

BIG HORN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Big Horn County's population increased from 11,668 in 2010 to 11,906 in 2017, or by 2.0 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 7.3 percent, and the number of people from 55 to 64 years of age decreased by 0.4 percent. The white population increased by 0.9 percent, while the black population increased by 100.0 percent. The Hispanic population increased from 984 to 1,054 people between 2010 and 2017 or by 7.1 percent. These data are presented in Table II.2.1.

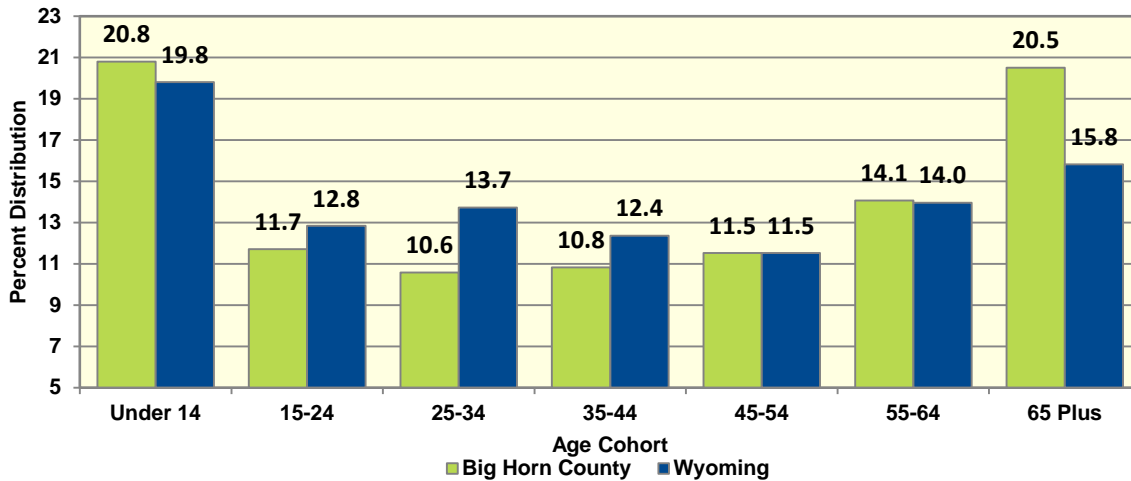
Table II.2.1						
Profile of Population Characteristics						
Big Horn County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Big Horn County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	11,668	11,906	2.0%	563,626	579,315	2.8%
Age						
Under 14 years	2,462	2,476	0.6%	113,371	114,663	1.1%
15 to 24 years	1,368	1,394	1.9%	78,460	74,359	-5.2%
25 to 34 years	1,173	1,259	7.3%	77,649	79,514	2.4%
35 to 44 years	1,245	1,289	3.5%	66,966	71,619	6.9%
45 to 54 years	1,630	1,372	-15.8%	83,577	66,699	-20.2%
55 to 64 years	1,682	1,675	-0.4%	73,513	80,854	10.0%
65 and Over	2,108	2,441	15.8%	70,090	91,607	30.7%
Race						
White	11,330	11,433	0.9%	529,110	537,396	1.6%
Black	39	78	100.0%	5,135	7,445	45.0%
American Indian and Alaskan Native	135	171	26.7%	14,457	15,743	8.9%
Asian	39	53	35.9%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	2	2	0.0%	521	579	11.1%
Two or more races	123	169	37.4%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	984	1,054	7.1%	50,231	58,122	15.7%

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

Table II.2 Population by Age and Gender Big Horn County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,220	1,242	2,462	1,215	1,261	2,476	0.6%
15 to 24 years	747	621	1,368	715	679	1,394	1.9%
25 to 34 years	585	588	1,173	658	601	1,259	7.3%
35 to 44 years	617	628	1,245	668	621	1,289	3.5%
45 to 54 years	847	783	1,630	684	688	1,372	-15.8%
55 to 64 years	837	845	1,682	853	822	1,675	-0.4%
65 and Over	1,029	1,079	2,108	1,170	1,271	2,441	15.8%
Total	5,882	5,786	11,668	5,963	5,943	11,906	2.0%
% of Total	50.4%	49.6%	.	50.1%	49.9%	.	

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

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



The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 9 persons during 2018. The driver's license total exchanges since 2000 for Big Horn County are presented in Table II.2.3, and showed a net increase of 1,052 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	289	221	68
2001	258	211	47
2002	269	194	75
2003	239	168	71
2004	250	252	-2
2005	260	212	48
2006	256	185	71
2007	303	232	71
2008	305	222	83
2009	244	174	70
2010	257	132	125
2011	239	200	39
2012	269	206	63
2013	253	194	59
2014	240	158	82
2015	238	193	45
2016	230	215	15
2017	243	212	31
2018	211	216	-5
Total	4,853	3,797	1,056

Population and Race

Table II.2.4 below shows population by age for the 2000 and 2010 census. The population changed by 1.8 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 9.5 percent to a total of 2,108 persons in 2010. Those aged 25 to 34 grew by 6.4 percent, and those aged under 5 grew by 0.8 percent.

Table II.2.4					
Population by Age					
Big Horn County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	781	6.8%	787	6.7%	0.8%
5 to 19	2,843	24.8%	2,498	21.4%	-12.1%
20 to 24	495	4.3%	545	4.7%	10.1%
25 to 34	1,102	9.6%	1,173	10.1%	6.4%
35 to 54	3,089	27%	2,875	24.6%	-6.9%
55 to 64	1,226	10.7%	1,682	14.4%	37.2%
65 or Older	1,925	16.8%	2,108	18.1%	9.5%
Total	11,461	100.0%	11,668	100.0%	1.8%

The elder population is further explored in Table II.2.5, on the following page. Those aged 65 to 66 grew by 19.5 percent between 2000 and 2010, resulting in a population of 276 persons. Those aged 85 or older grew by -12.2 percent during the same time period, and resulted in 252 persons over age 85 in 2010.

Table II.2.5					
Elderly Population by Age					
Big Horn County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	231	12%	276	13.1%	19.5%
67 to 69	287	14.9%	390	18.5%	35.9%
70 to 74	442	23%	519	24.6%	17.4%
75 to 79	388	20.2%	375	17.8%	-3.4%
80 to 84	290	15.1%	296	14%	2.1%
85 or Older	287	14.9%	252	12%	-12.2%
Total	1,925	100.0%	2,108	100.0%	9.5%

Population by race and ethnicity is shown in Table II.2.6, below. The white population grew by 2.2 percent between 2000 and 2010, and resulted in representing 94.4 percent of the population in 2010. The Black population grew by 100 percent, represented 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.9 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by -0.7 percent between 2000 and 2010, compared to the 39.2 percent growth rate for non-Hispanics.

Table II.2.6					
Population by Race and Ethnicity					
Big Horn County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	10,777	94%	11,009	94.4%	2.2%
Black	13	0.1%	26	0.2%	100%
American Indian	86	0.8%	100	0.9%	16.3%
Asian	24	0.2%	39	0.3%	62.5%
Native Hawaiian/ Pacific Islander	8	0.1%	2	0%	-75%
Other	386	3.4%	350	3%	-9.3%
Two or More Races	167	1.5%	142	1.2%	-15%
Total	11,461	100.0%	11,668	100.0%	1.8%
Hispanic	707	6.2%	984	8.4%	-0.7%
Non-Hispanic	10,754	93.8%	10,684	91.6%	39.2%

Population by race and ethnicity through 2017 is shown in Table II.2.7, on the following page. The white population represented 95.4 percent of the population in 2017, compared with Black households accounting for 0.6 percent of the population. Hispanic households represented 8.8 percent of the population in 2017.

Table II.2.7				
Population by Race and Ethnicity				
Big Horn County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	11,009	94.4%	11,372	95.4%
Black	26	0.2%	72	0.6%
American Indian	100	0.9%	131	1.1%
Asian	39	0.3%	48	0.4%
Native Hawaiian/ Pacific Islander	2	0%	17	0.1%
Other	350	3%	107	0.9%
Two or More Races	142	1.2%	173	1.5%
Total	11,668	100.0%	11,920	100.0%
Non-Hispanic	10,684	91.6%	10,875	91.2%
Hispanic	984	8.4%	1,045	8.8%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by -0.9 percent between 2000 and 2010, the white Hispanic population changed by 129.6 percent. The black non-Hispanic population changed by 177.8 percent, while the black Hispanic population changed by -75 percent.

Table II.2.8					
Population by Race and Ethnicity					
Big Horn County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	10,527	97.9%	10,435	97.7%	-0.9%
Black	9	0.1%	25	0.2%	177.8%
American Indian	76	0.7%	89	0.8%	17.1%
Asian	24	0.2%	37	0.3%	54.2%
Native Hawaiian/ Pacific Islander	5	0%	2	0%	-60%
Other	9	0.1%	4	0%	-55.6%
Two or More Races	104	1%	92	0.9%	-11.5%
Total Non-Hispanic	10,754	100.0%	10,684	100.0%	-0.7%
Hispanic					
White	250	35.4%	574	58.3%	129.6%
Black	4	0.6%	1	0.1%	-75%
American Indian	10	1.4%	11	1.1%	10%
Asian	0	0%	2	0.2%	inf%
Native Hawaiian/ Pacific Islander	3	0.4%	0	0%	-100%
Other	377	53.3%	346	35.2%	-8.2%
Two or More Races	63	8.9%	50	5.1%	-20.6%
Total Non-Hispanic	707	100.0%	984	100.0%	39.2%
Total Population	11,461	100.0%	11,668	100.0%	1.8%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.2.9. During this time, the total non-Hispanic population was 10,875 persons in 2017. The Hispanic population was 1,045.

Table II.2.9 Population by Race and Ethnicity				
Big Horn County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	10,435	97.7%	10,509	96.6%
Black	25	0.2%	72	0.7%
American Indian	89	0.8%	107	1%
Asian	37	0.3%	42	0.4%
Native Hawaiian/ Pacific Islander	2	0%	17	0.2%
Other	4	0%	3	0%
Two or More Races	92	0.9%	125	1.1%
Total Non-Hispanic	10,684	100.0%	10,875	100.0%
Hispanic				
White	574	58.3%	863	82.6%
Black	1	0.1%	0	0%
American Indian	11	1.1%	24	2.3%
Asian	2	0.2%	6	0.6%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	346	35.2%	104	10%
Two or More Races	50	5.1%	48	4.6%
Total Non-Hispanic	984	100.0	1,045	100.0%
Total Population	11,668	100.0%	11,920	100.0%

The number of foreign born persons are shown in Table II.2.10. An estimated 1.8 percent of the population was born in Mexico . Some 0.4 percent were born in Canada , and another 0.2 percent were born in Kenya .

Table II.2.10 Place of Birth for the Foreign-Born Population			
Big Horn County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	209	1.8%
#2 country of origin	Canada	50	0.4%
#3 country of origin	Kenya	24	0.2%
#4 country of origin	Saudi Arabia	20	0.2%
#5 country of origin	Denmark	8	0.1%
#6 country of origin	Germany	6	0.1%
#7 country of origin	Philippines	6	0.1%
#8 country of origin	India	5	0%
#9 country of origin	England	4	0%
#10 country of origin	Guatemala	4	0%

Limited English Proficiency and the language spoken at home are shown in Table II.2.11. An estimated 1.6 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other Indo-European languages .

Table II.2.11
Limited English Proficiency and Language Spoken at Home
 Big Horn County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	181	1.6%
#2 LEP Language	Other Indo-European languages	11	0.1%
#3 LEP Language	Other and unspecified languages	6	0.1%
#4 LEP Language	Chinese	3	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Poverty and Disability

The rate of poverty for Big Horn County is shown in Table II.2.12, below. In 2017, there were an estimated 1,518 persons living in poverty. This represented a 13 percent poverty rate, compared to 14.1 percent poverty in 2000. In 2017, some 9 percent of those in poverty were under age 6, and 13.8 percent were 65 or older.

Table II.2.12				
Poverty by Age				
Big Horn 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	233	14.7%	137	9%
6 to 17	422	26.7%	276	18.2%
18 to 64	753	47.6%	896	59%
65 or Older	175	11.1%	209	13.8%
Total	1,583	100.0%	1,518	100.0%
Poverty Rate	14.1%	.	13%	.

To compare the poverty rate against more recent data, Table II.2.13 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 8.9 percent versus 13 percent in the most recent 2017 data.

Table II.2.13				
Poverty by Age				
Big Horn 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	68	6.8%	137	9%
6 to 17	258	25.6%	276	18.2%
18 to 64	539	53.5%	896	59%
65 or Older	142	14.1%	209	13.8%
Total	1,007	100.0%	1,518	100.0%
Poverty Rate	8.9%	.	13%	.

The disability rate from the 2000 Census is shown in Table II.2.14, on the following page. Some 18.7 percent of the population was disabled in 2000, or a total of 1,946 persons. The disability rate was highest for those over 65, with 41.4 percent disabled.

Table II.2.14 Disability by Age Big Horn County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	99	4.8%
16 to 64	1,122	16.9%
65 and older	725	41.4%
Total	1,946	18.7%

Table II.2.15 shows disability by type in 2000. There were 1,121 physical disabilities in 2000, some 598 employment disabilities, and 575 go-outside-home disabilities.

Table II.2.15 Total Disabilities Tallied: Aged 5 and Older Big Horn County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	570
Physical disability	1,121
Mental disability	554
Self-care disability	262
Employment disability	598
Go-outside-home disability	575
Total	3,680

Disability by age, as estimated by the 2017 ACS, is shown in Table II.2.16, below. The disability rate for females was 12.6 percent, compared to 17.3 percent for males. The disability rate grew precipitously higher with age, with 54.9 percent of those over 75 experiencing a disability.

Table II.2.16 Disability by Age Big Horn County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	3	0.7%	3	0.8%	6	0.8%
5 to 17	58	5.2%	46	3.9%	104	4.6%
18 to 34	134	12.5%	55	5.5%	189	9.1%
35 to 64	339	15.6%	220	10.3%	559	12.9%
65 to 74	254	35.8%	160	23.7%	414	29.9%
75 or Older	229	54.9%	245	54.9%	474	54.9%
Total	1,017	17.3%	729	12.6%	1,746	14.9%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.2.17, on the following page. Some 7.6 percent have an ambulatory disability, 4.6 have an independent living disability, and 2 percent have a self-care disability.

Table II.2.17 Total Disabilities Tallied: Aged 5 and Older Big Horn County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	784	6.7%
Vision disability	266	2.3%
Cognitive disability	495	4.5%
Ambulatory disability	831	7.6%
Self-Care disability	219	2%
Independent living difficulty	396	4.6%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.2.18 and 19. In 2017, some 5,280 persons were employed and 262 were unemployed. This totaled a labor force of 5,542 persons. The unemployment rate for Big Horn County was estimated to be 4.7 in 2017.

Table II.2.18 Employment, Labor Force and Unemployment Big Horn County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	5,280
Unemployed	262
Labor Force	5,542
Unemployment Rate	4.7%

In 2017, 91.8 percent of households in Big Horn County had a high school education or greater.

Table II.2.19 High School or Greater Education Big Horn County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	4,115	4,112
Total Households	4,547	4,481
Percent High School or Above	90.5%	91.8%

As seen in Table II.2.20, 29.2 percent of the population had a high school diploma or equivalent, another 42.9 percent have some college, 12.7 percent have a Bachelor’s Degree, and 4.7 percent of the population had a graduate or professional degree.

Table II.2.20 Educational Attainment Big Horn County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	986	11.6%	932	10.5%
High School or Equivalent	2,630	31%	2,589	29.2%
Some College or Associates Degree	3,268	38.6%	3,801	42.9%
Bachelor’s Degree	1,168	13.8%	1,123	12.7%
Graduate or Professional Degree	423	5%	421	4.7%
Total Population Above 18 years	8,866	100.0%	8,866	100.0%

Economics

The HUD estimated MFI for Big Horn County was \$62,700 in 2018. This compares to Wyoming's MFI of \$79,600. Diagram II.2.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.2.2
Estimated Median Family Income
 Big Horn County vs. Wyoming
 HUD Data: 2000-2018

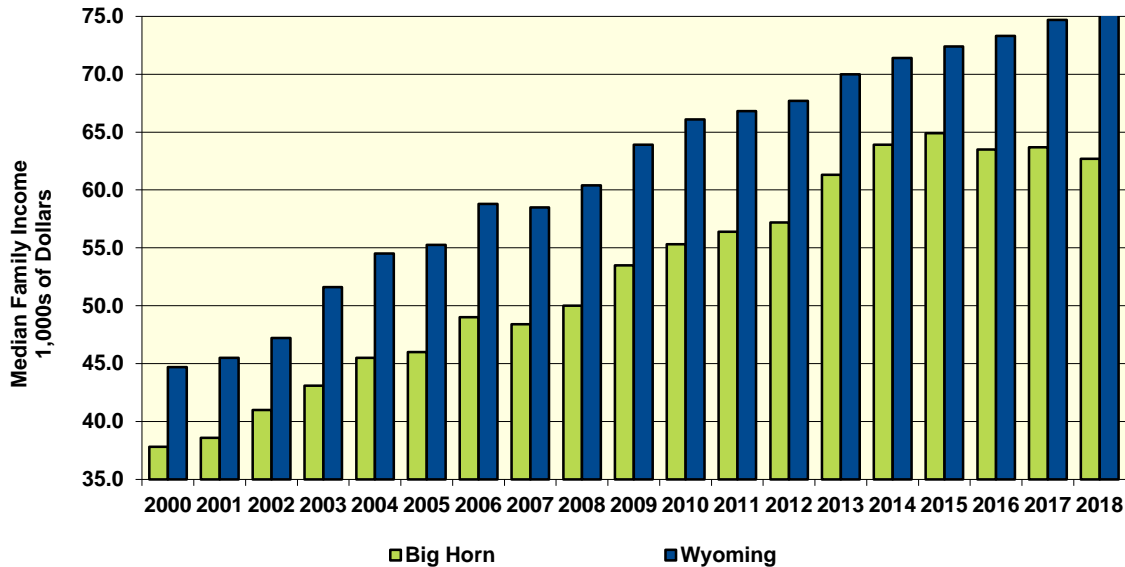


Table II.2.21, shows the labor force statistics for Big Horn County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 4.0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.7. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Big Horn County decreased from 4.9 percent in 2016 to 4.1 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.2.21 Labor Force Statistics Big Horn County 1990 - 2017 BLS Data					
Year	Big Horn County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	292	4,576	4,868	6.0%	5.3%
1991	295	4,454	4,749	6.2%	5.2%
1992	326	4,498	4,824	6.8%	5.6%
1993	300	4,568	4,868	6.2%	5.3%
1994	329	4,726	5,055	6.5%	5.0%
1995	299	4,846	5,145	5.8%	4.8%
1996	317	5,045	5,362	5.9%	4.9%
1997	304	5,243	5,547	5.5%	4.8%
1998	359	5,398	5,757	6.2%	4.7%
1999	362	5,431	5,793	6.2%	4.6%
2000	272	5,044	5,316	5.1%	3.9%
2001	251	5,075	5,326	4.7%	3.8%
2002	272	4,892	5,164	5.3%	4.0%
2003	257	4,953	5,210	4.9%	4.3%
2004	246	5,067	5,313	4.6%	3.8%
2005	239	5,060	5,299	4.5%	3.6%
2006	220	5,071	5,291	4.2%	3.2%
2007	197	4,668	4,865	4.0%	2.8%
2008	198	4,732	4,930	4.0%	3.1%
2009	441	4,625	5,066	8.7%	6.3%
2010	376	5,255	5,631	6.7%	6.4%
2011	350	5,391	5,741	6.1%	5.8%
2012	317	5,320	5,637	5.6%	5.3%
2013	290	5,293	5,583	5.2%	4.7%
2014	250	5,329	5,579	4.5%	4.1%
2015	248	5,323	5,571	4.5%	4.3%
2016	272	5,275	5,547	4.9%	5.3%
2017	223	5,173	5,396	4.1%	4.2%

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

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

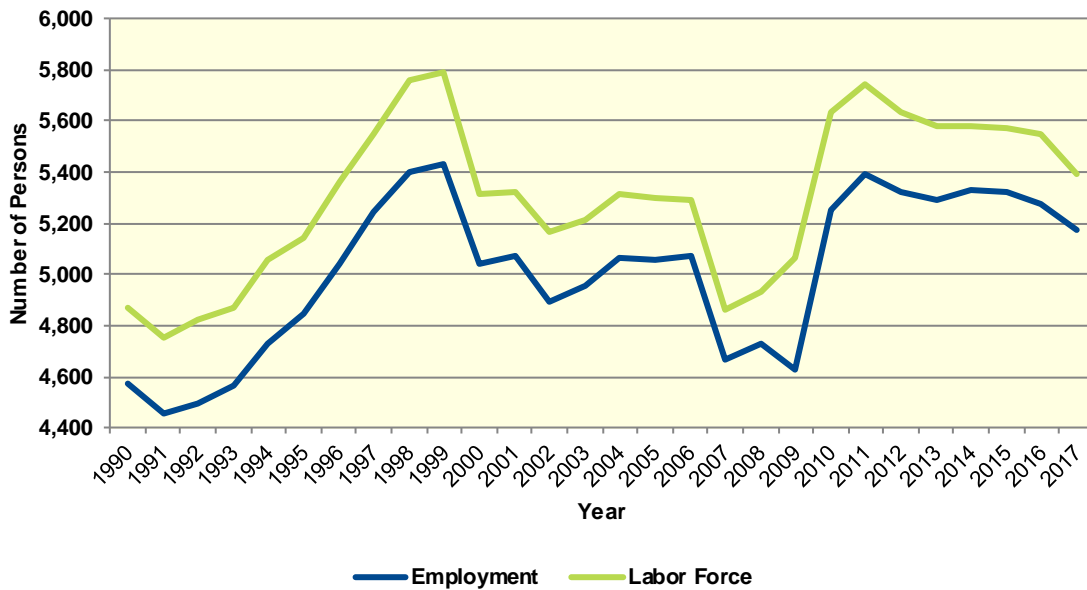
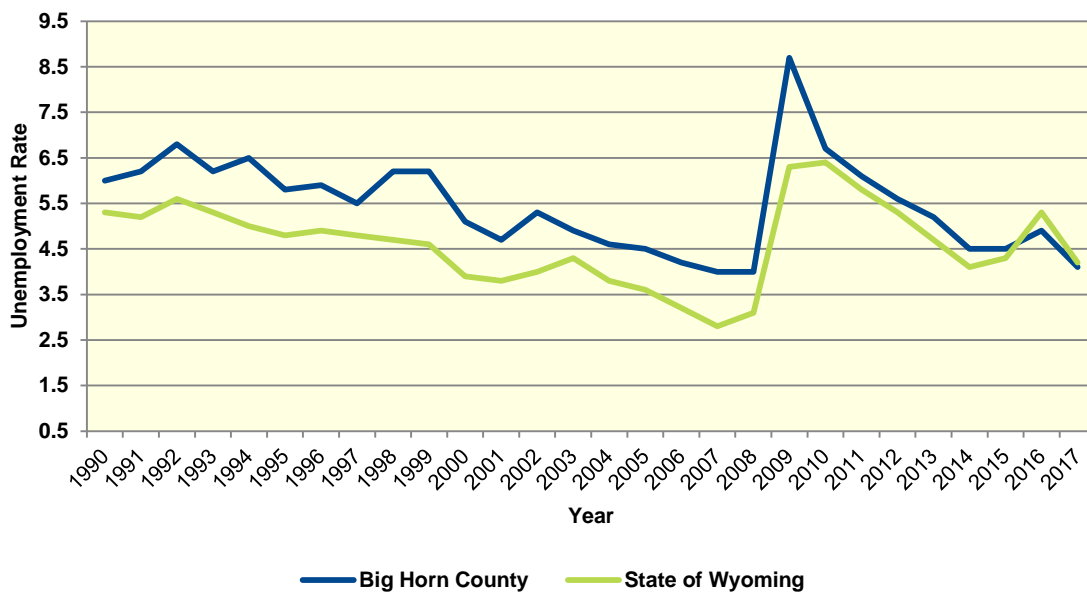


Diagram II.2.4, shows the unemployment rate for both the state and Big Horn County. During the 1990’s the average rate for Big Horn County was 6.1, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 5.0, which compared to 3.9 statewide. Since 2010 the average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

Diagram II.2.4
Annual Unemployment Rate
 Big Horn County
 1990 – 2017 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2018 and are presented in Table II.2.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 4,213 persons in 2016 to 4,097 in 2017, a change of -2.8 percent. The most recent June estimate shows monthly employment was 4,247.

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	3,843	3,953	4,011	4,053	3,988	4,161	4,011	3,817	3,796
Feb	3,826	3,921	4,006	4,088	4,034	4,178	3,991	3,812	3,723
Mar	3,983	3,973	4,120	4,114	4,127	4,237	4,156	3,933	3,850
Apr	4,084	4,127	4,223	4,177	4,270	4,349	4,244	4,055	3,920
May	4,282	4,462	4,325	4,348	4,538	4,456	4,318	4,157	4,038
Jun	4,390	4,521	4,524	4,526	4,629	4,585	4,493	4,464	4,247
Jul	4,255	4,376	4,251	4,288	4,455	4,439	4,299	4,224	
Aug	4,249	4,425	4,282	4,361	4,461	4,330	4,152	4,207	
Sep	4,341	4,514	4,439	4,388	4,547	4,367	4,327	4,272	
Oct	4,334	4,518	4,260	4,358	4,509	4,397	4,248	4,129	
Nov	4,169	4,343	4,260	4,243	4,367	4,318	4,181	4,069	
Dec	4,108	4,172	4,272	4,163	4,297	4,191	4,131	3,971	
Annual	4,155	4,275	4,248	4,259	4,352	4,334	4,213	4,097	
% Change	1.8%	2.9%	-0.6%	0.3%	2.2%	-0.4%	-2.8%	-2.8%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 765 dollars in 2016. In 2017, average weekly wages saw a increased of 1.4 percent over the prior year, rising to 776 dollars, or by 11 percent. These data are shown in Table II.2.23.

Table II.2.23 Average Weekly Wages Big Horn County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	480	519	510	548	515	
2002	491	528	518	544	520	0%
2003	517	550	538	569	544	4.6%
2004	538	550	538	587	553	1.7%
2005	558	585	587	605	584	5.6%
2006	611	623	629	682	636	8.9%
2007	591	585	580	638	599	-5.8%
2008	617	636	623	674	638	6.5%
2009	616	629	608	681	634	-0.6%
2010	618	670	650	732	668	5.4%
2011	647	680	675	738	686	2.7%
2012	687	728	679	765	715	4.2%
2013	697	752	700	797	737	3.1%
2014	737	782	737	817	769	4.3%
2015	763	778	740	813	773	0.5%
2016	757	753	758	793	765	-1%
2017	763	777	746	819	776	1.4%
2018	769	783				

Total business establishments reported by the QCEW are displayed in Table II.2.24. Between 2017 and 2018, the total number of business establishments in Wyoming decreased by 1.4 percent, from 453 to 448 establishments. The most recent preliminary 2018 estimates show there were 457 business establishments in the second quarter of 2018.

Table II.2.24 Number of Business Establishments Big Horn County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	378	386	385	381	383	
2002	380	388	383	376	382	-0.3%
2003	374	384	382	381	380	-0.5%
2004	381	384	387	391	386	1.6%
2005	393	397	399	397	397	2.8%
2006	404	401	401	389	399	0.5%
2007	402	413	416	420	413	3.5%
2008	420	422	419	418	420	1.7%
2009	415	418	414	416	416	-1%
2010	416	421	421	419	419	0.7%
2011	425	420	431	425	425	1.4%
2012	419	424	429	426	425	0%
2013	428	426	432	429	429	0.9%
2014	425	430	432	434	430	0.2%
2015	441	441	439	443	441	2.6%
2016	453	458	457	444	453	2.7%
2017	437	446	450	453	448	-1.1%
2018	457	457				

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.2.25, below shows total real earnings by industry for Big Horn County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$97,593,000 dollars. Between 2016 and 2017 the real estate and rental and leasing industry saw the largest percentage increase, rising by 15.3 percent to \$1,105,000 dollars.

Table II.2.25
Real Earnings by Industry

Big Horn 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	8,243	20,823	11,817	17,975	18,117	17,606	8,406	6,874	-18.2
Forestry, fishing, related activities, and other	0	0	0	0	4,226	3,436	2,994	3,080	2.9
Mining	44,838	49,638	49,663	49,123	50,042	42,247	34,441	34,871	1.2
Utilities	1,992	1,944	1,860	2,288	2,327	2,355	2,931	2,757	-5.9
Construction	22,094	21,860	23,232	19,058	21,636	25,331	23,742	24,832	4.6
Manufacturing	12,574	13,610	16,097	18,594	19,688	18,618	20,410	19,794	-3.0
Wholesale trade	7,773	8,465	7,792	7,914	8,023	5,535	5,539	5,091	-8.1
Retail trade	0	0	0	11,026	10,223	9,280	8,630	7,932	-8.1
Transportation and warehousing	12,754	15,098	18,976	21,723	21,303	21,941	16,053	17,999	12.1
Information	7,028	7,161	6,262	5,680	5,039	4,752	4,535	3,394	-25.2
Finance and insurance	6,714	5,851	6,114	6,443	6,586	7,422	7,586	7,959	4.9
Real estate and rental and leasing	2,008	2,736	1,578	1,056	672	675	958	1,105	15.3
Professional and technical services	0	0	0	0	0	0	0	0	0.0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	7,269	9,577	8,846	10,276	11,905	10,005	9,254	8,738	-5.6
Educational services	273	446	354	523	0	0	0	0	0.0
Health care and social assistance	7,141	7,234	7,049	7,083	0	0	0	0	0.0
Arts, entertainment, and recreation	419	519	738	616	533	304	0	338	0.0
Accommodation and food services	3,841	3,814	3,831	3,625	3,653	3,773	0	4,142	0.0
Other services, except public administration	7,786	6,231	6,904	7,442	10,024	11,969	11,078	8,864	-20.0
Government and government enterprises	87,789	86,269	89,746	95,623	97,095	98,063	98,823	97,593	-1.2
Total	270,968	289,437	288,977	303,009	309,052	302,308	277,254	270,710	-2.4

Table II.2.26, below shows the total employment by industry for Big Horn County. The most recent estimates show the government and government enterprises industry was the largest employer in Big Horn County, with employment reaching 1,542 jobs in 2017. Between 2016 and 2017 the finance and insurance industry saw the largest percentage increase, rising by 4.2 percent to 224 jobs.

Table II.2.26 Employment by Industry Big Horn County BEA Table CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	745	766	766	758	762	772	774	796	2.8
Forestry, fishing, related activities, and other	0	0	0	0	148	141	134	127	-5.2
Mining	639	681	688	685	698	602	520	533	2.5
Utilities	26	24	26	31	30	36	35	34	-2.9
Construction	477	475	483	443	464	503	488	493	1.0
Manufacturing	304	310	322	365	382	385	409	385	-5.9
Wholesale trade	165	175	148	145	161	125	114	103	-9.6
Retail trade	0	0	0	504	514	498	485	468	-3.5
Transportation and warehousing	214	207	225	214	234	240	172	169	-1.7
Information	131	123	110	93	89	92	84	83	-1.2
Finance and insurance	222	203	201	227	213	213	215	224	4.2
Real estate and rental and leasing	176	186	182	189	191	191	200	206	3.0
Professional and technical services	0	0	0	0	0	0	0	0	0.0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	301	369	293	303	356	302	289	275	-4.8
Educational services	34	18	24	29	0	0	0	0	0.0
Health care and social assistance	265	254	244	230	0	0	0	0	0.0
Arts, entertainment, and recreation	36	55	72	59	54	75	0	55	0.0
Accommodation and food services	277	267	265	268	270	270	0	324	0.0
Other services, except public administration	274	249	271	268	308	339	350	328	-6.3
Government and government enterprises	1,579	1,582	1,601	1,586	1,560	1,576	1,582	1,542	-2.5
Total	6,750	6,815	6,798	6,773	6,926	6,891	6,719	6,633	-1.3

Table II.2.27, below shows the real average earnings per job by industry for Big Horn County. These figures are calculated by dividing the total real earning displayed in Table II.2.25 and II.2.26, by industry. In 2017, the transportation and warehousing industry had the highest average earnings reaching \$106,503 dollars. Between 2016 and 2017 the transportation and warehousing industry saw the largest percentage increase, rising by 14.1 percent to \$106,503 dollars.

Table II.2.27									
Real Earnings Per Job by Industry									
Big Horn County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	11,064	27,185	15,426	23,713	23,775	22,806	10,860	8,636	-20.5
Forestry, fishing, related activities, and other	0	0	0	0	28,555	24,372	22,343	24,252	8.5
Mining	70,168	72,889	72,184	71,712	71,693	70,177	66,232	65,424	-1.2
Utilities	76,630	81,010	71,525	73,818	77,575	65,413	83,739	81,088	-3.2
Construction	46,319	46,020	48,099	43,020	46,630	50,361	48,652	50,369	3.5
Manufacturing	41,362	43,902	49,992	50,943	51,540	48,360	49,903	51,413	3.0
Wholesale trade	47,112	48,373	52,650	54,581	49,832	44,277	48,588	49,427	1.7
Retail trade	0	0	0	21,877	19,889	18,635	17,793	16,949	-4.7
Transportation and warehousing	59,600	72,938	84,337	101,509	91,037	91,423	93,332	106,503	14.1
Information	53,651	58,220	56,931	61,076	56,619	51,653	53,991	40,892	-24.3
Finance and insurance	30,245	28,824	30,416	28,382	30,919	34,847	35,285	35,531	0.7
Real estate and rental and leasing	11,409	14,708	8,672	5,585	3,520	3,536	4,790	5,364	12.0
Professional and technical services	0	0	0	0	0	0	0	0	0.0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	24,150	25,955	30,193	33,914	33,441	33,130	32,020	31,775	-0.8
Educational services	8,042	24,762	14,733	18,035	0	0	0	0	0.0
Health care and social assistance	26,949	28,478	28,891	30,794	0	0	0	0	0.0
Arts, entertainment, and recreation	11,642	9,441	10,256	10,447	9,862	4,055	0	6,145	0.0
Accommodation and food services	13,868	14,284	14,458	13,526	13,529	13,972	0	12,784	0.0
Other services, except public administration	28,415	25,025	25,475	27,769	32,545	35,308	31,652	27,024	-14.6
Government and government enterprises	55,598	54,531	56,056	60,292	62,241	62,223	62,467	63,290	1.3
Total	40,143	42,471	42,509	44,738	44,622	43,870	41,264	40,813	-1.1

Table II.2.28, 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 \$427,279,000 a -0.5 percent change between 2016 and 2017. Table II.2.27, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 6,750 and 6,633 in 2017, which was a percentage change of -1.3 over this this period.

Table II.2.28
Total Employment and Real Personal Income
 Big Horn 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	130,026	8,422	3,155	23,281	16,263	164,303	16,342	4,557	28,532
1970	138,581	8,681	2,603	24,291	17,267	174,062	16,959	4,542	30,513
1971	144,927	9,180	3,619	25,703	18,854	183,922	17,518	4,533	31,971
1972	162,525	10,345	3,243	25,849	19,183	200,454	19,223	4,746	34,246
1973	187,761	12,420	2,752	29,384	21,947	229,423	21,602	4,986	37,657
1974	175,962	13,441	2,940	32,533	22,967	220,960	20,842	5,067	34,725
1975	160,622	13,215	3,172	33,660	24,951	209,190	19,190	4,977	32,271
1976	160,984	14,487	3,185	35,002	26,945	211,628	18,752	5,153	31,241
1977	162,314	15,355	2,963	38,002	27,747	215,671	18,861	5,377	30,187
1978	183,756	17,047	2,799	40,456	28,763	238,727	20,486	5,580	32,932
1979	193,831	18,384	2,335	43,004	29,883	250,669	21,167	5,733	33,809
1980	209,065	19,353	1,781	49,553	32,668	273,713	22,752	5,975	34,991
1981	199,474	20,748	545	55,601	36,136	271,007	21,599	5,965	33,441
1982	189,247	20,781	-240	63,806	39,542	271,574	21,233	6,075	31,151
1983	161,082	17,855	-364	59,941	43,693	246,496	19,422	5,531	29,123
1984	169,387	18,859	-896	64,988	42,384	257,004	20,916	5,510	30,742
1985	167,218	18,625	-1,343	63,418	42,766	253,434	20,832	5,299	31,557
1986	151,272	16,742	-1,424	61,092	45,554	239,751	20,126	4,867	31,082
1987	144,866	16,447	-2,273	59,716	45,015	230,877	20,295	4,947	29,284
1988	153,220	18,165	-2,609	56,498	44,404	233,349	21,045	5,162	29,682
1989	155,970	18,357	-2,269	55,469	44,717	235,531	21,732	5,134	30,380
1990	171,238	19,416	-1,213	57,695	46,484	254,789	24,296	5,273	32,475
1991	171,978	19,753	-1,549	52,643	55,474	258,793	24,457	5,267	32,652
1992	172,666	19,553	-1,557	52,515	55,768	259,839	24,266	5,264	32,801
1993	172,399	20,185	-1,841	51,397	52,135	253,904	23,575	5,340	32,284
1994	171,683	21,411	-2,140	58,452	52,735	259,319	23,682	5,573	30,806
1995	174,445	21,492	-2,037	62,314	55,150	268,380	23,903	5,627	31,001
1996	192,900	23,146	-3,965	61,006	55,550	282,345	24,911	5,751	33,542
1997	214,461	25,081	-6,644	63,343	55,427	301,505	26,788	6,041	35,500
1998	220,977	26,219	-7,719	71,047	58,504	316,590	27,482	6,170	35,815
1999	233,563	26,764	-6,651	71,344	59,235	330,727	28,809	6,127	38,120
2000	239,558	27,848	-7,490	69,504	58,676	332,400	29,163	6,411	37,367
2001	263,566	30,574	-7,121	73,651	62,210	361,732	32,271	6,568	40,129
2002	251,843	28,888	-3,913	65,559	64,605	349,206	31,299	6,514	38,662
2003	259,963	29,834	-2,347	69,465	64,761	362,009	32,693	6,453	40,285
2004	251,929	30,099	-477	59,683	66,684	347,721	30,961	6,575	38,316
2005	259,445	31,429	-152	66,777	75,106	369,747	33,033	6,642	39,062
2006	283,307	37,154	-538	73,772	78,491	397,878	35,455	6,885	41,148
2007	251,573	33,898	11,416	61,603	80,524	371,219	32,707	6,781	37,100
2008	271,552	34,623	14,523	71,585	86,525	409,562	35,866	6,902	39,344
2009	257,484	33,608	18,932	70,290	91,528	404,626	35,060	6,615	38,925
2010	270,968	35,240	19,239	73,269	93,006	421,243	36,106	6,750	40,143
2011	289,437	33,043	17,908	82,913	90,561	447,775	38,186	6,815	42,470
2012	288,977	34,435	17,849	93,257	88,932	454,580	38,638	6,798	42,509
2013	303,009	37,852	15,272	78,084	91,075	449,587	37,658	6,773	44,738
2014	309,052	40,065	16,422	80,353	94,577	460,340	38,818	6,926	44,622
2015	302,308	38,776	13,698	81,947	96,995	456,172	38,154	6,891	43,871
2016	277,254	37,696	10,025	79,598	100,290	429,472	35,967	6,719	41,264
2017	270,710	37,523	10,043	81,140	102,909	427,279	35,888	6,633	40,813

Diagram II.2.5, below, shows real average earnings per job for Big Horn County from 1990 to 2017. Over this period the average earning per job for Big Horn County was \$38,063 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.2.5
Real Average Earnings Per Job
 Big Horn County
 BEA Data 1990 - 2017

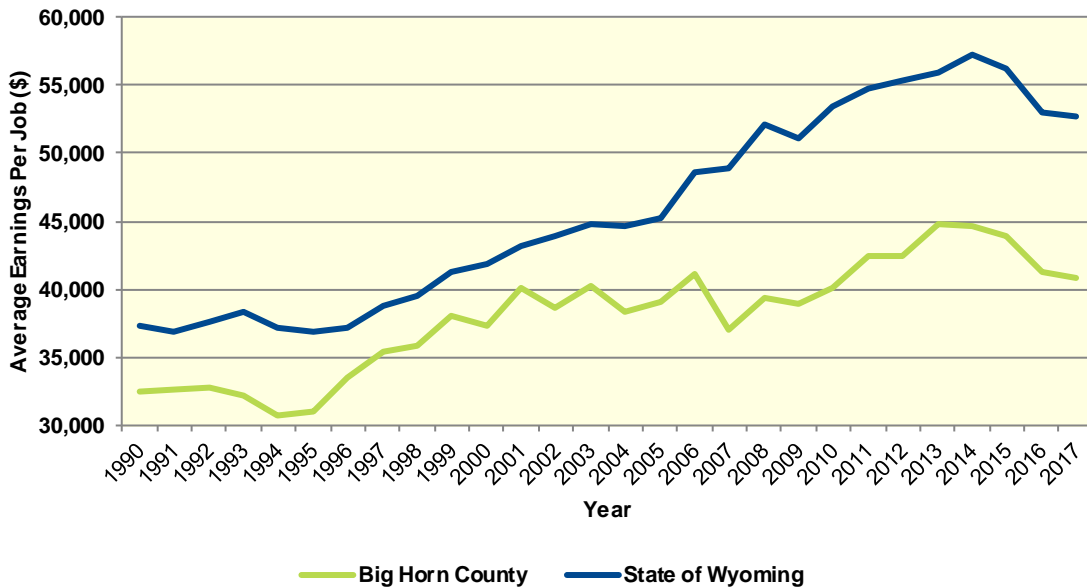
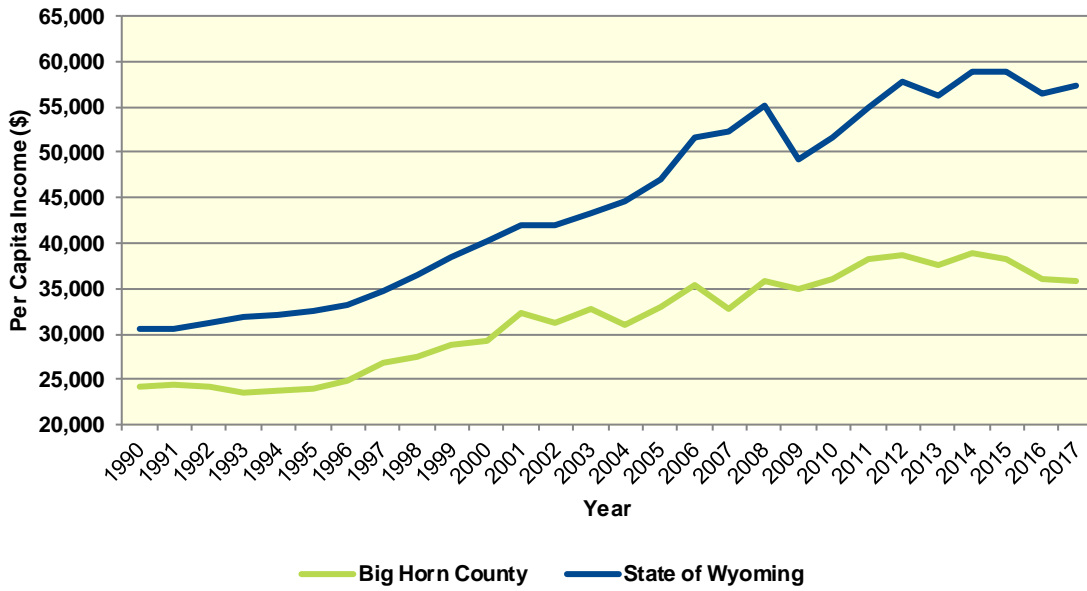


Diagram II.2.6, on the following page, shows real per capita income Big Horn County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Big Horn County was \$31,432 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.2.6
Real Per Capita Income
Big Horn County
BEA Data 1990 - 2017



Housing

According to the Wyoming cost of living index, real average apartment rent in Big Horn decreased by 5 percent from second quarter 2017 to second quarter 2018 from \$489 to \$483. During that same period, detached single-family home rents decreased by 2.6 percent, rents for mobile homes on lots increased by -3.1 percent, and rents for mobile home lots increased by 0 percent.

Big Horn rental prices experienced average annualized increases of . percent for apartments, . percent for houses, . percent for mobile homes plus a lot, and . 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.2.29, at right, presents the Big Horn county data for each rental type.

Table II.2.29 Semiannual Average Monthly Rental Prices Big Horn County EAD Data, 1998:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	391	121	508	.
Q4.98	433	168	486	378
Q2.99	439	110	408	363
Q4.99	412	109	514	435
Q2.00	440	127	450	352
Q4.00	410	136	474	410
Q2.01	433	131	488	402
Q4.01	466	121	508	393
Q2.02	409	131	441	376
Q4.02	407	132	417	404
Q2.03	405	140	430	426
Q4.03	417	149	430	398
Q2.04	386	148	437	395
Q4.04	409	150	442	406
Q2.05	407	159	450	412
Q4.05	471	163	451	381
Q2.06	457	158	419	395
Q4.06	473	154	474	376
Q2.07	515	158	478	378
Q4.07	552	147	507	381
Q2.08	544	159	478	382
Q4.08	587	167	481	389
Q2.09	532	184	448	437
Q4.09	484	184	506	405
Q2.10	449	182	462	410
Q4.10	449	254	458	439
Q2.11	434	209	508	467
Q4.11	430	199	492	487
Q2.12	459	190	483	486
Q4.12	458	185	524	489
Q2.13	441	186	525	494
Q4.13	434	180	614	545
Q2.14	473	177	601	469
Q4.14	469	177	599	518
Q2.15	481	177	684	450
Q4.15	490	175	630	461
Q2.16	516	180	679	463
Q4.16	492	183	582	502
Q2.17	520	192	656	478
Q4.17	489	195	591	457
Q2.18	494	192	639	463

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Big Horn County remained unchanged from 8 authorizations in 2016 to 8 in 2017.

The real value of single-family building permits increased from \$173,445 in 2016 to \$222,090 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.2.30.

Table II.2.30 Building Permits and Valuation Big Horn County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	18	0	0	6	24	102,418	42,636
1981	14	2	16	0	32	85,205	0
1982	7	0	8	6	21	105,657	73,373
1983	8	0	0	0	8	95,940	0
1984	17	0	0	0	17	64,237	0
1985	5	0	0	0	5	87,181	0
1986	4	0	0	0	4	80,128	0
1987	2	0	0	0	2	105,587	0
1988	3	0	0	0	3	100,640	0
1989	4	0	0	0	4	113,616	0
1990	3	0	0	0	3	72,193	0
1991	6	0	0	0	6	125,212	0
1992	2	0	0	0	2	96,432	0
1993	7	0	0	0	7	131,307	0
1994	5	0	0	0	5	95,311	0
1995	8	0	0	0	8	109,755	0
1996	13	2	0	0	15	128,070	0
1997	7	2	0	0	9	125,497	0
1998	8	0	0	0	8	121,823	0
1999	11	0	0	0	11	131,891	0
2000	12	0	0	0	12	115,328	0
2001	7	0	0	0	7	138,077	0
2002	11	0	0	0	11	115,828	0
2003	6	0	0	0	6	162,373	0
2004	17	0	0	0	17	156,137	0
2005	8	0	0	0	8	114,827	0
2006	20	0	0	0	20	141,357	0
2007	23	0	0	0	23	181,960	0
2008	21	0	0	16	37	226,489	78,571
2009	16	0	0	0	16	182,391	0
2010	14	0	0	0	14	186,182	0
2011	12	0	0	0	12	157,250	0
2012	13	0	0	0	13	238,099	0
2013	9	2	0	0	11	262,174	0
2014	13	0	0	0	13	157,534	0
2015	9	0	0	0	9	215,944	0
2016	8	0	0	0	8	173,445	0
2017	8	0	0	0	8	222,090	0

Diagram II.2.7
Single Family Permits

Big Horn County
Census Bureau Data, 1980–2017

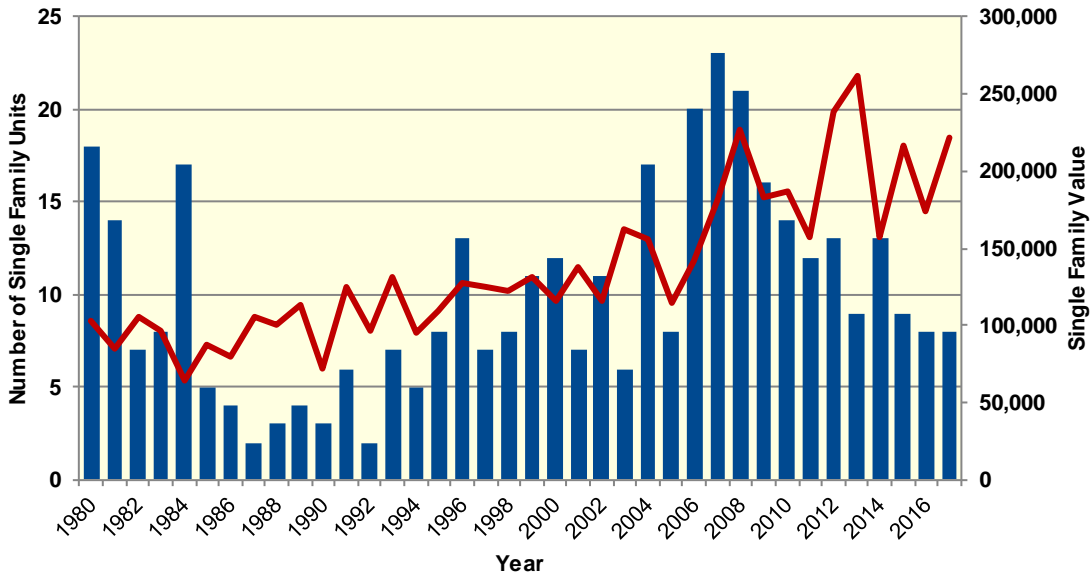
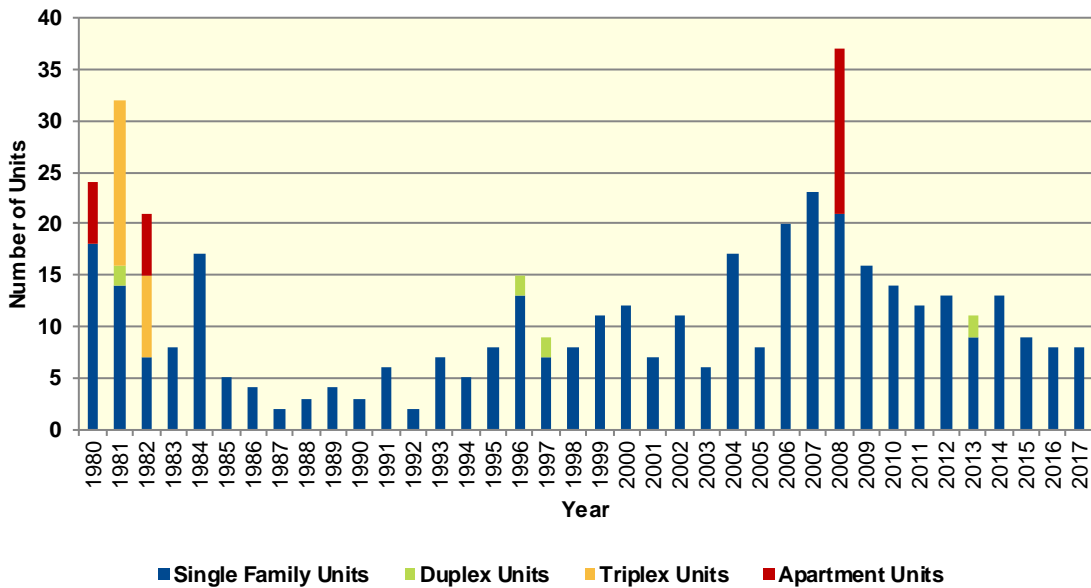


Diagram II.2.8
Total Permits by Unit Type

Big Horn County
Census Bureau Data, 1980–2017



At the time of the 2010 Census, there were 183 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 25.9 percent, as shown in Table II.2.31.

Table II.2.31 Group Quarters Population Big Horn 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	0	0%	45	24.9%	inf%
Juvenile Facilities	.	.	7	3.9%	.
Nursing Homes	218	100%	129	71.3%	-40.8%
Other Institutions	0	0%	0	0%	%
Total	218	100.0%	181	100.0%	-17%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	29	100%	2	100%	-93.1%
Total	29	100.0%	2	100.0%	-93.1%
Group Quarters Population	247	100.0%	183	100.0%	-25.9%

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

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

Households by type and tenure are shown in Table II.2.32. Family households represented 64.4 percent of households, while non-family households accounted for 35.6 percent. These changed from 69.7 and 30.3 percent, respectively.

Table II.2.32				
Household Type by Tenure				
Big Horn County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,179	69.7%	2,887	64.4%
Married-Couple Family	2,654	83.5%	2,433	84.3%
Owner-Occupied	2,240	84.4%	2,028	83.4%
Renter-Occupied	414	15.6%	405	16.6%
Other Family	525	16.5%	454	18.2%
Male Householder, No Spouse Present	178	33.9%	162	39.2%
Owner-Occupied	121	68%	134	82.7%
Renter-Occupied	57	32%	28	17.3%
Female Householder, No Spouse Present	347	66.1%	292	76.4%
Owner-Occupied	200	57.6%	134	45.9%
Renter-Occupied	147	42.4%	158	54.1%
Non-Family Households	1,382	30.3%	1,594	35.6%
Owner-Occupied	853	61.7%	959	60.2%
Renter-Occupied	529	38.3%	635	39.8%
Total	4,561	100.0%	4,481	100.0%

Housing types by unit are shown in Table II.2.33, below. In 2017, there were 5,454 housing units, up from 5,105 in 2000. Single-family units accounted for 78.3 percent of units in 2017, compared to 76.4 in 2000. Apartment units accounted for 3.5 percent in 2017, compared to 3 percent in 2000.

Table II.2.33				
Housing Units by Type				
Big Horn County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,900	76.4%	4,268	78.3%
Duplex	86	1.7%	137	2.5%
Tri- or Four-Plex	94	1.8%	98	1.8%
Apartment	154	3%	190	3.5%
Mobile Home	855	16.7%	730	13.4%
Boat, RV, Van, Etc.	16	0.3%	31	0.6%
Total	5,105	100.0%	5,454	100.0%

In 2010, there were 5,326 housing units, compared with 5,454 in 2017. Single-family units accounted for 78.3 percent of units in 2017, compared to 80.4 in 2010. Apartment units accounted for 3.5 percent in 2017, compared to 2.4 percent in 2010.

Table II.2.34 Housing Units by Type Big Horn 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	4,282	80.4%	4,268	78.3%
Duplex	134	2.5%	137	2.5%
Tri- or Four-Plex	75	1.4%	98	1.8%
Apartment	130	2.4%	190	3.5%
Mobile Home	705	13.2%	730	13.4%
Boat, RV, Van, Etc.	0	0%	31	0.6%
Total	5,326	100.0%	5,454	100.0%

Some 84.8 percent of housing was occupied in 2010, compared to 84.5 percent in 2000. Owner-occupied housing changed 6.1 percent between 2000 and 2010, ending with owner-occupied units representing 74.9 percent of unit. Vacant units changed by 3.2 percent, resulting in 818 vacant units in 2010.

Table II.2.35 Housing Units by Tenure Big Horn County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	4,312	84.5%	4,561	84.8%	5.8%
Owner-Occupied	3,219	74.7%	3,414	74.9%	6.1%
Renter-Occupied	1,093	25.3%	1,147	25.1%	4.9%
Vacant Housing Units	793	15.5%	818	15.2%	3.2%
Total Housing Units	5,105	100.0%	5,379	100.0%	5.4%

Table II.2.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 5,454 housing units. An estimated 72.6 percent were owner-occupied, and 17.8 percent were vacant.

Table II.2.36 Housing Units by Tenure Big Horn County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,561	84.8%	4,481	82.2%
Owner-Occupied	3,414	74.9%	3,255	72.6%
Renter-Occupied	1,147	25.1%	1,226	27.4%
Vacant Housing Units	818	15.2%	973	17.8%
Total Housing Units	5,379	100.0%	5,454	100.0%

Households by household size are shown in Table II.2.37, below. There were a total of 4,561 households in 2010, up from 4,312 in 2000. One person households changed by 4,312 percent between 2000 and 2010, while two person households changed by 10.2 percent. Three and four

person households changed by 8.8 and -14.6 respectively, representing 13.2 percent and 10.4 percent of the population in 2010.

Table II.2.37					
Households by Household Size					
Big Horn County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	1,080	25%	1,194	26.2%	10.6%
Two Persons	1,594	37%	1,757	38.5%	10.2%
Three Persons	554	12.8%	603	13.2%	8.8%
Four Persons	556	12.9%	475	10.4%	-14.6%
Five Persons	286	6.6%	308	6.8%	7.7%
Six Persons	141	3.3%	124	2.7%	-12.1%
Seven Persons or More	101	2.3%	100	2.2%	-1%
Total	4,312	100.0%	4,561	100.0%	5.8%

Households by income is shown in Table II.2.38, on the following page. Households earning more than \$100,000 per year represented 17.3 percent of households in 2017, compared to 3.8 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.5 percent of households in 2010, compared to 15.7 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12.4 percent of households in 2017, compared to 20.4 percent in 2000.

Table II.2.38				
Households by Income				
Big Horn 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	882	20.4%	556	12.4%
\$15,000 to \$19,999	346	8%	349	7.8%
\$20,000 to \$24,999	368	8.5%	240	5.4%
\$25,000 to \$34,999	733	17%	473	10.6%
\$35,000 to \$49,999	883	20.5%	536	12%
\$50,000 to \$74,999	677	15.7%	964	21.5%
\$75,000 to \$99,999	261	6%	589	13.1%
\$100,000 or More	165	3.8%	774	17.3%
Total	4,315	100.0%	4,481	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.2.39, on the following page. Households earning more than \$100,000 per year represented 17.3 percent of households in 2017, compared to 14.3 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 12.4 percent of households in 2017, compared to 10.6 percent in 2010.

Table II.2.39				
Households by Income				
Big Horn 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	482	10.6%	556	12.4%
\$15,000 to \$19,999	239	5.3%	349	7.8%
\$20,000 to \$24,999	228	5%	240	5.4%
\$25,000 to \$34,999	710	15.6%	473	10.6%
\$35,000 to \$49,999	701	15.4%	536	12%
\$50,000 to \$74,999	884	19.4%	964	21.5%
\$75,000 to \$99,999	654	14.4%	589	13.1%
\$100,000 or More	649	14.3%	774	17.3%
Total	4,547	100.0%	4,481	100.0%

Table II.2.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 10.6 percent and 1.1 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 19.2 percent, 9.9 percent, and 9, respectively. Housing units built prior to 1939 represented 18.8 percent of households in 2017.

Table II.2.40				
Households by Year Home Built				
Big Horn 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	1,001	23.2%	843	18.8%
1940 to 1949	585	13.6%	472	10.5%
1950 to 1959	551	12.8%	491	11%
1960 to 1969	349	8.1%	445	9.9%
1970 to 1979	881	20.4%	859	19.2%
1980 to 1989	554	12.8%	443	9.9%
1990 to 1999	391	9.1%	403	9%
2000 to 2009	.	.	474	10.6%
2010 or Later	.	.	51	1.1%
Total	4,312	100.0%	4,481	100.0%

Table II.2.41, 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 10.6 percent in 2010 and 5.8 percent of households. Housing units built prior to 1939 represented 18.8 percent of households in 2017 and 21.6 percent of households in 2010.

Table II.2.41				
Households by Year Home Built				
Big Horn 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	982	21.6%	843	18.8%
1940 to 1949	473	10.4%	472	10.5%
1950 to 1959	517	11.4%	491	11%
1960 to 1969	346	7.6%	445	9.9%
1970 to 1979	923	20.3%	859	19.2%
1980 to 1989	509	11.2%	443	9.9%
1990 to 1999	533	11.7%	403	9%
2000 to 2009	264	5.8%	474	10.6%
2010 or Later			51	1.1%
Total	4,547	100.0%	4,481	100.0%

The distribution of unit types by race are shown in Table II.2.42, on the following page. An estimated 79.5 percent of white households occupy single family homes, while percent of black households do. Some 2.8 percent of white households occupy apartments, while percent of black households do. An estimated 85.7 percent of Asian, and 50.6 percent of American Indian households occupy single family homes.

Table II.2.42							
Distribution of Units in Structure by Race							
Big Horn County							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	79.5%	%	50.6%	85.7%	%	77.1%	62.2%
Duplex	2.4%	%	0%	0%	%	0%	0%
Tri- or Four-Plex	1.7%	%	0%	14.3%	%	0%	0%
Apartment	2.8%	%	37.7%	0%	%	0%	0%
Mobile Home	12.9%	%	11.7%	0%	%	22.9%	37.8%
Boat, RV, Van, Etc.	0.7%	%	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.2.43, below. An estimated 12.6 percent of vacant units were for rent in 2010, a -34 percent change since 2000. In addition, some 8.8 percent of vacant units were for sale, a change of -39 percent between 2000 and 2010. "Other" vacant units represented 35.1 percent of vacant units in 2010. This is a change of 64.9 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.2.43 Disposition of Vacant Housing Units Big Horn County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	156	19.7%	103	12.6%	-34%
For Sale	118	14.9%	72	8.8%	-39%
Rented or Sold, Not Occupied	45	5.7%	26	3.2%	-42.2%
For Seasonal, Recreational, or Occasional Use	265	33.4%	316	38.6%	19.2%
For Migrant Workers	35	4.4%	14	1.7%	-60%
Other Vacant	174	21.9%	287	35.1%	64.9%
Total	793	100.0%	818	100.0%	3.2%

The disposition of vacant units between 2010 and 2017 are shown in Table II.2.44. By 2017, for rent units accounted for 11.1 percent of vacant units, while for sale units accounted for 3.1 percent. “Other” vacant units accounted for 55.2 percent of vacant units, representing a total of 537 “other” vacant units.

Table II.2.44 Disposition of Vacant Housing Units Big Horn County 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	103	12.6%	108	11.1%
For Sale	72	8.8%	30	3.1%
Rented Not Occupied	5	0.6%	0	0%
Sold Not Occupied	21	2.6%	32	3.3%
For Seasonal, Recreational, or Occasional Use	316	38.6%	266	27.3%
For Migrant Workers	14	1.7%	0	0%
Other Vacant	287	35.1%	537	55.2%
Total	818	100.0%	973	100.0%

Table II 2.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 10 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 6.8 percent of total households in Big Horn County. In Big Horn County the 2,145 households with three bedrooms accounted for 30.6 percent of all households, and there were only 362 five-bedroom or more households, which accounted for 14.5 percent of all households.

Table II.2.45				
Households by Number of Bedrooms				
Big Horn County 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	25	10	116	100.0
One	68	180	370	2.1
Two	765	536	1,671	6.8
Three	1,445	368	2,145	30.6
Four	640	110	790	39.3
Five or more	312	22	362	14.5
Total	4,481	1,226	5,454	100.0

The age of a structure influences its value. As shown in Table II. 2.46, structures built in 1939 or earlier had a median value of, 120,100 while structures built between 1950 and 1959 had a median value of 139,800 and those built between 1990 to 1999 had a median value of 217,500. 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 136,500 and, 0 respectively. The total median value in Big Horn County was, 151,900.

Table II.2.46	
Owner Occupied Median Value by Year Structure Built	
Big Horn County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	120,100
1940 to 1949	137,200
1950 to 1959	139,800
1960 to 1969	124,900
1970 to 1979	162,200
1980 to 1989	154,900
1990 to 1999	217,500
2000 to 2009	280,700
2010 to 2013	136,500
2014 or later	0
Median Value	151,900

Household mortgage status is reported in Table II. 2.47. In, Big Horn County households with a mortgage accounted for 42.5 percent of all households or 1,382 housing units, and the remaining 39.7 percent or 1,293 units had no mortgage. Of those units with a mortgage, 87 had either a second mortgage or home equity loan, 2 had both a second mortgage and home equity loan, and 1,293 or 39.7 percent had no second mortgage or no home equity loan.

Table II.2.47 Mortgage Status Big Horn County 2017 5-Year ACS Data		
Mortgage Status	Big Horn County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,382	42.5
With either a second mortgage or home equity loan, but not both	87	2.7
Second mortgage only	37	1.1
Home equity loan only	50	1.5
Both second mortgage and home equity loan	2	0.1
No second mortgage and no home equity loan	1,293	39.7
Housing units without a mortgage	1,873	57.5
Total	3,255	100.0%

The median rent in Big Horn County was \$468, as seen in Table II 2.48

Table II.2.48 Median Rent Big Horn County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$468
Median Home Value	\$151,900

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in BigHorn County was \$146,804. This represented an increase of 4.5 percent from the previous year. Wyoming’s average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.2.49.

Table II.2.49 Average Sales Prices Big Horn County vs. Wyoming DOR Data, 2000–2016				
Year	Big Horn County Average Price (\$)	Big Horn County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	68,816	.	131,207	.
2001	76,263	10.82	128,771	-1.86
2002	72,670	-4.71	138,295	7.40
2003	73,526	1.18	148,276	7.22
2004	76,279	3.74	159,558	7.61
2005	80,607	5.67	178,183	11.67
2006	87,384	8.41	219,438	23.15
2007	107,966	23.55	265,044	20.78
2008	109,295	1.2	256,045	-3.40
2009	89,239	-18.3	241,622	-5.63
2010	124,608	39.63	250,958	3.86
2011	126,574	1.6	241,301	-3.85
2012	132,077	4.3	266,406	10.40
2013	121,780	-7.8	281,345	5.6
2014	135,793	11.5	263,432	-6.4
2015	147,707	8.8	275,611	4.6
2016	140,445	-4.9	280,428	1.7
2017	146,804	4.5	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.⁶⁶ During December 2018, a total of 29 surveys were completed by property managers in Big Horn County. Of the 181 rental units surveyed 9 were vacant, indicating a vacancy rate of 5.0 percent.

From December 2018 through February of 2019⁶⁷, 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.2.9 shows the historical vacancy rate from Big Horn County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	14	169	8	4.7%
2003a	7	72	5	6.9%
2003b	10	120	6	5.0%
2004a	18	220	19	8.6%
2004b	16	137	15	11.0%
2005a	23	194	12	6.2%
2005b	22	202	17	8.4%
2006a	23	190	13	6.8%
2006b	26	241	8	3.3%
2007a	20	241	5	2.1%
2007b	17	198	3	1.5%
2008a	18	234	7	3.0%
2008b	24	257	12	4.7%
2009a	26	203	10	4.9%
2009b	26	226	32	14.2%
2010a	28	190	19	10.0%
2010b	29	190	26	13.7%
2011a	30	249	11	4.4%
2011b	35	245	14	5.7%
2012a	40	329	20	6.1%
2012b	39	265	18	6.8%
2013a	38	269	16	6.0%
2013b	35	159	12	7.6%
2014a	45	206	10	4.9%
2014b	45	315	19	6.0%
2015a	44	356	18	5.1%
2015b	32	238	17	7.1%
2016a	35	214	19	8.9%
2016b	35	216	18	8.3%
2017a	30	174	14	8.0%
2017b	31	146	6	4.1%
2018a	34	230	12	5.7%
2018b	29	181	9	5.0%

⁶⁶ 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.

⁶⁷ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.2.9
Vacancy Rates by Year
 Big Horn County vs. Wyoming
 RVS Data, June 2001 – December 2018

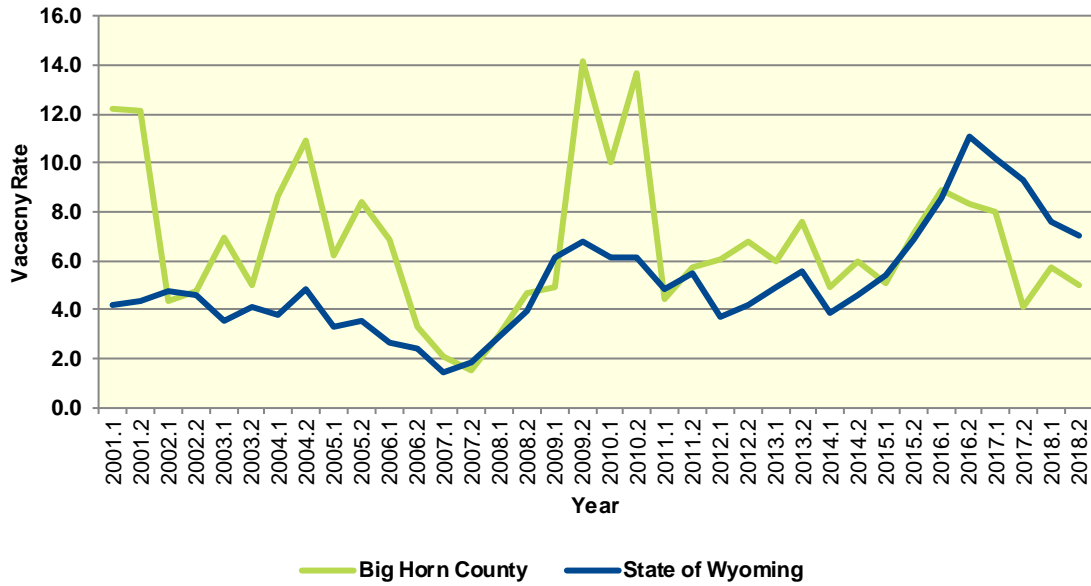


Diagram II.2.10 shows the average rent of single-family and apartment units in Big Horn County. In 2018, rents for single-family units were \$544.7 and average rents for apartments were \$468.1.

Diagram II.2.10
Average Rent of Single Family and Apartment Units
 Big Horn County
 RVS Data, June 2006 – December 2018

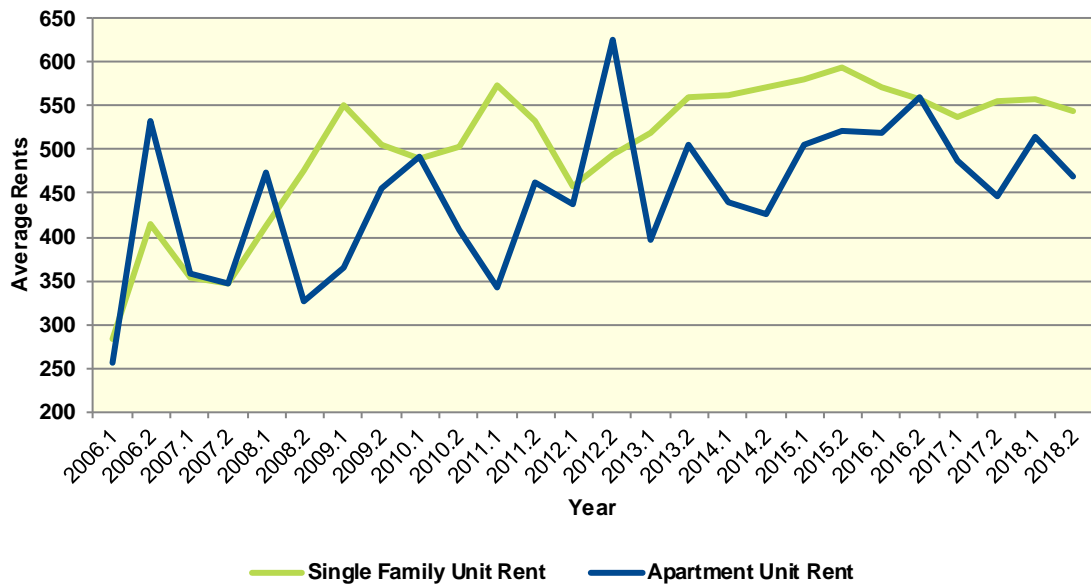


Table II.2.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 33 single family units in Big Horn County, with 2 of them available. This translates into a vacancy rate of 6.1 percent in Big Horn County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 72 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 6.9 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.2.51			
Rental Vacancy Survey by Type			
Big Horn County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	33	2	6.1%
Apartments	72	5	6.9%
Mobile Homes	12	0	0.0%
"Other" Units	0	0	%
Don't Know	51	1	2.0%
Total	181	9	5.0%

Table II.2.52 reports units by bedroom size. As can be seen there were 41 two-bedroom apartment units and 2 three bedroom units. Overall, the 67 two-bedroom units accounted for 37.0 percent of all units, and the 22 three bedroom units accounted for 12.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 52 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.2.52							
Rental Units by Number of Bedrooms							
Big Horn 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	0	0	0	.	0
One	5	5	29	0	0	.	39
Two	19	6	41	1	0	.	67
Three	8	2	2	10	0	.	22
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0.0
Don’t Know	0	0	0	1	0	51	52
Total	33	13	72	12	0	51	181

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.2.53, One apartments were the most available apartment units, with One units being the most available single family units.

Table II.2.53							
Available Rental Units by Number of Bedrooms							
Big Horn 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	0	0	0	.	0
One	2	0	3	0	0	.	5
Two	0	1	2	0	0	.	3
Three	0	0	0	0	0	.	0
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	1	1.0
Total	2	1	5	0	0	1	9

Table II.2.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 4.5 percent and three bedroom units had a vacancy rate of 4.5 percent.

Table II.2.54 Vacancy Rates by Number of Bedrooms Big Horn 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	%	%	%	%	%		
One	40.0%	0.0%	10.3%	%	%		12.8
Two	0.0%	16.7%	4.9%	0.0%	%		4.5
Three	0.0%	0.0%	0.0%	0.0%	%		0.0
Four	0.0%	%	%	%	%		0.0
Five	%	%	%	%	%		
Don’t Know	%	%	%	0.0%	%	2.0%	1.9
Total	6.1%	7.7%	6.9%	0.0%	%	2.0%	9

Table II.2.55 displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.2.55 Single Family Units by Bedroom Size Big Horn County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	5	2	40.0%
Two	19	0	0.0%
Three	8	0	0.0%
Four	1	0	0.0%
Don’t know	0	0	%
Total	33	2	6.1%

Table II.2.56 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 4.9 percent.

Table II.2.56 Apartment Units by Bedroom Size Big Horn County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	29	3	10.3%
Two	41	2	4.9%
Three	2	0	0.0%
Four	0	0	%
Don’t know	0	0	%
Total	72	5	6.9%

Average market-rate rents by unit type are shown in Table II.2.57. 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.2.57 Average Market Rate Rents by Bedroom Size Big Horn County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.	\$.
One	\$507	\$450	\$444	\$.	\$.	\$474
Two	\$511	\$520	\$481	\$.	\$.	\$509
Three	\$542	\$625	\$600	\$575	\$.	\$571
Four	\$850	\$.	\$.	\$.	\$.	\$850
Five	\$.	\$.	\$.	\$.	\$.	\$
Total	\$544.7	\$490.3	\$468.1	\$550.0	\$	\$515.9

Table II.2.58 shows vacancy rates for single family units by average rental rates for Big Horn County. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 4.0 percent.

Table II.2.58 Single Family Market Rate Rents by Vacancy Status Big Horn County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	25	1	4.0%
\$500 to \$750	8	1	12.5%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	33	2	6.1%

The average rent and availability of apartment units is displayed in Table II.2.59. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 9.6 percent.

Table II.2.59 Apartment Market Rate Rents by Vacancy Status Big Horn County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	52	5	9.6%
\$500 to \$750	5	0	0.0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	15	0	0.0%
Total	72	5	6.9%

Table II.2.60 displays units designed to serve elderly occupants. In the most recent survey there were 37 units designed for elderly occupants, of which 3 units were available, which indicates a vacancy rate of 8.1.

Table II.2.60 Units Designed for Elderly Occupants Big Horn County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	37
Available Elderly Units	3
Elderly Vacancy Rate	8.1%

Table II.2.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0.0 percent of available units are expected to be on the market for less than seven days. An additional 6 units, or 66.7 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 2 units, or 22.2 percent are expected to be on the market for 90 days.

Table II.2.61 Number of Estimated Days to Fill a Vacant unit Big Horn County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0.0%
7 to 30 days	6	66.7%
31 to 60 days	0	0.0%
61 to 90 days	0	0.0%
More than 90 days	2	22.2%
Unknown	1	11.1%
Total	9	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.2.62, 16 respondents, or 66.7 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.2.63. There were 59 respondents who included electricity, 22 respondents who included natural gas, 87 respondents who included water and sewer and 94 respondents included trash collection in the rent.

Table II.2.62 Are there any utilities included with the rent? Big Horn County 2018b Survey of Rental Properties	
Response	Respondent
Yes	16
No	8
% Offering Utilities	66.7%

Table II.2.63 Which utilities are included with the rent? Big Horn County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	59
Natural Gas	22
Propane	2
Water/Sewer	87
Trash Collection	94
Cable Television	4
Other	0

Perceived Need for Rental Units

Table II.2.64, shows the number of survey respondents who keep a waiting list. As can be seen 8 respondents said they keep a waitlist, with an estimated 12 number of persons on the wait list.

Table II.2.64 Do you keep a waiting list? Big Horn County 2018b Survey of Rental Properties	
Response	Respondent
Yes	8
No	15
Waitlist Size	12

Table II.2.65, shows the condition of rental units by unit type for Big Horn County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported, 91, or 50.3 percent of units were in good condition and 12 units, or 6.6 percent, were in average condition. Details by unit type and condition are displayed.

Table II.2.65 Condition by Unit Type Big Horn County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	4	2.2%
Average	12	6.6%
Good	91	50.3%
Excellent	22	12.2%
Don't Know	0	0.0%
Total	181	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.2.66, 2 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.2.66 If you had the opportunity to own/manage more units, how many would you prefer Big Horn County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	2
Mobile homes	0
Other	0
All types	2
Total	6

Table, II.2.67, 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. Big Horn County had a total of 10 respondents, with an average persons per household of 2.7 people. Of new residents to Big

Horn County, 55.6 percent were married and the most common age group arriving in the state was 65 years or older. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 60.0 percent of respondents owning their residence. The average mortgage payment in Big Horn County was \$275 and the average rent was \$768. When asked if they were satisfied with their current housing, 90.0 percent said they were satisfied with their current housing.

Table II.2.67 Most Replied Response Big Horn County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	10
Number of persons in household (Average)	2.7
Current age	65 years or older (44.4%)
Marital status	Married (55.6%)
Primary reason for moving to Wyoming	Other reason (50.0%)
In which industry are you primarily employed	Retired (30.0%)
Highest education level completed	High School Diploma/GED (40.0%)
Total household income from all sources	\$20,000 to \$29,999 dollars (50.0%)
Current Housing Characteristics	
Current Residence	Single family home (70.0%)
Do you own or rent	Own (60.0%)
How many bedrooms (Average)	3.2
How many full bathrooms (Average)	
Average mortgage payment	\$275
Average rental payment	\$768
Are you satisfied with your current housing	Satisfied with current housing (90.0%)

Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2017 5-year ACS data, 61 or 1.4 percent of households in Big Horn County were overcrowded and another 33 or .7 percent of units were severely overcrowded, as shown in Table II.2.68. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.2.68				
Overcrowding and Severe Overcrowding				
Big Horn County 2017 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Big Horn County				
Owner				
Households	3,234	39	6	3,279
Percentage	98.6%	1.2%	.2%	100.0%
Renter				
Households	1,131	22	27	1,180
Percentage	95.8%	1.9%	2.3%	100.0%
Total				
Households	4,365	61	33	4,459
Percentage	97.9%	1.4%	.7%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2017 5-year ACS, a total of 381 units or 7.1 percent of all housing units in Big Horn County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.2.69, at right.

Table II.2.69		
Housing Units with Incomplete Kitchen Facilities		
Big Horn County 2017 5-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Kitchen Facilities	4,995	260,769
Lacking Complete Kitchen Facilities	381	7,218
Total Housing Units	5,376	267,987
Percent Lacking	7.1%	2.7%

At the time of the 2017 ACS, a total of 333 units or 6.2 percent of all housing units in Big Horn County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.2.70.

Table II.2.70 Housing Units with Incomplete Plumbing Facilities Big Horn County 2017 5-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Plumbing Facilities	5,043	261,033
Lacking Complete Plumbing Facilities	333	6,954
Total Households	5,376	267,987
Percent Lacking	6.2%	2.6%

The third type of housing problem reported in the 2017 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Big Horn County, 9.6 percent of households had a cost burden and 9.4 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 16.6 percent of homeowners with a mortgage in Big Horn County experienced a cost burden and 15.5 percent experienced a severe cost burden, while 10.3 percent of renters had a cost burden and 13.1 percent had a severe cost burden, as seen in Table II.2.71.

Table II.2.71					
Cost Burden and Severe Cost Burden by Tenure					
Big Horn County					
2017 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Big Horn County					
Owner With a Mortgage					
Households	1,015	250	233	9	1,507
Percent	67.4%	16.6%	15.5%	.6%	100.0%
Owner Without a Mortgage					
Households	1,666	55	30	21	1,772
Percent	94.0%	3.1%	1.7%	1.2%	100.0%
Renter					
Households	618	122	155	285	1,180
Percent	52.4%	10.3%	13.1%	24.2%	100.0%
Total					
Households	3,299	427	418	315	4,459
Percent	74.0%	9.6%	9.4%	7.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2018 Big Horn 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.2.72, 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 585 owner occupied and 304 renter occupied households experiencing a housing problem.

Table II.2.72			
Households with Housing Problems by Income			
Big Horn County			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	220	200	420
30.1-50% HAMFI	160	65	225
50.1-80% HAMFI	100	25	125
80.1-95% HAMFI	25	0	25
95 – 115% HAMFI	50	0	50
115.1% HAMFI or more	30	14	44
Total	585	304	889
Without Housing Problems			
30% HAMFI or less	135	145	280
30.1-50% HAMFI	230	145	375
50.1-80% HAMFI	560	215	775
80.1-95% HAMFI	330	90	420
95 – 115% HAMFI	375	80	455
115.1% HAMFI or more	1,070	185	1,255
Total	2,700	860	3,560
Not Computed			
30% HAMFI or less	35	0	35
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	35	0	35
Total			
30% HAMFI or less	390	345	735
30.1-50% HAMFI	390	210	600
50.1-80% HAMFI	660	240	900
80.1-95% HAMFI	355	90	445
95 – 115% HAMFI	425	80	505
115.1% HAMFI or more	1,100	199	1,299
Total	3,320	1,164	4,484

Table II.2.73, shows the total estimated housing by tenure for Big Horn County. As can be seen, in 2030 there are estimated to be a total of 3,526 owner and 1,244 renter occupied households or a total of 4,770 households. By 2050 there are estimated to be 3,730 owner, 1,298 renter for a total of 5,028 households in Big Horn County.

Table II.2.74, below shows the incremental housing demand for Big Horn County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 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.2.73 Total Estimated Housing Forecast Big Horn County Strong Growth Scenario			
Year	Owner	Renter	Total
2017	3,255	1,226	4,481
2020	3,339	1,188	4,527
2025	3,437	1,217	4,654
2030	3,526	1,244	4,770
2035	3,598	1,265	4,863
2040	3,654	1,281	4,935
2045	3,696	1,292	4,988
2050	3,730	1,298	5,028

As can be seen in 2030 an estimated additional 271 owner-occupied and 18 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Big Horn County will see an additional 547 households, of which 77 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 109 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.2.74								
Incremental Housing Demand Forecast								
Big Horn County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	10	21	32	40	47	52	56
30.1-50%	0	10	21	32	40	47	52	56
50.1-80%	0	17	36	54	68	79	88	94
80.1-95%	0	9	19	29	37	43	47	51
95.1-115%	0	11	23	35	44	51	56	61
115+%	0	28	60	90	114	132	146	157
Total	0	84	182	271	343	399	441	475
Renter								
0-30%	0	0	0	5	12	16	20	21
30.1-50%	0	0	0	3	7	10	12	13
50.1-80%	0	0	0	4	8	11	14	15
80.1-95%	0	0	0	1	3	4	5	6
95.1-115%	0	0	0	1	3	4	5	5
115+%	0	0	0	3	7	9	11	12
Total	0	0	0	18	39	55	66	72
Total								
0-30%	0	10	21	37	52	63	71	77
30.1-50%	0	10	21	35	47	57	64	69
50.1-80%	0	17	36	58	76	91	101	109
80.1-95%	0	9	19	30	40	47	52	56
95.1-115%	0	11	23	36	47	55	61	66
115+%	0	28	60	93	120	142	157	170
Total	0	84	182	289	382	454	507	547

Table II.2.75 shows the Incremental Total Housing Need Forecast for Big Horn County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. 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 894 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 1,049 owner and 392 renter occupied households for a total of 1,441 quality households.

Table II.2.75								
Incremental Total Housing Need Forecast								
Big Horn County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	216	226	237	248	256	263	267	271
30.1-50%	157	167	178	189	197	204	209	213
50.1-80%	98	115	134	152	166	177	186	192
80.1-95%	25	33	44	53	61	67	72	75
95.1-115%	49	60	72	84	93	100	105	110
115+%	29	57	90	119	143	162	176	187
Total	574	658	756	845	917	973	1,015	1,049
Renter								
0-30%	211	204	209	216	222	227	230	232
30.1-50%	68	66	68	72	75	78	80	81
50.1-80%	26	26	26	30	34	38	40	41
80.1-95%	0	0	0	1	3	4	5	6
95.1-115%	0	0	0	1	3	4	5	5
115+%	15	14	15	18	21	24	26	27
Total	320	310	318	338	359	375	386	392
Total								
0-30%	426	430	446	464	478	490	498	503
30.1-50%	225	233	246	260	273	282	289	294
50.1-80%	124	140	160	182	201	215	226	234
80.1-95%	25	33	44	55	64	71	77	81
95.1-115%	49	60	72	85	96	104	110	115
115+%	44	72	104	137	164	186	202	214
Total	894	968	1,073	1,183	1,276	1,348	1,401	1,441

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.**