

FREMONT COUNTY

Demographics

The Census Bureau's current census estimates indicate that Fremont County's population decreased from 40,123 in 2010 to 39,803 in 2017, or by 0.8 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 1.8 percent, and the number of people from 55 to 64 years of age increased by 3.8 percent. The white population decreased by 2.2 percent, while the black population increased by 100.0 percent. The Hispanic population increased from 2,264 to 2,703 people between 2010 and 2017 or by 19.4 percent. These data are presented in Table II.7.1.

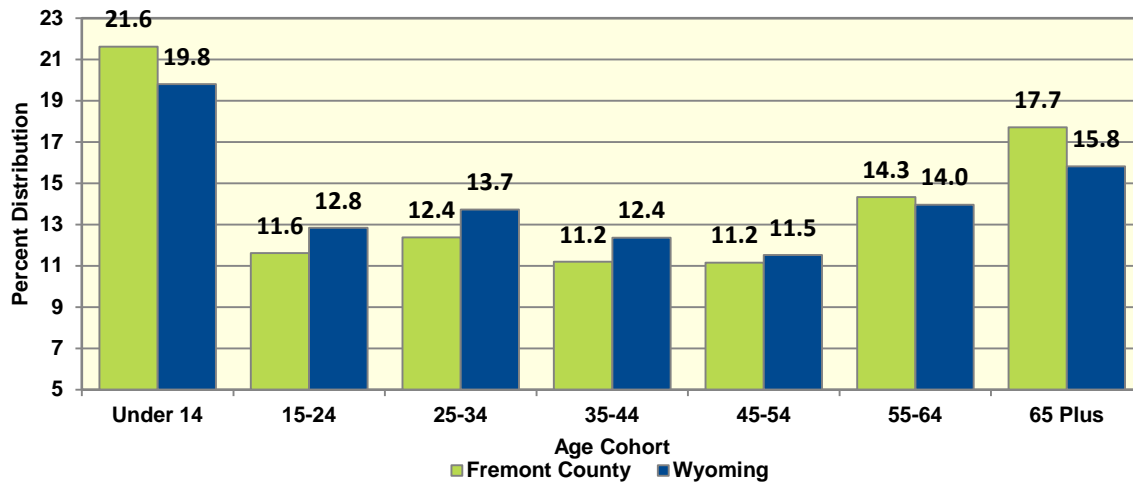
Table II.7.1						
Profile of Population Characteristics						
Fremont County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Fremont County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	40,123	39,803	-0.8%	563,626	579,315	2.8%
Age						
Under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

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

Table II.7.2 Population by Age and Gender Fremont County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	4,407	4,200	8,607	4,439	4,167	8,606	-0.0%
15 to 24 years	2,636	2,487	5,123	2,465	2,159	4,624	-9.7%
25 to 34 years	2,431	2,408	4,839	2,466	2,461	4,927	1.8%
35 to 44 years	2,303	2,197	4,500	2,248	2,205	4,453	-1.0%
45 to 54 years	2,820	2,933	5,753	2,243	2,197	4,440	-22.8%
55 to 64 years	2,737	2,759	5,496	2,806	2,897	5,703	3.8%
65 and Over	2,696	3,109	5,805	3,310	3,740	7,050	21.4%
Total	20,030	20,093	40,123	19,977	19,826	39,803	-0.8%
% of Total	49.9%	50.1%	.	50.2%	49.8%	.	

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

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



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

Year	In-Migrants	Out-Migrants	Net Change
2000	844	751	93
2001	856	688	168
2002	866	582	284
2003	727	507	220
2004	759	659	100
2005	838	627	211
2006	894	576	318
2007	901	630	271
2008	931	581	350
2009	860	525	335
2010	872	440	432
2011	691	632	59
2012	868	650	218
2013	712	694	18
2014	807	695	112
2015	699	722	-23
2016	721	739	-18
2017	779	782	-3
2018	799	1,173	-374
Total	15,424	12,653	2,771

Population and Race

Table II.7.4 below shows population by age for the 2000 and 2010 census. The population changed by 12.1 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 22.2 percent to a total of 5,805 persons in 2010. Those aged 25 to 34 grew by 25.8 percent, and those aged under 5 grew by 34.2 percent.

Table II.7.4 Population by Age Fremont County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	2,343	6.5%	3,145	7.8%	34.2%
5 to 19	8,611	24.1%	8,142	20.3%	-5.4%
20 to 24	1,846	5.2%	2,443	6.1%	32.3%
25 to 34	3,846	10.7%	4,839	12.1%	25.8%
35 to 54	10,754	30%	10,253	25.6%	-4.7%
55 to 64	3,654	10.2%	5,496	13.7%	50.4%
65 or Older	4,750	13.3%	5,805	14.5%	22.2%
Total	35,804	100.0%	40,123	100.0%	12.1%

The elder population is further explored in Table II.7.5, on the following page. Those aged 65 to 66 grew by 34.4 percent between 2000 and 2010, resulting in a population of 804 persons. Those aged 85 or older grew by 27.3 percent during the same time period, and resulted in 663 persons over age 85 in 2010.

Table II.7.5 Elderly Population by Age Fremont County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	598	12.6%	804	13.9%	34.4%
67 to 69	869	18.3%	1,044	18%	20.1%
70 to 74	1,244	26.2%	1,405	24.2%	12.9%
75 to 79	961	20.2%	1,081	18.6%	12.5%
80 to 84	557	11.7%	808	13.9%	45.1%
85 or Older	521	11%	663	11.4%	27.3%
Total	4,750	100.0%	5,805	100.0%	22.2%

Population by race and ethnicity is shown in Table II.7.6, below. The white population grew by 8.9 percent between 2000 and 2010, and resulted in representing 74.3 percent of the population in 2010. The Black population grew by 129.5 percent, represented 0.3 percent of the population in 2010. The American Indian and Asian populations represented 21.2 and 0.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 10.6 percent between 2000 and 2010, compared to the 44.6 percent growth rate for non-Hispanics.

Table II.7.6					
Population by Race and Ethnicity					
Fremont County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	27,388	76.5%	29,813	74.3%	8.9%
Black	44	0.1%	101	0.3%	129.5%
American Indian	7,047	19.7%	8,498	21.2%	20.6%
Asian	106	0.3%	157	0.4%	48.1%
Native Hawaiian/ Pacific Islander	9	0%	10	0%	11.1%
Other	417	1.2%	412	1%	-1.2%
Two or More Races	793	2.2%	1,132	2.8%	42.7%
Total	35,804	100.0%	40,123	100.0%	12.1%
Hispanic	1,566	4.4%	2,264	5.6%	10.6%
Non-Hispanic	34,238	95.6%	37,859	94.4%	44.6%

Population by race and ethnicity through 2017 is shown in Table II.7.7, on the following page. The white population represented 73.3 percent of the population in 2017, compared with Black households accounting for 0.5 percent of the population. Hispanic households represented 6.8 percent of the population in 2017.

Table II.7.7				
Population by Race and Ethnicity				
Fremont County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	29,813	74.3%	29,564	73.3%
Black	101	0.3%	218	0.5%
American Indian	8,498	21.2%	8,425	20.9%
Asian	157	0.4%	53	0.1%
Native Hawaiian/ Pacific Islander	10	0%	24	0.1%
Other	412	1%	591	1.5%
Two or More Races	1,132	2.8%	1,479	3.7%
Total	40,123	100.0%	40,354	100.0%
Non-Hispanic	37,859	94.4%	37,618	93.2%
Hispanic	2,264	5.6%	2,736	6.8%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 7.4 percent between 2000 and 2010, the white Hispanic population changed by 63.5 percent. The black non-Hispanic population changed by 100 percent, while the black Hispanic population changed by 1400 percent.

Table II.7.8					
Population by Race and Ethnicity					
Fremont County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	26,693	78%	28,677	75.7%	7.4%
Black	43	0.1%	86	0.2%	100%
American Indian	6,743	19.7%	8,025	21.2%	19%
Asian	100	0.3%	151	0.4%	51%
Native Hawaiian/ Pacific Islander	8	0%	7	0%	-12.5%
Other	25	0.1%	24	0.1%	-4%
Two or More Races	626	1.8%	889	2.3%	42%
Total Non-Hispanic	34,238	100.0%	37,859	100.0%	10.6%
Hispanic					
White	695	44.4%	1,136	50.2%	63.5%
Black	1	0.1%	15	0.7%	1400%
American Indian	304	19.4%	473	20.9%	55.6%
Asian	6	0.4%	6	0.3%	0%
Native Hawaiian/ Pacific Islander	1	0.1%	3	0.1%	200%
Other	392	25%	388	17.1%	-1%
Two or More Races	167	10.7%	243	10.7%	45.5%
Total Non-Hispanic	1,566	100.0%	2,264	100.0%	44.6%
Total Population	35,804	100.0%	40,123	100.0%	12.1%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.7.9. During this time, the total non-Hispanic population was 37,618 persons in 2017. The Hispanic population was 2,736.

Table II.7.9 Population by Race and Ethnicity				
Fremont County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	28,677	75.7%	28,295	75.2%
Black	86	0.2%	217	0.6%
American Indian	8,025	21.2%	7,927	21.1%
Asian	151	0.4%	40	0.1%
Native Hawaiian/ Pacific Islander	7	0%	24	0.1%
Other	24	0.1%	0	0%
Two or More Races	889	2.3%	1,115	3%
Total Non-Hispanic	37,859	100.0%	37,618	100.0%
Hispanic				
White	1,136	50.2%	1,269	46.4%
Black	15	0.7%	1	0%
American Indian	473	20.9%	498	18.2%
Asian	6	0.3%	13	0.5%
Native Hawaiian/ Pacific Islander	3	0.1%	0	0%
Other	388	17.1%	591	21.6%
Two or More Races	243	10.7%	364	13.3%
Total Non-Hispanic	2,264	100.0	2,736	100.0%
Total Population	40,123	100.0%	40,354	100.0%

The number of foreign born persons are shown in Table II.7.10. An estimated 0.3 percent of the population was born in Mexico . Some 0.2 percent were born in Guatemala , and another 0.1 percent were born in Canada .

Table II.7.10 Place of Birth for the Foreign-Born Population			
Fremont County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	133	0.3%
#2 country of origin	Guatemala	65	0.2%
#3 country of origin	Canada	51	0.1%
#4 country of origin	Germany	48	0.1%
#5 country of origin	England	27	0.1%
#6 country of origin	Japan	19	0%
#7 country of origin	Other Eastern Europe	17	0%
#8 country of origin	Ireland	14	0%
#9 country of origin	Philippines	13	0%
#10 country of origin	Morocco	12	0%

Limited English Proficiency and the language spoken at home are shown in Table II.7.11. An estimated 0.3 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other and unspecified languages .

Table II.7.11 Limited English Proficiency and Language Spoken at Home Fremont County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	127	0.3%
#2 LEP Language	Other and unspecified languages	46	0.1%
#3 LEP Language	French, Haitian, or Cajun	12	0%
#4 LEP Language	Other Asian and Pacific Island languages	9	0%
#5 LEP Language	German or other West Germanic languages	8	0%
#6 LEP Language	Russian, Polish, or other Slavic languages	3	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 Fremont County is shown in Table II.7.12, below. In 2017, there were an estimated 5,380 persons living in poverty. This represented a 13.7 percent poverty rate, compared to 17.6 percent poverty in 2000. In 2017, some 14.2 percent of those in poverty were under age 6, and 10.1 percent were 65 or older.

Table II.7.12 Poverty by Age Fremont 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	800	13%	763	14.2%
6 to 17	1,556	25.3%	1,146	21.3%
18 to 64	3,236	52.6%	2,930	54.5%
65 or Older	563	9.1%	541	10.1%
Total	6,155	100.0%	5,380	100.0%
Poverty Rate	17.6%	.	13.7%	.

To compare the poverty rate against more recent data, Table II.7.13 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 14 percent versus 13.7 percent in the most recent 2017 data.

Table II.7.13 Poverty by Age Fremont 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	723	13.5%	763	14.2%
6 to 17	1,242	23.1%	1,146	21.3%
18 to 64	3,064	57%	2,930	54.5%
65 or Older	346	6.4%	541	10.1%
Total	5,375	100.0%	5,380	100.0%
Poverty Rate	14%	.	13.7%	.

The disability rate from the 2000 Census is shown in Table II.7.14, on the following page. Some 18.2 percent of the population was disabled in 2000, or a total of 5,961 persons. The disability rate was highest for those over 65, with 39.3 percent disabled.

Table II.7.14 Disability by Age Fremont County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	273	4.4%
16 to 64	3,921	17.7%
65 and older	1,767	39.3%
Total	5,961	18.2%

Table II.7.15 shows disability by type in 2000. There were 2,622 physical disabilities in 2000, some 2,479 employment disabilities, and 1,429 go-outside-home disabilities.

Table II.7.15 Total Disabilities Tallied: Aged 5 and Older Fremont County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,738
Physical disability	2,622
Mental disability	1,391
Self-care disability	779
Employment disability	2,479
Go-outside-home disability	1,429
Total	10,438

Disability by age, as estimated by the 2017 ACS, is shown in Table II.7.16, below. The disability rate for females was 13.5 percent, compared to 15.9 percent for males. The disability rate grew precipitously higher with age, with 52.5 percent of those over 75 experiencing a disability.

Table II.7.16 Disability by Age Fremont County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	4	0.3%	20	1.4%	24	0.8%
5 to 17	196	5.2%	236	6.6%	432	5.9%
18 to 34	516	12.4%	157	3.9%	673	8.2%
35 to 64	1,210	16.8%	1,134	15.1%	2,344	15.9%
65 to 74	587	30.5%	382	19.3%	969	24.8%
75 or Older	621	52.6%	773	52.5%	1,394	52.5%
Total	3,134	15.9%	2,702	13.5%	5,836	14.7%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.7.17, on the following page. Some 7.5 percent have an ambulatory disability, 5.2 have an independent living disability, and 2.2 percent have a self-care disability.

Table II.7.17 Total Disabilities Tallied: Aged 5 and Older Fremont County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,113	5.3%
Vision disability	1,172	3%
Cognitive disability	2,147	5.8%
Ambulatory disability	2,752	7.5%
Self-Care disability	810	2.2%
Independent living difficulty	1,535	5.2%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.7.18 and 19. In 2017, some 18,674 persons were employed and 1,182 were unemployed. This totaled a labor force of 19,856 persons. The unemployment rate for Fremont County was estimated to be 6 in 2017.

Table II.7.18 Employment, Labor Force and Unemployment Fremont County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	18,674
Unemployed	1,182
Labor Force	19,856
Unemployment Rate	6%

In 2017, 92.6 percent of households in Fremont County had a high school education or greater.

Table II.7.19 High School or Greater Education Fremont County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	13,853	14,042
Total Households	15,541	15,167
Percent High School or Above	89.1%	92.6%

As seen in Table II.7.20, 32.1 percent of the population had a high school diploma or equivalent, another 36.3 percent have some college, 14.4 percent have a Bachelor’s Degree, and 7 percent of the population had a graduate or professional degree.

Table II.7.20 Educational Attainment Fremont County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	3,781	13%	3,052	10.1%
High School or Equivalent	8,483	29.2%	9,682	32.1%
Some College or Associates Degree	10,832	37.3%	10,947	36.3%
Bachelor’s Degree	3,789	13%	4,344	14.4%
Graduate or Professional Degree	2,173	7.5%	2,116	7%
Total Population Above 18 years	30,141	100.0%	30,141	100.0%

Economics

The HUD estimated MFI for Fremont County was \$68,200 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.7.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.7.2
Estimated Median Family Income
 Fremont County vs. Wyoming
 HUD Data: 2000-2018

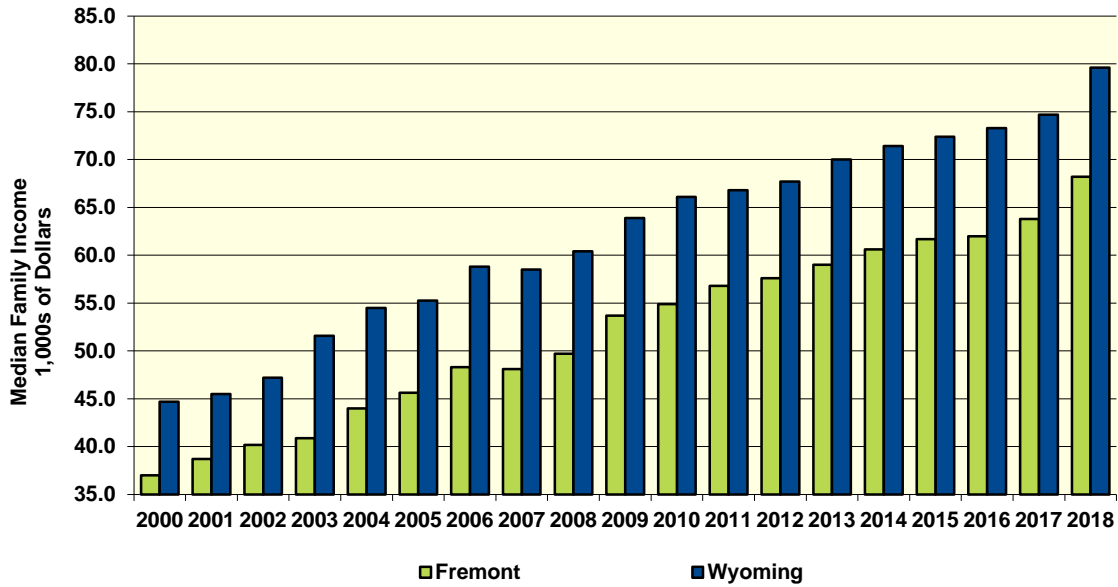


Table II.7.21, shows the labor force statistics for Fremont County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.8 percent. The highest level of unemployment occurred during 1997 rising to a rate of 7.9. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Fremont County decreased from 7.1 percent in 2016 to 5.6 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.7.21 Labor Force Statistics Fremont County 1990 - 2017 BLS Data					
Year	Fremont County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,182	14,548	15,730	7.5%	5.3%
1991	1,099	14,549	15,648	7.0%	5.2%
1992	1,217	14,880	16,097	7.6%	5.6%
1993	1,154	15,152	16,306	7.1%	5.3%
1994	1,246	15,827	17,073	7.3%	5.0%
1995	1,291	16,256	17,547	7.4%	4.8%
1996	1,354	16,416	17,770	7.6%	4.9%
1997	1,374	16,039	17,413	7.9%	4.8%
1998	1,358	16,179	17,537	7.7%	4.7%
1999	1,314	16,706	18,020	7.3%	4.6%
2000	933	16,731	17,664	5.3%	3.9%
2001	918	17,186	18,104	5.1%	3.8%
2002	950	17,197	18,147	5.2%	4.0%
2003	991	16,893	17,884	5.5%	4.3%
2004	893	16,804	17,697	5.0%	3.8%
2005	832	16,875	17,707	4.7%	3.6%
2006	759	16,826	17,585	4.3%	3.2%
2007	672	17,221	17,893	3.8%	2.8%
2008	755	17,642	18,397	4.1%	3.1%
2009	1,487	17,768	19,255	7.7%	6.3%
2010	1,457	19,514	20,971	6.9%	6.4%
2011	1,368	19,844	21,212	6.4%	5.8%
2012	1,282	19,989	21,271	6.0%	5.3%
2013	1,198	19,848	21,046	5.7%	4.7%
2014	1,020	19,537	20,557	5.0%	4.1%
2015	1,129	19,160	20,289	5.6%	4.3%
2016	1,428	18,631	20,059	7.1%	5.3%
2017	1,080	18,327	19,407	5.6%	4.2%

Diagram II.7.3, shows the employment and labor force for Fremont County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 18,327 persons, with the labor force reaching 19,407, indicating there were a total of 1,080 unemployed persons.

Diagram II.7.3
Employment and Labor Force
 Fremont County
 1990 – 2017 BLS Data

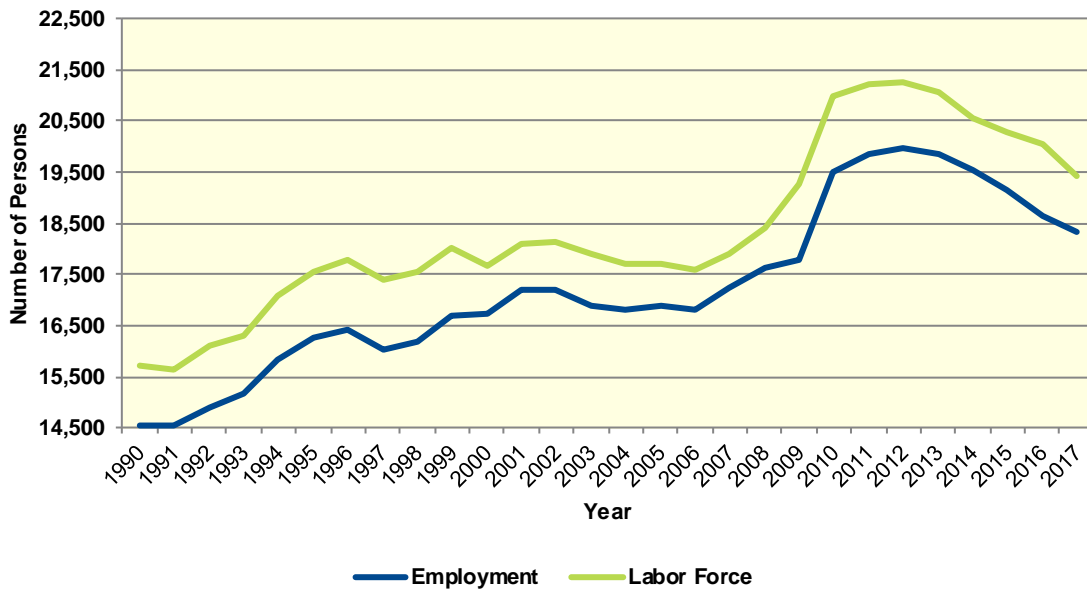
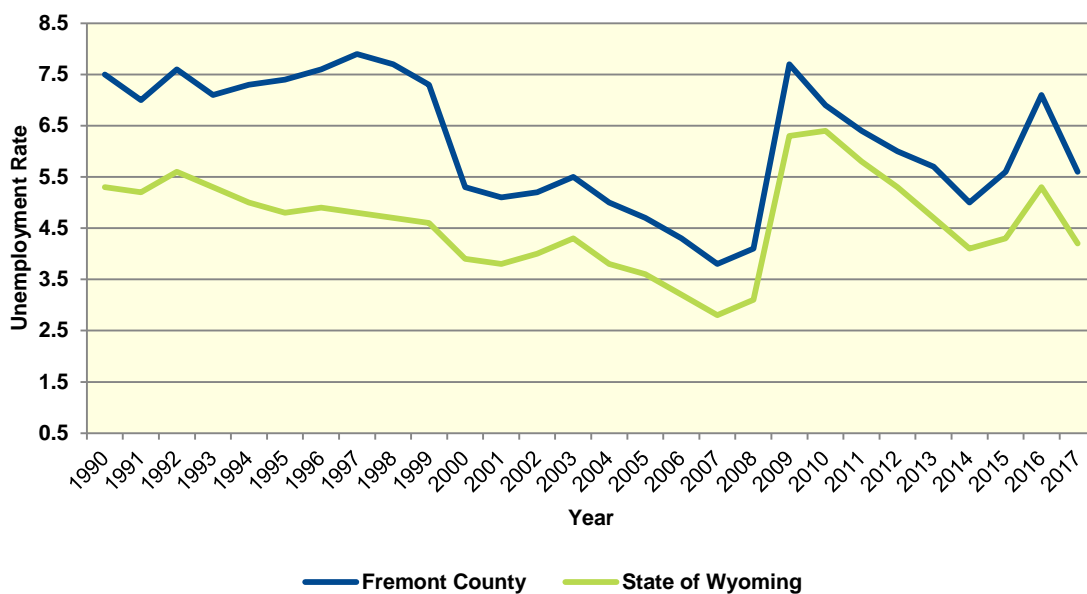


Diagram II.7.4, shows the unemployment rate for both the state and Fremont County. During the 1990’s the average rate for Fremont County was 7.4, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 5.1, which compared to 3.9 statewide. Since 2010 the average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

Diagram II.7.4
Annual Unemployment Rate
 Fremont County
 1990 – 2017 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2018 and are presented in Table II.7.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 15,541 persons in 2016 to 15,343 in 2017, a change of -1.3 percent. The most recent June estimate shows monthly employment was 15,548.

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	15,618	15,940	16,200	16,392	16,043	16,030	15,255	14,872	14,766
Feb	15,698	16,079	16,242	16,409	16,057	15,937	15,271	14,940	14,800
Mar	16,001	16,292	16,600	16,662	16,312	15,980	15,415	15,152	14,935
Apr	16,088	16,457	16,639	16,608	16,548	16,104	15,529	15,169	14,982
May	16,472	16,692	16,997	16,956	16,806	16,338	15,642	15,514	15,290
Jun	16,677	16,860	17,411	17,177	16,844	16,817	15,946	15,928	15,548
Jul	16,397	16,475	16,606	16,422	16,271	16,039	15,424	15,207	
Aug	16,976	16,821	17,102	16,805	16,664	16,287	15,516	15,485	
Sep	16,981	17,219	17,015	16,973	16,821	16,457	15,631	15,668	
Oct	16,908	17,062	17,126	16,867	17,189	16,771	15,995	15,602	
Nov	16,994	16,926	16,923	16,850	16,462	16,166	15,460	15,255	
Dec	16,490	16,856	16,767	16,548	16,409	15,974	15,412	15,273	
Annual	16,442	16,640	16,802	16,722	16,536	16,242	15,541	15,343	
% Change	0.4%	1.2%	1%	-0.5%	-1.1%	-1.8%	-4.3%	-1.3%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 750 dollars in 2016. In 2017, average weekly wages saw a increased of 2 percent over the prior year, rising to 765 dollars, or by 15 percent. These data are shown in Table II.7.23.

Table II.7.23 Average Weekly Wages Fremont County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	444	467	441	485	460	
2002	465	493	455	490	476	0%
2003	459	484	470	508	481	1.1%
2004	485	514	500	534	509	5.8%
2005	516	534	541	569	540	6.1%
2006	561	586	583	642	594	10%
2007	604	668	608	684	641	7.9%
2008	636	668	650	726	670	4.5%
2009	657	675	647	712	673	0.4%
2010	669	705	689	747	703	4.5%
2011	708	728	734	756	732	4.1%
2012	744	743	742	777	752	2.7%
2013	744	755	751	804	764	1.6%
2014	761	779	758	835	784	2.6%
2015	775	779	740	805	775	-1.1%
2016	732	758	736	776	750	-3.2%
2017	753	763	738	807	765	2%
2018	783	790				

Total business establishments reported by the QCEW are displayed in Table II.7.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 2 percent, from 1,675 to 1,696 establishments. The most recent preliminary 2018 estimates show there were 1,739 business establishments in the second quarter of 2018.

Table II.7.24 Number of Business Establishments Fremont County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,375	1,400	1,400	1,383	1,390	
2002	1,384	1,411	1,410	1,402	1,402	0.9%
2003	1,404	1,416	1,418	1,438	1,419	1.2%
2004	1,440	1,466	1,470	1,457	1,458	2.7%
2005	1,456	1,480	1,489	1,484	1,477	1.3%
2006	1,493	1,518	1,524	1,515	1,513	2.4%
2007	1,546	1,571	1,564	1,556	1,559	3%
2008	1,568	1,576	1,595	1,590	1,582	1.5%
2009	1,575	1,581	1,582	1,586	1,581	-0.1%
2010	1,579	1,580	1,586	1,576	1,580	-0.1%
2011	1,556	1,559	1,570	1,559	1,561	-1.2%
2012	1,569	1,586	1,572	1,565	1,573	0.8%
2013	1,565	1,572	1,578	1,571	1,572	-0.1%
2014	1,542	1,553	1,543	1,539	1,544	-1.8%
2015	1,625	1,649	1,669	1,657	1,650	6.9%
2016	1,665	1,684	1,676	1,675	1,675	1.5%
2017	1,677	1,693	1,709	1,704	1,696	1.3%
2018	1,719	1,739				

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.7.25, below shows total real earnings by industry for Fremont County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$370,870,000 dollars. Between 2016 and 2017 the farm industry saw the largest percentage increase, rising by 25.0 percent to \$8,618,000 dollars.

Table II.7.25
Real Earnings by Industry
 Fremont 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	16,210	33,801	11,842	25,901	26,433	14,494	6,897	8,618	25.0
Forestry, fishing, related activities, and other	3,051	3,656	3,712	4,123	3,955	4,099	4,643	0	-100.0
Mining	90,275	106,084	120,724	121,033	115,912	93,185	68,994	64,329	-6.8
Utilities	7,550	7,515	7,054	7,676	7,742	8,008	8,009	7,501	-6.3
Construction	89,287	91,193	94,195	78,004	73,125	70,704	64,479	62,180	-3.6
Manufacturing	12,968	11,629	13,686	13,738	14,059	13,902	13,849	13,522	-2.4
Wholesale trade	20,206	22,500	23,940	23,206	22,669	24,521	22,533	19,945	-11.5
Retail trade	80,351	75,627	75,537	74,988	72,050	69,723	68,910	68,051	-1.2
Transportation and warehousing	31,163	40,686	42,505	48,662	42,525	37,565	32,374	35,857	10.8
Information	12,608	12,013	12,276	11,585	11,249	10,887	10,397	10,408	0.1
Finance and insurance	22,158	20,617	21,479	22,289	22,367	23,104	21,858	21,626	-1.1
Real estate and rental and leasing	34,116	38,980	37,461	38,004	39,858	36,277	25,041	27,238	8.8
Professional and technical services	45,324	47,010	48,269	43,898	45,750	43,364	35,963	35,812	-0.4
Management of companies and enterprises	2,982	3,078	2,623	5,290	8,153	6,667	6,343	6,840	7.8
Administrative and waste services	12,575	14,434	15,980	17,467	18,223	15,095	12,842	13,485	5.0
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	3,367	5,491	5,042	5,083	2,777	2,854	3,078	3,073	-0.2
Accommodation and food services	30,323	31,149	33,243	33,320	33,842	33,687	32,722	33,688	3.0
Other services, except public administration	42,259	40,033	40,688	40,064	40,006	40,529	39,527	40,261	1.9
Government and government enterprises	367,532	363,782	373,701	392,043	390,158	384,925	373,865	370,870	-0.8
Total	1,057,931	1,099,397	1,113,897	1,139,111	1,123,376	1,067,363	992,419	988,047	-0.4

Table II.7.26, below shows the total employment by industry for Fremont County. The most recent estimates show the government and government enterprises industry was the largest employer in Fremont County, with employment reaching 5,731 jobs in 2017. Between 2016 and 2017 the real estate and rental and leasing industry saw the largest percentage increase, rising by 3.6 percent to 1,208 jobs.

Table II.7.26
Employment by Industry
Fremont County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	1,471	1,503	1,490	1,479	1,494	1,513	1,518	1,541	1.5
Forestry, fishing, related activities, and other	234	239	250	247	270	246	254	0	-100.0
Mining	1,071	1,178	1,354	1,418	1,381	1,147	900	894	-0.7
Utilities	75	74	73	75	74	81	70	68	-2.9
Construction	1,589	1,593	1,553	1,469	1,411	1,417	1,394	1,361	-2.4
Manufacturing	397	373	391	427	392	427	431	444	3.0
Wholesale trade	440	460	481	450	468	521	452	412	-8.8
Retail trade	2,516	2,469	2,460	2,398	2,377	2,427	2,435	2,350	-3.5
Transportation and warehousing	554	585	597	586	587	542	461	464	0.7
Information	285	260	245	243	238	232	232	225	-3.0
Finance and insurance	671	709	723	723	701	682	695	713	2.6
Real estate and rental and leasing	1,255	1,254	1,236	1,290	1,316	1,253	1,166	1,208	3.6
Professional and technical services	878	920	917	912	909	892	851	845	-0.7
Management of companies and enterprises	38	36	26	55	74	62	71	72	1.4
Administrative and waste services	588	585	542	539	530	435	464	455	-1.9
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	406	409	447	438	434	429	432	427	-1.2
Accommodation and food services	1,601	1,607	1,635	1,672	1,665	1,662	1,602	1,572	-1.9
Other services, except public administration	1,229	1,270	1,251	1,277	1,279	1,283	1,248	1,259	0.9
Government and government enterprises	6,145	6,080	6,244	6,182	6,017	5,968	5,736	5,731	-0.1
Total	24,428	24,518	24,764	24,799	24,512	24,298	23,665	23,511	-0.7

Table II.7.27, below shows the real average earnings per job by industry for Fremont County. These figures are calculated by dividing the total real earning displayed in Table II.7.25 and II.7.26, by industry. In 2017, the utilities industry had the highest average earnings reaching \$110,309 dollars. Between 2016 and 2017 the farm industry saw the largest percentage increase, rising by 23.1 percent to \$5,592 dollars.

Table II.7.27									
Real Earnings Per Job by Industry									
Fremont County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	11,020	22,489	7,948	17,512	17,692	9,580	4,544	5,592	23.1
Forestry, fishing, related activities, and other	13,040	15,296	14,847	16,691	14,649	16,664	18,280	0	0.0
Mining	84,290	90,054	89,161	85,355	83,934	81,242	76,660	71,956	-6.1
Utilities	100,672	101,548	96,626	102,341	104,615	98,865	114,411	110,309	-3.6
Construction	56,191	57,246	60,653	53,100	51,825	49,897	46,255	45,687	-1.2
Manufacturing	32,666	31,177	35,002	32,172	35,866	32,558	32,133	30,455	-5.2
Wholesale trade	45,923	48,912	49,772	51,569	48,438	47,065	49,851	48,410	-2.9
Retail trade	31,936	30,631	30,706	31,271	30,311	28,728	28,300	28,958	2.3
Transportation and warehousing	56,251	69,549	71,198	83,041	72,445	69,308	70,226	77,278	10.0
Information	44,237	46,205	50,105	47,675	47,263	46,925	44,815	46,258	3.2
Finance and insurance	33,023	29,079	29,708	30,829	31,907	33,877	31,450	30,331	-3.6
Real estate and rental and leasing	27,184	31,085	30,308	29,461	30,287	28,952	21,476	22,548	5.0
Professional and technical services	51,622	51,097	52,638	48,133	50,330	48,615	42,259	42,381	0.3
Management of companies and enterprises	78,470	85,508	100,881	96,175	110,178	107,527	89,342	95,000	6.3
Administrative and waste services	21,386	24,674	29,483	32,406	34,383	34,702	27,677	29,637	7.1
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	8,294	13,426	11,280	11,604	6,400	6,652	7,126	7,197	1.0
Accommodation and food services	18,940	19,384	20,332	19,928	20,325	20,269	20,426	21,430	4.9
Other services, except public administration	34,385	31,522	32,524	31,373	31,279	31,589	31,672	31,979	1.0
Government and government enterprises	59,810	59,833	59,850	63,417	64,843	64,498	65,179	64,713	-0.7
Total	43,308	44,840	44,981	45,934	45,830	43,928	41,936	42,025	0.2

Table II.7.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$1,672,248,000 a 0.8 percent change between 2016 and 2017. Table II.7.26, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 24,428 and 23,511 in 2017, which was a percentage change of -0.7 over this this period.

Table II.7.28
Total Employment and Real Personal Income
 Fremont 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	367,736	25,414	-2,144	59,434	31,908	431,520	15,472	11,559	31,813
1970	388,357	26,779	-2,897	65,222	35,580	459,482	16,177	11,914	32,598
1971	406,267	28,972	-2,544	70,947	39,086	484,784	16,902	12,305	33,018
1972	419,687	30,540	-1,662	73,806	42,498	503,787	16,730	12,382	33,896
1973	420,706	35,736	-534	82,567	47,076	514,078	17,084	12,653	33,252
1974	465,958	39,878	-490	87,704	49,814	563,109	18,210	13,307	35,018
1975	476,253	41,823	-611	89,096	57,620	580,535	18,369	13,785	34,550
1976	527,395	46,702	-1,094	96,603	61,011	637,213	19,643	14,881	35,441
1977	611,146	54,471	-2,292	107,582	62,447	724,413	21,259	16,521	36,992
1978	714,175	65,059	-3,059	122,510	65,080	833,647	23,068	18,181	39,282
1979	783,143	74,556	-3,764	134,815	69,537	909,175	23,801	19,211	40,766
1980	804,718	77,225	-4,033	152,801	74,917	951,178	24,344	19,903	40,432
1981	746,578	77,950	-1,583	168,116	82,688	917,849	23,350	19,320	38,642
1982	660,398	70,403	482	184,345	87,647	862,470	22,406	18,565	35,571
1983	630,508	65,636	1,450	176,608	100,097	843,028	21,789	18,409	34,249
1984	591,513	62,558	3,252	188,339	99,352	819,898	21,595	17,666	33,483
1985	551,726	58,845	6,949	190,184	102,744	792,758	21,429	16,883	32,679
1986	510,641	53,866	8,613	179,544	115,561	760,493	21,245	15,799	32,321
1987	483,962	53,311	7,210	168,477	114,862	721,201	20,699	15,885	30,466
1988	495,863	57,883	7,597	169,747	115,336	730,661	21,250	16,619	29,837
1989	490,326	55,845	9,683	187,432	121,193	752,788	22,019	16,571	29,590
1990	526,200	60,002	10,773	192,366	125,636	794,974	23,684	16,828	31,269
1991	548,338	62,267	11,526	184,363	145,517	827,477	24,302	17,339	31,624
1992	564,005	63,806	12,155	188,134	160,177	860,665	25,201	17,800	31,686
1993	574,493	64,907	12,391	188,044	174,462	884,482	25,587	17,902	32,091
1994	585,002	68,847	12,893	196,223	186,344	911,616	26,100	18,834	31,061
1995	597,920	70,078	12,587	219,298	196,495	956,222	26,997	19,128	31,259
1996	605,083	70,946	12,521	225,484	206,877	979,018	27,484	19,651	30,791
1997	623,402	71,679	13,379	224,382	212,056	1,001,540	28,056	19,621	31,772
1998	663,138	76,547	13,813	250,677	214,425	1,065,507	29,843	19,821	33,456
1999	713,962	80,356	14,647	262,265	218,170	1,128,688	31,591	20,096	35,528
2000	719,544	81,025	16,237	262,643	227,916	1,145,314	31,956	20,890	34,445
2001	742,239	84,034	17,294	271,582	234,384	1,181,464	33,077	21,155	35,085
2002	781,842	86,146	15,804	257,749	245,910	1,215,159	33,741	21,583	36,224
2003	762,723	85,687	18,032	269,024	258,291	1,222,383	33,833	21,193	35,989
2004	777,158	89,990	19,782	288,860	262,320	1,258,130	34,581	21,627	35,935
2005	826,334	96,038	23,356	288,123	264,333	1,306,109	35,455	22,392	36,903
2006	910,886	116,361	31,641	316,661	275,539	1,418,367	37,916	22,989	39,623
2007	970,922	127,287	39,417	317,835	288,869	1,489,755	39,068	24,094	40,297
2008	1,030,958	131,147	46,829	312,290	321,430	1,580,359	40,619	24,626	41,865
2009	1,016,788	130,584	34,057	288,273	342,973	1,551,506	39,096	24,247	41,935
2010	1,057,931	133,400	35,261	300,008	359,623	1,619,424	40,289	24,428	43,308
2011	1,099,397	124,117	48,005	352,458	352,187	1,727,931	42,644	24,518	44,840
2012	1,113,897	128,573	69,308	427,675	348,370	1,830,677	44,627	24,764	44,981
2013	1,139,111	140,484	80,006	395,092	349,606	1,823,332	44,568	24,799	45,934
2014	1,123,376	141,202	95,337	384,370	349,582	1,811,463	44,647	24,512	45,830
2015	1,067,363	135,497	77,667	378,468	363,243	1,751,242	43,523	24,298	43,928
2016	992,419	129,218	49,937	374,594	371,628	1,659,360	41,232	23,665	41,936
2017	988,047	130,448	53,375	380,962	380,312	1,672,248	42,013	23,511	42,025

Diagram II.7.5, below, shows real average earnings per job for Fremont County from 1990 to 2017. Over this period the average earning per job for Fremont County was \$37,558 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.7.5
Real Average Earnings Per Job
 Fremont County
 BEA Data 1990 - 2017

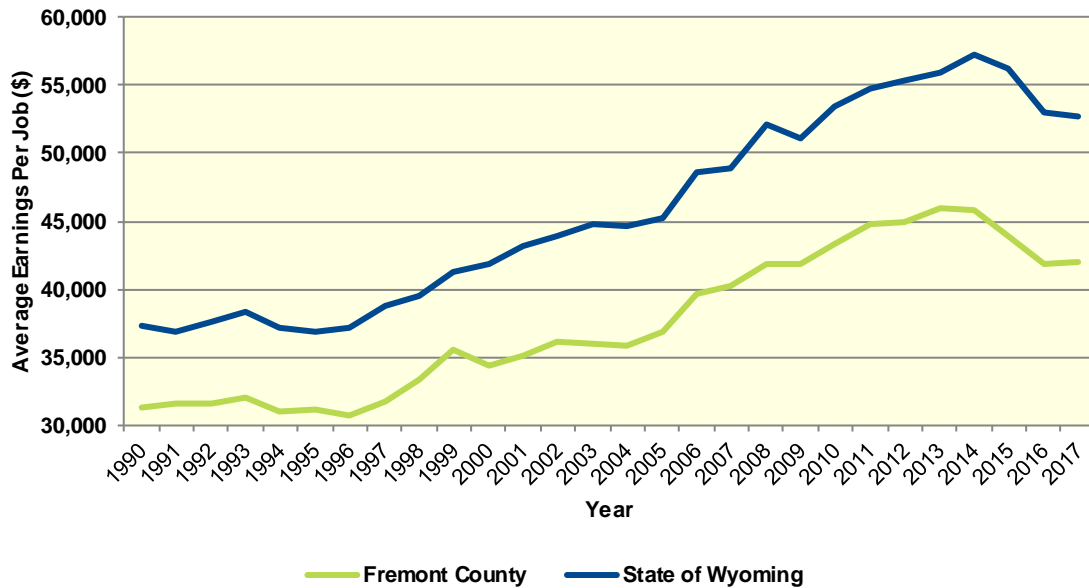


Diagram II.7.6, on the following page, shows real per capita income Fremont County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Fremont County was \$34,705 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.7.6
Real Per Capita Income
Fremont County
BEA Data 1990 - 2017

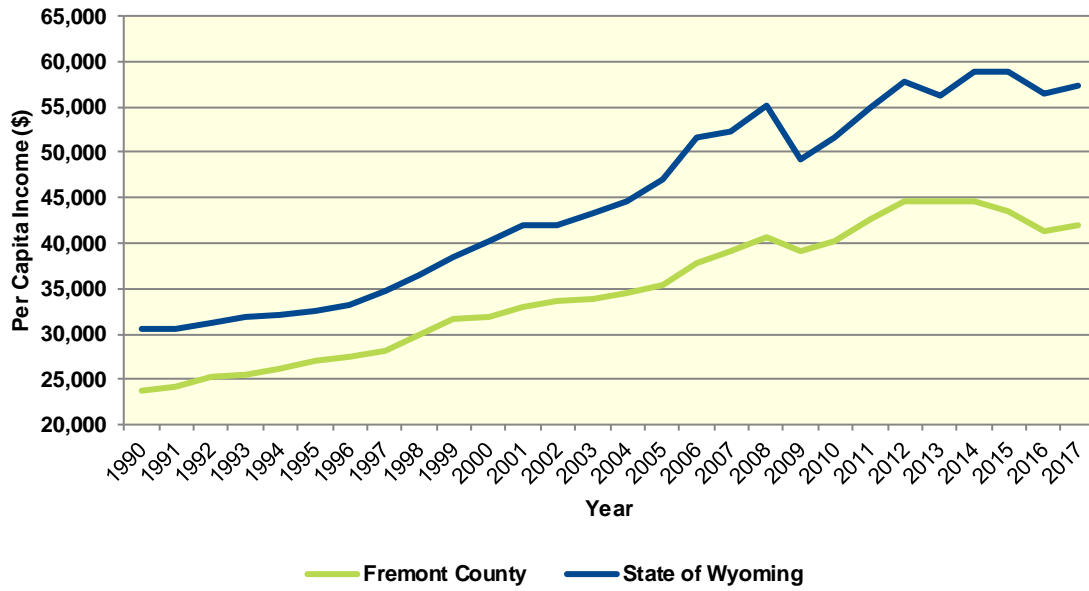


Table II.7.29
Semiannual Average Monthly Rental Prices
 Fremont County
 EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars

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

Housing

Q2.18	676	204	889	643
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According to the Wyoming cost of living index, real average apartment rent in Fremont decreased by 0.4 percent from second quarter 2017 to second quarter 2018 from \$675 to \$672. During that same period, detached single-family home rents decreased by 1.3 percent, rents for mobile homes on lots increased by -1.8 percent, and rents for mobile home lots increased by -1.9 percent.

Fremont rental prices experienced average annualized increases of 0.9 percent for apartments, 1.2 percent for houses, 1.0 percent for mobile homes plus a lot, and -0.2 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.7.29, at right, presents the Fremont county data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Fremont County decreased from 19 authorizations in 2016 to 17 in 2017.

The real value of single-family building permits decreased from \$165,750 in 2016 to \$165,361 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.7.30.

Table II.7.30 Building Permits and Valuation Fremont County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	102	2	36	30	170	104,567	52,246
1981	126	4	40	0	170	91,266	0
1982	64	0	0	24	88	97,237	55,893
1983	65	0	8	54	127	107,976	37,895
1984	10	0	0	81	91	112,213	32,945
1985	5	0	0	0	5	102,687	0
1986	6	0	0	0	6	136,082	0
1987	4	0	0	6	10	134,562	64,078
1988	3	0	0	0	3	96,735	0
1989	12	0	0	0	12	132,669	0
1990	10	0	0	48	58	132,495	69,232
1991	14	0	0	0	14	125,455	0
1992	50	0	0	0	50	102,942	0
1993	55	16	0	0	71	100,875	0
1994	67	6	0	0	73	110,545	0
1995	65	0	0	0	65	112,704	0
1996	56	4	0	0	60	133,336	0
1997	48	6	0	0	54	111,558	0
1998	47	14	0	20	81	121,896	80,392
1999	52	10	0	0	62	121,696	0
2000	37	6	0	0	43	76,902	0
2001	55	4	0	48	107	86,991	62,810
2002	37	8	0	0	45	145,349	0
2003	39	6	0	20	65	159,139	37,812
2004	60	6	0	0	66	139,569	0
2005	40	10	3	32	85	167,406	50,401
2006	51	2	0	0	53	225,815	0
2007	45	6	3	0	54	193,313	0
2008	43	0	0	0	43	184,722	0
2009	26	2	4	0	32	174,176	0
2010	21	0	0	0	21	164,352	0
2011	19	2	0	0	21	156,224	0
2012	18	0	0	40	58	268,204	89,811
2013	16	4	0	0	20	176,887	0
2014	12	2	4	0	18	207,943	0
2015	15	4	0	0	19	198,027	0
2016	19	0	0	0	19	165,750	0
2017	17	0	0	0	17	165,361	0

Diagram II.7.7
Single Family Permits
 Fremont County
 Census Bureau Data, 1980–2017

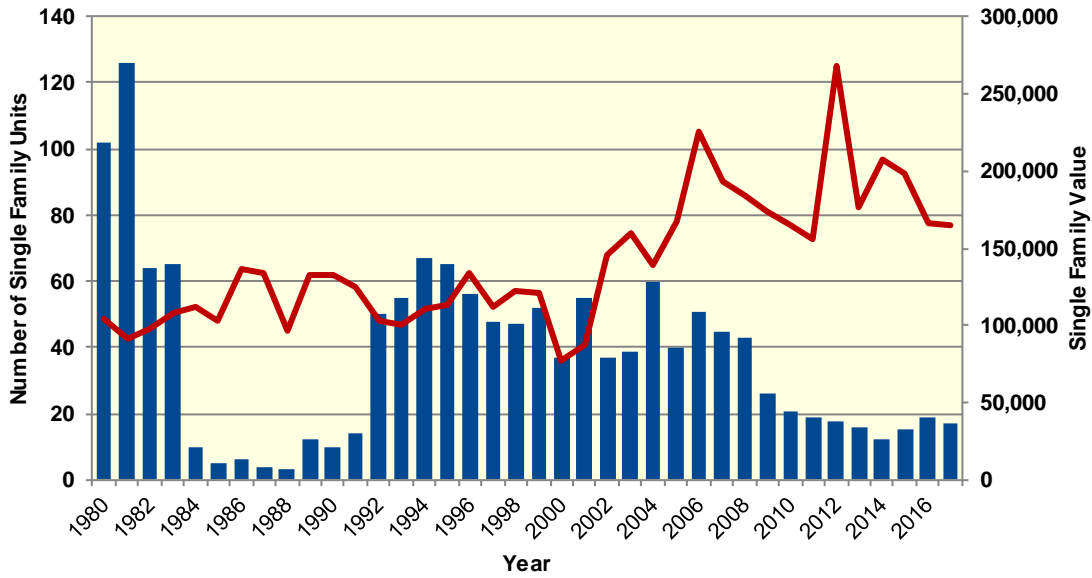
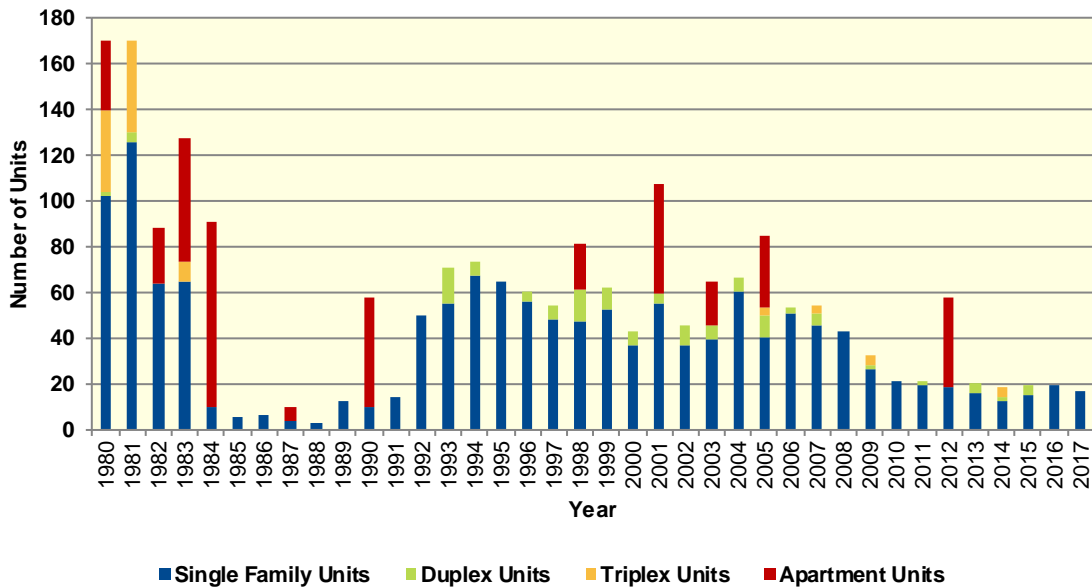


Diagram II.7.8
Total Permits by Unit Type
 Fremont County
 Census Bureau Data, 1980–2017



At the time of the 2010 Census, there were 864 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 5.4 percent, as shown in Table II.7.31.

Table II.7.31					
Group Quarters Population					
Fremont 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	245	45%	388	69.2%	58.4%
Juvenile Facilities	.	.	10	1.8%	.
Nursing Homes	180	33.1%	163	29.1%	-9.4%
Other Institutions	119	21.9%	0	0%	-100%
Total	544	100.0%	561	100.0%	3.1%
Noninstitutionalized					
College Dormitories	112	40.6%	213	70.3%	90.2%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	164	59.4%	90	29.7%	-45.1%
Total	276	100.0%	303	100.0%	9.8%
Group Quarters Population	820	100.0%	864	100.0%	5.4%

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

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

Households by type and tenure are shown in Table II.7.32. Family households represented 65.2 percent of households, while non-family households accounted for 34.8 percent. These changed from 67 and 33 percent, respectively.

Table II.7.32				
Household Type by Tenure				
Fremont County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	10,360	67%	9,893	65.2%
Married-Couple Family	7,626	73.6%	7,403	74.8%
Owner-Occupied	6,465	84.8%	5,990	80.9%
Renter-Occupied	1,161	15.2%	1,413	19.1%
Other Family	2,734	26.4%	2,490	27.6%
Male Householder, No Spouse Present	853	31.2%	972	34.3%
Owner-Occupied	511	59.9%	620	63.8%
Renter-Occupied	342	40.1%	352	36.2%
Female Householder, No Spouse Present	1,881	68.8%	1,518	75.5%
Owner-Occupied	1,000	53.2%	859	56.6%
Renter-Occupied	881	46.8%	659	43.4%
Non-Family Households	5,095	33%	5,274	34.8%
Owner-Occupied	3,030	59.5%	3,230	61.2%
Renter-Occupied	2,065	40.5%	2,044	38.8%
Total	15,455	100.0%	15,167	100.0%

Housing types by unit are shown in Table II.7.33, below. In 2017, there were 17,950 housing units, up from 15,541 in 2000. Single-family units accounted for 73.8 percent of units in 2017, compared to 70.3 in 2000. Apartment units accounted for 4.6 percent in 2017, compared to 5.3 percent in 2000.

Table II.7.33				
Housing Units by Type				
Fremont 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	10,932	70.3%	13,244	73.8%
Duplex	290	1.9%	242	1.3%
Tri- or Four-Plex	399	2.6%	471	2.6%
Apartment	824	5.3%	827	4.6%
Mobile Home	3,071	19.8%	3,157	17.6%
Boat, RV, Van, Etc.	25	0.2%	9	0.1%
Total	15,541	100.0%	17,950	100.0%

In 2010, there were 17,494 housing units, compared with 17,950 in 2017. Single-family units accounted for 73.8 percent of units in 2017, compared to 72.7 in 2010. Apartment units accounted for 4.6 percent in 2017, compared to 5.2 percent in 2010.

Table II.7.34 Housing Units by Type Fremont 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	12,720	72.7%	13,244	73.8%
Duplex	262	1.5%	242	1.3%
Tri- or Four-Plex	443	2.5%	471	2.6%
Apartment	911	5.2%	827	4.6%
Mobile Home	3,143	18%	3,157	17.6%
Boat, RV, Van, Etc.	15	0.1%	9	0.1%
Total	17,494	100.0%	17,950	100.0%

Some 86.8 percent of housing was occupied in 2010, compared to 87.2 percent in 2000. Owner-occupied housing changed 11.5 percent between 2000 and 2010, ending with owner-occupied units representing 71.2 percent of unit. Vacant units changed by 17.3 percent, resulting in 2,341 vacant units in 2010.

Table II.7.35 Housing Units by Tenure Fremont County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	13,545	87.2%	15,455	86.8%	14.1%
Owner-Occupied	9,870	72.9%	11,006	71.2%	11.5%
Renter-Occupied	3,675	27.1%	4,449	28.8%	21.1%
Vacant Housing Units	1,996	12.8%	2,341	13.2%	17.3%
Total Housing Units	15,541	100.0%	17,796	100.0%	14.5%

Table II.7.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 17,950 housing units. An estimated 70.5 percent were owner-occupied, and 15.5 percent were vacant.

Table II.7.36 Housing Units by Tenure Fremont County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,455	86.8%	15,167	84.5%
Owner-Occupied	11,006	71.2%	10,699	70.5%
Renter-Occupied	4,449	28.8%	4,468	29.5%
Vacant Housing Units	2,341	13.2%	2,783	15.5%
Total Housing Units	17,796	100.0%	17,950	100.0%

Households by household size are shown in Table II.7.37, below. There were a total of 15,455 households in 2010, up from 13,545 in 2000. One person households changed by 13,545 percent between 2000 and 2010, while two person households changed by 18.3 percent. Three and four

person households changed by 6.4 and -2 respectively, representing 13.7 percent and 11.3 percent of the population in 2010.

Table II.7.37					
Households by Household Size					
Fremont County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,455	25.5%	4,169	27%	20.7%
Two Persons	4,794	35.4%	5,672	36.7%	18.3%
Three Persons	1,994	14.7%	2,122	13.7%	6.4%
Four Persons	1,778	13.1%	1,742	11.3%	-2%
Five Persons	911	6.7%	976	6.3%	7.1%
Six Persons	337	2.5%	404	2.6%	19.9%
Seven Persons or More	276	2%	370	2.4%	34.1%
Total	13,545	100.0%	15,455	100.0%	14.1%

Households by income is shown in Table II.7.38, on the following page. Households earning more than \$100,000 per year represented 21.4 percent of households in 2017, compared to 5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19 percent of households in 2010, compared to 16.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.4 percent of households in 2017, compared to 20.4 percent in 2000.

Table II.7.38				
Households by Income				
Fremont 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	2,765	20.4%	1,429	9.4%
\$15,000 to \$19,999	1,226	9%	897	5.9%
\$20,000 to \$24,999	1,111	8.2%	757	5%
\$25,000 to \$34,999	2,141	15.8%	1,480	9.8%
\$35,000 to \$49,999	2,642	19.5%	2,455	16.2%
\$50,000 to \$74,999	2,180	16.1%	2,875	19%
\$75,000 to \$99,999	813	6%	2,026	13.4%
\$100,000 or More	675	5%	3,248	21.4%
Total	13,553	100.0%	15,167	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.7.39, on the following page. Households earning more than \$100,000 per year represented 21.4 percent of households in 2017, compared to 14.5 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 9.4 percent of households in 2017, compared to 13.1 percent in 2010.

Table II.7.39				
Households by Income				
Fremont County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,037	13.1%	1,429	9.4%
\$15,000 to \$19,999	917	5.9%	897	5.9%
\$20,000 to \$24,999	951	6.1%	757	5%
\$25,000 to \$34,999	1,944	12.5%	1,480	9.8%
\$35,000 to \$49,999	2,484	16%	2,455	16.2%
\$50,000 to \$74,999	2,957	19%	2,875	19%
\$75,000 to \$99,999	1,995	12.8%	2,026	13.4%
\$100,000 or More	2,256	14.5%	3,248	21.4%
Total	15,541	100.0%	15,167	100.0%

Table II.7.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 12 percent and 2.4 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 24.9 percent, 11.4 percent, and 13.2, respectively. Housing units built prior to 1939 represented 8.9 percent of households in 2017.

Table II.7.40				
Households by Year Home Built				
Fremont County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,310	9.7%	1,348	8.9%
1940 to 1949	858	6.3%	845	5.6%
1950 to 1959	1,384	10.2%	1,417	9.3%
1960 to 1969	1,976	14.6%	1,868	12.3%
1970 to 1979	4,122	30.4%	3,773	24.9%
1980 to 1989	1,969	14.5%	1,723	11.4%
1990 to 1999	1,926	14.2%	2,004	13.2%
2000 to 2009	.	.	1,827	12%
2010 or Later	.	.	362	2.4%
Total	13,545	100.0%	15,167	100.0%

Table II.7.41, 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 12 percent in 2010 and 8.4 percent of households. Housing units built prior to 1939 represented 8.9 percent of households in 2017 and 10 percent of households in 2010.

Table II.7.41
Households by Year Home Built
Fremont 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	1,547	10%	1,348	8.9%
1940 to 1949	778	5%	845	5.6%
1950 to 1959	1,240	8%	1,417	9.3%
1960 to 1969	1,974	12.7%	1,868	12.3%
1970 to 1979	4,185	26.9%	3,773	24.9%
1980 to 1989	2,354	15.1%	1,723	11.4%
1990 to 1999	2,153	13.9%	2,004	13.2%
2000 to 2009	1,310	8.4%	1,827	12%
2010 or Later			362	2.4%
Total	15,541	100.0%	15,167	100.0%

The distribution of unit types by race are shown in Table II.7.42, on the following page. An estimated 76.7 percent of white households occupy single family homes, while 40.7 percent of black households do. Some 4.8 percent of white households occupy apartments, while 0 percent of black households do. An estimated 100 percent of Asian, and 68.8 percent of American Indian households occupy single family homes.

Table II.7.42
Distribution of Units in Structure by Race
Fremont County
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76.7%	40.7%	68.8%	100%	100%	57.7%	42%
Duplex	1.3%	0%	1.1%	0%	0%	0%	11.8%
Tri- or Four-Plex	2%	44%	4.2%	0%	0%	14.9%	4%
Apartment	4.8%	0%	2.5%	0%	0%	5.1%	9.8%
Mobile Home	15.3%	15.4%	23.1%	0%	0%	22.3%	32.5%
Boat, RV, Van, Etc.	0%	0%	0.3%	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.7.43, below. An estimated 15.8 percent of vacant units were for rent in 2010, a -20.4 percent change since 2000. In addition, some 7.3 percent of vacant units were for sale, a change of -15.8 percent between 2000 and 2010. “Other” vacant units represented 28.9 percent of vacant units in 2010. This is a change of 22.7 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.7.43 Disposition of Vacant Housing Units Fremont County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	466	23.3%	371	15.8%	-20.4%
For Sale	202	10.1%	170	7.3%	-15.8%
Rented or Sold, Not Occupied	109	5.5%	114	4.9%	4.6%
For Seasonal, Recreational, or Occasional Use	657	32.9%	1,007	43%	53.3%
For Migrant Workers	11	0.6%	3	0.1%	-72.7%
Other Vacant	551	27.6%	676	28.9%	22.7%
Total	1,996	100.0%	2,341	100.0%	17.3%

The disposition of vacant units between 2010 and 2017 are shown in Table II.7.44. By 2017, for rent units accounted for 7.9 percent of vacant units, while for sale units accounted for 5.3 percent. "Other" vacant units accounted for 39.4 percent of vacant units, representing a total of 1,097 "other" vacant units.

Table II.7.44 Disposition of Vacant Housing Units Fremont County 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	371	15.8%	220	7.9%
For Sale	170	7.3%	147	5.3%
Rented Not Occupied	45	1.9%	19	0.7%
Sold Not Occupied	69	2.9%	37	1.3%
For Seasonal, Recreational, or Occasional Use	1,007	43%	1,248	44.8%
For Migrant Workers	3	0.1%	15	0.5%
Other Vacant	676	28.9%	1,097	39.4%
Total	2,341	100.0%	2,783	100.0%

Table II 7.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 195 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 8.7 percent of total households in Fremont County. In Fremont County the 7,777 households with three bedrooms accounted for 24.5 percent of all households ,and there were only 854 five-bedroom or more households, which accounted for 15.9 percent of all households.

Table II.7.45				
Households by Number of Bedrooms				
Fremont County				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	55	195	498	100
One	297	772	1,567	2.8
Two	2,031	1,517	4,401	8.7
Three	5,373	1,482	7,777	24.5
Four	2,272	354	2,853	43.3
Five or more	671	148	854	15.9
Total	15,167	4,468	17,950	100.0

The age of a structure influences its value. As shown in Table II. 7.46, structures built in 1939 or earlier had a median value of, 180,700 while structures built between 1950 and 1959 had a median value of 161,500 and those built between 1990 to 1999 had a median value of 217,400. 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 281,300 and, 319,000 respectively. The total median value in Fremont County was, 189,700.

Table II.7.46	
Owner Occupied Median Value by Year Structure Built	
Fremont County	
2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	180,700
1940 to 1949	151,600
1950 to 1959	161,500
1960 to 1969	183,700
1970 to 1979	177,800
1980 to 1989	194,500
1990 to 1999	217,400
2000 to 2009	247,400
2010 to 2013	281,300
2014 or later	319,000
Median Value	189,700

Household mortgage status is reported in Table II. 7.47. In, Fremont County households with a mortgage accounted for 50 percent of all households or 5,349 housing units, and the remaining 46.4 percent or 4,968 units had no mortgage. Of those units with a mortgage, 374 had either a second mortgage or home equity loan, 7 had both a second mortgage and home equity loan, and 4,968 or 46.4 percent had no second mortgage or no home equity loan.

Table II.7.47 Mortgage Status Fremont County 2017 5-Year ACS Data		
Mortgage Status	Fremont County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,349	50
With either a second mortgage or home equity loan, but not both	374	3.5
Second mortgage only	181	1.7
Home equity loan only	193	1.8
Both second mortgage and home equity loan	7	0.1
No second mortgage and no home equity loan	4,968	46.4
Housing units without a mortgage	5,350	50
Total	10,699	100.0%

The median rent in Fremont County was \$627, as seen in Table II 7.48

Table II.7.48 Median Rent Fremont County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$627
Median Home Value	\$189,700

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Fremont County was \$213,731. This represented an increase of 1.6 percent from the previous year. Wyoming’s average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.7.49.

Table II.7.49 Average Sales Prices Fremont County vs. Wyoming DOR Data, 2000–2016				
Year	Fremont County Average Price (\$)	Fremont County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	102,957	-6.43	131,207	.
2001	111,638	8.43	128,771	-1.86
2002	113,828	1.96	138,295	7.40
2003	125,767	10.49	148,276	7.22
2004	132,245	5.15	159,558	7.61
2005	140,975	6.60	178,183	11.67
2006	163,775	16.17	219,438	23.15
2007	185,918	13.52	265,044	20.78
2008	197,173	6.1	256,045	-3.40
2009	194,633	-1.3	241,622	-5.63
2010	196,283	0.85	250,958	3.86
2011	182,541	-7.0	241,301	-3.85
2012	201,800	10.6	266,406	10.40
2013	198,273	-1.7	281,345	5.6
2014	216,167	9.0	263,432	-6.4
2015	213,533	-1.2	275,611	4.6
2016	210,300	-1.5	280,428	1.7
2017	213,731	1.6	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.⁷⁷ During December 2018, a total of 81 surveys were completed by property managers in Fremont County. Of the 1,720 rental units surveyed 130 were vacant, indicating a vacancy rate of 7.6 percent.

From December 2018 through February of 2019⁷⁸, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.7.50 presents some basic statistics about the completed surveys.

Diagram II.7.9 shows the historical vacancy rate from Fremont County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	21	485	41	8.5%
2003a	21	752	26	3.5%
2003b	24	941	54	5.7%
2004a	25	901	41	4.6%
2004b	25	1,082	31	2.9%
2005a	19	750	9	1.2%
2005b	25	1,145	22	1.9%
2006a	19	675	17	2.5%
2006b	28	1,254	17	1.4%
2007a	28	1,080	9	0.8%
2007b	29	1,171	16	1.4%
2008a	35	1,231	20	1.6%
2008b	38	1,158	22	1.9%
2009a	35	1,141	63	5.5%
2009b	36	1,164	58	5.0%
2010a	48	1,108	40	3.6%
2010b	43	1,388	45	3.2%
2011a	48	1,092	26	2.4%
2011b	56	1,093	41	3.8%
2012a	59	1,073	23	2.1%
2012b	61	1,604	46	2.9%
2013a	61	1,919	54	2.8%
2013b	57	1,026	77	7.5%
2014a	66	1,367	52	3.8%
2014b	72	1,540	129	8.4%
2015a	81	1,605	109	6.8%
2015b	81	1,434	91	6.3%
2016a	82	1,572	145	9.2%
2016b	72	1,448	103	7.1%
2017a	80	1,462	125	8.5%
2017b	68	1,579	114	7.2%
2018a	96	1,587	95	6.0%
2018b	81	1,720	130	7.6%

⁷⁷ 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.

⁷⁸ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.7.9
Vacancy Rates by Year
 Fremont County vs. Wyoming
 RVS Data, June 2001 – December 2018

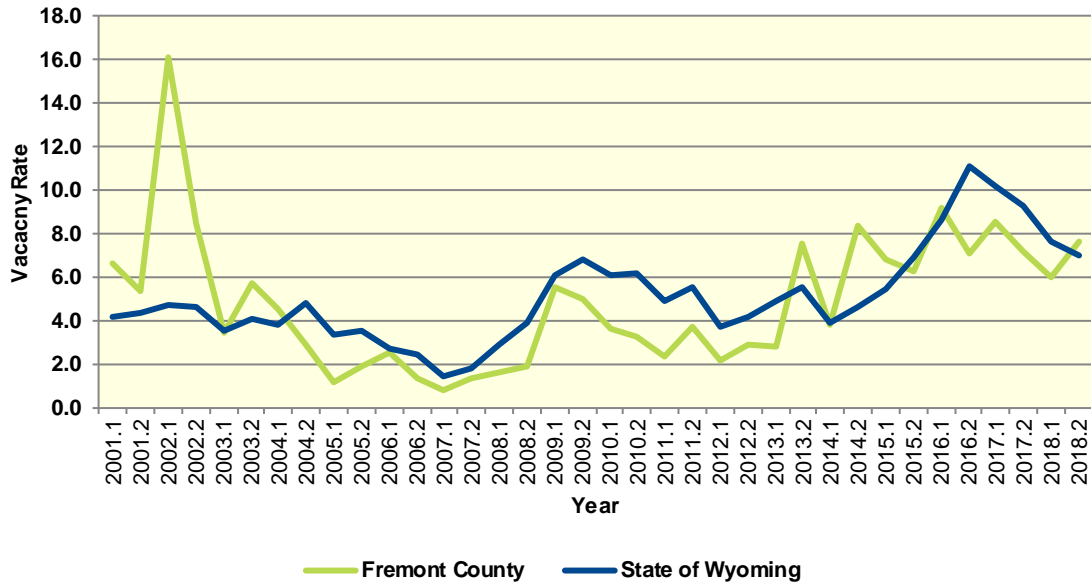


Diagram II.7.10 shows the average rent of single-family and apartment units in Fremont County. In 2018, rents for single-family units were \$895.2 and average rents for apartments were \$632.8.

Diagram II.7.10
Average Rent of Single Family and Apartment Units
 Fremont County
 RVS Data, June 2006 – December 2018

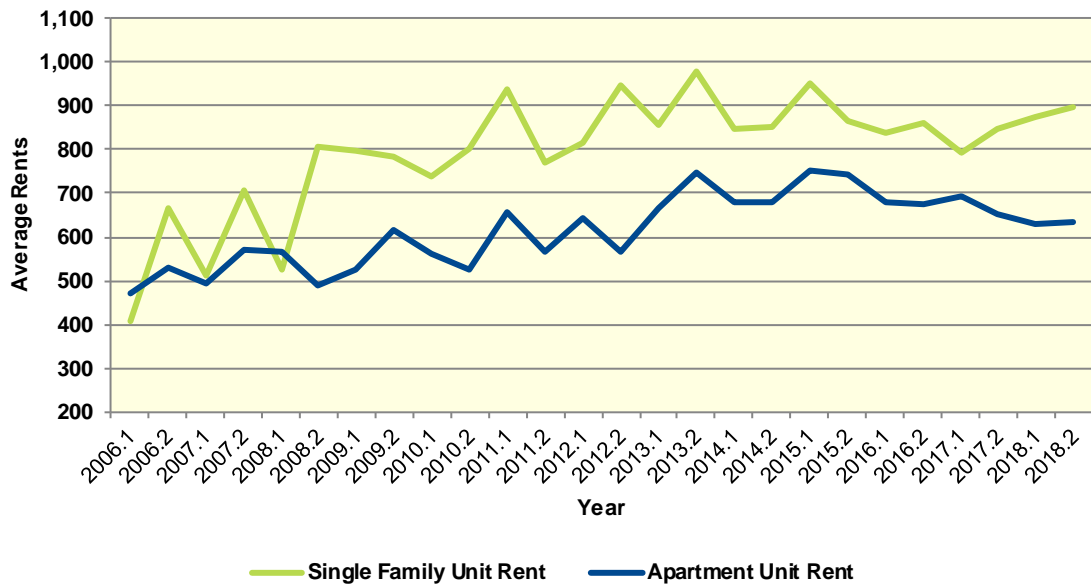


Table II.7.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 480 single family units in Fremont County, with 23 of them available. This translates into a vacancy rate of 4.8 percent in Fremont County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 690 apartment units reported in the survey, with 50 of them available, which resulted in a vacancy rate of 7.2 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.7.51			
Rental Vacancy Survey by Type			
Fremont County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	480	23	4.8%
Apartments	690	50	7.2%
Mobile Homes	136	17	12.5%
"Other" Units	13	0	0.0%
Don't Know	307	37	12.1%
Total	1,720	130	7.6%

Table II.7.52 reports units by bedroom size. As can be seen there were 248 two-bedroom apartment units and 72 three bedroom units. Overall, the 363 two-bedroom units accounted for 21.1 percent of all units, and the 153 three bedroom units accounted for 8.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 856 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.7.52							
Rental Units by Number of Bedrooms							
Fremont 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	1	0	0	.	1
One	6	5	336	0	0	.	347
Two	45	52	248	11	7	.	363
Three	43	11	72	21	6	.	153
Four	13	0	0	2	0	.	15
Five	1	0	0	0	0	.	1.0
Don’t Know	372	26	33	102	0	307	856
Total	480	94	690	136	13	307	1,720

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.7.53, One apartments were the most available apartment units, with Two units being the most available single family units.

Table II.7.53							
Available Rental Units by Number of Bedrooms							
Fremont 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	0	25	0	0	.	25
Two	7	2	20	1	0	.	30
Three	3	0	5	2	0	.	10
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don’t Know	12	1	0	14	0	37	64.0
Total	23	3	50	17	0	37	130

Table II.7.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 8.3 percent and three bedroom units had a vacancy rate of 8.3 percent.

Table II.7.54							
Vacancy Rates by Number of Bedrooms							
Fremont 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%	0.0%	7.4%	%	%		7.2
Two	15.6%	3.8%	8.1%	9.1%	0.0%		8.3
Three	7.0%	0.0%	6.9%	9.5%	0.0%		6.5
Four	7.7%	%	%	0.0%	%		6.7
Five	0.0%	%	%	%	%		0.0
Don’t Know	3.2%	4.8%	0.0%	13.7%	%	12.1%	7.5
Total	4.8%	3.2%	7.2%	12.5%	0.0%	12.1%	130

Table II.7.55 displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 15.6 percent.

Table II.7.55			
Single Family Units by Bedroom Size			
Fremont County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	6	0	0.0%
Two	45	7	15.6%
Three	43	3	7.0%
Four	13	1	7.7%
Don’t know	372	12	3.2%
Total	480	23	4.8%

Table II.7.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 7.4 percent.

Table II.7.56			
Apartment Units by Bedroom Size			
Fremont County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	0	0.0%
One	336	25	7.4%
Two	248	20	8.1%
Three	72	5	6.9%
Four	0	0	%
Don’t know	33	0	0.0%
Total	690	50	7.2%

Average market-rate rents by unit type are shown in Table II.7.57. 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.7.57 Average Market Rate Rents by Bedroom Size Fremont County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$475	\$.	\$.	\$475
One	\$575	\$546	\$590	\$.	\$.	\$585
Two	\$770	\$655	\$660	\$525	\$725	\$708
Three	\$972	\$921	\$736	\$669	\$875	\$878
Four	\$1,182	\$.	\$.	\$1,150	\$.	\$1,174
Five	\$1,200	\$.	\$.	\$.	\$.	\$1200.0
Total	\$895.2	\$677.7	\$632.8	\$643.8	\$785.7	\$790.0

Table II.7.58 shows vacancy rates for single family units by average rental rates for Fremont County. The most common rent for single family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 9.1 percent.

Table II.7.58 Single Family Market Rate Rents by Vacancy Status Fremont 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	28	6	21.4%
\$750 to \$1,000	44	4	9.1%
\$1,000 to \$1,250	34	2	5.9%
\$1,250 to \$1,500	12	0	0.0%
Above \$1,500	0	0	%
Missing	361	11	3.0%
Total	480	23	4.8%

The average rent and availability of apartment units is displayed in Table II.7.59. 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 6.7 percent.

Table II.7.59 Apartment Market Rate Rents by Vacancy Status Fremont County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	1	0	0.0%
\$500 to \$750	343	23	6.7%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	346	27	7.8%
Total	690	50	7.2%

Table II.7.60 displays units designed to serve elderly occupants. In the most recent survey there were 245 units designed for elderly occupants, of which 42 units were available, which indicates a vacancy rate of 17.1.

Table II.7.60 Units Designed for Elderly Occupants Fremont County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	245
Available Elderly Units	42
Elderly Vacancy Rate	17.1%

Table II.7.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 5 units, or 3.8 percent of available units are expected to be on the market for less than seven days. An additional 32 units, or 24.6 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 32 units, or 24.6 percent are expected to be on the market for 90 days.

Table II.7.61 Number of Estimated Days to Fill a Vacant unit Fremont County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	5	3.8%
7 to 30 days	32	24.6%
31 to 60 days	29	22.3%
61 to 90 days	4	3.1%
More than 90 days	32	24.6%
Unknown	28	21.5%
Total	130	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.7.62, 48 respondents, or 64.9 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.7.63. There were 313 respondents who included electricity, 298 respondents who included natural gas, 1,208 respondents who included water and sewer and 1,125 respondents included trash collection in the rent.

Table II.7.62 Are there any utilities included with the rent? Fremont County 2018b Survey of Rental Properties	
Response	Respondent
Yes	48
No	26
% Offering Utilities	64.9%

Table II.7.63 Which utilities are included with the rent? Fremont County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	313
Natural Gas	298
Propane	2
Water/Sewer	1,208
Trash Collection	1,125
Cable Television	87
Other	0

Perceived Need for Rental Units

Table II.7.64, shows the number of survey respondents who keep a waiting list. As can be seen 17 respondents said they keep a waitlist, with an estimated 173 number of persons on the wait list.

Table II.7.64 Do you keep a waiting list? Fremont County 2018b Survey of Rental Properties	
Response	Respondent
Yes	17
No	58
Waitlist Size	173

Table II.7.65, shows the condition of rental units by unit type for Fremont County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported, 1,143, or 66.5 percent of units were in good condition and 226 units, or 13.1 percent, were in average condition. Details by unit type and condition are displayed.

Table II.7.65 Condition by Unit Type Fremont County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	0	0.0%
Average	226	13.1%
Good	1,143	66.5%
Excellent	85	4.9%
Don't Know	0	0.0%
Total	1,720	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.7.66, 7 respondents said they would prefer more single family units, 4 respondents wanted more apartment units, and 16 respondents indicated they would prefer more units of any type.

Table II.7.66 If you had the opportunity to own/manage more units, how many would you prefer Fremont County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	7
Duplex Units	1
Apartments	4
Mobile homes	0
Other	1
All types	16
Total	29

Table, II.7.67, 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. Fremont County had a total of 26 respondents, with an average persons per household of 2.6 people. Of new residents to Fremont County, 58.3 percent were married and the most common age group arriving in the state was 65 years or older. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 53.8 percent of respondents owning their residence. The average mortgage payment in Fremont County was \$1,288 and the average rent was \$825. When asked if they were satisfied with their current housing, 88.5 percent said they were satisfied with their current housing.

Table II.7.67 Most Replied Response Fremont County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	26
Number of persons in household (Average)	2.6
Current age	65 years or older (29.2%)
Marital status	Married (58.3%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (30.8%)
In which industry are you primarily employed	Retired (26.9%)
Highest education level completed	High School Diploma/GED (19.2%)
Total household income from all sources	\$75,000 to \$99,999 dollars (23.1%)
Current Housing Characteristics	
Current Residence	Single family home (84.6%)
Do you own or rent	Own (53.8%)
How many bedrooms (Average)	3.0
Average mortgage payment	\$1,288
Average rental payment	\$825
Are you satisfied with your current housing	Satisfied with current housing (88.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (100.0%)
Are you seeking to change your housing situation	Not seeking different housing (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is too small. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

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

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.7.68, below. In 2017, an estimated 2.9 percent of households were overcrowded, and an additional 0.8 percent were severely overcrowded.

Table II.7.68 Overcrowding and Severe Overcrowding Fremont 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	10,933	97.4%	230	2%	65	0.6%	11,228
2017 Five-Year ACS	10,381	97%	237	2.2%	81	0.8%	10,699
Renter							
2010 Five-Year ACS	4,050	93.9%	240	5.6%	23	0.5%	15,541
2017 Five-Year ACS	4,223	94.5%	208	4.7%	37	0.8%	4,468
Total							
2010 Five-Year ACS	14,983	96.4%	470	3%	88	0.6%	15,541
2017 Five-Year ACS	14,604	96.3%	445	2.9%	118	0.8%	15,167

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 15,167 households with incomplete plumbing facilities in 2017, representing 1 percent of households in Fremont County. This is compared to 1.4 percent of households lacking complete plumbing facilities in 2000.

Table II.7.69 Households with Incomplete Plumbing Facilities Fremont County 2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	13,353	15,394	15,014
Lacking Complete Plumbing Facilities	192	147	153
Total Households	13,545	15,541	15,167
Percent Lacking	1.4%	0.9%	1%

There were 15,167 households lacking complete kitchen facilities in 2017, compared to 13,545 households in 2000. This was a change from 1.1 percent of households in 2000 to 1.7 percent in 2017.

Table II.7.70			
Households with Incomplete Kitchen Facilities			
Fremont County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	13,390	15,401	14,903
Lacking Complete Kitchen Facilities	155	140	264
Total Households	13,545	15,541	15,167
Percent Lacking	1.1%	0.9%	1.7%

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

In Fremont County, 13.3 of households had a cost burden and 7.7 percent had a severe cost burden. Some 14.4 percent of renters were cost burdened, and 11.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.1 percent and a severe cost burden rate of 4.3 percent. Owner occupied households with a mortgage had a cost burden rate of 20.5 percent, and severe cost burden at 7.8 percent.

Table II.7.71									
Cost Burden and Severe Cost Burden by Tenure									
Fremont 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	4,461	74.5%	910	15.2%	604	10.1%	14	0.2%	5,989
2017 Five-Year ACS	3,822	71.5%	1,097	20.5%	419	7.8%	11	0.2%	5,349
Owner Without a Mortgage									
2010 Five-Year ACS	4,638	88.5%	428	8.2%	166	3.2%	7	0.1%	5,239
2017 Five-Year ACS	4,781	89.4%	272	5.1%	230	4.3%	67	1.3%	5,350
Renter									
2010 Five-Year ACS	2,427	56.3%	715	16.6%	502	11.6%	669	15.5%	4,313
2017 Five-Year ACS	2,514	56.3%	642	14.4%	523	11.7%	789	17.7%	4,468
Total									
2010 Five-Year AC	11,526	74.2%	2,053	13.2%	1,272	8.2%	690	4.4%	15,541
2017 Five-Year ACS	11,117	73.3%	2,011	13.3%	1,172	7.7%	867	5.7%	15,167

COMMUTING PATTERNS

Table II.7.72, shows the place of work by county of residence. In 2010 94.5 percent of residents worked within the county they reside in with 4.6 percent working outside their home county. This compared to 94 percent of residents who worked within the county in which they resided and 3 percent of residents worked outside their home county.

Table II.7.72 Place of Work Fremont 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	17,311	94.5%	16,431	94%
Worked outside county of residence	842	4.6%	530	3%
Worked outside state of residence	175	1%	528	3%
Total	18,328	100.0%	17,489	100.0%

Table II.7.73, shows the aggregate travel time to work based on place of work and residence. In Fremont County the total aggregate travel time was 292,170, with residents working in their home county spending a total of 233,430.

Table II.7.73 Aggregate Travel Time to Work (in Minutes) Fremont 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	250,380	75.5%	233,430	79.9%
Worked outside county of residence	73,195	22.1%	38,825	13.3%
Worked outside State of residence	8,220	2.5%	19,915	6.8%
Aggregate travel time to work (in minutes):	331,800	100.0%	292,170	100.0%

Table II.7.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 331,800 minutes. Residents working within their home county spent an average of 14.2 minutes commuting to work, with those working outside their county of residence spending an average of 73.3 minutes on the commute.

Table II.7.74 Average Travel Time to Work (in Minutes) Fremont County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	14.5	14.2
Worked outside county of residence	86.9	73.3
Worked outside State of residence	47	37.7
Average travel time to work (in minutes):	18.1	16.7

Table II.7.75, shows the means of transportation to work. In 2017, 75.2 percent of commuters drove alone in a car, truck or van. Only 10.5 percent carpooled, with an additional 0.5 percent taking public transportation. There were also 1,158 persons or 6.6 percent who worked at home.

Table II.7.75 Means of Transportation to Work Fremont County 2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	13,019	71%	13,151	75.2%
Car, truck, or van: Carpooled:	2,835	15.5%	1,837	10.5%
Public transportation (excluding taxicab):	104	0.6%	93	0.5%
Taxicab	23	0.1%	34	0.2%
Motorcycle	109	0.6%	85	0.5%
Bicycle	122	0.7%	234	1.3%
Walked	811	4.4%	702	4%
Other means	130	0.7%	195	1.1%
Worked at home	1,175	6.4%	1,158	6.6%
Total	18,328	100.0%	17,489	100.0%

Table II.7.76 shows the breakdown of the means of transportation by tenure. In 2017 55.2% percent of commuters owned their home and commuted alone by car, which compares to 54.3% percent in 2010. There were also 3,514 renters who drove alone in 2017 and accounted for 20.2% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.2% percent of the population, which compared to 50 renters, or 0.3 percent taking public of commuters

Table II.7.76				
Means Of Transportation To Work By Tenure				
Fremont 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	9,869	54.3%	9,595	55.2%
Renter	3,132	17.2%	3,514	20.2%
Car, truck, or van - carpooled:				
Owner	1,873	10.3%	1,236	7.1%
Renter	912	5%	599	3.4%
Public transportation (excluding taxicab):				
Owner	37	0.2%	41	0.2%
Renter	67	0.4%	50	0.3%
Walked:				
Owner	516	2.8%	349	2%
Renter	273	1.5%	309	1.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	296	1.6%	276	1.6%
Renter	88	0.5%	269	1.5%
Worked at home:				
Owner	953	5.2%	916	5.3%
Renter	163	0.9%	235	1.4%
Total:	18,179	100.0%	17,389	100.0%

2018 Fremont 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.7.77, 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.7.77			
Households with Housing Problems by Income			
Fremont County 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	570	805	1,375
30.1-50% HAMFI	575	510	1,085
50.1-80% HAMFI	520	255	775
80.1-95% HAMFI	185	35	220
95 – 115% HAMFI	180	19	199
115.1% HAMFI or more	280	30	310
Total	2,310	1,654	3,964
Without Housing Problems			
30% HAMFI or less	270	280	550
30.1-50% HAMFI	870	530	1,400
50.1-80% HAMFI	1,435	730	2,165
80.1-95% HAMFI	915	295	1,210
95 – 115% HAMFI	1,050	255	1,305
115.1% HAMFI or more	3,970	660	4,630
Total	8,510	2,750	11,260
Not Computed			
30% HAMFI or less	45	50	95
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	45	50	95
Total			
30% HAMFI or less	885	1,135	2,020
30.1-50% HAMFI	1,445	1,040	2,485
50.1-80% HAMFI	1,955	985	2,940
80.1-95% HAMFI	1,100	330	1,430
95 – 115% HAMFI	1,230	274	1,504
115.1% HAMFI or more	4,250	690	4,940
Total	10,865	4,454	15,319

total of 2,310 owner occupied and 1,654 renter occupied households experiencing a housing problem.

Table II.7.78, shows the total estimated housing by tenure for Fremont County. As can be seen, in 2030 there are estimated to be a total of 11,934 owner and 4,856 renter occupied households or a total of 16,790 households. By 2050 there are estimated to be 13,328 owner, 5,411 renter for a total of 18,739 households in Fremont County.

Year	Owner	Renter	Total
2017	10,699	4,468	15,167
2020	10,962	4,481	15,443
2025	11,461	4,673	16,134
2030	11,934	4,856	16,790
2035	12,355	5,024	17,379
2040	12,720	5,171	17,891
2045	13,040	5,299	18,339
2050	13,328	5,411	18,739

Table II.7.79, below shows the incremental housing demand for Fremont County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 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 1,235 owner-occupied and 388 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Fremont County will see an additional 3,572 households, of which 454 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 682 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.7.79 Incremental Housing Demand Forecast Fremont County Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	21	62	101	135	165	191	214
30.1-50%	0	35	101	164	220	269	311	350
50.1-80%	0	47	137	222	298	364	421	473
80.1-95%	0	27	77	125	168	205	237	266
95.1-115%	0	30	86	140	187	229	265	298
115+%	0	103	298	483	648	791	916	1,028
Total	0	263	762	1,235	1,656	2,021	2,341	2,629
Renter								
0-30%	0	3	52	99	142	179	212	240
30.1-50%	0	3	48	91	130	164	194	220
50.1-80%	0	3	45	86	123	155	184	209
80.1-95%	0	1	15	29	41	52	62	70
95.1-115%	0	1	13	24	34	43	51	58
115+%	0	2	32	60	86	109	129	146
Total	0	10	205	388	556	703	831	943
Total								
0-30%	0	25	114	199	277	344	402	454
30.1-50%	0	38	149	255	350	433	505	570
50.1-80%	0	50	182	308	421	519	605	682
80.1-95%	0	28	92	154	209	257	299	336
95.1-115%	0	31	99	164	222	272	316	356
115+%	0	105	330	543	734	899	1,044	1,174
Total	0	273	967	1,623	2,212	2,724	3,172	3,572

Table II.7.80 shows the Incremental Total Housing Need Forecast for Fremont County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. 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 3,934 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 4,904 owner and 2,602 renter occupied households for a total of 7,506 quality households.

Table II.7.80								
Incremental Total Housing Need Forecast								
Fremont County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	561	583	623	662	696	726	752	775
30.1-50%	566	601	668	730	786	835	878	916
50.1-80%	512	559	649	734	810	876	933	985
80.1-95%	182	209	259	307	350	387	419	448
95.1-115%	177	207	264	317	365	406	442	475
115+%	276	379	574	759	923	1,066	1,191	1,304
Total	2,275	2,538	3,037	3,510	3,931	4,296	4,616	4,904
Renter								
0-30%	808	811	860	906	949	987	1,019	1,048
30.1-50%	512	515	559	602	641	676	706	732
50.1-80%	256	259	301	342	379	411	440	464
80.1-95%	35	36	50	64	76	87	97	105
95.1-115%	19	20	32	43	53	62	70	77
115+%	30	32	62	90	116	139	159	176
Total	1,659	1,669	1,864	2,047	2,215	2,362	2,490	2,602
Total								
0-30%	1,369	1,394	1,483	1,568	1,645	1,713	1,771	1,823
30.1-50%	1,078	1,116	1,227	1,333	1,428	1,511	1,583	1,648
50.1-80%	768	818	950	1,076	1,189	1,287	1,373	1,449
80.1-95%	217	245	310	371	426	474	516	553
95.1-115%	196	227	295	360	418	468	512	552
115+%	306	411	636	849	1,040	1,205	1,350	1,480
Total	3,934	4,207	4,901	5,557	6,146	6,658	7,106	7,506

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,268 loans purchased in Fremont County between 1979 and 2018, with 14 occurring in fiscal 2017. The average home size over the period was 1,193 square feet and 1,197 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1966. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$56,912. The average purchase price in fiscal 2018 was \$155,686. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 21.4 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**