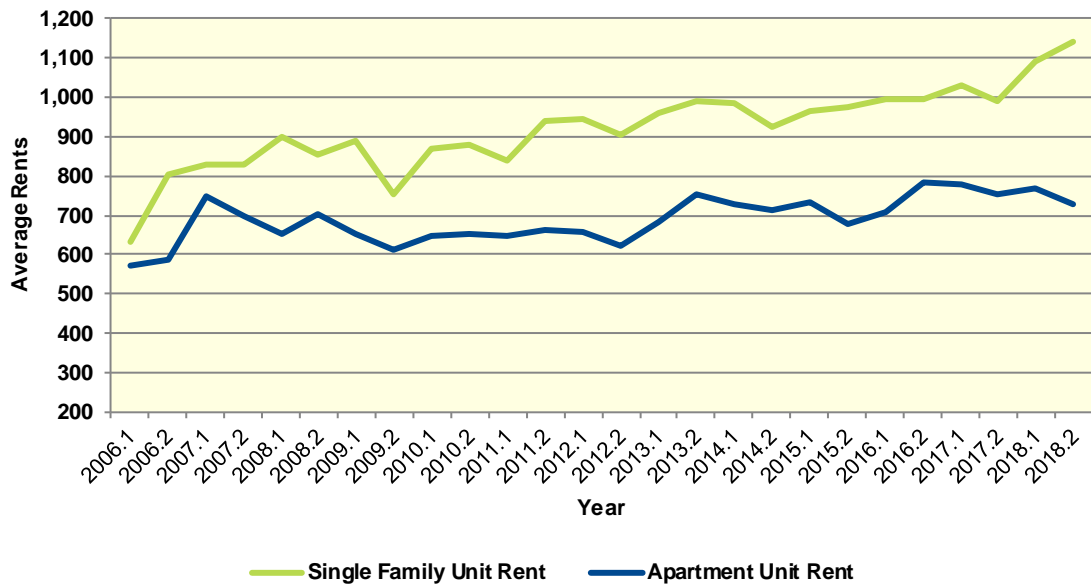


Table II.1.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 318 single family units in Albany County, with 9 of them available. This translates into a vacancy rate of 2.8 percent in Albany County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 2,486 apartment units reported in the survey, with 215 of them available, which resulted in a vacancy rate of 8.6 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.1.51			
Rental Vacancy Survey by Type			
Albany County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	318	9	2.8%
Apartments	2,486	215	8.6%
Mobile Homes	46	0	0.0%
"Other" Units	62	3	4.8%
Don't Know	1,188	83	7.0%
Total	4,232	313	7.4%

Table II.1.52 reports units by bedroom size. As can be seen there were 541 two-bedroom apartment units and 243 three bedroom units. Overall, the 643 two-bedroom units accounted for 15.2 percent of all units, and the 396 three bedroom units accounted for 9.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 2,703 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.1.52							
Rental Units by Number of Bedrooms							
Albany County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	187	0	0	.	187
One	3	18	234	10	0	.	265
Two	23	52	541	16	11	.	643
Three	90	22	243	20	21	.	396
Four	13	2	18	0	2	.	35
Five	7	0	0	0	0	.	7.0
Don’t Know	182	38	1,263	0	28	1,188	2,703
Total	318	132	2,486	46	62	1,188	4,232

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.1.53, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.1.53							
Available Rental Units by Number of Bedrooms							
Albany County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	20	0	0	.	20
One	0	1	8	0	0	.	9
Two	1	3	37	0	1	.	42
Three	2	4	19	0	2	.	27
Four	0	0	2	0	0	.	2
Five	0	0	0	0	0	.	0
Don’t Know	6	-5	129	0	0	83	213.0
Total	9	3	215	0	3	83	313

Table II.1.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 6.5 percent and three bedroom units had a vacancy rate of 6.5 percent.

Table II.1.54							
Vacancy Rates by Number of Bedrooms							
Albany County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	10.7%	%	%		10.7
One	0.0%	5.6%	3.4%	0.0%	%		3.4
Two	4.3%	5.8%	6.8%	0.0%	9.1%		6.5
Three	2.2%	18.2%	7.8%	0.0%	9.5%		6.8
Four	0.0%	0.0%	11.1%	%	0.0%		5.7
Five	0.0%	%	%	%	%		0.0
Don’t Know	3.3%	0.0%	10.2%	%	0.0%	7.0%	7.9
Total	2.8%	2.3%	8.6%	0.0%	4.8%	7.0%	313

Table II.1.55 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 2.2 percent.

Table II.1.55			
Single Family Units by Bedroom Size			
Albany County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	3	0	0.0%
Two	23	1	4.3%
Three	90	2	2.2%
Four	13	0	0.0%
Don’t know	182	6	3.3%
Total	318	9	2.8%

Table II.1.56 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 6.8 percent.

Table II.1.56			
Apartment Units by Bedroom Size			
Albany County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	187	20	10.7%
One	234	8	3.4%
Two	541	37	6.8%
Three	243	19	7.8%
Four	18	2	11.1%
Don’t know	1,263	129	10.2%
Total	2,486	215	8.6%

Average market-rate rents by unit type are shown in Table II.1.57. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.1.57						
Average Market Rate Rents by Bedroom Size						
Albany County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$479	\$.	\$.	\$479
One	\$717	\$533	\$569	\$615	\$.	\$561
Two	\$923	\$738	\$706	\$688	\$850	\$751
Three	\$1,112	\$1,063	\$929	\$728	\$1,175	\$1,032
Four	\$1,456	\$1,150	\$1,123	\$.	\$1,440	\$1,300
Five	\$1,592	\$.	\$.	\$.	\$.	\$1591.7
Total	\$1141.9	\$815.1	\$725.4	\$722.9	\$1042.5	\$903.7

Table II.1.58 shows vacancy rates for single family units by average rental rates for Albany County. The most common rent for single family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 3.7 percent.

Table II.1.58			
Single Family Market Rate Rents by Vacancy Status			
Albany County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	3	0	0.0%
\$750 to \$1,000	81	3	3.7%
\$1,000 to \$1,250	55	1	1.8%
\$1,250 to \$1,500	57	3	5.3%
Above \$1,500	2	0	0.0%
Missing	120	2	1.7%
Total	318	9	2.8%

The average rent and availability of apartment units is displayed in Table II.1.59. The most common rent for apartments was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 4.6 percent.

Table II.1.59 Apartment Market Rate Rents by Vacancy Status Albany County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	59	5	8.5%
\$500 to \$750	651	52	8.0%
\$750 to \$1,000	676	31	4.6%
\$1,000 to \$1,250	86	4	4.7%
\$1,250 to \$1,500	610	101	16.6%
Above \$1,500	0	0	%
Missing	404	22	5.4%
Total	2,486	215	8.6%

Table II.1.60 displays units designed to serve elderly occupants. In the most recent survey there were 96 units designed for elderly occupants, of which 3 units were available, which indicates a vacancy rate of 3.1.

Table II.1.60 Units Designed for Elderly Occupants Albany County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	96
Available Elderly Units	3
Elderly Vacancy Rate	3.1%

Table II.1.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 18 units, or 5.8 percent of available units are expected to be on the market for less than seven days. An additional 29 units, or 9.3 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 22 units, or 7.0 percent are expected to be on the market for 90 days.

Table II.1.61 Number of Estimated Days to Fill a Vacant unit Albany County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	18	5.8%
7 to 30 days	29	9.3%
31 to 60 days	45	14.4%
61 to 90 days	127	40.6%
More than 90 days	22	7.0%
Unknown	72	23.0%
Total	313	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.1.62, 84 respondents, or 70.6 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.1.63. There were 452 respondents who included electricity, 338 respondents who included natural gas, 1,821 respondents who included water and sewer and 1,523 respondents included trash collection in the rent.

Table II.1.62 Are there any utilities included with the rent? Albany County 2018b Survey of Rental Properties	
Response	Respondent
Yes	84
No	35
% Offering Utilities	70.6%

Table II.1.63 Which utilities are included with the rent? Albany County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	452
Natural Gas	338
Propane	0
Water/Sewer	1,821
Trash Collection	1,523
Cable Television	1
Other	49

Perceived Need for Rental Units

Table II.1.64, shows the number of survey respondents who keep a waiting list. As can be seen 24 respondents said they keep a waitlist, with an estimated 172 number of persons on the wait list.

Table II.1.64 Do you keep a waiting list? Albany County 2018b Survey of Rental Properties	
Period	Respondent
Yes	24
No	94
Waitlist Size	172

Table II.1.65, shows the condition of rental units by unit type for Albany County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported, 2,031, or 48.0 percent of units were in good condition and 46 units, or 1.1 percent, were in average condition. Details by unit type and condition are displayed.

Table II.1.65 Condition by Unit Type Albany County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	14	0.3%
Average	46	1.1%
Good	2,031	48.0%
Excellent	819	19.4%
Don't Know	0	0.0%
Total	4,232	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.1.66, 5 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 25 respondents indicated they would prefer more units of any type.

Table II.1.66 If you had the opportunity to own/manage more units, how many would you prefer Albany County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	5
Duplex Units	1
Apartments	1
Mobile homes	0
Other	0
All types	25
Total	32

Table, II.1.67, shows the most common answers from the 2018 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Albany County had a total of 42 respondents, with an average persons per household of 2.3 people. Of new residents to Albany County, 59.0 percent were not married and the most common age group arriving in the state was 18 to 24 years old. Most new residents moved to attend school or college.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 69.0 percent of respondents renting their residence. The average mortgage payment in Albany County was \$1,304 and the average rent was \$777. When asked if they were satisfied with their current housing, 88.1 percent said they were satisfied with their current housing.

Table II.1.67 Most Replied Response Albany County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	42
Number of persons in household (Average)	2.3
Current age	18 to 24 years old (23.1%)
Marital status	Not Married (59.0%)
Primary reason for moving to Wyoming	School or college (21.4%)
In which industry are you primarily employed	Student (19.0%)
Highest education level completed	Some College (26.2%)
Total household income from all sources	\$10,000 to \$19,999 dollars (20.8%)
Current Housing Characteristics	
Current Residence	Single family home (57.1%)
Do you own or rent	Rent (69.0%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	
Average mortgage payment	\$1,304
Average rental payment	\$777
Are you satisfied with your current housing	Satisfied with current housing (88.1%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Need more bedrooms (66.7%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (66.7%)
Type of tenure seeking	Seeking to buy (66.7%)
If own, do you plan on building or buying	Build a new unit (50.0%)
Expected buying price	\$350,000 dollars or more (100.0%)
Expected building price	\$200,000 to \$249,999 dollars (100.0%)

For residents who are unsatisfied with their current housing, 66.7 percent were unsatisfied because they need more bedrooms.. When asked what type of unit they were seeking, the most common response, 66.7 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 66.7 percent wanted to buy and 33.3 wanted to rent their next residence.

Most residents wishing to buy a house anticipated spending \$350,000 dollars or more if they were buying an existing unit, and \$200,000 to \$249,999 dollars if anticipated building a new unit.. Additional survey data are presented in **Volume II. Technical Appendix**.

HOUSING PROBLEMS

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or 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. Households with overcrowding are shown in Table II.1.68, below. In 2017, an estimated 0.8 percent of households were overcrowded, and an additional 1.5 percent were severely overcrowded.

Table II.1.68 Overcrowding and Severe Overcrowding Albany County 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	7,746	99.2%	59	0.8%	0	0%	7,805
2017 Five-Year ACS	7,881	99.3%	59	0.7%	0	0%	7,940
Renter							
2010 Five-Year ACS	6,721	99%	16	0.2%	49	0.7%	14,591
2017 Five-Year ACS	7,746	96%	75	0.9%	248	3.1%	8,069
Total							
2010 Five-Year ACS	14,467	99.2%	75	0.5%	49	0.3%	14,591
2017 Five-Year ACS	15,627	97.6%	134	0.8%	248	1.5%	16,009

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.

There were a total of 16,009 households with incomplete plumbing facilities in 2017, representing 0.5 percent of households in Albany County. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2000.

Table II.1.69			
Households with Incomplete Plumbing Facilities			
Albany County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	13,201	14,546	15,931
Lacking Complete Plumbing Facilities	68	45	78
Total Households	13,269	14,591	16,009
Percent Lacking	0.5%	0.3%	0.5%

There were 16,009 households lacking complete kitchen facilities in 2017, compared to 13,269 households in 2000. This was a change from 0.6 percent of households in 2000 to 1 percent in 2017.

Table II.1.70			
Households with Incomplete Kitchen Facilities			
Albany County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	13,183	14,471	15,850
Lacking Complete Kitchen Facilities	86	120	159
Total Households	13,269	14,591	16,009
Percent Lacking	0.6%	0.8%	1%

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

In Albany County, 17.3 of households had a cost burden and 18.8 percent had a severe cost burden. Some 22.1 percent of renters were cost burdened, and 30.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.8 percent and a severe cost burden rate of 3.6 percent. Owner occupied households with a mortgage had a cost burden rate of 16.1 percent, and severe cost burden at 9.3 percent.

Table II.1.71
Cost Burden and Severe Cost Burden by Tenure
 Albany County
 2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	3,303	68.2%	936	19.3%	605	12.5%	0	0%	4,844
2017 Five-Year ACS	3,526	74.6%	761	16.1%	441	9.3%	0	0%	4,728
Owner Without a Mortgage									
2010 Five-Year ACS	2,640	89.2%	181	6.1%	132	4.5%	8	0.3%	2,961
2017 Five-Year ACS	2,877	89.6%	219	6.8%	116	3.6%	0	0%	3,212
Renter									
2010 Five-Year ACS	2,842	41.9%	1,158	17.1%	2,235	32.9%	551	8.1%	6,786
2017 Five-Year ACS	3,280	40.6%	1,784	22.1%	2,446	30.3%	559	6.9%	8,069
Total									
2010 Five-Year AC	8,785	60.2%	2,275	15.6%	2,972	20.4%	559	3.8%	14,591
2017 Five-Year ACS	9,683	60.5%	2,764	17.3%	3,003	18.8%	559	3.5%	16,009

COMMUTING PATTERNS

Table II.1.72, shows the place of work by county of residence. In 2010 94.1 percent of residents worked within the county they reside in with 4.1 percent working outside their home county. This compared to 94.3 percent of residents who worked within the county in which they resided and 4 percent of residents worked outside their home county.

Table II.1.72 Place of Work Albany County 2010 & 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	18,441	94.1%	19,530	94.3%
Worked outside county of residence	804	4.1%	828	4%
Worked outside state of residence	360	1.8%	361	1.7%
Total	19,605	100.0%	20,719	100.0%

Table II.1.73, shows the aggregate travel time to work based on place of work and residence. In Albany County the total aggregate travel time was 251,010, with residents working in their home county spending a total of 198,580.

Table II.1.73 Aggregate Travel Time to Work (in Minutes) Albany County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	183,835	80.3%	198,580	79.1%
Worked outside county of residence	32,790	14.3%	39,850	15.9%
Worked outside State of residence	12,215	5.3%	12,580	5%
Aggregate travel time to work (in minutes):	228,835	100.0%	251,010	100.0%

Table II.1.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 228,835 minutes. Residents working within their home county spent an average of 10.2 minutes commuting to work, with those working outside their county of residence spending an average of 48.1 minutes on the commute.

Table II.1.74 Average Travel Time to Work (in Minutes) Albany County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	10	10.2
Worked outside county of residence	40.8	48.1
Worked outside State of residence	33.9	34.8
Average travel time to work (in minutes):	11.7	12.1

Table II.1.75, shows the means of transportation to work. In 2017, 70.1 percent of commuters drove alone in a car, truck or van. Only 9.7 percent carpooled, with an additional 2.1 percent taking public transportation. There were also 970 persons or 4.7 percent who worked at home.

Table II.1.75				
Means of Transportation to Work				
Albany County				
2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	13,269	67.7%	14,517	70.1%
Car, truck, or van: Carpooled:	1,891	9.6%	2,005	9.7%
Public transportation (excluding taxicab):	320	1.6%	431	2.1%
Taxicab	15	0.1%	0	0%
Motorcycle	56	0.3%	87	0.4%
Bicycle	1,328	6.8%	848	4.1%
Walked	1,638	8.4%	1,813	8.8%
Other means	146	0.7%	48	0.2%
Worked at home	942	4.8%	970	4.7%
Total	19,605	100.0%	20,719	100.0%

Table II.1.76 shows the breakdown of the means of transportation by tenure. In 2017 38.3% percent of commuters owned their home and commuted alone by car, which compares to 41.3% percent in 2010. There were also 6,570 renters who drove alone in 2017 and accounted for 32.4% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.1% percent of the population, which compared to 409 renters, or 2 percent taking public of commuters

Table II.1.76 Means Of Transportation To Work By Tenure Albany County 2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	7,778	41.3%	7,753	38.3%
Renter	5,292	28.1%	6,570	32.4%
Car, truck, or van - carpoled:				
Owner	1,064	5.7%	1,271	6.3%
Renter	823	4.4%	719	3.6%
Public transportation (excluding taxicab):				
Owner	12	0.1%	16	0.1%
Renter	301	1.6%	409	2%
Walked:				
Owner	469	2.5%	451	2.2%
Renter	734	3.9%	1,171	5.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	662	3.5%	352	1.7%
Renter	858	4.6%	621	3.1%
Worked at home:				
Owner	637	3.4%	696	3.4%
Renter	181	1%	218	1.1%
Total:	18,811	100.0%	20,247	100.0%

2018 Albany County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2018 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

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

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

This distribution is assumed to remain constant over the forecast horizon. Table II.1.77, shows the current CHAS housing problem estimates for the period of 2011-2015. 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 1,535 owner occupied and 4,700 renter occupied households experiencing a housing problem.

Table II.1.77			
Households with Housing Problems by Income			
Albany County			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	535	3,065	3,600
30.1-50% HAMFI	280	1,130	1,410
50.1-80% HAMFI	380	410	790
80.1-95% HAMFI	130	80	210
95 – 115% HAMFI	155	0	155
115.1% HAMFI or more	55	15	70
Total	1,535	4,700	6,235
Without Housing Problems			
30% HAMFI or less	50	165	215
30.1-50% HAMFI	285	465	750
50.1-80% HAMFI	835	890	1,725
80.1-95% HAMFI	465	695	1,160
95 – 115% HAMFI	855	410	1,265
115.1% HAMFI or more	3,565	575	4,140
Total	6,055	3,200	9,255
Not Computed			
30% HAMFI or less	4	180	184
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	4	180	184
Total			
30% HAMFI or less	589	3,410	3,999
30.1-50% HAMFI	565	1,595	2,160
50.1-80% HAMFI	1,215	1,300	2,515
80.1-95% HAMFI	595	775	1,370
95 – 115% HAMFI	1,010	410	1,420
115.1% HAMFI or more	3,620	590	4,210
Total	7,594	8,080	15,674

Table II.1.78, shows the total estimated housing by tenure for Albany County. As can be seen, in 2030 there are estimated to be a total of 8,322 owner and 8,753 renter occupied households or a total of 17,075 households. By 2050 there are estimated to be 8,924 owner, 9,330 renter for a total of 18,254 households in Albany County.

Table II.1.79, below shows the incremental housing demand for Albany County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2017, 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.

Table II.1.78 Total Estimated Housing Forecast Albany County Strong Growth Scenario			
Year	Owner	Renter	Total
2017	7,620	8,389	16,009
2020	7,784	8,252	16,036
2025	8,068	8,515	16,583
2030	8,322	8,753	17,075
2035	8,529	8,955	17,484
2040	8,692	9,115	17,807
2045	8,819	9,238	18,057
2050	8,924	9,330	18,254

As can be seen in 2030 an estimated additional 702 owner-occupied and 364 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Albany County will see an additional 2,245 households, of which 498 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 360 household' above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.1.79								
Incremental Housing Demand Forecast								
Albany County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	13	35	54	71	83	93	101
30.1-50%	0	12	33	52	68	80	89	97
50.1-80%	0	26	72	112	145	172	192	209
80.1-95%	0	13	35	55	71	84	94	102
95.1-115%	0	22	60	93	121	143	159	173
115+%	0	78	214	335	433	511	572	622
Total	0	164	448	702	909	1,072	1,199	1,304
Renter								
0-30%	0	0	53	154	239	306	358	397
30.1-50%	0	0	25	72	112	143	168	186
50.1-80%	0	0	20	59	91	117	137	151
80.1-95%	0	0	12	35	54	70	81	90
95.1-115%	0	0	6	18	29	37	43	48
115+%	0	0	9	27	41	53	62	69
Total	0	0	126	364	566	726	849	941
Total								
0-30%	0	13	88	208	309	390	451	498
30.1-50%	0	12	58	124	179	223	257	283
50.1-80%	0	26	92	171	236	288	328	360
80.1-95%	0	13	47	90	126	154	175	192
95.1-115%	0	22	66	112	150	179	203	221
115+%	0	78	223	361	475	564	634	690
Total	0	164	574	1,066	1,475	1,798	2,048	2,245

Table II.1.80 shows the Incremental Total Housing Need Forecast for Albany County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 6,420 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 2,844 owner and 5,821 renter occupied households for a total of 8,665 quality households.

Table II.1.80								
Incremental Total Housing Need Forecast								
Albany County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	537	550	572	591	607	620	630	638
30.1-50%	281	293	314	333	349	361	370	378
50.1-80%	381	408	453	494	527	553	573	590
80.1-95%	130	143	166	185	202	214	224	233
95.1-115%	156	177	215	249	276	298	315	329
115+%	55	133	269	390	489	566	627	677
Total	1,540	1,704	1,988	2,242	2,449	2,612	2,739	2,844
Renter								
0-30%	3,182	3,130	3,235	3,336	3,421	3,489	3,541	3,579
30.1-50%	1,173	1,154	1,198	1,245	1,285	1,317	1,341	1,359
50.1-80%	426	419	446	484	517	542	562	577
80.1-95%	83	82	95	118	137	153	164	173
95.1-115%	0	0	6	18	29	37	43	48
115+%	16	15	25	42	57	69	78	84
Total	4,880	4,800	5,006	5,244	5,446	5,606	5,729	5,821
Total								
0-30%	3,719	3,680	3,807	3,927	4,028	4,109	4,170	4,217
30.1-50%	1,454	1,447	1,512	1,578	1,634	1,677	1,711	1,737
50.1-80%	807	826	899	978	1,043	1,095	1,135	1,167
80.1-95%	214	225	261	303	339	367	389	406
95.1-115%	156	177	222	267	305	335	358	377
115+%	71	149	294	432	545	635	704	761
Total	6,420	6,504	6,994	7,486	7,895	8,218	8,468	8,665

2018 WCDA Loan Profile

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