

CAMPBELL COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Campbell County’s population increased from 46,133 in 2010 to 46,242 in 2017, or by 0.2 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age decreased by 6.3 percent, and the number of people from 55 to 64 years of age increased by 32.1 percent. The white population decreased by 0.7 percent, while the black population increased by 64.9 percent. The Hispanic population increased from 3,611 to 3,920 people between 2010 and 2017 or by 8.6 percent. These data are presented in Table II.3.1.

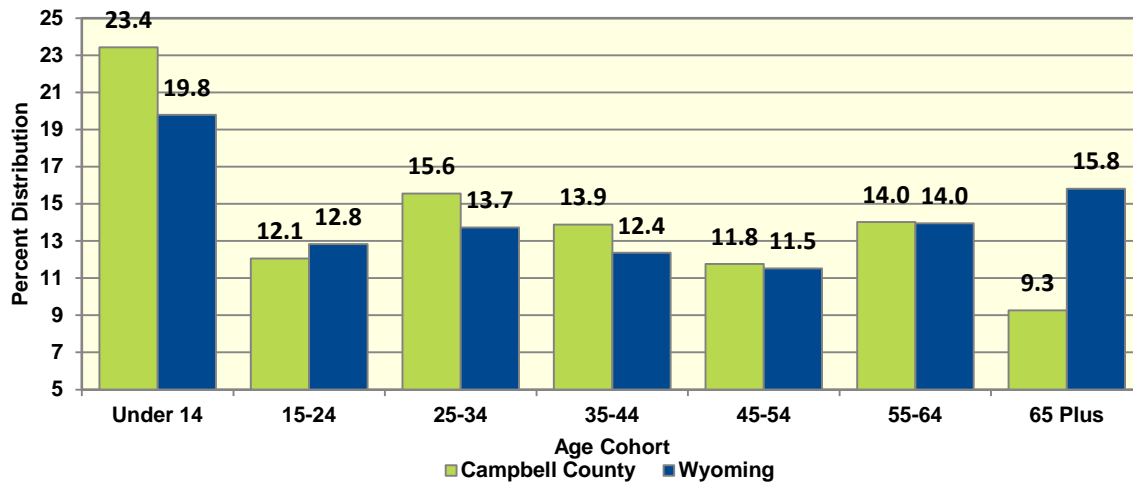
Table II.3.1 Profile of Population Characteristics Campbell County v Wyoming 2010 Census and Current Census Estimates						
Subject	Campbell County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	46,133	46,242	0.2%	563,626	579,315	2.8%
Age						
Under 14 years	11,027	10,833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

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

Table II.3.2 Population by Age and Gender Campbell County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,693	5,334	11,027	5,506	5,327	10,833	-1.8%
15 to 24 years	3,429	3,044	6,473	2,992	2,585	5,577	-13.8%
25 to 34 years	4,172	3,507	7,679	3,700	3,495	7,195	-6.3%
35 to 44 years	3,161	2,804	5,965	3,352	3,070	6,422	7.7%
45 to 54 years	3,926	3,538	7,464	2,792	2,650	5,442	-27.1%
55 to 64 years	2,679	2,230	4,909	3,434	3,052	6,486	32.1%
65 and Over	1,198	1,418	2,616	2,053	2,234	4,287	63.9%
Total	24,258	21,875	46,133	23,829	22,413	46,242	0.2%
% of Total	52.6%	47.4%	.	51.5%	48.5%	.	

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

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



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

Table II.3.3			
Driver’s Licenses Exchanged and Surrendered			
Campbell County			
WYDOT Data, 2000 – 2018			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,189	856	333
2001	1,425	860	565
2002	1,204	756	448
2003	914	678	236
2004	1,025	895	130
2005	1,191	850	341
2006	1,573	778	795
2007	1,687	950	737
2008	1,983	985	998
2009	1,946	822	1,124
2010	1,704	890	814
2011	1,419	1,083	336
2012	1,505	1,202	303
2013	1,229	1,246	-17
2014	1,366	1,275	91
2015	1,412	1,261	151
2016	978	1,675	-697
2017	957	1,558	-601
2018	1,021	1,903	-882
Total	25,728	20,523	5,205

Population and Race

Table II.3.4 below shows population by age for the 2000 and 2010 census. The population changed by 36.9 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 47.7 percent to a total of 2,616 persons in 2010. Those aged 25 to 34 grew by 76.7 percent, and those aged under 5 grew by 63.6 percent.

Table II.3.4					
Population by Age					
Campbell County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	2,484	7.4%	4,063	8.8%	63.6%
5 to 19	9,002	26.7%	10,164	22%	12.9%
20 to 24	2,156	6.4%	3,273	7.1%	51.8%
25 to 34	4,347	12.9%	7,679	16.6%	76.7%
35 to 54	11,811	35%	13,429	29.1%	13.7%
55 to 64	2,127	6.3%	4,909	10.6%	130.8%
65 or Older	1,771	5.3%	2,616	5.7%	47.7%
Total	33,698	100.0%	46,133	100.0%	36.9%

The elder population is further explored in Table II.3.5, on the following page. Those aged 65 to 66 grew by 68.3 percent between 2000 and 2010, resulting in a population of 441 persons. Those aged 85 or older grew by 17.5 percent during the same time period, and resulted in 215 persons over age 85 in 2010.

Table II.3.5					
Elderly Population by Age					
Campbell County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	262	14.8%	441	16.9%	68.3%
67 to 69	338	19.1%	554	21.2%	63.9%
70 to 74	487	27.5%	626	23.9%	28.5%
75 to 79	310	17.5%	463	17.7%	49.4%
80 to 84	191	10.8%	317	12.1%	66%
85 or Older	183	10.3%	215	8.2%	17.5%
Total	1,771	100.0%	2,616	100.0%	47.7%

Population by race and ethnicity is shown in Table II.3.6, below. The white population grew by 32.8 percent between 2000 and 2010, and resulted in representing 93.2 percent of the population in 2010. The Black population grew by 211.8 percent, represented 0.3 percent of the population in 2010. The American Indian and Asian populations represented 1.2 and 0.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 30.8 percent between 2000 and 2010, compared to the 203.2 percent growth rate for non-Hispanics.

Table II.3.6					
Population by Race and Ethnicity					
Campbell County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	32,369	96.1%	42,974	93.2%	32.8%
Black	51	0.2%	159	0.3%	211.8%
American Indian	313	0.9%	531	1.2%	69.6%
Asian	108	0.3%	256	0.6%	137%
Native Hawaiian/ Pacific Islander	29	0.1%	22	0%	-24.1%
Other	378	1.1%	1,223	2.7%	223.5%
Two or More Races	450	1.3%	968	2.1%	115.1%
Total	33,698	100.0%	46,133	100.0%	36.9%
Hispanic	1,191	3.5%	3,611	7.8%	30.8%
Non-Hispanic	32,507	96.5%	42,522	92.2%	203.2%

Population by race and ethnicity through 2017 is shown in Table II.3.7, on the following page. The white population represented 94.6 percent of the population in 2017, compared with Black households accounting for 0.3 percent of the population. Hispanic households represented 8.4 percent of the population in 2017.

Table II.3.7				
Population by Race and Ethnicity				
Campbell County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	42,974	93.2%	45,527	94.6%
Black	159	0.3%	143	0.3%
American Indian	531	1.2%	607	1.3%
Asian	256	0.6%	229	0.5%
Native Hawaiian/ Pacific Islander	22	0%	0	0%
Other	1,223	2.7%	224	0.5%
Two or More Races	968	2.1%	1,386	2.9%
Total	46,133	100.0%	48,116	100.0%
Non-Hispanic	42,522	92.2%	44,064	91.6%
Hispanic	3,611	7.8%	4,052	8.4%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 29.4 percent between 2000 and 2010, the white Hispanic population changed by 190.7 percent. The black non-Hispanic population changed by 185.1 percent, while the black Hispanic population changed by 525 percent.

Table II.3.8					
Population by Race and Ethnicity					
Campbell County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	31,701	97.5%	41,032	96.5%	29.4%
Black	47	0.1%	134	0.3%	185.1%
American Indian	280	0.9%	415	1%	48.2%
Asian	100	0.3%	250	0.6%	150%
Native Hawaiian/ Pacific Islander	28	0.1%	18	0%	-35.7%
Other	11	0%	24	0.1%	118.2%
Two or More Races	340	1%	649	1.5%	90.9%
Total Non-Hispanic	32,507	100.0%	42,522	100.0%	30.8%
Hispanic					
White	668	56.1%	1,942	53.8%	190.7%
Black	4	0.3%	25	0.7%	525%
American Indian	33	2.8%	116	3.2%	251.5%
Asian	8	0.7%	6	0.2%	-25%
Native Hawaiian/ Pacific Islander	1	0.1%	4	0.1%	300%
Other	367	30.8%	1,199	33.2%	226.7%
Two or More Races	110	9.2%	319	8.8%	190%
Total Non-Hispanic	1,191	100.0%	3,611	100.0%	203.2%
Total Population	33,698	100.0%	46,133	100.0%	36.9%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.3.9. During this time, the total non-Hispanic population was 44,064 persons in 2017. The Hispanic population was 4,052.

Table II.3.9 Population by Race and Ethnicity Campbell County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	41,032	96.5%	42,182	95.7%
Black	134	0.3%	142	0.3%
American Indian	415	1%	394	0.9%
Asian	250	0.6%	229	0.5%
Native Hawaiian/ Pacific Islander	18	0%	0	0%
Other	24	0.1%	16	0%
Two or More Races	649	1.5%	1,101	2.5%
Total Non-Hispanic	42,522	100.0%	44,064	100.0%
Hispanic				
White	1,942	53.8%	3,345	82.6%
Black	25	0.7%	1	0%
American Indian	116	3.2%	213	5.3%
Asian	6	0.2%	0	0%
Native Hawaiian/ Pacific Islander	4	0.1%	0	0%
Other	1,199	33.2%	208	5.1%
Two or More Races	319	8.8%	285	7%
Total Non-Hispanic	3,611	100.0	4,052	100.0%
Total Population	46,133	100.0%	48,116	100.0%

The number of foreign born persons are shown in Table II.3.10. An estimated 1.1 percent of the population was born in Mexico . Some 0.5 percent were born in Guatemala , and another 0.2 percent were born in Philippines .

Table II.3.10 Place of Birth for the Foreign-Born Population Campbell County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	553	1.1%
#2 country of origin	Guatemala	228	0.5%
#3 country of origin	Philippines	88	0.2%
#4 country of origin	Moldova	73	0.2%
#5 country of origin	Canada	62	0.1%
#6 country of origin	El Salvador	54	0.1%
#7 country of origin	China excluding Hong Kong and Taiwan	53	0.1%
#8 country of origin	Germany	48	0.1%
#9 country of origin	Thailand	44	0.1%
#10 country of origin	Indonesia	40	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.3.11. An estimated 1.4 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Tagalog .

Table II.3.11
Limited English Proficiency and Language Spoken at Home
 Campbell County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	630	1.4%
#2 LEP Language	Tagalog	88	0.2%
#3 LEP Language	Other and unspecified languages	68	0.2%
#4 LEP Language	Other Asian and Pacific Island languages	43	0.1%
#5 LEP Language	French, Haitian, or Cajun	15	0%
#6 LEP Language	German or other West Germanic languages	12	0%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	Chinese	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Poverty and Disability

The rate of poverty for Campbell County is shown in Table II.3.12, below. In 2017, there were an estimated 4,450 persons living in poverty. This represented a 9.4 percent poverty rate, compared to 7.6 percent poverty in 2000. In 2017, some 17.4 percent of those in poverty were under age 6, and 6.4 percent were 65 or older.

Table II.3.12 Poverty by Age Campbell 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	268	10.5%	775	17.4%
6 to 17	572	22.5%	904	20.3%
18 to 64	1,496	58.8%	2,486	55.9%
65 or Older	208	8.2%	285	6.4%
Total	2,544	100.0%	4,450	100.0%
Poverty Rate	7.6%	.	9.4%	.

To compare the poverty rate against more recent data, Table II.3.13 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 6.9 percent versus 9.4 percent in the most recent 2017 data.

Table II.3.13 Poverty by Age Campbell 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	477	16.2%	775	17.4%
6 to 17	773	26.2%	904	20.3%
18 to 64	1,610	54.5%	2,486	55.9%
65 or Older	92	3.1%	285	6.4%
Total	2,952	100.0%	4,450	100.0%
Poverty Rate	6.9%	.	9.4%	.

The disability rate from the 2000 Census is shown in Table II.3.14, on the following page. Some 17.9 percent of the population was disabled in 2000, or a total of 5,558 persons. The disability rate was highest for those over 65, with 38.8 percent disabled.

Table II.3.14 Disability by Age Campbell County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	365	5.5%
16 to 64	4,545	20%
65 and older	648	38.8%
Total	5,558	17.9%

Table II.3.15 shows disability by type in 2000. There were 1,714 physical disabilities in 2000, some 3,449 employment disabilities, and 824 go-outside-home disabilities.

Table II.3.15 Total Disabilities Tallied: Aged 5 and Older Campbell County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	891
Physical disability	1,714
Mental disability	971
Self-care disability	389
Employment disability	3,449
Go-outside-home disability	824
Total	8,238

Disability by age, as estimated by the 2017 ACS, is shown in Table II.3.16, below. The disability rate for females was 8.5 percent, compared to 9.6 percent for males. The disability rate grew precipitously higher with age, with 54.8 percent of those over 75 experiencing a disability.

Table II.3.16 Disability by Age Campbell 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	119	2.3%	109	2.4%	228	2.3%
18 to 34	391	6.5%	170	3%	561	4.8%
35 to 64	1,296	13.1%	1,051	11.7%	2,347	12.5%
65 to 74	277	22.8%	265	22.1%	542	22.4%
75 or Older	282	56.3%	359	53.7%	641	54.8%
Total	2,365	9.6%	1,954	8.5%	4,319	9.1%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.3.17, on the following page. Some 5.2 percent have an ambulatory disability, 3 have an independent living disability, and 2.1 percent have a self-care disability.

Table II.3.17 Total Disabilities Tallied: Aged 5 and Older Campbell County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,451	3%
Vision disability	650	1.4%
Cognitive disability	1,219	2.8%
Ambulatory disability	2,272	5.2%
Self-Care disability	911	2.1%
Independent living difficulty	1,012	3%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.3.18 and 19. In 2017, some 25,511 persons were employed and 1,229 were unemployed. This totaled a labor force of 26,740 persons. The unemployment rate for Campbell County was estimated to be 4.6 in 2017.

Table II.3.18 Employment, Labor Force and Unemployment Campbell County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	25,511
Unemployed	1,229
Labor Force	26,740
Unemployment Rate	4.6%

In 2017, 92.2 percent of households in Campbell County had a high school education or greater.

Table II.3.19 High School or Greater Education Campbell County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	14,733	16,220
Total Households	16,039	17,588
Percent High School or Above	91.9%	92.2%

As seen in Table II.3.20, 36.3 percent of the population had a high school diploma or equivalent, another 37.2 percent have some college, 12.8 percent have a Bachelor’s Degree, and 4 percent of the population had a graduate or professional degree.

Table II.3.20 Educational Attainment Campbell County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	3,192	10.3%	3,391	9.8%
High School or Equivalent	11,397	36.7%	12,563	36.3%
Some College or Associates Degree	11,580	37.3%	12,869	37.2%
Bachelor’s Degree	3,653	11.8%	4,420	12.8%
Graduate or Professional Degree	1,220	3.9%	1,374	4%
Total Population Above 18 years	34,617	100.0%	34,617	100.0%

Economics

The HUD estimated MFI for Campbell County was \$92,600 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.3.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.3.2
Estimated Median Family Income
 Campbell County vs. Wyoming
 HUD Data: 2000-2018

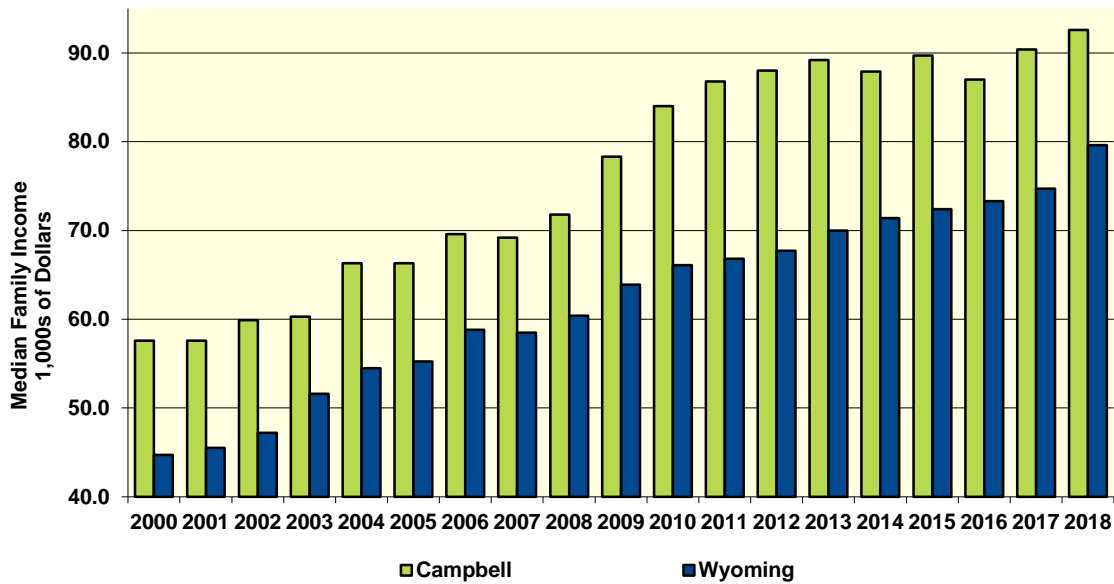


Table II.3.21, shows the labor force statistics for Campbell County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.0 percent. The highest level of unemployment occurred during 2016 rising to a rate of 7.1. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Campbell County decreased from 7.1 percent in 2016 to 4.9 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.3.21 Labor Force Statistics Campbell County 1990 - 2017 BLS Data					
Year	Campbell County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	806	15,596	16,402	4.9%	5.3%
1991	823	15,818	16,641	4.9%	5.2%
1992	944	15,797	16,741	5.6%	5.6%
1993	905	16,283	17,188	5.3%	5.3%
1994	830	17,240	18,070	4.6%	5.0%
1995	869	17,495	18,364	4.7%	4.8%
1996	863	17,686	18,549	4.7%	4.9%
1997	931	17,788	18,719	5.0%	4.8%
1998	909	18,242	19,151	4.7%	4.7%
1999	970	18,714	19,684	4.9%	4.6%
2000	620	19,278	19,898	3.1%	3.9%
2001	570	20,814	21,384	2.7%	3.8%
2002	656	21,434	22,090	3.0%	4.0%
2003	769	21,055	21,824	3.5%	4.3%
2004	663	21,262	21,925	3.0%	3.8%
2005	601	22,592	23,193	2.6%	3.6%
2006	532	24,332	24,864	2.1%	3.2%
2007	525	25,440	25,965	2.0%	2.8%
2008	535	26,822	27,357	2.0%	3.1%
2009	1,540	27,265	28,805	5.3%	6.3%
2010	1,587	24,709	26,296	6.0%	6.4%
2011	1,267	24,605	25,872	4.9%	5.8%
2012	1,212	24,907	26,119	4.6%	5.3%
2013	1,091	24,607	25,698	4.2%	4.7%
2014	878	25,376	26,254	3.3%	4.1%
2015	1,023	24,844	25,867	4.0%	4.3%
2016	1,739	22,697	24,436	7.1%	5.3%
2017	1,138	21,945	23,083	4.9%	4.2%

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

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

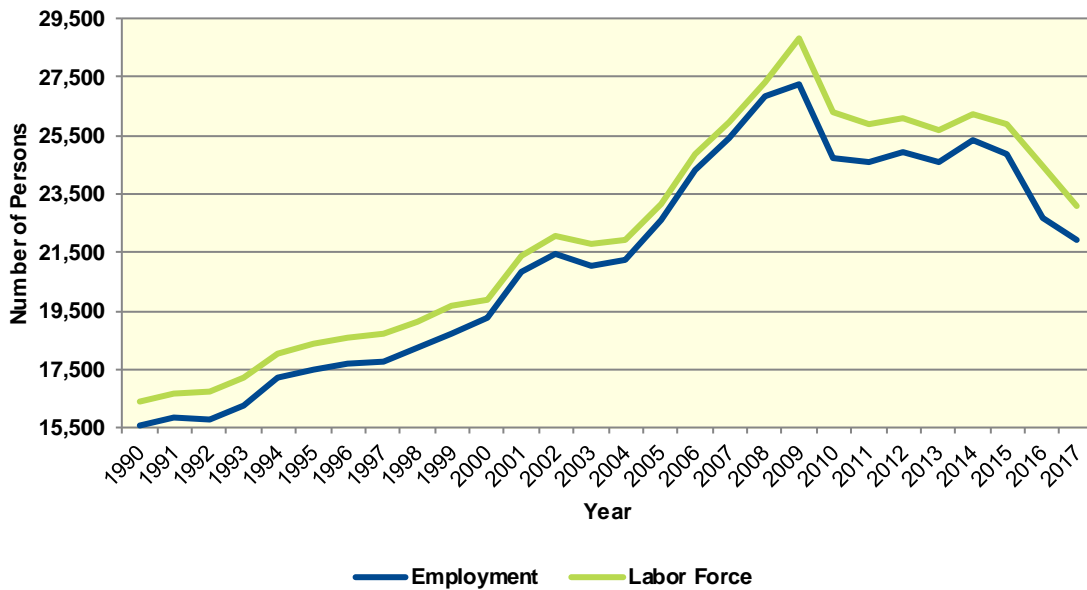
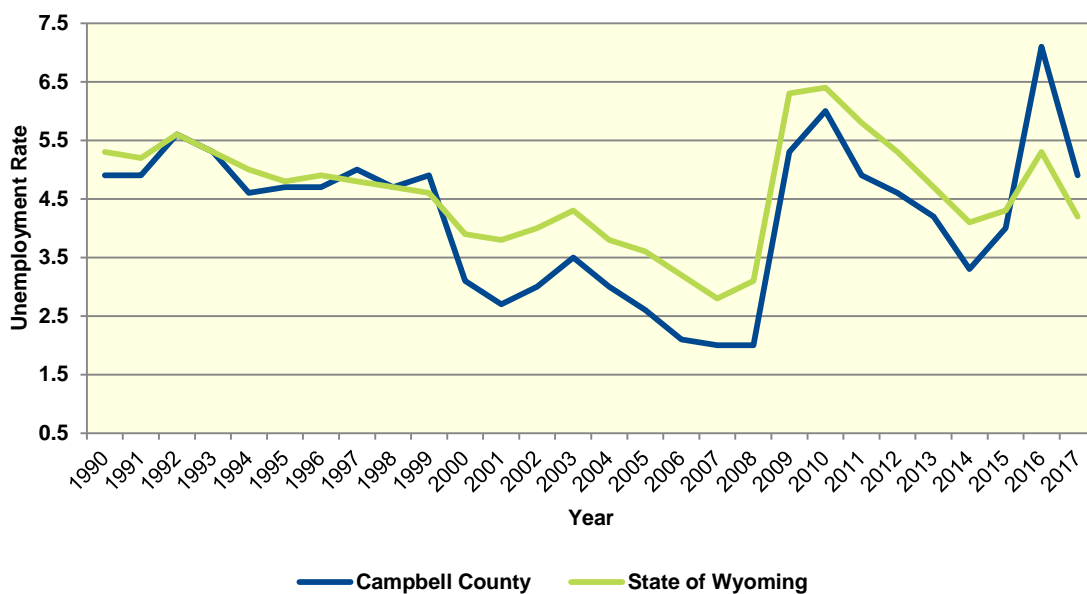


Diagram II.3.4, shows the unemployment rate for both the state and Campbell County. During the 1990's the average rate for Campbell County was 4.9, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.0, which compared to 3.9 statewide. Since 2010 the average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

Diagram II.3.4
Annual Unemployment Rate
 Campbell County
 1990 – 2017 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2018 and are presented in Table II.3.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 24,978 persons in 2016 to 24,315 in 2017, a change of -2.7 percent. The most recent June estimate shows monthly employment was 25,030.

Table II.3.22									
Total Monthly Employment									
Campbell County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	27,361	27,285	27,663	26,932	27,386	28,326	26,508	23,588	24,179
Feb	27,338	27,052	27,715	26,941	27,574	28,144	26,037	23,711	24,137
Mar	27,355	26,990	27,693	27,157	27,626	28,024	25,794	23,933	24,430
Apr	27,465	27,152	27,919	27,032	27,978	27,940	25,476	24,185	24,743
May	27,577	27,501	28,051	27,437	28,687	28,083	25,110	24,416	25,158
Jun	28,222	27,902	28,245	27,708	29,236	28,116	24,868	24,496	25,030
Jul	27,032	26,761	27,118	26,765	28,841	27,929	24,384	24,378	
Aug	28,051	27,062	27,401	26,991	29,160	28,129	24,648	24,478	
Sep	28,562	27,680	27,979	27,711	29,113	27,770	24,608	24,546	
Oct	29,239	27,951	27,828	27,705	28,905	27,810	24,393	24,653	
Nov	28,316	28,015	27,745	27,798	28,753	27,342	23,993	24,648	
Dec	27,842	28,134	27,506	27,829	28,762	27,170	23,921	24,666	
Annual	27,863	27,457	27,739	27,334	28,502	27,899	24,978	24,315	
% Change	-3.4%	-1.5%	1%	-1.5%	4.3%	-2.1%	-10.5%	-2.7%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 1,041 dollars in 2016. In 2017, average weekly wages saw an increase of 2.5 percent over the prior year, rising to 1,067 dollars, or by 26 percent. These data are shown in Table II.3.23.

Table II.3.23 Average Weekly Wages Campbell County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	651	677	716	727	694	
2002	714	691	717	757	720	0%
2003	714	711	733	787	737	2.4%
2004	758	744	798	841	786	6.6%
2005	789	768	831	898	823	4.7%
2006	867	904	906	996	919	11.7%
2007	940	935	930	1,044	963	4.8%
2008	1,004	998	988	1,081	1,018	5.7%
2009	997	982	992	1,047	1,004	-1.4%
2010	1,046	996	1,037	1,140	1,055	5.1%
2011	1,074	1,033	1,064	1,091	1,065	0.9%
2012	1,106	1,033	1,028	1,112	1,070	0.5%
2013	1,088	1,057	1,053	1,123	1,080	0.9%
2014	1,102	1,063	1,096	1,172	1,108	2.6%
2015	1,129	1,050	1,075	1,163	1,104	-0.4%
2016	1,043	1,010	1,035	1,075	1,041	-5.7%
2017	1,071	1,036	1,053	1,106	1,067	2.5%
2018	1,123	1,092				

Total business establishments reported by the QCEW are displayed in Table II.3.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 2.5 percent, from 1,779 to 1,791 establishments. The most recent preliminary 2018 estimates show there were 1,822 business establishments in the second quarter of 2018.

Table II.3.24 Number of Business Establishments Campbell County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,294	1,334	1,369	1,360	1,339	
2002	1,378	1,396	1,402	1,399	1,394	4.1%
2003	1,402	1,411	1,444	1,450	1,427	2.4%
2004	1,467	1,480	1,474	1,472	1,473	3.2%
2005	1,486	1,507	1,513	1,508	1,504	2.1%
2006	1,563	1,607	1,627	1,626	1,606	6.8%
2007	1,663	1,685	1,695	1,727	1,693	5.4%
2008	1,738	1,750	1,773	1,780	1,760	4%
2009	1,784	1,805	1,803	1,799	1,798	2.2%
2010	1,810	1,814	1,812	1,818	1,814	0.9%
2011	1,790	1,785	1,782	1,768	1,781	-1.8%
2012	1,773	1,784	1,766	1,762	1,771	-0.6%
2013	1,763	1,755	1,749	1,735	1,751	-1.1%
2014	1,713	1,731	1,737	1,746	1,732	-1.1%
2015	1,780	1,801	1,808	1,800	1,797	3.8%
2016	1,785	1,791	1,771	1,767	1,779	-1%
2017	1,778	1,780	1,806	1,794	1,791	0.7%
2018	1,805	1,822				

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.3.25, below shows total real earnings by industry for Campbell County. In the most recent 2017 estimate, the mining industry had the largest total real earnings, with total real earnings reaching \$744,162,000 dollars. Between 2016 and 2017 the farm industry saw the largest percentage increase, rising by 10.4 percent to \$-8,688,000 dollars.

Table II.3.25
Real Earnings by Industry
Campbell 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	-6,832	3,104	-13,911	-8,524	3,212	-514	-7,871	-8,688	10.4
Forestry, fishing, related activities, and other	1,598	1,971	0	0	0	0	0	0	0.0
Mining	1,100,899	1,404,070	1,290,543	1,126,036	1,191,505	1,024,913	765,972	744,162	-2.8
Utilities	34,897	35,744	46,025	48,089	48,754	49,477	50,579	46,837	-7.4
Construction	314,597	195,394	199,347	198,628	245,819	218,378	171,491	156,713	-8.6
Manufacturing	49,323	50,627	52,328	50,294	51,714	53,264	39,534	38,189	-3.4
Wholesale trade	148,560	165,657	171,622	164,592	169,110	163,362	143,081	140,663	-1.7
Retail trade	110,480	114,866	122,911	121,196	124,288	126,801	110,064	99,113	-9.9
Transportation and warehousing	115,547	120,153	124,255	129,412	147,270	147,571	124,311	113,625	-8.6
Information	12,880	14,020	14,609	12,504	10,751	11,518	13,860	14,987	8.1
Finance and insurance	32,215	31,070	31,506	33,752	33,808	34,685	33,314	34,573	3.8
Real estate and rental and leasing	69,672	68,377	68,479	64,005	53,630	56,740	47,190	45,784	-3.0
Professional and technical services	85,112	75,621	74,196	75,177	77,020	66,453	56,943	53,380	-6.3
Management of companies and enterprises	43,302	37,231	38,244	39,507	39,672	38,517	30,092	31,105	3.4
Administrative and waste services	29,359	41,900	41,097	39,044	38,244	40,593	37,647	40,776	8.3
Educational services	3,405	3,703	4,472	5,274	5,710	5,836	6,345	6,177	-2.7
Health care and social assistance	78,316	81,155	80,136	75,847	73,233	73,177	67,784	66,650	-1.7
Arts, entertainment, and recreation	2,420	2,331	0	0	0	0	0	0	0.0
Accommodation and food services	43,846	45,298	45,519	48,363	52,979	53,543	49,679	50,012	0.7
Other services, except public administration	84,904	93,893	92,360	77,407	69,784	67,955	59,642	57,905	-2.9
Government and government enterprises	328,724	330,102	338,026	369,115	379,859	387,218	382,501	366,747	-4.1
Total	2,683,223	2,916,285	2,826,459	2,674,412	2,822,236	2,625,946	2,189,240	2,106,461	-3.8

Table II.3.26, below shows the total employment by industry for Campbell County. The most recent estimates show the mining industry was the largest employer in Campbell County, with employment reaching 7,463 jobs in 2017. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 4.5 percent to 1,145 jobs.

Table II.3.26 Employment by Industry Campbell County BEA Table CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	793	850	887	880	886	899	902	922	2.2
Forestry, fishing, related activities, and other	120	133	0	0	0	0	0	0	0.0
Mining	8,978	9,258	9,634	9,262	9,485	8,883	7,337	7,463	1.7
Utilities	273	275	375	377	385	381	382	376	-1.6
Construction	4,288	3,073	3,039	2,841	3,373	3,192	2,675	2,481	-7.3
Manufacturing	588	606	609	650	686	732	585	567	-3.1
Wholesale trade	1,697	1,771	1,782	1,779	1,947	1,914	1,612	1,494	-7.3
Retail trade	3,066	3,078	3,151	3,174	3,155	3,344	3,208	3,094	-3.6
Transportation and warehousing	1,491	1,503	1,504	1,477	1,650	1,564	1,393	1,294	-7.1
Information	240	249	260	256	242	237	268	261	-2.6
Finance and insurance	752	802	759	796	721	749	854	884	3.5
Real estate and rental and leasing	1,500	1,588	1,567	1,595	1,672	1,700	1,645	1,692	2.9
Professional and technical services	1,249	1,196	1,196	1,217	1,251	1,148	1,080	1,050	-2.8
Management of companies and enterprises	265	261	289	297	295	295	264	257	-2.7
Administrative and waste services	1,051	1,165	1,113	1,049	1,057	1,091	1,096	1,145	4.5
Educational services	161	150	188	197	187	211	209	212	1.4
Health care and social assistance	1,293	1,385	1,424	1,456	1,366	1,357	1,349	1,365	1.2
Arts, entertainment, and recreation	293	319	0	0	0	0	0	0	0.0
Accommodation and food services	2,076	2,098	2,109	2,243	2,394	2,432	2,274	2,259	-0.7
Other services, except public administration	1,583	1,682	1,720	1,594	1,520	1,493	1,431	1,408	-1.6
Government and government enterprises	4,587	4,736	4,883	5,055	5,216	5,333	5,358	5,193	-3.1
Total	36,344	36,178	36,951	36,680	38,006	37,472	34,461	33,959	-1.5

Table II.3.27, below shows the real average earnings per job by industry for Campbell County. These figures are calculated by dividing the total real earning displayed in Table II.3.25 and II.3.26, by industry. In 2017, the utilities industry had the highest average earnings reaching \$124,566 dollars. Between 2016 and 2017 the information industry saw the largest percentage increase, rising by 11.0 percent to \$57,421 dollars.

Table II.3.27 Real Earnings Per Job by Industry Campbell County BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-8,616	3,651	-15,683	-9,687	3,625	-572	-8,727	-9,423	8.0
Forestry, fishing, related activities, and other	13,316	14,816	0	0	0	0	0	0	0.0
Mining	122,622	151,660	133,957	121,576	125,620	115,379	104,398	99,714	-4.5
Utilities	127,827	129,977	122,734	127,558	126,633	129,862	132,406	124,566	-5.9
Construction	73,367	63,584	65,596	69,915	72,878	68,414	64,109	63,165	-1.5
Manufacturing	83,883	83,543	85,924	77,375	75,385	72,765	67,579	67,353	-0.3
Wholesale trade	87,543	93,539	96,309	92,519	86,857	85,351	88,760	94,152	6.1
Retail trade	36,034	37,318	39,007	38,184	39,394	37,919	34,309	32,034	-6.6
Transportation and warehousing	77,496	79,942	82,616	87,618	89,255	94,355	89,240	87,809	-1.6
Information	53,666	56,306	56,187	48,843	44,427	48,598	51,718	57,421	11.0
Finance and insurance	42,840	38,741	41,510	42,402	46,891	46,308	39,009	39,110	0.3
Real estate and rental and leasing	46,448	43,059	43,701	40,128	32,075	33,376	28,687	27,059	-5.7
Professional and technical services	68,144	63,228	62,037	61,773	61,567	57,886	52,725	50,838	-3.6
Management of companies and enterprises	163,405	142,649	132,332	133,019	134,480	130,567	113,983	121,031	6.2
Administrative and waste services	27,934	35,966	36,925	37,220	36,182	37,207	34,350	35,612	3.7
Educational services	21,152	24,686	23,786	26,770	30,536	27,657	30,360	29,137	-4.0
Health care and social assistance	60,569	58,596	56,275	52,092	53,611	53,925	50,247	48,828	-2.8
Arts, entertainment, and recreation	8,261	7,306	0	0	0	0	0	0	0.0
Accommodation and food services	21,120	21,591	21,583	21,562	22,130	22,016	21,847	22,139	1.3
Other services, except public administration	53,635	55,822	53,698	48,562	45,911	45,516	41,678	41,126	-1.3
Government and government enterprises	71,664	69,701	69,225	73,020	72,826	72,608	71,389	70,623	-1.1
Total	73,828	80,609	76,492	72,912	74,258	70,078	63,528	62,030	-2.4

Table II.3.28, 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 \$2,258,535,000 a -3.6 percent change between 2016 and 2017. Table II.3.27, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 36,344 and 33,959 in 2017, which was a percentage change of -1.5 over this this period.

Table II.3.28
Total Employment and Real Personal Income
 Campbell 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	210,970	13,454	-19,921	25,425	8,957	211,976	16,043	5,778	36,515
1970	226,904	14,405	-22,086	27,939	10,373	228,726	17,526	6,026	37,656
1971	203,875	12,397	-14,415	32,501	11,791	221,355	16,381	5,577	36,556
1972	233,224	15,259	-16,199	32,098	11,490	245,354	20,513	6,100	38,233
1973	245,702	19,053	-15,043	38,445	12,360	262,412	20,943	6,285	39,091
1974	278,720	23,793	-17,566	45,263	13,188	295,812	23,789	7,047	39,554
1975	373,526	32,966	-25,772	56,380	14,767	385,935	28,217	8,661	43,128
1976	462,863	42,996	-30,459	59,818	16,565	465,790	30,501	10,312	44,885
1977	630,310	59,697	-40,036	66,817	18,247	615,642	34,651	13,071	48,221
1978	702,244	66,178	-33,756	76,564	21,502	700,377	34,742	14,072	49,903
1979	779,312	76,634	-34,770	85,985	24,726	778,618	35,196	15,751	49,476
1980	870,879	85,788	-29,783	105,390	28,163	888,860	35,321	16,853	51,674
1981	1,135,844	125,040	-41,784	135,556	36,075	1,140,652	40,288	20,857	54,458
1982	1,180,975	135,118	-46,469	151,530	41,125	1,192,043	37,772	21,670	54,499
1983	980,648	106,591	-35,410	151,429	47,453	1,037,529	31,281	20,112	48,759
1984	1,018,877	114,955	-38,990	155,106	47,090	1,067,129	31,554	20,532	49,624
1985	1,078,680	123,699	-44,714	166,029	51,536	1,127,832	32,350	21,464	50,256
1986	970,029	108,545	-40,429	145,781	57,455	1,024,291	29,604	19,171	50,598
1987	873,038	97,530	-39,771	136,816	53,049	925,602	29,561	18,436	47,354
1988	828,214	101,543	-39,702	127,325	52,353	866,648	28,373	18,063	45,852
1989	841,527	100,194	-41,682	134,465	53,835	887,951	29,806	18,166	46,324
1990	870,347	109,519	-46,931	142,682	56,528	913,107	31,055	18,659	46,645
1991	882,293	112,431	-50,748	160,406	65,019	944,539	31,669	19,304	45,704
1992	887,236	110,485	-52,940	136,572	69,709	930,092	30,477	19,076	46,511
1993	925,121	115,301	-59,116	127,276	74,600	952,579	31,187	18,868	49,031
1994	947,234	120,873	-64,996	136,988	81,462	979,816	31,776	19,689	48,109
1995	961,763	124,770	-67,930	148,479	85,177	1,002,719	31,893	20,086	47,883
1996	1,010,115	130,240	-74,335	151,230	89,607	1,046,378	32,755	20,345	49,650
1997	1,073,835	136,781	-83,254	156,429	88,944	1,099,174	34,244	20,939	51,284
1998	1,107,590	144,060	-90,801	173,570	93,178	1,139,476	35,113	21,220	52,196
1999	1,166,630	150,263	-100,176	183,243	98,838	1,198,272	36,484	21,820	53,466
2000	1,252,659	160,021	-113,173	195,612	106,313	1,281,391	37,712	23,262	53,850
2001	1,495,838	178,418	-137,612	225,702	114,561	1,520,070	43,807	27,229	54,935
2002	1,529,891	177,945	-146,847	194,321	119,616	1,519,036	41,970	27,597	55,437
2003	1,519,368	177,195	-153,068	201,569	129,056	1,519,731	41,539	27,412	55,427
2004	1,592,750	186,586	-179,989	214,675	134,705	1,575,556	42,689	28,082	56,718
2005	1,753,289	204,372	-204,025	266,713	139,049	1,750,654	46,206	30,071	58,305
2006	2,144,454	269,391	-268,587	287,776	144,769	2,039,020	51,625	33,072	64,841
2007	2,281,487	287,234	-311,838	287,691	154,003	2,124,109	50,997	35,303	64,626
2008	2,577,695	310,935	-356,923	338,985	180,459	2,429,281	56,698	37,786	68,218
2009	2,444,487	307,827	-334,857	297,153	198,603	2,297,559	50,330	37,143	65,813
2010	2,683,223	312,767	-319,502	347,656	217,575	2,616,184	56,587	36,344	73,829
2011	2,916,285	284,466	-301,815	391,351	208,280	2,929,636	62,921	36,178	80,609
2012	2,826,459	282,583	-300,109	429,812	206,288	2,879,867	60,171	36,951	76,492
2013	2,674,412	304,376	-269,430	376,394	215,083	2,692,083	56,026	36,680	72,912
2014	2,822,236	327,915	-273,306	399,258	223,882	2,844,155	59,017	38,006	74,257
2015	2,625,946	306,275	-265,455	393,214	242,522	2,689,952	54,571	37,472	70,077
2016	2,189,240	265,834	-220,089	377,015	262,241	2,342,573	48,004	34,461	63,528
2017	2,106,461	262,623	-221,786	379,481	257,002	2,258,535	48,842	33,959	62,030

Diagram II.3.5, below, shows real average earnings per job for Campbell County from 1990 to 2017. Over this period the average earning per job for Campbell County was \$59,371 dollars, which was higher than the statewide average of \$45,866 dollars over the same period.

Diagram II.3.5
Real Average Earnings Per Job
 Campbell County
 BEA Data 1990 - 2017

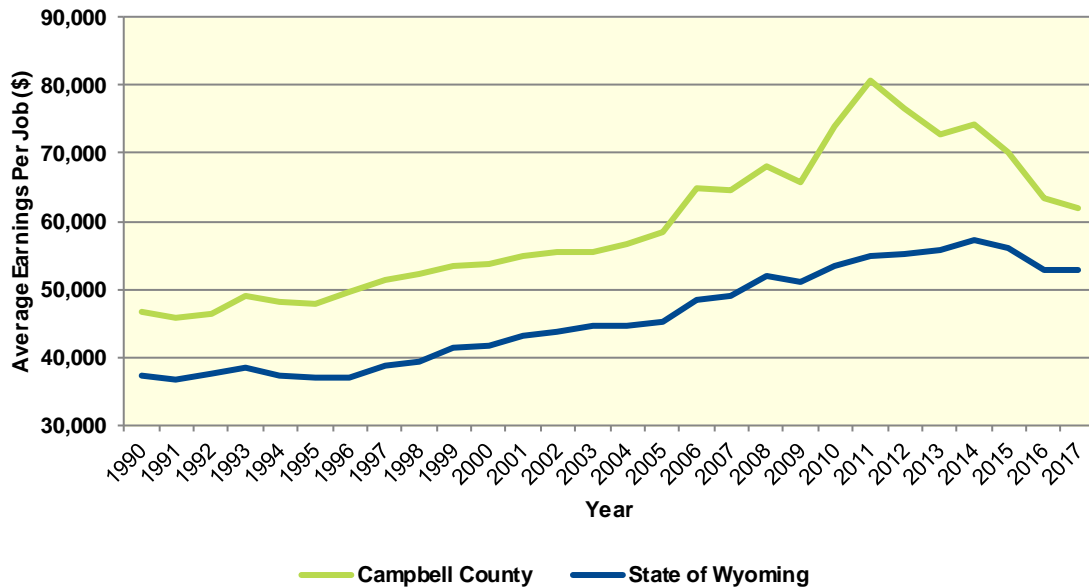


Diagram II.3.6, on the following page, shows real per capita income Campbell County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Campbell County was \$44,156 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.3.6
Real Per Capita Income
 Campbell County
 BEA Data 1990 - 2017

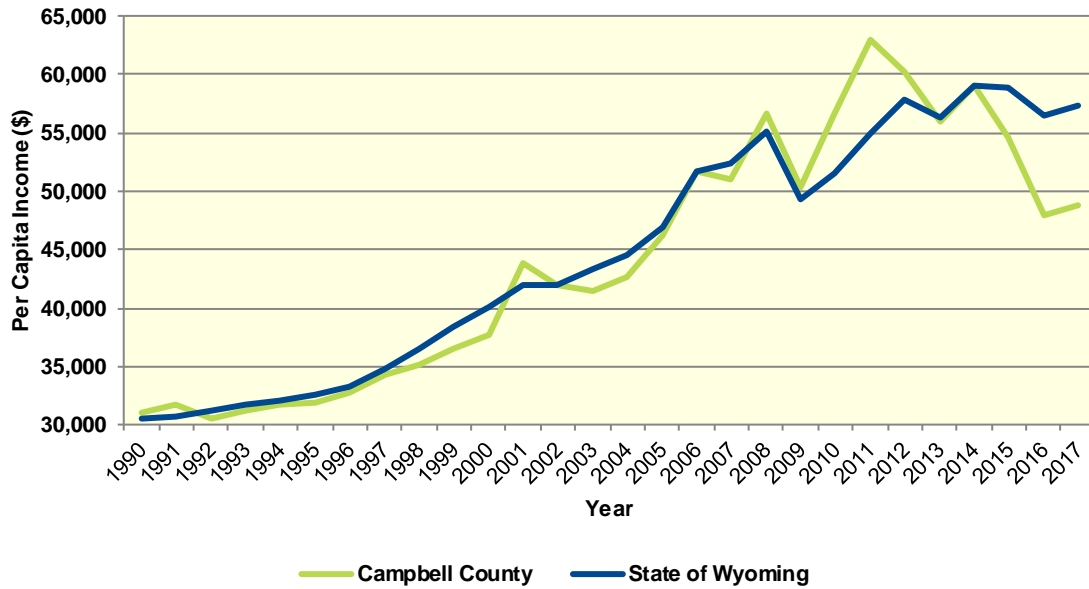


Table II.3.29
Semiannual Average Monthly Rental Prices
 Campbell County
 EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.87	489	331	800	542
Q4.87	524	331	800	593
Q2.88	473	304	788	543
Q4.88	477	311	711	534
Q2.89	449	286	716	489
Q4.89	446	312	736	550
Q2.90	437	280	693	503
Q4.90	464	280	729	542
Q2.91	459	271	702	557
Q4.91	498	252	764	492
Q2.92	508	270	739	704
Q4.92	492	259	704	535
Q2.93	491	264	747	466
Q4.93	457	259	758	637
Q2.94	486	266	699	469
Q4.94	510	281	772	601
Q2.95	509	248	748	569
Q4.95	510	261	777	535
Q2.96	487	241	822	645
Q4.96	501	237	794	612
Q2.97	494	231	704	640
Q4.97	515	250	736	580
Q2.98	492	249	772	568
Q4.98	506	253	758	606
Q2.99	509	224	742	535
Q4.99	497	224	761	637
Q2.00	601	255	900	693
Q4.00	598	273	875	669
Q2.01	647	284	829	756
Q4.01	727	309	884	779

Housing

According to the Wyoming cost of living index, real average apartment rent in Campbell increased by 4.8 percent from second quarter 2017 to second quarter 2018 from \$641 to \$650. During that same period, detached single-family home rents increased by 11.5 percent, rents for mobile homes on lots increased by 2.5 percent, and rents for mobile home lots increased by 1.5 percent.

Campbell rental prices experienced average annualized increases of 0.5 percent for apartments, 0.9 percent for houses, 0.8 percent for mobile homes plus a lot, and 0.9 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.3.29, at right, presents the Campbell county data for each rental type.

Q2.02	755	293	851	766
Q4.02	694	301	976	775
Q2.03	734	292	845	753
Q4.03	736	298	925	772
Q2.04	709	294	1,004	739
Q4.04	705	295	1,009	801
Q2.05	720	296	900	760
Q4.05	753	317	1,020	875
Q2.06	776	318	1,037	940
Q4.06	834	339	1,166	907
Q2.07	805	340	1,313	967
Q4.07	825	359	1,381	710
Q2.08	819	363	1,502	1,129
Q4.08	867	392	1,537	1,179
Q2.09	864	394	1,504	1,030
Q4.09	878	411	1,374	1,062
Q2.10	806	407	1,324	946
Q4.10	803	422	1,369	964
Q2.11	800	414	1,227	994
Q4.11	793	431	1,311	930
Q2.12	783	429	1,206	886
Q4.12	724	446	1,197	899
Q2.13	728	430	1,148	896
Q4.13	750	456	1,241	954
Q2.14	777	443	1,203	887
Q4.14	811	455	1,213	929
Q2.15	812	448	1,331	931
Q4.15	776	463	1,197	933
Q2.16	713	460	1,167	839
Q4.16	662	463	985	822
Q2.17	630	455	987	732
Q4.17	641	462	1,010	768
Q2.18	660	462	1,100	750

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 Campbell County increased from 53 authorizations in 2016 to 57 in 2017.

The real value of single-family building permits decreased from \$305,746 in 2016 to \$262,992 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.3.30.

Table II.3.30 Building Permits and Valuation Campbell County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	123	60	92	95	370	127,993	54,113
1981	198	164	50	182	594	112,451	48,469
1982	24	18	16	0	58	181,839	0
1983	115	8	0	60	183	147,641	48,786
1984	100	2	0	0	102	110,478	0
1985	101	0	4	48	153	125,801	51,350
1986	32	0	0	0	32	145,750	0
1987	15	0	0	0	15	193,182	0
1988	11	0	0	0	11	166,514	0
1989	9	0	0	0	9	237,533	0
1990	15	0	0	0	15	194,774	0
1991	20	0	0	0	20	198,679	0
1992	82	0	0	0	82	151,698	0
1993	41	0	0	0	41	217,089	0
1994	48	0	0	0	48	209,919	0
1995	53	0	0	0	53	181,865	0
1996	68	0	0	0	68	180,964	0
1997	38	0	0	0	38	203,605	0
1998	50	0	0	0	50	179,732	0
1999	40	0	0	0	40	192,226	0
2000	61	0	0	0	61	176,393	0
2001	105	0	0	0	105	175,668	0
2002	144	0	0	0	144	185,609	0
2003	159	0	0	0	159	186,456	0
2004	129	0	0	0	129	198,657	0
2005	200	0	0	73	273	256,605	77,715
2006	161	0	0	61	222	236,199	75,400
2007	398	0	0	604	1,002	259,524	43,455
2008	277	0	0	72	349	227,540	10,635
2009	249	0	100	0	349	308,852	0
2010	269	0	0	48	317	372,633	155,938
2011	201	0	0	0	201	411,973	0
2012	179	0	0	0	179	443,150	0
2013	122	0	0	0	122	469,654	0
2014	198	0	0	0	198	396,612	0
2015	109	0	0	0	109	403,476	0
2016	53	0	0	0	53	305,746	0
2017	57	0	0	0	57	262,992	0

Diagram II.3.7
Single Family Permits
 Campbell County
 Census Bureau Data, 1980–2017

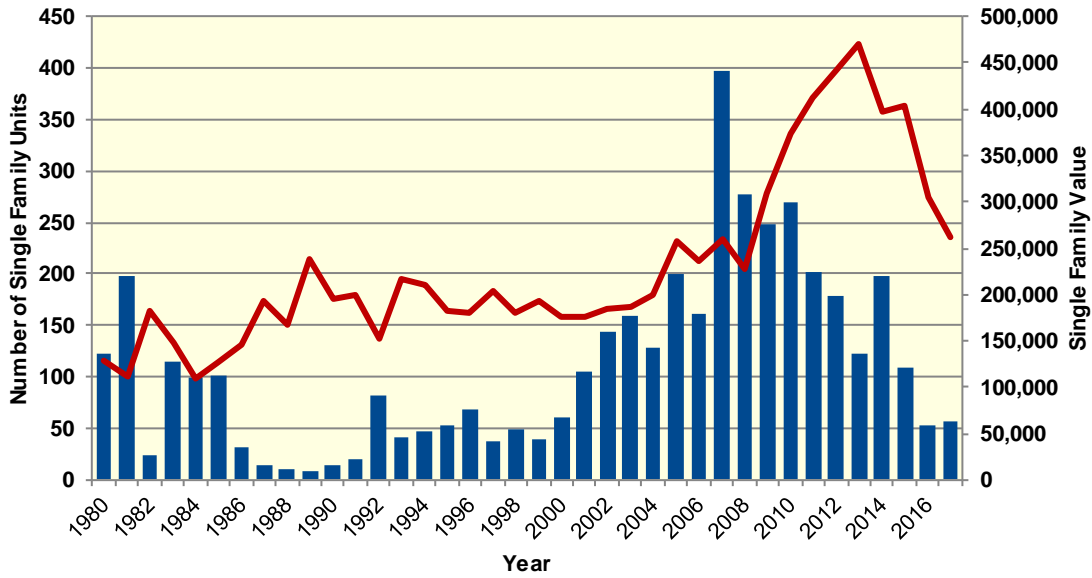
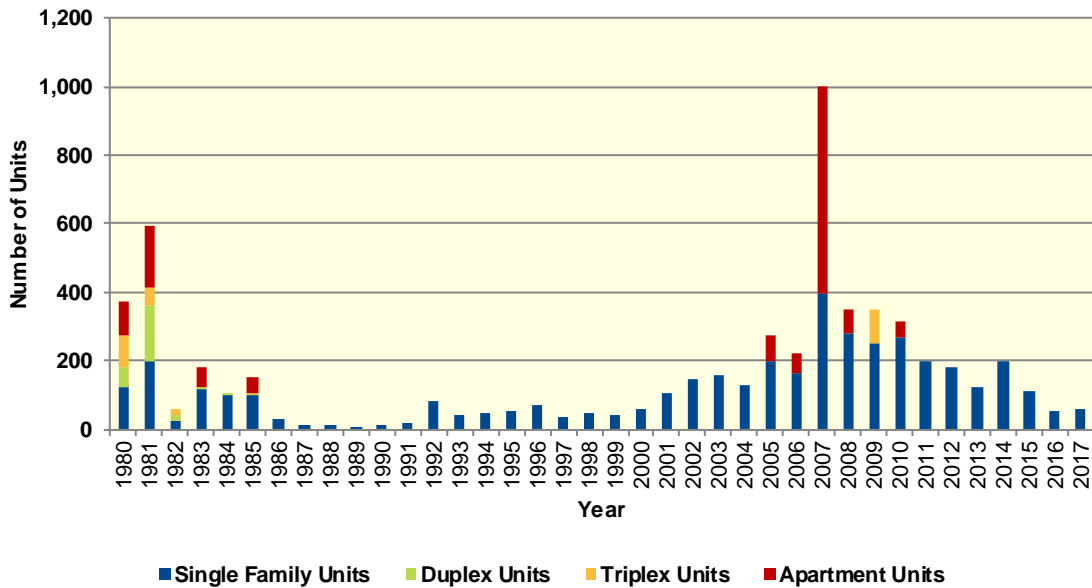


Diagram II.3.8
Total Permits by Unit Type
 Campbell County
 Census Bureau Data, 1980–2017



At the time of the 2010 Census, there were 422 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 31.5 percent, as shown in Table II.3.31.

Table II.3.31					
Group Quarters Population					
Campbell 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	112	94.9%	107	41.2%	-4.5%
Juvenile Facilities	.	.	25	9.6%	.
Nursing Homes	6	5.1%	123	47.3%	1950%
Other Institutions	0	0%	5	1.9%	inf%
Total	118	100.0%	260	100.0%	120.3%
Noninstitutionalized					
College Dormitories	0	0%	78	48.1%	inf%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	203	100%	84	51.9%	-58.6%
Total	203	100.0%	162	100.0%	-20.2%
Group Quarters Population	321	100.0%	422	100.0%	31.5%

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.3.32. Family households represented 69.9 percent of households, while non-family households accounted for 30.1 percent. These changed from 69.5 and 30.5 percent, respectively.

Table II.3.32				
Household Type by Tenure				
Campbell County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	11,933	69.5%	12,289	69.9%
Married-Couple Family	9,276	77.7%	9,867	80.3%
Owner-Occupied	7,957	85.8%	8,399	85.1%
Renter-Occupied	1,319	14.2%	1,468	14.9%
Other Family	2,657	22.3%	2,422	21.6%
Male Householder, No Spouse Present	1,174	44.2%	1,019	48.5%
Owner-Occupied	777	66.2%	568	55.7%
Renter-Occupied	397	33.8%	451	44.3%
Female Householder, No Spouse Present	1,483	55.8%	1,403	61.2%
Owner-Occupied	824	55.6%	570	40.6%
Renter-Occupied	659	44.4%	833	59.4%
Non-Family Households	5,239	30.5%	5,299	30.1%
Owner-Occupied	3,037	58%	3,038	57.3%
Renter-Occupied	2,202	42%	2,261	42.7%
Total	17,172	100.0%	17,588	100.0%

Housing types by unit are shown in Table II.3.33, below. In 2017, there were 20,034 housing units, up from 13,288 in 2000. Single-family units accounted for 59.8 percent of units in 2017, compared to 56.4 in 2000. Apartment units accounted for 13.4 percent in 2017, compared to 11.2 percent in 2000.

Table II.3.33				
Housing Units by Type				
Campbell 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	7,492	56.4%	11,981	59.8%
Duplex	169	1.3%	294	1.5%
Tri- or Four-Plex	621	4.7%	641	3.2%
Apartment	1,486	11.2%	2,680	13.4%
Mobile Home	3,432	25.8%	4,315	21.5%
Boat, RV, Van, Etc.	88	0.7%	123	0.6%
Total	13,288	100.0%	20,034	100.0%

In 2010, there were 17,515 housing units, compared with 20,034 in 2017. Single-family units accounted for 59.8 percent of units in 2017, compared to 53.2 in 2010. Apartment units accounted for 13.4 percent in 2017, compared to 12.4 percent in 2010.

Table II.3.34 Housing Units by Type Campbell 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	9,311	53.2%	11,981	59.8%
Duplex	473	2.7%	294	1.5%
Tri- or Four-Plex	849	4.8%	641	3.2%
Apartment	2,172	12.4%	2,680	13.4%
Mobile Home	4,610	26.3%	4,315	21.5%
Boat, RV, Van, Etc.	100	0.6%	123	0.6%
Total	17,515	100.0%	20,034	100.0%

Some 90.6 percent of housing was occupied in 2010, compared to 91.9 percent in 2000. Owner-occupied housing changed 40.1 percent between 2000 and 2010, ending with owner-occupied units representing 73.3 percent of unit. Vacant units changed by 64.9 percent, resulting in 1,783 vacant units in 2010.

Table II.3.35 Housing Units by Tenure Campbell County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	12,207	91.9%	17,172	90.6%	40.7%
Owner-Occupied	8,989	73.6%	12,595	73.3%	40.1%
Renter-Occupied	3,218	26.4%	4,577	26.7%	42.2%
Vacant Housing Units	1,081	8.1%	1,783	9.4%	64.9%
Total Housing Units	13,288	100.0%	18,955	100.0%	42.6%

Table II.3.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 20,034 housing units. An estimated 71.5 percent were owner-occupied, and 12.2 percent were vacant.

Table II.3.36 Housing Units by Tenure Campbell County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	17,172	90.6%	17,588	87.8%
Owner-Occupied	12,595	73.3%	12,575	71.5%
Renter-Occupied	4,577	26.7%	5,013	28.5%
Vacant Housing Units	1,783	9.4%	2,446	12.2%
Total Housing Units	18,955	100.0%	20,034	100.0%

Households by household size are shown in Table II.3.37, below. There were a total of 17,172 households in 2010, up from 12,207 in 2000. One person households changed by 12,207 percent between 2000 and 2010, while two person households changed by 47.3 percent. Three and four person households changed by 33 and 18.4 respectively, representing 17.5 percent and 14.8 percent of the population in 2010.

Table II.3.37					
Households by Household Size					
Campbell County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	2,460	20.2%	3,850	22.4%	56.5%
Two Persons	3,921	32.1%	5,777	33.6%	47.3%
Three Persons	2,259	18.5%	3,005	17.5%	33%
Four Persons	2,152	17.6%	2,547	14.8%	18.4%
Five Persons	1,005	8.2%	1,262	7.3%	25.6%
Six Persons	287	2.4%	498	2.9%	73.5%
Seven Persons or More	123	1%	233	1.4%	89.4%
Total	12,207	100.0%	17,172	100.0%	40.7%

Households by income is shown in Table II.3.38, on the following page. Households earning more than \$100,000 per year represented 37.1 percent of households in 2017, compared to 8.6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 16.2 percent of households in 2010, compared to 26.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 7.4 percent of households in 2017, compared to 10.3 percent in 2000.

Table II.3.38				
Households by Income				
Campbell 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	1,260	10.3%	1,295	7.4%
\$15,000 to \$19,999	595	4.9%	396	2.3%
\$20,000 to \$24,999	685	5.6%	696	4%
\$25,000 to \$34,999	1,453	11.9%	1,195	6.8%
\$35,000 to \$49,999	2,187	17.9%	1,706	9.7%
\$50,000 to \$74,999	3,227	26.4%	2,846	16.2%
\$75,000 to \$99,999	1,779	14.5%	2,931	16.7%
\$100,000 or More	1,056	8.6%	6,523	37.1%
Total	12,242	100.0%	17,588	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.3.39, on the following page. Households earning more than \$100,000 per year represented 37.1 percent of households in 2017, compared to 32.2 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 7.4 percent of households in 2017, compared to 5.1 percent in 2010.

Table II.3.39				
Households by Income				
Campbell 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	811	5.1%	1,295	7.4%
\$15,000 to \$19,999	332	2.1%	396	2.3%
\$20,000 to \$24,999	577	3.6%	696	4%
\$25,000 to \$34,999	940	5.9%	1,195	6.8%
\$35,000 to \$49,999	1,743	10.9%	1,706	9.7%
\$50,000 to \$74,999	3,404	21.2%	2,846	16.2%
\$75,000 to \$99,999	3,066	19.1%	2,931	16.7%
\$100,000 or More	5,166	32.2%	6,523	37.1%
Total	16,039	100.0%	17,588	100.0%

Table II.3.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 30.2 percent and 8 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 16.6 percent, 20.8 percent, and 15.4, respectively. Housing units built prior to 1939 represented 1.2 percent of households in 2017.

Table II.3.40				
Households by Year Home Built				
Campbell 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	415	3.4%	213	1.2%
1940 to 1949	197	1.6%	244	1.4%
1950 to 1959	337	2.8%	470	2.7%
1960 to 1969	665	5.4%	643	3.7%
1970 to 1979	4,504	36.9%	2,917	16.6%
1980 to 1989	3,895	31.9%	3,662	20.8%
1990 to 1999	2,194	18%	2,715	15.4%
2000 to 2009	.	.	5,314	30.2%
2010 or Later	.	.	1,410	8%
Total	12,207	100.0%	17,588	100.0%

Table II.3.41, 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 30.2 percent in 2010 and 21.6 percent of households. Housing units built prior to 1939 represented 1.2 percent of households in 2017 and 2.6 percent of households in 2010.

Table II.3.41
Households by Year Home Built
Campbell 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	420	2.6%	213	1.2%
1940 to 1949	230	1.4%	244	1.4%
1950 to 1959	320	2%	470	2.7%
1960 to 1969	869	5.4%	643	3.7%
1970 to 1979	4,514	28.1%	2,917	16.6%
1980 to 1989	3,827	23.9%	3,662	20.8%
1990 to 1999	2,397	14.9%	2,715	15.4%
2000 to 2009	3,462	21.6%	5,314	30.2%
2010 or Later			1,410	8%
Total	16,039	100.0%	17,588	100.0%

The distribution of unit types by race are shown in Table II.3.42, on the following page. An estimated 63.2 percent of white households occupy single family homes, while 58.3 percent of black households do. Some 11.2 percent of white households occupy apartments, while 41.7 percent of black households do. An estimated 58.8 percent of Asian, and 36.1 percent of American Indian households occupy single family homes.

Table II.3.42
Distribution of Units in Structure by Race
Campbell County
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	63.2%	58.3%	36.1%	58.8%	%	44.4%	55.9%
Duplex	1.6%	0%	0%	0%	%	0%	0%
Tri- or Four-Plex	2.5%	0%	0%	0%	%	0%	18.3%
Apartment	11.2%	41.7%	24.5%	41.2%	%	0%	13.7%
Mobile Home	20.9%	0%	39.4%	0%	%	55.6%	12%
Boat, RV, Van, Etc.	0.7%	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.3.43, below. An estimated 38.6 percent of vacant units were for rent in 2010, a 116 percent change since 2000. In addition, some 14.8 percent of vacant units were for sale, a change of 142.2 percent between 2000 and 2010. "Other" vacant units represented 19.2 percent of vacant units in 2010. This is a change of -0.6 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.3.43 Disposition of Vacant Housing Units Campbell County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	319	29.5%	689	38.6%	116%
For Sale	109	10.1%	264	14.8%	142.2%
Rented or Sold, Not Occupied	68	6.3%	93	5.2%	36.8%
For Seasonal, Recreational, or Occasional Use	215	19.9%	354	19.9%	64.7%
For Migrant Workers	25	2.3%	40	2.2%	60%
Other Vacant	345	31.9%	343	19.2%	-0.6%
Total	1,081	100.0%	1,783	100.0%	64.9%

The disposition of vacant units between 2010 and 2017 are shown in Table II.3.44. By 2017, for rent units accounted for 32.5 percent of vacant units, while for sale units accounted for 16 percent. “Other” vacant units accounted for 24.7 percent of vacant units, representing a total of 605 “other” vacant units.

Table II.3.44 Disposition of Vacant Housing Units Campbell County 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	689	38.6%	795	32.5%
For Sale	264	14.8%	391	16%
Rented Not Occupied	42	2.4%	23	0.9%
Sold Not Occupied	51	2.9%	55	2.2%
For Seasonal, Recreational, or Occasional Use	354	19.9%	511	20.9%
For Migrant Workers	40	2.2%	66	2.7%
Other Vacant	343	19.2%	605	24.7%
Total	1,783	100.0%	2,446	100.0%

Table II 3.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 96 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 4.5 percent of total households in Campbell County. In Campbell County the 9,715 households with three bedrooms accounted for 19.7 percent of all households ,and there were only 1,249 five-bedroom or more households, which accounted for 20.4 percent of all households.

Table II.3.45				
Households by Number of Bedrooms				
Campbell County				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	23	96	142	100
One	140	700	910	0.7
Two	1,294	1,909	3,938	4.5
Three	6,665	1,795	9,715	19.7
Four	3,287	444	4,080	48.5
Five or more	1,166	69	1,249	20.4
Total	17,588	5,013	20,034	100.0

The age of a structure influences its value. As shown in Table II. 3.46, structures built in 1939 or earlier had a median value of, 228,100 while structures built between 1950 and 1959 had a median value of 171,500 and those built between 1990 to 1999 had a median value of 199,700. 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 286,600 and, 219,300 respectively. The total median value in Campbell County was, 213,900.

Table II.3.46	
Owner Occupied Median Value by Year Structure Built	
Campbell County	
2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	228,100
1940 to 1949	185,300
1950 to 1959	171,500
1960 to 1969	183,800
1970 to 1979	205,200
1980 to 1989	217,400
1990 to 1999	199,700
2000 to 2009	216,300
2010 to 2013	286,600
2014 or later	219,300
Median Value	213,900

Household mortgage status is reported in Table II. 3.47. In, Campbell County households with a mortgage accounted for 68.6 percent of all households or 8,621 housing units, and the remaining 63.9 percent or 8,038 units had no mortgage. Of those units with a mortgage, 583 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 8,038 or 63.9 percent had no second mortgage or no home equity loan.

Table II.3.47 Mortgage Status Campbell County 2017 5-Year ACS Data		
Mortgage Status	Campbell County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	8,621	68.6
With either a second mortgage or home equity loan, but not both	583	4.6
Second mortgage only	307	2.4
Home equity loan only	276	2.2
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	8,038	63.9
Housing units without a mortgage	3,954	31.4
Total	12,575	100.0%

The median rent in Campbell County was \$829, as seen in Table II 3.48

Table II.3.48 Median Rent Campbell County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$829
Median Home Value	\$213,900

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 Campbell County was \$241,050. This represented a decrease of 2.9 percent from the previous year. Wyoming's average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.3.49.

Year	Campbell County Average Price (\$)	Campbell County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	151,615	.	131,207	.
2001	130,981	-13.61	128,771	-1.86
2002	133,582	1.99	138,295	7.40
2003	170,218	27.43	148,276	7.22
2004	173,420	1.88	159,558	7.61
2005	185,874	7.18	178,183	11.67
2006	199,945	7.57	219,438	23.15
2007	247,150	23.61	265,044	20.78
2008	242,341	-1.9	256,045	-3.40
2009	249,507	3.0	241,622	-5.63
2010	238,208	-4.53	250,958	3.86
2011	233,900	-1.8	241,301	-3.85
2012	236,978	1.3	266,406	10.40
2013	238,489	0.6	281,345	5.6
2014	248,826	4.3	263,432	-6.4
2015	250,407	0.6	275,611	4.6
2016	248,298	-0.8	280,428	1.7
2017	241,050	-2.9	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.⁶⁸ During December 2018, a total of 112 surveys were completed by property managers in Campbell County. Of the 2,938 rental units surveyed 211 were vacant, indicating a vacancy rate of 7.2 percent.

From December 2018 through February of 2019⁶⁹, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.3.50 presents some basic statistics about the completed surveys.

Diagram II.3.9 shows the historical vacancy rate from Campbell County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	18	1,395	51	3.7%
2003a	15	921	16	1.7%
2003b	17	1,257	16	1.3%
2004a	20	1,456	36	2.5%
2004b	25	1,373	38	2.8%
2005a	24	1,318	15	1.1%
2005b	25	1,288	8	0.6%
2006a	29	1,450	3	0.2%
2006b	29	1,437	6	0.4%
2007a	33	1,769	15	0.9%
2007b	34	1,394	4	0.3%
2008a	42	1,713	123	7.2%
2008b	52	1,966	133	6.8%
2009a	58	2,788	160	5.7%
2009b	69	2,318	244	10.5%
2010a	87	3,358	289	8.6%
2010b	87	3,370	271	8.0%
2011a	103	3,218	256	8.0%
2011b	111	3,633	262	7.2%
2012a	123	4,190	231	5.5%
2012b	121	3,722	363	9.8%
2013a	120	3,991	372	9.3%
2013b	130	3,615	224	6.2%
2014a	139	3,693	120	3.2%
2014b	129	4,170	73	1.8%
2015a	134	3,743	136	3.6%
2015b	108	3,567	373	10.5%
2016a	121	3,209	447	13.9%
2016b	121	2,769	582	21.0%
2017a	121	3,144	540	17.2%
2017b	106	2,834	416	14.7%
2018a	132	2,714	302	11.1%
2018b	112	2,938	211	7.2%

⁶⁸ 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.

⁶⁹ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.3.9
Vacancy Rates by Year
 Campbell County vs. Wyoming
 RVS Data, June 2001 – December 2018

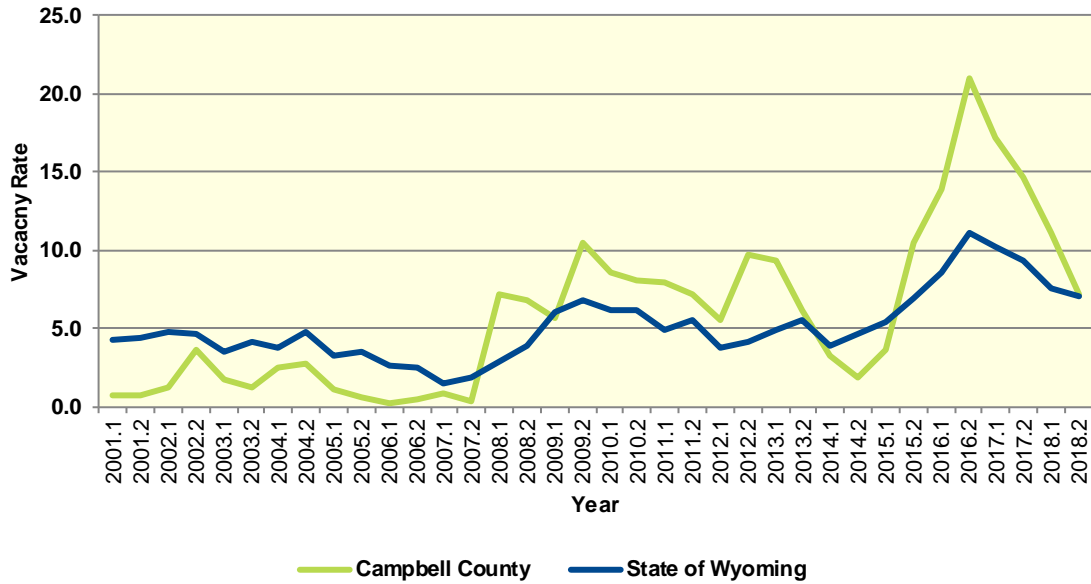


Diagram II.3.10 shows the average rent of single-family and apartment units in Campbell County. In 2018, rents for single-family units were \$1033.1 and average rents for apartments were \$681.7.

Diagram II.3.10
Average Rent of Single Family and Apartment Units
 Campbell County
 RVS Data, June 2006 – December 2018

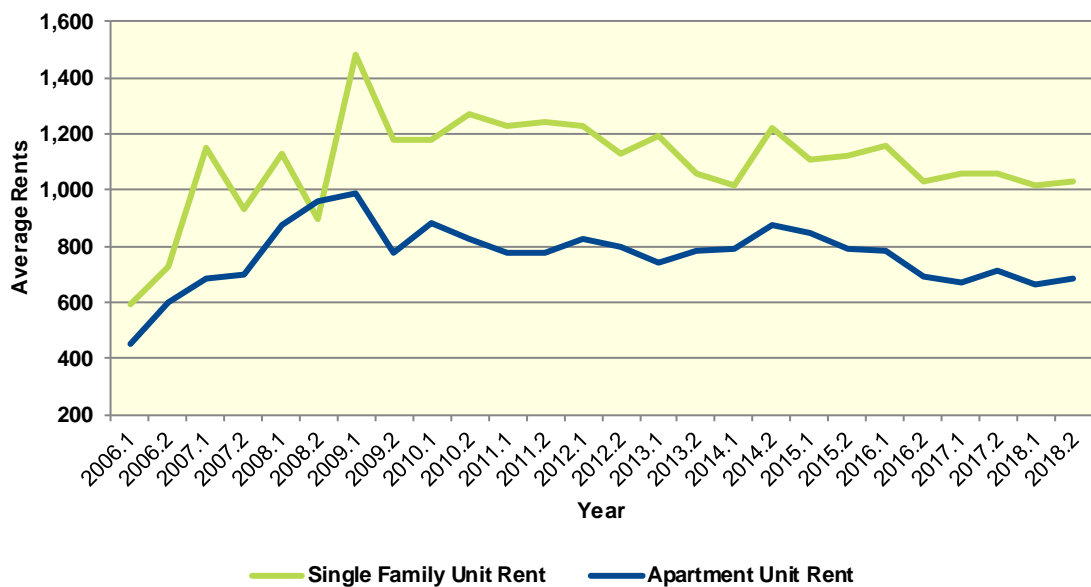


Table II.3.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 117 single family units in Campbell County, with 4 of them available. This translates into a vacancy rate of 3.4 percent in Campbell County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 2,172 apartment units reported in the survey, with 164 of them available, which resulted in a vacancy rate of 7.6 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.3.51			
Rental Vacancy Survey by Type			
Campbell County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	117	4	3.4%
Apartments	2,172	164	7.6%
Mobile Homes	233	12	5.2%
"Other" Units	16	2	12.5%
Don't Know	364	28	7.7%
Total	2,938	211	7.2%

Table II.3.52 reports units by bedroom size. As can be seen there were 801 two-bedroom apartment units and 339 three bedroom units. Overall, the 859 two-bedroom units accounted for 29.2 percent of all units, and the 438 three bedroom units accounted for 14.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,290 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.3.52 Rental Units by Number of Bedrooms Campbell 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	5	0	0	.	5
One	6	1	308	2	1	.	318
Two	17	16	801	18	7	.	859
Three	33	19	339	44	3	.	438
Four	15	0	5	7	0	.	27
Five	1	0	0	0	0	.	1.0
Don’t Know	45	0	714	162	5	364	1,290
Total	117	36	2,172	233	16	364	2,938

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.3.53, Two bedroom apartments were the most available apartment units, with Four units being the most available single family units.

Table II.3.53 Available Rental Units by Number of Bedrooms Campbell 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	0	1	25	0	0	.	26
Two	0	1	88	5	2	.	96
Three	1	4	12	3	0	.	20
Four	3	0	0	0	0	.	3
Five	0	0	0	0	0	.	0
Don’t Know	0	-5	39	4	0	28	66.0
Total	4	1	164	12	2	28	211

Table II.3.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 11.2 percent and three bedroom units had a vacancy rate of 11.2 percent.

Table II.3.54							
Vacancy Rates by Number of Bedrooms							
Campbell 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
One	0.0%	100.0%	8.1%	0.0%	0.0%		8.2
Two	0.0%	6.2%	11.0%	27.8%	28.6%		11.2
Three	3.0%	21.1%	3.5%	6.8%	0.0%		4.6
Four	20.0%	%	0.0%	0.0%	%		11.1
Five	0.0%	%	%	%	%		0.0
Don’t Know	0.0%	%	5.5%	2.5%	0.0%	7.7%	5.1
Total	3.4%	2.8%	7.6%	5.2%	12.5%	7.7%	211

Table II.3.55 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 3.0 percent.

Table II.3.55			
Single Family Units by Bedroom Size			
Campbell County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	6	0	0.0%
Two	17	0	0.0%
Three	33	1	3.0%
Four	15	3	20.0%
Don’t know	45	0	0.0%
Total	117	4	3.4%

Table II.3.56 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 11.0 percent.

Table II.3.56			
Apartment Units by Bedroom Size			
Campbell County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	5	0	0.0%
One	308	25	8.1%
Two	801	88	11.0%
Three	339	12	3.5%
Four	5	0	0.0%
Don’t know	714	39	5.5%
Total	2,172	164	7.6%

Average market-rate rents by unit type are shown in Table II.3.57. 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.3.57 Average Market Rate Rents by Bedroom Size Campbell County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$510	\$.	\$.	\$510
One	\$573	\$580	\$612	\$588	\$.	\$611
Two	\$740	\$718	\$681	\$608	\$750	\$702
Three	\$989	\$1,019	\$817	\$879	\$1,050	\$919
Four	\$1,525	\$.	\$900	\$1,325	\$.	\$1,395
Five	\$.	\$.	\$.	\$.	\$.	\$
Total	\$1033.1	\$805.6	\$681.7	\$753.6	\$906.2	\$830.1

Table II.3.58 shows vacancy rates for single family units by average rental rates for Campbell County. The most common rent for single family units was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 2.6 percent.

Table II.3.58 Single Family Market Rate Rents by Vacancy Status Campbell County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	0.0%
\$500 to \$750	19	0	0.0%
\$750 to \$1,000	7	0	0.0%
\$1,000 to \$1,250	77	2	2.6%
\$1,250 to \$1,500	7	1	14.3%
Above \$1,500	2	1	50.0%
Missing	4	0	0.0%
Total	117	4	3.4%

The average rent and availability of apartment units is displayed in Table II.3.59. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 12.4 percent.

Table II.3.59 Apartment Market Rate Rents by Vacancy Status Campbell County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	33	1	3.0%
\$500 to \$750	739	92	12.4%
\$750 to \$1,000	713	36	5.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	687	35	5.1%
Total	2,172	164	7.6%

Table II.3.60 displays units designed to serve elderly occupants. In the most recent survey there were 68 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0.0.

Table II.3.60 Units Designed for Elderly Occupants Campbell County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	68
Available Elderly Units	0
Elderly Vacancy Rate	0.0%

Table II.3.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 12 units, or 5.7 percent of available units are expected to be on the market for less than seven days. An additional 38 units, or 18.0 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 15 units, or 7.1 percent are expected to be on the market for 90 days.

Table II.3.61 Number of Estimated Days to Fill a Vacant unit Campbell County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	12	5.7%
7 to 30 days	38	18.0%
31 to 60 days	87	41.2%
61 to 90 days	27	12.8%
More than 90 days	15	7.1%
Unknown	32	15.2%
Total	211	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.3.62, 56 respondents, or 58.9 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.3.63. There were 781 respondents who included electricity, 784 respondents who included natural gas, 2,133 respondents who included water and sewer and 2,102 respondents included trash collection in the rent.

Table II.3.62 Are there any utilities included with the rent? Campbell County 2018b Survey of Rental Properties	
Response	Respondent
Yes	56
No	39
% Offering Utilities	58.9%

Table II.3.63 Which utilities are included with the rent? Campbell County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	781
Natural Gas	784
Propane	130
Water/Sewer	2,133
Trash Collection	2,102
Cable Television	216
Other	92

Perceived Need for Rental Units

Table II.3.64, shows the number of survey respondents who keep a waiting list. As can be seen 16 respondents said they keep a waitlist, with an estimated 110 number of persons on the wait list.

Table II.3.64 Do you keep a waiting list? Campbell County 2018b Survey of Rental Properties	
Response	Respondent
Yes	16
No	79
Waitlist Size	110

Table II.3.65, shows the condition of rental units by unit type for Campbell County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported, 1,403, or 47.8 percent of units were in good condition and 67 units, or 2.3 percent, were in average condition. Details by unit type and condition are displayed.

Table II.3.65 Condition by Unit Type Campbell County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	13	0.4%
Average	67	2.3%
Good	1,403	47.8%
Excellent	747	25.4%
Don't Know	0	0.0%
Total	2,938	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.3.66, 2 respondents said they would prefer more single family units, 5 respondents wanted more apartment units, and 13 respondents indicated they would prefer more units of any type.

Table II.3.66 If you had the opportunity to own/manage more units, how many would you prefer Campbell County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	5
Mobile homes	1
Other	0
All types	13
Total	21

Table, II.3.67, 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. Campbell County had a total of 20 respondents, with an average persons per household of 3.4 people. Of new residents to Campbell County, 50.0 percent were married and the most common age group arriving in the state was 35 to 44 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 60.0 percent of respondents renting their residence. The average mortgage payment in Campbell County was \$1,400 and the average rent was \$759. When asked if they were satisfied with their current housing, 80.0 percent said they were satisfied with their current housing.

Table II.3.67 Most Replied Response Campbell County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	20
Number of persons in household (Average)	3.4
Current age	35 to 44 years old (38.9%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	Better quality of life (25.0%)
In which industry are you primarily employed	Mining (25.0%)
Highest education level completed	High School Diploma/GED (35.0%)
Total household income from all sources	\$40,000 to \$49,999 dollars (30.0%)
Current Housing Characteristics	
Current Residence	Single family home (30.0%)
Do you own or rent	Rent (60.0%)
How many bedrooms (Average)	3.0
Average mortgage payment	\$1,400
Average rental payment	\$759
Are you satisfied with your current housing	Satisfied with current housing (80.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (100.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected building price	Not sure (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and .0 wanted to rent their next residence. Most residents wishing to buy a house were not sure how much they would spend if they anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix.**

Housing Problems

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

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.3.68, below. In 2017, an estimated 2.4 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

Table II.3.68 Overcrowding and Severe Overcrowding Campbell 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	11,887	97.9%	226	1.9%	28	0.2%	12,141
2017 Five-Year ACS	12,417	98.7%	130	1%	28	0.2%	12,575
Renter							
2010 Five-Year ACS	3,623	92.9%	216	5.5%	59	1.5%	16,039
2017 Five-Year ACS	4,692	93.6%	286	5.7%	35	0.7%	5,013
Total							
2010 Five-Year ACS	15,510	96.7%	442	2.8%	87	0.5%	16,039
2017 Five-Year ACS	17,109	97.3%	416	2.4%	63	0.4%	17,588

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 17,588 households with incomplete plumbing facilities in 2017, representing 0.1 percent of households in Campbell County. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2000.

Table II.3.69 Households with Incomplete Plumbing Facilities Campbell 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	12,146	15,823	17,574
Lacking Complete Plumbing Facilities	61	216	14
Total Households	12,207	16,039	17,588
Percent Lacking	0.5%	1.3%	0.1%

There were 17,588 households lacking complete kitchen facilities in 2017, compared to 12,207 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.5 percent in 2017.

Table II.3.70 Households with Incomplete Kitchen Facilities Campbell 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	12,168	15,821	17,506
Lacking Complete Kitchen Facilities	39	218	82
Total Households	12,207	16,039	17,588
Percent Lacking	0.3%	1.4%	0.5%

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

In Campbell County, 14.7 of households had a cost burden and 9 percent had a severe cost burden. Some 22 percent of renters were cost burdened, and 13.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.7 percent and a severe cost burden rate of 3.1 percent. Owner occupied households with a mortgage had a cost burden rate of 13.6 percent, and severe cost burden at 9.1 percent.

Table II.3.71 Cost Burden and Severe Cost Burden by Tenure Campbell 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	6,961	81%	1,278	14.9%	350	4.1%	0	0%	8,589
2017 Five-Year ACS	6,611	76.7%	1,173	13.6%	788	9.1%	49	0.6%	8,621
Owner Without a Mortgage									
2010 Five-Year ACS	3,376	95%	81	2.3%	95	2.7%	0	0%	3,552
2017 Five-Year ACS	3,507	88.7%	306	7.7%	121	3.1%	20	0.5%	3,954
Renter									
2010 Five-Year ACS	2,809	72.1%	500	12.8%	316	8.1%	273	7%	3,898
2017 Five-Year ACS	2,938	58.6%	1,105	22%	674	13.4%	296	5.9%	5,013
Total									
2010 Five-Year AC	13,146	82%	1,859	11.6%	761	4.7%	273	1.7%	16,039
2017 Five-Year ACS	13,056	74.2%	2,584	14.7%	1,583	9%	365	2.1%	17,588

COMMUTING PATTERNS

Table II.3.72, shows the place of work by county of residence. In 2010 98.4 percent of residents worked within the county they reside in with 0.9 percent working outside their home county. This compared to 97.2 percent of residents who worked within the county in which they resided and 1.8 percent of residents worked outside their home county.

Table II.3.72 Place of Work Campbell 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	23,521	98.4%	24,503	97.2%
Worked outside county of residence	219	0.9%	454	1.8%
Worked outside state of residence	162	0.7%	246	1%
Total	23,902	100.0%	25,203	100.0%

Table II.3.73, shows the aggregate travel time to work based on place of work and residence. In Campbell County the total aggregate travel time was 504,000, with residents working in their home county spending a total of 474,795.

Table II.3.73 Aggregate Travel Time to Work (in Minutes) Campbell 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	464,045	95.7%	474,795	94.2%
Worked outside county of residence	13,100	2.7%	23,200	4.6%
Worked outside State of residence	7,700	1.6%	6,005	1.2%
Aggregate travel time to work (in minutes):	484,845	100.0%	504,000	100.0%

Table II.3.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 484,845 minutes. Residents working within their home county spent an average of 19.4 minutes commuting to work, with those working outside their county of residence spending an average of 51.1 minutes on the commute.

Table II.3.74 Average Travel Time to Work (in Minutes) Campbell County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	19.7	19.4
Worked outside county of residence	59.8	51.1
Worked outside State of residence	47.5	24.4
Average travel time to work (in minutes):	20.3	20

Table II.3.75, shows the means of transportation to work. In 2017, 80 percent of commuters drove alone in a car, truck or van. Only 10.2 percent carpooled, with an additional 2.5 percent taking public transportation. There were also 907 persons or 3.6 percent who worked at home.

Table II.3.75 Means of Transportation to Work Campbell 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	18,673	78.1%	20,154	80%
Car, truck, or van: Carpooled:	3,084	12.9%	2,572	10.2%
Public transportation (excluding taxicab):	668	2.8%	630	2.5%
Taxicab	0	0%	51	0.2%
Motorcycle	96	0.4%	29	0.1%
Bicycle	60	0.3%	33	0.1%
Walked	377	1.6%	473	1.9%
Other means	296	1.2%	354	1.4%
Worked at home	648	2.7%	907	3.6%
Total	23,902	100.0%	25,203	100.0%

Table II.3.76 shows the breakdown of the means of transportation by tenure. In 2017 59.3% percent of commuters owned their home and commuted alone by car, which compares to 61.5% percent in 2010. There were also 5,237 renters who drove alone in 2017 and accounted for 20.8% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2.2% percent of the population, which compared to 68 renters, or 0.3 percent taking public of commuters

Table II.3.76				
Means Of Transportation To Work By Tenure				
Campbell 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	14,708	61.5%	14,906	59.3%
Renter	3,965	16.6%	5,237	20.8%
Car, truck, or van - carpoled:				
Owner	2,298	9.6%	1,616	6.4%
Renter	786	3.3%	948	3.8%
Public transportation (excluding taxicab):				
Owner	551	2.3%	559	2.2%
Renter	117	0.5%	68	0.3%
Walked:				
Owner	179	0.7%	158	0.6%
Renter	198	0.8%	300	1.2%
Taxicab, motorcycle, bicycle, or other means:				
Owner	362	1.5%	381	1.5%
Renter	90	0.4%	83	0.3%
Worked at home:				
Owner	524	2.2%	588	2.3%
Renter	124	0.5%	311	1.2%
Total:	23,902	100.0%	25,155	100.0%

2018 Campbell 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.3.77, 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

Table II.3.77 Households with Housing Problems by Income Campbell County 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	380	830	1,210
30.1-50% HAMFI	560	710	1,270
50.1-80% HAMFI	430	390	820
80.1-95% HAMFI	210	10	220
95 – 115% HAMFI	120	90	210
115.1% HAMFI or more	155	0	155
Total	1,855	2,030	3,885
Without Housing Problems			
30% HAMFI or less	95	110	205
30.1-50% HAMFI	480	190	670
50.1-80% HAMFI	1,095	820	1,915
80.1-95% HAMFI	885	285	1,170
95 – 115% HAMFI	1,315	295	1,610
115.1% HAMFI or more	6,895	1,075	7,970
Total	10,765	2,775	13,540
Not Computed			
30% HAMFI or less	25	45	70
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	25	45	70
Total			
30% HAMFI or less	500	985	1,485
30.1-50% HAMFI	1,040	900	1,940
50.1-80% HAMFI	1,525	1,210	2,735
80.1-95% HAMFI	1,095	295	1,390
95 – 115% HAMFI	1,435	385	1,820
115.1% HAMFI or more	7,050	1,075	8,125
Total	12,645	4,850	17,495

total of 1,855 owner occupied and 2,030 renter occupied households experiencing a housing problem.

Table II.3.78, shows the total estimated housing by tenure for Campbell County. As can be seen, in 2030 there are estimated to be a total of 15,932 owner and 6,411 renter occupied households or a total of 22,343 households. By 2050 there are estimated to be 22,852 owner, 9,487 renter for a total of 32,339 households in Campbell County.

Year	Owner	Renter	Total
2017	12,575	5,013	17,588
2020	12,924	5,152	18,076
2025	14,378	5,756	20,134
2030	15,932	6,411	22,343
2035	17,555	7,112	24,667
2040	19,240	7,855	27,095
2045	20,997	8,644	29,641
2050	22,852	9,487	32,339

Table II.3.79, below shows the incremental housing demand for Campbell County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 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.

As can be seen in 2030 an estimated additional 3,357 owner-occupied and 1,398 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Campbell County will see an additional 14,751 households, of which 1,315 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 2,356 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.3.79								
Incremental Housing Demand Forecast								
Campbell County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	14	71	133	197	264	333	406
30.1-50%	0	29	148	276	410	548	693	845
50.1-80%	0	42	217	405	601	804	1,016	1,239
80.1-95%	0	30	156	291	431	577	729	890
95.1-115%	0	40	205	381	565	756	956	1,166
115+%	0	195	1,005	1,872	2,777	3,716	4,696	5,730
Total	0	349	1,803	3,357	4,980	6,665	8,422	10,277
Renter								
0-30%	0	28	151	284	426	577	737	909
30.1-50%	0	26	138	259	390	527	674	830
50.1-80%	0	35	185	349	524	709	906	1,116
80.1-95%	0	8	45	85	128	173	221	272
95.1-115%	0	11	59	111	167	226	288	355
115+%	0	31	165	310	465	630	805	992
Total	0	139	743	1,398	2,099	2,842	3,631	4,474
Total								
0-30%	0	42	222	417	623	841	1,070	1,315
30.1-50%	0	54	286	536	799	1,076	1,366	1,675
50.1-80%	0	77	403	754	1,124	1,513	1,922	2,356
80.1-95%	0	39	201	376	559	750	950	1,162
95.1-115%	0	51	264	492	732	982	1,244	1,521
115+%	0	225	1,170	2,182	3,242	4,346	5,500	6,721
Total	0	488	2,546	4,755	7,079	9,507	12,053	14,751

Table II.3.80 shows the Incremental Total Housing Need Forecast for Campbell County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. 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 3,943 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 12,122 owner and 6,572 renter occupied households for a total of 18,694 quality households.

Table II.3.80								
Incremental Total Housing Need Forecast								
Campbell County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	378	392	449	511	575	641	711	784
30.1-50%	557	586	705	833	966	1,105	1,250	1,402
50.1-80%	428	470	645	832	1,028	1,231	1,443	1,667
80.1-95%	209	239	365	500	640	786	938	1,099
95.1-115%	119	159	324	500	684	876	1,075	1,286
115+%	154	349	1,159	2,026	2,931	3,870	4,850	5,884
Total	1,845	2,194	3,648	5,202	6,825	8,510	10,267	12,122
Renter								
0-30%	858	886	1,009	1,142	1,284	1,435	1,595	1,767
30.1-50%	734	760	872	993	1,123	1,261	1,408	1,564
50.1-80%	403	438	588	752	927	1,112	1,309	1,519
80.1-95%	10	19	56	95	138	183	231	282
95.1-115%	93	104	152	204	260	319	381	448
115+%	0	31	165	310	465	630	805	992
Total	2,098	2,237	2,841	3,496	4,197	4,940	5,729	6,572
Total								
0-30%	1,236	1,278	1,458	1,652	1,859	2,077	2,306	2,551
30.1-50%	1,291	1,345	1,577	1,826	2,090	2,366	2,657	2,966
50.1-80%	831	907	1,234	1,584	1,955	2,344	2,752	3,186
80.1-95%	219	258	420	595	778	969	1,169	1,381
95.1-115%	212	263	476	704	944	1,194	1,456	1,734
115+%	154	380	1,324	2,336	3,396	4,500	5,654	6,876
Total	3,943	4,431	6,489	8,698	11,022	13,450	15,996	18,694

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 6,346 loans purchased in Campbell County between 1979 and 2018, with 126 occurring in fiscal 2017. The average home size over the period was 1,321 square feet and 1,415 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1992. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$56,565. The average purchase price in fiscal 2018 was \$167,361. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 30.2 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**