

NATRONA COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Natrona County’s population increased from 75,450 in 2010 to 79,547 in 2017, or by 5.4 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 10.8 percent, and the number of people from 55 to 64 years of age increased by 14.4 percent. The white population increased by 4.3 percent, while the black population increased by 34.0 percent. The Hispanic population increased from 5,231 to 6,715 people between 2010 and 2017 or by 28.4 percent. These data are presented in Table II.13.1.

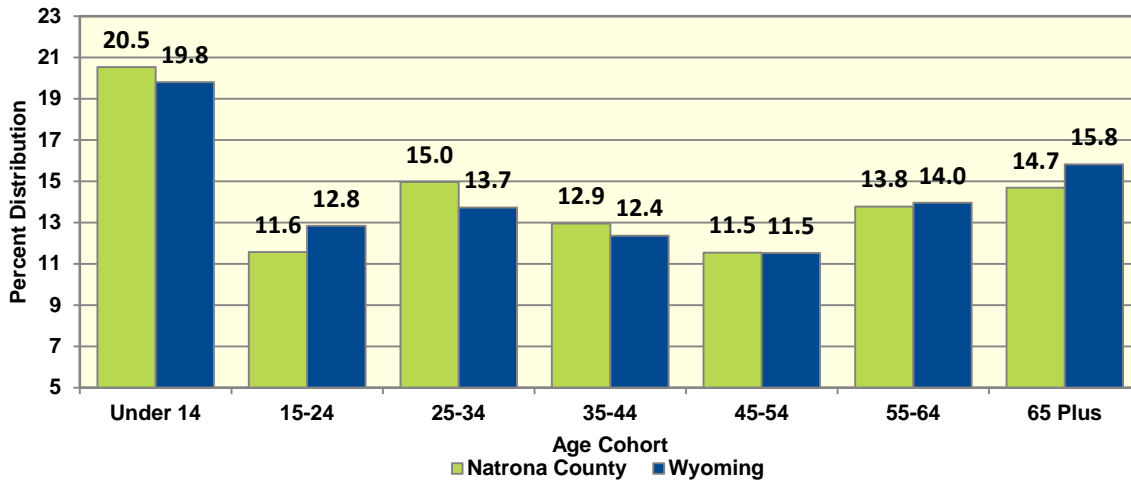
Table II.13.1						
Profile of Population Characteristics						
Natrona County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Natrona County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	75,450	79,547	5.4%	563,626	579,315	2.8%
Age						
Under 14 years	15,052	16,329	8.5%	113,371	114,663	1.1%
15 to 24 years	10,231	9,203	-10.0%	78,460	74,359	-5.2%
25 to 34 years	10,747	11,907	10.8%	77,649	79,514	2.4%
35 to 44 years	9,132	10,298	12.8%	66,966	71,619	6.9%
45 to 54 years	11,322	9,180	-18.9%	83,577	66,699	-20.2%
55 to 64 years	9,574	10,951	14.4%	73,513	80,854	10.0%
65 and Over	9,392	11,679	24.4%	70,090	91,607	30.7%
Race						
White	71,769	74,875	4.3%	529,110	537,396	1.6%
Black	732	981	34.0%	5,135	7,445	45.0%
American Indian and Alaskan Native	927	1,119	20.7%	14,457	15,743	8.9%
Asian	536	684	27.6%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	49	91	85.7%	521	579	11.1%
Two or more races	1,437	1,797	25.1%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	5,231	6,715	28.4%	50,231	58,122	15.7%

Table II.13.2, presents the population of Natrona County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 37,982 males, who accounted for 50.3 percent of the population, and the remaining 49.7 percent, or 37,468 persons, were female. In 2017, the number of males rose to 40,117 persons, and accounted for 50.4 percent of the population, with the remaining 49.6 percent, or 39,430 persons being female.

Table II.13.2 Population by Age and Gender Natrona 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	7,784	7,268	15,052	8,390	7,939	16,329	8.5%
15 to 24 years	5,228	5,003	10,231	4,753	4,450	9,203	-10.0%
25 to 34 years	5,593	5,154	10,747	6,141	5,766	11,907	10.8%
35 to 44 years	4,691	4,441	9,132	5,283	5,015	10,298	12.8%
45 to 54 years	5,705	5,617	11,322	4,695	4,485	9,180	-18.9%
55 to 64 years	4,904	4,670	9,574	5,523	5,428	10,951	14.4%
65 and Over	4,077	5,315	9,392	5,332	6,347	11,679	24.4%
Total	37,982	37,468	75,450	40,117	39,430	79,547	5.4%
% of Total	50.3%	49.7%	.	50.4%	49.6%	.	

Diagram II.13.1, displays the percentage of the population by age in Natrona County compared to the State of Wyoming.

Diagram II.13.1
Age Cohort
Natrona County vs. Wyoming
2010 Census and Current Census Estimates



The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 873 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Natrona County are presented below in Table II.13.3 and indicate a net increase of 5,094 persons over the time period.

Table II.13.3			
Driver’s Licenses Exchanged and Surrendered			
Natrona County			
WYDOT Data, 2000 – 2018			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,570	1,652	-82
2001	1,639	1,404	235
2002	1,488	1,198	290
2003	1,408	1,048	360
2004	1,651	1,394	257
2005	1,761	1,324	437
2006	1,873	1,265	608
2007	2,022	1,366	656
2008	2,073	1,257	816
2009	1,931	1,312	619
2010	1,763	1,065	698
2011	1,749	1,245	504
2012	2,082	1,544	538
2013	2,100	1,650	450
2014	2,186	1,724	462
2015	1,902	1,957	-55
2016	1,616	2,038	-422
2017	1,580	1,984	-404
2018	1,714	3,034	-1,320
Total	34,108	29,461	4,647

Population and Race

Table II.13.4 below shows population by age for the 2000 and 2010 census. The population changed by 13.4 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 11.5 percent to a total of 9,392 persons in 2010. Those aged 25 to 34 grew by 33.8 percent, and those aged under 5 grew by 25 percent.

Table II.13.4					
Population by Age					
Natrona County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	4,302	6.5%	5,377	7.1%	25%
5 to 19	15,253	22.9%	14,720	19.5%	-3.5%
20 to 24	4,464	6.7%	5,186	6.9%	16.2%
25 to 34	8,033	12.1%	10,747	14.2%	33.8%
35 to 54	20,323	30.5%	20,454	27.1%	0.6%
55 to 64	5,734	8.6%	9,574	12.7%	67%
65 or Older	8,424	12.7%	9,392	12.4%	11.5%
Total	66,533	100.0%	75,450	100.0%	13.4%

The elder population is further explored in Table II.13.5, on the following page. Those aged 65 to 66 grew by 30.9 percent between 2000 and 2010, resulting in a population of 1,208 persons. Those aged 85 or older grew by 53.2 percent during the same time period, and resulted in 1,285 persons over age 85 in 2010.

Table II.13.5					
Elderly Population by Age					
Natrona County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	923	11%	1,208	12.9%	30.9%
67 to 69	1,377	16.3%	1,479	15.7%	7.4%
70 to 74	2,419	28.7%	2,118	22.6%	-12.4%
75 to 79	1,823	21.6%	1,739	18.5%	-4.6%
80 to 84	1,043	12.4%	1,563	16.6%	49.9%
85 or Older	839	10%	1,285	13.7%	53.2%
Total	8,424	100.0%	9,392	100.0%	11.5%

Population by race and ethnicity is shown in Table II.13.6, below. The white population grew by 11.8 percent between 2000 and 2010, and resulted in representing 92.8 percent of the population in 2010. The Black population grew by 31.7 percent, represented 0.9 percent of the population in 2010. The American Indian and Asian populations represented 1 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 11 percent between 2000 and 2010, compared to the 60.6 percent growth rate for non-Hispanics.

Table II.13.6					
Population by Race and Ethnicity					
Natrona County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	62,644	94.2%	70,015	92.8%	11.8%
Black	505	0.8%	665	0.9%	31.7%
American Indian	686	1%	781	1%	13.8%
Asian	277	0.4%	510	0.7%	84.1%
Native Hawaiian/ Pacific Islander	25	0%	39	0.1%	56%
Other	1,275	1.9%	1,630	2.2%	27.8%
Two or More Races	1,121	1.7%	1,810	2.4%	61.5%
Total	66,533	100.0%	75,450	100.0%	13.4%
Hispanic	3,257	4.9%	5,231	6.9%	11%
Non-Hispanic	63,276	95.1%	70,219	93.1%	60.6%

Population by race and ethnicity through 2017 is shown in Table II.13.7, on the following page. The white population represented 93.3 percent of the population in 2017, compared with Black households accounting for 1.3 percent of the population. Hispanic households represented 8.2 percent of the population in 2017.

Table II.13.7				
Population by Race and Ethnicity				
Natrona County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	70,015	92.8%	75,588	93.3%
Black	665	0.9%	1,067	1.3%
American Indian	781	1%	713	0.9%
Asian	510	0.7%	652	0.8%
Native Hawaiian/ Pacific Islander	39	0.1%	5	0%
Other	1,630	2.2%	906	1.1%
Two or More Races	1,810	2.4%	2,092	2.6%
Total	75,450	100.0%	81,023	100.0%
Non-Hispanic	70,219	93.1%	74,357	91.8%
Hispanic	5,231	6.9%	6,666	8.2%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 10.1 percent between 2000 and 2010, the white Hispanic population changed by 74.2 percent. The black non-Hispanic population changed by 31.3 percent, while the black Hispanic population changed by 37.5 percent.

Table II.13.8					
Population by Race and Ethnicity					
Natrona County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	61,023	96.4%	67,191	95.7%	10.1%
Black	473	0.7%	621	0.9%	31.3%
American Indian	575	0.9%	612	0.9%	6.4%
Asian	269	0.4%	479	0.7%	78.1%
Native Hawaiian/ Pacific Islander	20	0%	35	0%	75%
Other	73	0.1%	64	0.1%	-12.3%
Two or More Races	843	1.3%	1,217	1.7%	44.4%
Total Non-Hispanic	63,276	100.0%	70,219	100.0%	11%
Hispanic					
White	1,621	49.8%	2,824	54%	74.2%
Black	32	1%	44	0.8%	37.5%
American Indian	111	3.4%	169	3.2%	52.3%
Asian	8	0.2%	31	0.6%	287.5%
Native Hawaiian/ Pacific Islander	5	0.2%	4	0.1%	-20%
Other	1,202	36.9%	1,566	29.9%	30.3%
Two or More Races	278	8.5%	593	11.3%	113.3%
Total Non-Hispanic	3,257	100.0%	5,231	100.0%	60.6%
Total Population	66,533	100.0%	75,450	100.0%	13.4%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.13.9. During this time, the total non-Hispanic population was 74,357 persons in 2017. The Hispanic population was 6,666.

Table II.13.9				
Population by Race and Ethnicity				
Natrona County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	67,191	95.7%	70,488	94.8%
Black	621	0.9%	978	1.3%
American Indian	612	0.9%	519	0.7%
Asian	479	0.7%	647	0.9%
Native Hawaiian/ Pacific Islander	35	0%	5	0%
Other	64	0.1%	12	0%
Two or More Races	1,217	1.7%	1,708	2.3%
Total Non-Hispanic	70,219	100.0%	74,357	100.0%
Hispanic				
White	2,824	54%	5,100	76.5%
Black	44	0.8%	89	1.3%
American Indian	169	3.2%	194	2.9%
Asian	31	0.6%	5	0.1%
Native Hawaiian/ Pacific Islander	4	0.1%	0	0%
Other	1,566	29.9%	894	13.4%
Two or More Races	593	11.3%	384	5.8%
Total Non-Hispanic	5,231	100.0	6,666	100.0%
Total Population	75,450	100.0%	81,023	100.0%

The number of foreign born persons are shown in Table II.13.10. An estimated 1.2 percent of the population was born in Mexico . Some 0.3 percent were born in Philippines , and another 0.2 percent were born in Canada .

Table II.13.10			
Place of Birth for the Foreign-Born Population			
Natrona County			
2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	984	1.2%
#2 country of origin	Philippines	263	0.3%
#3 country of origin	Canada	148	0.2%
#4 country of origin	Guatemala	81	0.1%
#5 country of origin	Haiti	77	0.1%
#6 country of origin	U K excluding England Scotland	69	0.1%
#7 country of origin	Thailand	68	0.1%
#8 country of origin	England	60	0.1%
#9 country of origin	Russia	59	0.1%
#10 country of origin	Other Eastern Africa	52	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.13.11. An estimated 1.4 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Other Asian and Pacific Island languages .

Table II.13.11
Limited English Proficiency and Language Spoken at Home
 Natrona County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,057	1.4%
#2 LEP Language	Other Asian and Pacific Island languages	147	0.2%
#3 LEP Language	Other and unspecified languages	73	0.1%
#4 LEP Language	Russian, Polish, or other Slavic languages	47	0.1%
#5 LEP Language	Chinese	45	0.1%
#6 LEP Language	Other Indo-European languages	37	0%
#7 LEP Language	German or other West Germanic languages	27	0%
#8 LEP Language	Tagalog	23	0%
#9 LEP Language	French, Haitian, or Cajun	17	0%
#10 LEP Language	Arabic	0	0%

Poverty and Disability

The rate of poverty for Natrona County is shown in Table II.13.12, below. In 2017, there were an estimated 7,849 persons living in poverty. This represented a 9.9 percent poverty rate, compared to 11.8 percent poverty in 2000. In 2017, some 12 percent of those in poverty were under age 6, and 9.6 percent were 65 or older.

Table II.13.12				
Poverty by Age				
Natrona 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	1,158	15%	940	12%
6 to 17	1,685	21.9%	1,341	17.1%
18 to 64	4,281	55.6%	4,814	61.3%
65 or Older	571	7.4%	754	9.6%
Total	7,695	100.0%	7,849	100.0%
Poverty Rate	11.8%	.	9.9%	.

To compare the poverty rate against more recent data, Table II.13.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 8.4 percent versus 9.9 percent in the most recent 2017 data.

Table II.13.13				
Poverty by Age				
Natrona 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	769	12.9%	940	12%
6 to 17	951	15.9%	1,341	17.1%
18 to 64	3,488	58.4%	4,814	61.3%
65 or Older	768	12.9%	754	9.6%
Total	5,976	100.0%	7,849	100.0%
Poverty Rate	8.4%	.	9.9%	.

The disability rate from the 2000 Census is shown in Table II.13.14, on the following page. Some 18.9 percent of the population was disabled in 2000, or a total of 11,579 persons. The disability rate was highest for those over 65, with 37.2 percent disabled.

Table II.13.14 Disability by Age Natrona County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	744	6.8%
16 to 64	7,881	18.5%
65 and older	2,954	37.2%
Total	11,579	18.9%

Table II.13.15 shows disability by type in 2000. There were 5,265 physical disabilities in 2000, some 5,006 employment disabilities, and 3,208 go-outside-home disabilities.

Table II.13.15 Total Disabilities Tallied: Aged 5 and Older Natrona County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	2,601
Physical disability	5,265
Mental disability	2,982
Self-care disability	1,345
Employment disability	5,006
Go-outside-home disability	3,208
Total	20,407

Disability by age, as estimated by the 2017 ACS, is shown in Table II.13.16, below. The disability rate for females was 13.6 percent, compared to 15.5 percent for males. The disability rate grew precipitously higher with age, with 53.1 percent of those over 75 experiencing a disability.

Table II.13.16						
Disability by Age						
Natrona County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	50	1.7%	37	1.4%	87	1.6%
5 to 17	650	9%	208	3.1%	858	6.2%
18 to 34	800	8.2%	765	8.2%	1,565	8.2%
35 to 64	2,701	17%	2,296	15.2%	4,997	16.1%
65 to 74	1,089	37.3%	764	24.2%	1,853	30.5%
75 or Older	965	55.5%	1,318	51.5%	2,283	53.1%
Total	6,255	15.5%	5,388	13.6%	11,643	14.6%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.13.17, on the following page. Some 7.2 percent have an ambulatory disability, 5.4 have an independent living disability, and 2.1 percent have a self-care disability.

Table II.13.17		
Total Disabilities Talled: Aged 5 and Older		
Natrona County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	4,368	5.5%
Vision disability	2,718	3.4%
Cognitive disability	3,609	4.9%
Ambulatory disability	5,386	7.2%
Self-Care disability	1,563	2.1%
Independent living difficulty	3,269	5.4%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.13.18 and 19. In 2017, some 41,467 persons were employed and 2,229 were unemployed. This totaled a labor force of 43,696 persons. The unemployment rate for Natrona County was estimated to be 5.1 in 2017.

Table II.13.18	
Employment, Labor Force and Unemployment	
Natrona County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	41,467
Unemployed	2,229
Labor Force	43,696
Unemployment Rate	5.1%

In 2017, 93.4 percent of households in Natrona County had a high school education or greater.

Table II.13.19		
High School or Greater Education		
Natrona County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	27,430	30,798
Total Households	29,597	32,984
Percent High School or Above	92.7%	93.4%

As seen in Table II.13.20, 30.5 percent of the population had a high school diploma or equivalent, another 40.1 percent have some college, 13.7 percent have a Bachelor’s Degree, and 7 percent of the population had a graduate or professional degree.

Table II.13.20				
Educational Attainment				
Natrona County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	5,035	9%	5,335	8.7%
High School or Equivalent	17,772	31.9%	18,754	30.5%
Some College or Associates Degree	22,355	40.1%	24,654	40.1%
Bachelor’s Degree	7,126	12.8%	8,435	13.7%
Graduate or Professional Degree	3,402	6.1%	4,324	7%
Total Population Above 18 years	61,502	100.0%	61,502	100.0%

Economics

The HUD estimated MFI for Natrona County was \$74,400 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.13.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.13.2
Estimated Median Family Income
 Natrona County vs. Wyoming
 HUD Data: 2000-2018

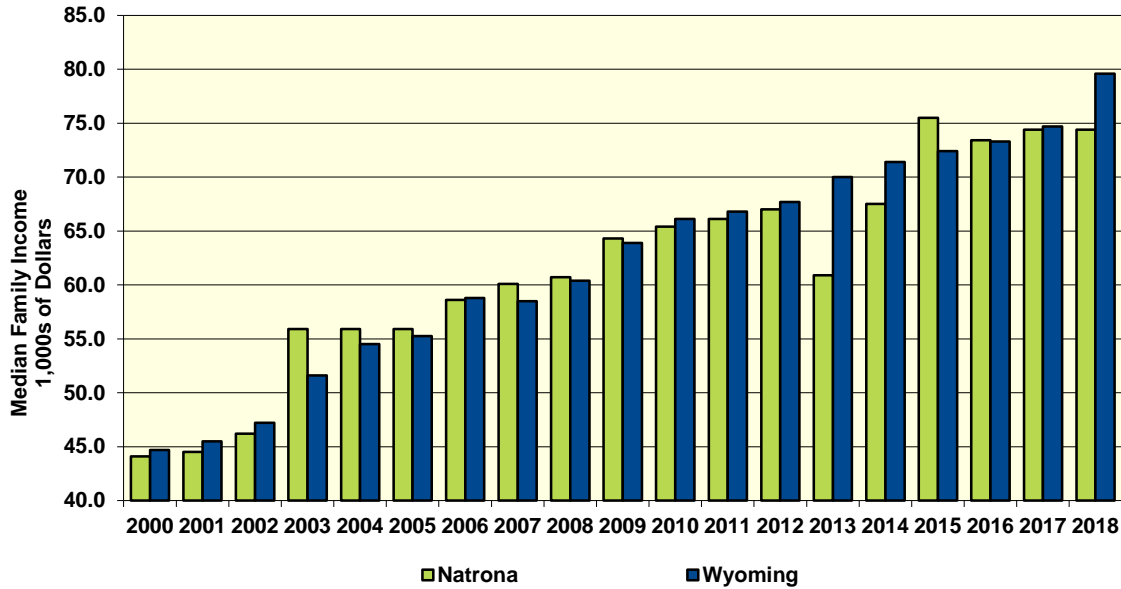


Table II.13.21, shows the labor force statistics for Natrona County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.6 percent. The highest level of unemployment occurred during 1992 rising to a rate of 7.3. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Natrona County decreased from 7.1 percent in 2016 to 5.3 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.13.21 Labor Force Statistics Natrona County 1990 - 2017 BLS Data					
Year	Natrona County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,941	29,944	31,885	6.1%	5.3%
1991	2,006	29,596	31,602	6.3%	5.2%
1992	2,281	28,921	31,202	7.3%	5.6%
1993	2,303	29,499	31,802	7.2%	5.3%
1994	1,987	30,129	32,116	6.2%	5.0%
1995	1,862	30,898	32,760	5.7%	4.8%
1996	2,047	30,596	32,643	6.3%	4.9%
1997	1,833	30,865	32,698	5.6%	4.8%
1998	1,756	31,341	33,097	5.3%	4.7%
1999	1,756	32,066	33,822	5.2%	4.6%
2000	1,454	35,070	36,524	4.0%	3.9%
2001	1,376	35,721	37,097	3.7%	3.8%
2002	1,516	35,925	37,441	4.0%	4.0%
2003	1,649	36,617	38,266	4.3%	4.3%
2004	1,419	37,474	38,893	3.6%	3.8%
2005	1,346	37,778	39,124	3.4%	3.6%
2006	1,185	38,585	39,770	3.0%	3.2%
2007	1,038	38,905	39,943	2.6%	2.8%
2008	1,142	39,546	40,688	2.8%	3.1%
2009	2,710	38,548	41,258	6.6%	6.3%
2010	2,784	37,110	39,894	7.0%	6.4%
2011	2,495	38,628	41,123	6.1%	5.8%
2012	2,146	40,242	42,388	5.1%	5.3%
2013	1,955	41,150	43,105	4.5%	4.7%
2014	1,743	41,612	43,355	4.0%	4.1%
2015	2,113	40,821	42,934	4.9%	4.3%
2016	2,899	38,155	41,054	7.1%	5.3%
2017	2,102	37,467	39,569	5.3%	4.2%

Diagram II.13.3, shows the employment and labor force for Natrona County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 37,467 persons, with the labor force reaching 39,569, indicating there were a total of 2,102 unemployed persons.

Diagram II.13.3
Employment and Labor Force
 Natrona County
 1990 – 2017 BLS Data

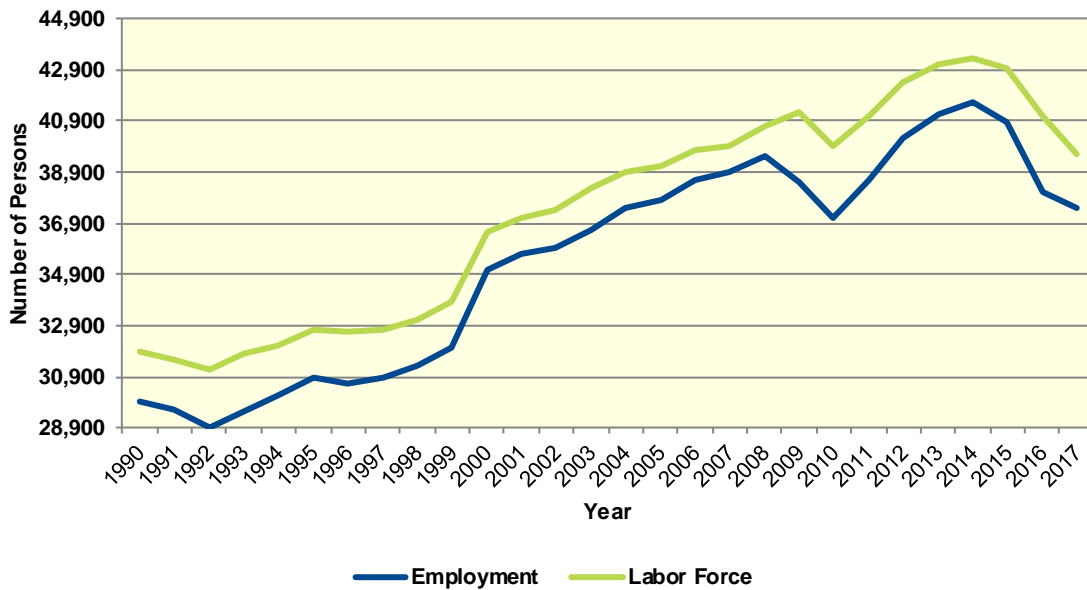
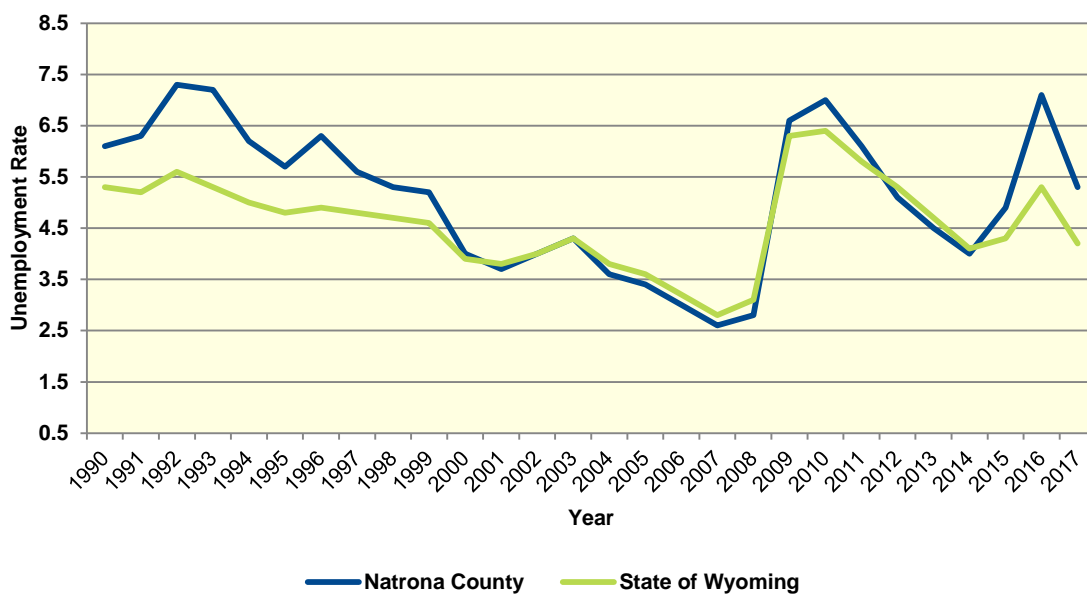


Diagram II.13.4, shows the unemployment rate for both the state and Natrona County. During the 1990’s the average rate for Natrona County was 6.1, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.5. Over the course of the entire period Natrona County had an average unemployment rate higher than the state, 5.1 percent for Natrona County, versus 4.6 statewide.

Diagram II.13.4
Annual Unemployment Rate
 Natrona 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.13.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 38,505 persons in 2016 to 38,086 in 2017, a change of -1.1 percent. The most recent June estimate shows monthly employment was 39,159.

Table II.13.22									
Total Monthly Employment									
Natrona County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	36,785	37,525	39,462	40,836	41,253	42,705	39,405	36,832	37,679
Feb	36,753	37,518	39,807	40,772	41,337	42,623	38,894	37,058	37,525
Mar	37,131	38,070	40,209	41,168	41,621	42,494	38,849	37,516	37,854
Apr	37,613	38,578	40,384	41,181	42,185	42,113	38,870	37,509	38,196
May	38,085	39,193	40,972	42,107	42,631	41,945	39,064	38,049	38,605
Jun	38,567	39,789	41,492	42,223	43,139	42,205	39,067	38,679	39,159
Jul	38,436	39,556	41,183	42,027	42,832	41,620	38,410	38,243	
Aug	38,251	39,774	41,245	41,910	42,777	41,311	38,335	38,590	
Sep	38,155	40,175	41,340	42,042	43,184	41,399	38,055	38,621	
Oct	38,498	40,361	41,758	42,352	43,462	41,785	37,905	38,630	
Nov	38,389	40,173	41,565	42,158	43,314	41,079	37,639	38,620	
Dec	38,573	40,430	41,780	42,193	43,525	40,944	37,569	38,488	
Annual	37,936	39,262	40,933	41,747	42,605	41,852	38,505	38,086	
% Change	-0.7%	3.5%	4.3%	2%	2.1%	-1.8%	-8%	-1.1%	

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 882 dollars in 2016. In 2017, average weekly wages saw a increased of 4.2 percent over the prior year, rising to 919 dollars, or by 37 percent. These data are shown in Table II.13.23.

Table II.13.23 Average Weekly Wages Natrona County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	525	539	522	588	544	
2002	543	555	531	592	555	0%
2003	552	575	556	629	578	4.1%
2004	586	614	607	673	621	7.4%
2005	625	657	667	726	669	7.7%
2006	698	724	713	810	737	10.2%
2007	760	773	765	862	790	7.2%
2008	805	811	824	930	843	6.7%
2009	808	779	794	881	815	-3.3%
2010	779	811	873	932	849	4.2%
2011	842	863	896	952	889	4.7%
2012	902	894	901	1,002	925	4%
2013	903	892	910	1,016	930	0.5%
2014	936	938	971	1,081	982	5.6%
2015	959	938	920	1,000	954	-2.9%
2016	860	859	881	929	882	-7.5%
2017	885	899	914	976	919	4.2%
2018	935	926				

Total business establishments reported by the QCEW are displayed in Table II.13.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 4.2 percent, from 3,508 to 3,529 establishments. The most recent preliminary 2018 estimates show there were 3,568 business establishments in the second quarter of 2018.

Table II.13.24 Number of Business Establishments Natrona County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,700	2,726	2,732	2,709	2,717	
2002	2,730	2,744	2,770	2,776	2,755	1.4%
2003	2,812	2,823	2,859	2,862	2,839	3%
2004	2,875	2,899	2,936	2,949	2,915	2.7%
2005	2,957	3,003	3,023	3,036	3,005	3.1%
2006	3,050	3,122	3,145	3,133	3,113	3.6%
2007	3,132	3,161	3,163	3,170	3,157	1.4%
2008	3,159	3,196	3,204	3,214	3,193	1.1%
2009	3,191	3,190	3,195	3,186	3,191	-0.1%
2010	3,183	3,185	3,213	3,195	3,194	0.1%
2011	3,217	3,236	3,264	3,285	3,251	1.8%
2012	3,304	3,351	3,372	3,363	3,348	3%
2013	3,340	3,339	3,362	3,370	3,353	0.1%
2014	3,364	3,384	3,414	3,397	3,390	1.1%
2015	3,487	3,508	3,534	3,505	3,509	3.5%
2016	3,511	3,525	3,507	3,487	3,508	0%
2017	3,485	3,523	3,548	3,562	3,529	0.6%
2018	3,539	3,568				

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.13.25, below shows total real earnings by industry for Natrona County. In the most recent 2017 estimate, the transportation and warehousing industry had the largest total real earnings, with total real earnings reaching \$1,083,027,000 dollars. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 27.5 percent to \$16,618,000 dollars.

Table II.13.25
Real Earnings by Industry
Natrona 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	1,407	9,794	1,548	5,860	10,902	7,413	3,577	3,254	-9.0
Forestry, fishing, related activities, and other	0	0	0	0	0	2,407	1,832	1,229	-32.9
Mining	540,121	638,282	685,867	630,581	655,964	447,389	226,092	275,754	22.0
Utilities	0	0	0	16,758	17,603	17,094	16,713	15,584	-6.8
Construction	356,230	404,991	465,673	426,710	455,457	379,072	320,824	258,186	-19.5
Manufacturing	114,048	125,723	140,691	139,935	157,314	143,805	112,197	117,698	4.9
Wholesale trade	248,404	271,674	383,464	410,316	454,178	389,343	297,328	240,459	-19.1
Retail trade	212,856	209,093	224,308	228,188	234,139	235,232	212,211	194,582	-8.3
Transportation and warehousing	149,982	138,125	314,949	524,031	736,534	1,009,716	984,453	1,083,027	10.0
Information	29,337	27,883	27,774	26,750	26,274	25,667	25,616	24,833	-3.1
Finance and insurance	95,055	90,896	92,861	92,791	89,597	92,370	85,104	86,320	1.4
Real estate and rental and leasing	87,377	101,166	134,472	151,243	168,049	174,724	153,727	137,796	-10.4
Professional and technical services	145,010	155,961	166,096	163,901	175,854	175,781	147,618	145,115	-1.7
Management of companies and enterprises	20,996	20,721	16,399	24,113	23,304	23,327	9,048	5,314	-41.3
Administrative and waste services	62,387	67,219	76,914	81,642	82,586	84,078	80,202	83,881	4.6
Educational services	6,953	7,759	9,521	0	0	8,974	9,216	9,134	-0.9
Health care and social assistance	436,025	443,208	455,169	464,990	470,498	470,360	451,424	448,856	-0.6
Arts, entertainment, and recreation	14,260	15,330	13,590	11,770	14,662	12,509	13,030	16,618	27.5
Accommodation and food services	87,707	89,809	101,893	106,110	113,187	118,698	109,416	101,704	-7.0
Other services, except public administration	147,253	146,209	165,403	155,296	143,571	138,480	118,397	113,709	-4.0
Government and government enterprises	435,722	428,925	431,881	451,777	460,584	460,840	459,884	448,623	-2.4
Total	3,213,159	3,414,065	3,927,312	4,125,209	4,502,522	4,417,280	3,837,908	3,811,676	-0.7

Table II.13.26, below shows the total employment by industry for Natrona County. The most recent estimates show the health care and social assistance industry was the largest employer in Natrona County, with employment reaching 6,782 jobs in 2017. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 14.3 percent to 1,159 jobs.

Table II.13.26									
Employment by Industry									
Natrona County BEA Table CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	469	482	481	481	482	497	498	514	3.2
Forestry, fishing, related activities, and other	0	0	0	0	0	150	185	180	-2.7
Mining	4,820	5,232	5,981	6,062	6,405	5,599	4,123	4,429	7.4
Utilities	0	0	0	144	156	150	153	158	3.3
Construction	3,782	3,761	4,171	4,376	4,647	4,531	4,415	3,923	-11.1
Manufacturing	1,800	1,971	2,083	1,984	2,017	1,891	1,583	1,680	6.1
Wholesale trade	2,591	2,782	2,991	3,107	3,233	3,252	2,622	2,512	-4.2
Retail trade	5,873	5,848	5,848	5,999	6,065	6,191	6,048	5,843	-3.4
Transportation and warehousing	1,373	1,493	1,605	1,656	1,795	1,911	1,648	1,789	8.6
Information	588	570	555	542	540	524	538	564	4.8
Finance and insurance	2,219	2,387	2,339	2,355	2,291	2,338	2,432	2,521	3.7
Real estate and rental and leasing	2,735	2,830	2,915	3,092	3,217	3,245	3,247	3,363	3.6
Professional and technical services	2,373	2,385	2,458	2,485	2,526	2,482	2,330	2,368	1.6
Management of companies and enterprises	171	181	234	231	237	241	149	143	-4.0
Administrative and waste services	2,139	2,136	2,166	2,223	2,223	2,161	2,191	2,197	0.3
Educational services	385	372	387	0	0	424	460	464	0.9
Health care and social assistance	6,443	6,514	6,469	6,576	6,641	6,855	6,887	6,782	-1.5
Arts, entertainment, and recreation	872	942	904	949	998	968	1,014	1,159	14.3
Accommodation and food services	3,760	3,882	4,057	4,330	4,408	4,463	4,286	4,257	-0.7
Other services, except public administration	2,863	3,099	3,365	3,283	3,100	3,001	2,747	2,720	-1.0
Government and government enterprises	6,273	6,198	6,188	6,207	6,235	6,276	6,355	6,173	-2.9
Total	51,833	53,356	55,493	56,646	57,780	57,150	53,911	53,739	-0.3

Table II.13.26, below shows the real average earnings per job by industry for Natrona County. These figures are calculated by dividing the total real earning displayed in Table II.13.25 and II.13.26, by industry. In 2017, the transportation and warehousing industry had the highest average earnings reaching \$605,381 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 13.5 percent to \$62,261 dollars.

Table II.13.27									
Real Earnings Per Job by Industry									
Natrona County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	3,001	20,319	3,218	12,184	22,617	14,916	7,183	6,331	-11.9
Forestry, fishing, related activities, and other	0	0	0	0	0	16,050	9,905	6,828	-31.1
Mining	112,058	121,996	114,674	104,022	102,414	79,905	54,837	62,261	13.5
Utilities	0	0	0	116,374	112,839	113,957	109,234	98,633	-9.7
Construction	94,191	107,682	111,645	97,511	98,011	83,662	72,667	65,813	-9.4
Manufacturing	63,360	63,786	67,543	70,532	77,994	76,047	70,876	70,058	-1.2
Wholesale trade	95,872	97,654	128,206	132,062	140,482	119,724	113,397	95,724	-15.6
Retail trade	36,243	35,755	38,356	38,038	38,605	37,996	35,088	33,302	-5.1
Transportation and warehousing	109,237	92,515	196,230	316,444	410,325	528,371	597,362	605,381	1.3
Information	49,892	48,918	50,043	49,355	48,656	48,982	47,614	44,030	-7.5
Finance and insurance	42,837	38,080	39,701	39,402	39,108	39,508	34,994	34,240	-2.2
Real estate and rental and leasing	31,948	35,748	46,131	48,914	52,238	53,844	47,344	40,974	-13.5
Professional and technical services	61,108	65,393	67,574	65,956	69,618	70,822	63,355	61,282	-3.3
Management of companies and enterprises	122,785	114,482	70,083	104,386	98,328	96,793	60,726	37,161	-38.8
Administrative and waste services	29,166	31,470	35,509	36,726	37,151	38,907	36,605	38,180	4.3
Educational services	18,060	20,858	24,603	0	0	21,165	20,035	19,685	-1.7
Health care and social assistance	67,674	68,039	70,362	70,710	70,847	68,616	65,547	66,183	1.0
Arts, entertainment, and recreation	16,354	16,274	15,033	12,402	14,691	12,922	12,850	14,338	11.6
Accommodation and food services	23,326	23,135	25,115	24,506	25,678	26,596	25,529	23,891	-6.4
Other services, except public administration	51,433	47,179	49,154	47,303	46,313	46,145	43,100	41,805	-3.0
Government and government enterprises	69,460	69,204	69,793	72,785	73,871	73,429	72,366	72,675	0.4
Total	61,991	63,987	70,771	72,824	77,925	77,293	71,190	70,929	-0.4

Table II.13.28, 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 \$5,331,515,000 a -0.2 percent change between 2016 and 2017. Table II.13.28, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 51,833 and 53,739 in 2017, which was a percentage change of -0.3 over this this period.

Table II.13.28
Total Employment and Real Personal Income
 Natrona 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	944,324	65,231	30,639	176,069	70,708	1,156,509	22,778	26,025	36,284
1970	961,020	64,231	33,071	189,278	77,536	1,196,675	23,290	25,733	37,347
1971	970,081	67,759	35,121	201,890	84,192	1,223,524	23,477	26,453	36,670
1972	999,219	73,542	33,547	205,577	86,049	1,250,849	23,556	27,009	36,994
1973	1,102,924	92,270	26,494	228,135	95,345	1,360,629	25,762	28,431	38,794
1974	1,257,799	106,077	27,092	253,117	99,123	1,531,055	28,617	30,410	41,363
1975	1,416,723	119,154	26,387	255,186	109,241	1,688,383	30,101	33,334	42,499
1976	1,497,593	133,929	19,225	269,284	112,513	1,764,686	30,130	35,183	42,564
1977	1,766,459	152,937	12,799	287,221	113,996	2,027,537	32,954	39,229	45,029
1978	2,053,436	185,198	-1,798	319,137	119,955	2,305,532	35,192	44,060	46,606
1979	2,199,914	210,538	-16,291	342,285	129,827	2,445,196	35,773	46,821	46,985
1980	2,297,861	219,928	-33,672	391,245	140,854	2,576,358	35,525	48,294	47,580
1981	2,403,001	249,360	-24,703	455,482	153,586	2,738,006	36,487	51,043	47,078
1982	2,217,693	236,934	-17,160	505,355	169,126	2,638,081	34,220	49,117	45,151
1983	1,876,559	195,228	-8,035	484,908	192,733	2,350,938	30,815	44,001	42,649
1984	1,845,916	198,771	-2,155	496,526	182,763	2,324,278	31,767	44,094	41,863
1985	1,718,132	188,716	4,595	495,449	195,633	2,225,092	31,090	42,169	40,743
1986	1,456,272	161,338	10,682	463,631	209,159	1,978,405	28,599	37,710	38,617
1987	1,428,617	153,108	11,451	445,629	207,244	1,939,833	30,051	36,574	39,061
1988	1,375,308	160,543	15,206	455,543	209,894	1,895,407	30,324	37,519	36,657
1989	1,488,284	161,430	20,722	485,797	222,977	2,056,350	33,317	37,111	40,104
1990	1,587,712	179,220	23,037	528,636	237,731	2,197,895	35,857	38,058	41,719
1991	1,458,936	177,033	20,044	584,342	251,545	2,137,835	34,309	38,809	37,593
1992	1,491,665	177,986	19,343	611,130	276,708	2,220,860	35,203	38,045	39,208
1993	1,533,730	180,546	18,267	609,377	298,769	2,279,597	35,630	38,759	39,571
1994	1,543,434	183,028	18,292	622,043	295,711	2,296,452	35,159	39,738	38,841
1995	1,546,463	182,733	16,388	593,204	311,074	2,284,395	34,776	40,383	38,295
1996	1,587,057	182,430	15,390	590,982	320,698	2,331,698	35,404	40,551	39,138
1997	1,744,562	191,716	14,644	601,256	322,592	2,491,339	37,571	41,280	42,262
1998	1,774,772	197,229	12,746	642,892	330,239	2,563,420	38,754	41,669	42,592
1999	1,882,424	204,049	10,153	654,824	334,329	2,677,681	40,398	42,167	44,642
2000	2,130,827	227,011	3,564	692,220	353,139	2,952,738	44,334	43,535	48,945
2001	2,022,392	229,672	4,752	698,742	365,569	2,861,782	42,728	44,539	45,408
2002	2,069,615	228,873	3,929	647,243	389,094	2,881,008	42,647	44,730	46,270
2003	2,168,125	240,503	383	648,235	415,426	2,991,665	43,837	45,554	47,595
2004	2,258,865	259,893	-4,189	658,905	423,086	3,076,775	44,568	47,196	47,862
2005	2,453,594	277,809	-7,645	780,268	425,330	3,373,739	48,250	48,826	50,252
2006	2,869,941	344,100	-11,949	897,124	421,872	3,832,889	54,132	50,902	56,381
2007	2,943,116	364,343	-7,080	848,010	435,153	3,854,856	53,270	52,732	55,812
2008	3,420,803	388,897	62	865,419	503,171	4,400,559	59,723	53,987	63,363
2009	2,950,669	356,633	-2,334	686,521	538,822	3,817,045	50,733	51,712	57,060
2010	3,213,159	367,292	-15,105	795,211	570,733	4,196,706	55,617	51,833	61,990
2011	3,414,065	352,313	-35,320	911,759	556,333	4,494,524	58,812	53,356	63,986
2012	3,927,312	384,860	-46,262	1,087,868	537,969	5,122,027	65,180	55,493	70,771
2013	4,125,209	432,905	-48,074	1,189,526	553,666	5,387,422	66,429	56,646	72,824
2014	4,502,522	464,702	-52,429	1,423,897	564,890	5,974,177	73,358	57,780	77,925
2015	4,417,280	441,937	-29,083	1,668,190	594,000	6,208,449	75,589	57,150	77,293
2016	3,837,908	389,086	-3,197	1,279,490	615,949	5,341,065	66,027	53,911	71,190
2017	3,811,676	396,746	-6,698	1,299,845	623,438	5,331,515	67,023	53,739	70,929

Diagram II.13.4, below, shows real average earnings per job for Natrona County from 1990 to 2017. Over this period the average earning per job for Natrona County was \$53,204 dollars, which was higher than the statewide average of \$45,866 dollars over the same period.

Diagram II.13.5
Real Average Earnings Per Job
 Natrona County
 BEA Data 1990 - 2017

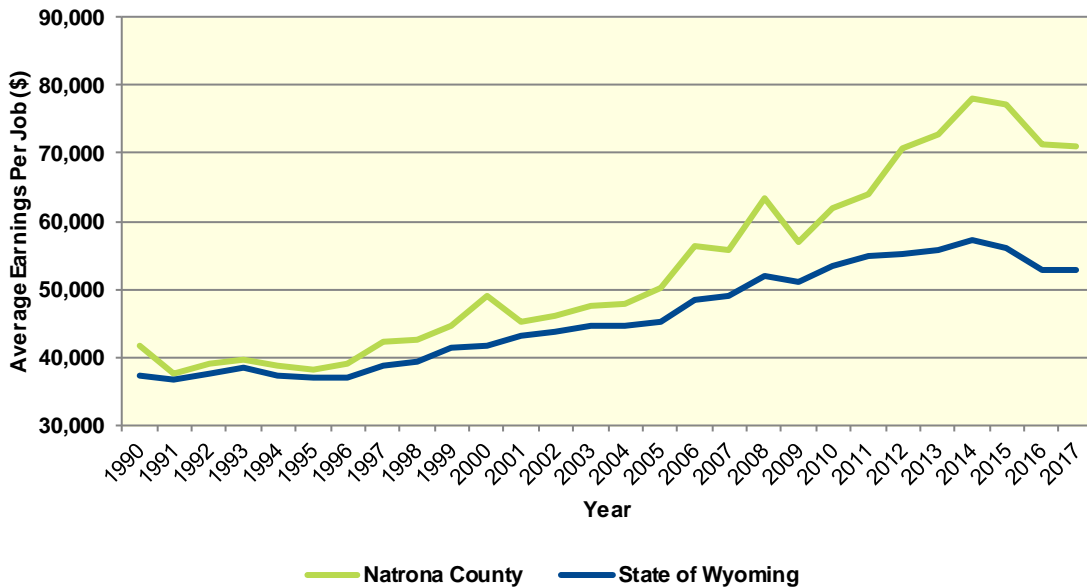
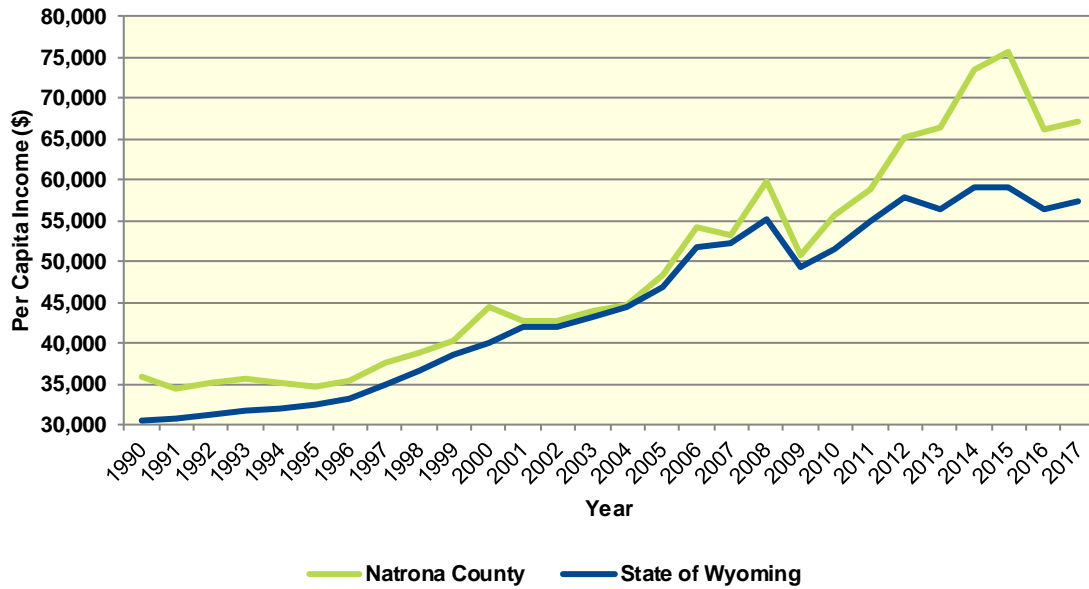


Diagram II.13.5, on the following page, shows real per capita income Natrona County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Natrona County was \$49,118 dollars, which was higher than the statewide average of \$44,701 dollars over the same period.

Diagram II.13.6
Real Per Capita Income
Natrona County
BEA Data 1990 - 2017



Housing

According to the Wyoming cost of living index, real average apartment rent in Natrona increased by 4.1 percent from second quarter 2017 to second quarter 2018 from \$691 to \$660. During that same period, detached single-family home rents increased by 2.9 percent, rents for mobile homes on lots increased by 1.5 percent, and rents for mobile home lots increased by 14.1 percent.

Natrona rental prices experienced average annualized increases of 1.0 percent for apartments, 1.1 percent for houses, 0.8 percent for mobile homes plus a lot, and 1.0 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.13.29, at right, presents the Natrona county data for each rental type.

⁹³

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 Natrona County decreased from 157 authorizations in 2016 to 151 in 2017.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.89	438	223	590	416
Q4.89	421	211	590	395
Q2.90	418	209	584	413
Q4.90	406	195	632	404
Q2.91	409	210	605	396
Q4.91	454	204	610	365
Q2.92	426	207	627	447
Q4.92	426	185	662	489
Q2.93	425	224	664	460
Q4.93	471	207	697	575
Q2.94	490	203	702	547
Q4.94	487	211	732	536
Q2.95	504	191	721	634
Q4.95	500	199	711	641
Q2.96	506	195	698	583
Q4.96	466	192	729	654
Q2.97	505	193	678	538
Q4.97	491	195	682	497
Q2.98	483	193	693	525
Q4.98	488	190	686	512
Q2.99	483	344	681	543
Q4.99	493	207	728	517
Q2.00	499	209	724	535
Q4.00	490	222	770	540
Q2.01	500	241	734	609
Q4.01	534	221	727	578
Q2.02	527	223	839	618
Q4.02	523	219	831	676
Q2.03	517	226	867	651
Q4.03	539	216	828	578
Q2.04	532	185	836	648
Q4.04	555	205	913	639
Q2.05	544	222	887	650
Q4.05	582	274	925	629
Q2.06	608	243	918	695
Q4.06	636	257	975	695
Q2.07	632	251	1,101	612
Q4.07	734	263	1,162	661
Q2.08	802	262	1,243	626
Q4.08	777	283	1,306	662
Q2.09	805	288	1,171	684
Q4.09	776	301	1,152	687
Q2.10	754	301	1,131	669
Q4.10	757	352	1,160	670
Q2.11	726	292	1,191	661
Q4.11	753	316	1,203	661
Q2.12	732	306	1,132	648
Q4.12	771	324	1,250	642
Q2.13	855	307	1,153	642
Q4.13	855	324	1,245	643
Q2.14	872	318	1,216	635
Q4.14	917	336	1,259	625
Q2.15	855	303	1,174	629
Q4.15	812	360	1,128	630
Q2.16	737	345	1,048	622
Q4.16	672	320	987	624
Q2.17	677	355	968	604
Q4.17	691	380	1,022	609
Q2.18	705	405	996	613

⁹³ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The real value of single-family building permits decreased from \$236,279 in 2016 to \$229,079 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.13.30.

Table II.13.30 Building Permits and Valuation Natrona 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	433	0	35	60	528	133,382	52,943
1981	270	4	136	386	796	145,107	39,375
1982	244	28	78	98	448	135,810	81,678
1983	201	20	11	0	232	120,445	0
1984	104	0	0	0	104	123,987	0
1985	30	0	3	0	33	124,388	0
1986	8	0	0	0	8	160,013	0
1987	3	0	0	0	3	160,038	0
1988	24	0	0	0	24	175,473	0
1989	12	0	0	0	12	153,470	0
1990	30	0	0	0	30	180,681	0
1991	36	0	0	0	36	202,312	0
1992	45	0	0	0	45	193,490	0
1993	68	0	0	0	68	202,195	0
1994	81	2	4	0	87	222,281	0
1995	67	2	0	0	69	172,843	0
1996	157	0	15	0	172	104,556	0
1997	53	2	0	0	55	150,419	0
1998	79	2	0	0	81	178,419	0
1999	92	2	0	151	245	204,364	55,913
2000	107	0	0	38	145	194,915	67,302
2001	104	0	0	36	140	257,148	54,171
2002	140	0	0	10	150	249,816	53,348
2003	234	0	0	0	234	198,534	0
2004	284	0	0	0	284	222,531	0
2005	444	0	0	0	444	232,136	0
2006	423	0	0	0	423	239,457	0
2007	429	0	0	0	429	219,144	0
2008	379	0	40	0	419	177,357	0
2009	341	0	0	71	412	183,222	61,020
2010	264	0	4	539	807	202,300	79,017
2011	256	0	6	140	402	186,838	75,120
2012	347	0	0	160	507	194,147	70,286
2013	357	0	0	246	603	205,831	69,406
2014	330	0	0	0	330	228,647	0
2015	227	2	6	36	271	239,475	101,615
2016	157	0	8	0	165	236,279	0
2017	151	18	4	100	273	229,079	122,129

Diagram II.13.7 Single Family Permits

Natrona County
Census Bureau Data, 1980–2017

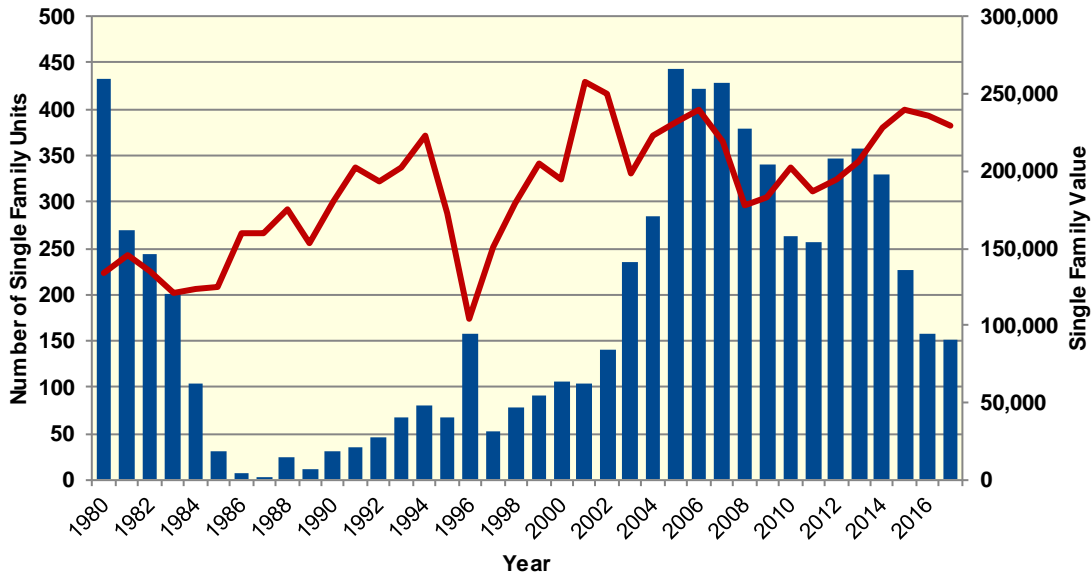
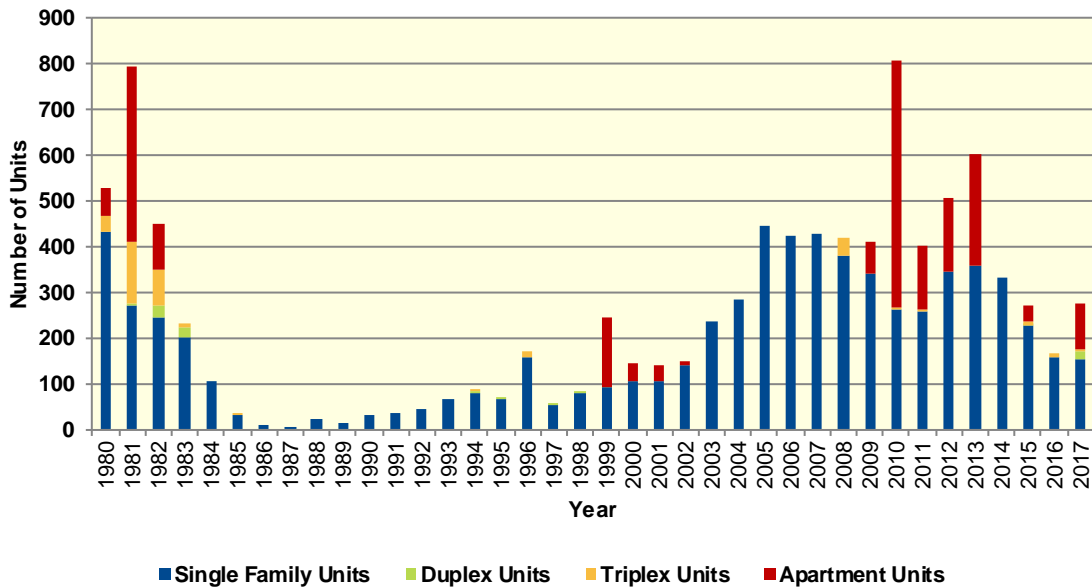


Diagram II.13.8 Total Permits by Unit Type

Natrona County
Census Bureau Data, 1980–2017



At the time of the 2010 Census, there were 1,645 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.13.31.

Table II.13.31					
Group Quarters Population					
Natrona 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	331	37.7%	519	48.6%	56.8%
Juvenile Facilities	.	.	49	4.6%	.
Nursing Homes	470	53.6%	483	45.3%	2.8%
Other Institutions	76	8.7%	16	1.5%	-78.9%
Total	877	100.0%	1,067	100.0%	21.7%
Noninstitutionalized					
College Dormitories	331	48.5%	320	55.4%	-3.3%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	352	51.5%	258	44.6%	-26.7%
Total	683	100.0%	578	100.0%	-15.4%

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.13.32. Family households represented 62.1 percent of households, while non-family households accounted for 37.9 percent. These changed from 64.4 and 35.6 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	19,714	64.4%	20,480	62.1%
Married-Couple Family	14,722	74.7%	15,486	75.6%
Owner-Occupied	12,551	85.3%	12,819	82.8%
Renter-Occupied	2,171	14.7%	2,667	17.2%
Other Family	4,992	25.3%	4,994	24.4%
Male Householder, No Spouse Present	1,651	33.1%	1,757	33.1%
Owner-Occupied	1,019	61.7%	1,002	57%
Renter-Occupied	632	38.3%	755	43%
Female Householder, No Spouse Present	3,341	66.9%	3,237	66.9%
Owner-Occupied	1,782	53.3%	1,678	51.8%
Renter-Occupied	1,559	46.7%	1,559	48.2%
Non-Family Households	10,902	35.6%	12,504	37.9%
Owner-Occupied	6,156	56.5%	6,477	51.8%
Renter-Occupied	4,746	43.5%	6,027	48.2%
Total	30,616	100.0%	32,984	100.0%

Housing types by unit are shown in Table II.13.33, below. In 2017, there were 36,385 housing units, up from 29,882 in 2000. Single-family units accounted for 69.6 percent of units in 2017, compared to 70.7 in 2000. Apartment units accounted for 12.2 percent in 2017, compared to 9.8 percent in 2000.

Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	21,132	70.7%	25,316	69.6%
Duplex	558	1.9%	611	1.7%
Tri- or Four-Plex	1,371	4.6%	1,747	4.8%
Apartment	2,935	9.8%	4,429	12.2%
Mobile Home	3,788	12.7%	4,239	11.7%
Boat, RV, Van, Etc.	98	0.3%	43	0.1%
Total	29,882	100.0%	36,385	100.0%

In 2010, there were 32,950 housing units, compared with 36,385 in 2017. Single-family units accounted for 69.6 percent of units in 2017, compared to 73.1 in 2010. Apartment units accounted for 12.2 percent in 2017, compared to 9.4 percent in 2010.

Table II.13.34 Housing Units by Type Natrona 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	24,096	73.1%	25,316	69.6%
Duplex	676	2.1%	611	1.7%
Tri- or Four-Plex	1,429	4.3%	1,747	4.8%
Apartment	3,099	9.4%	4,429	12.2%
Mobile Home	3,589	10.9%	4,239	11.7%
Boat, RV, Van, Etc.	61	0.2%	43	0.1%
Total	32,950	100.0%	36,385	100.0%

Some 90.6 percent of housing was occupied in 2010, compared to 89.7 percent in 2000. Owner-occupied housing changed 14.8 percent between 2000 and 2010, ending with owner-occupied units representing 70.3 percent of unit. Vacant units changed by 4.2 percent, resulting in 3,191 vacant units in 2010.

Table II.13.35 Housing Units by Tenure Natrona County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	26,819	89.7%	30,616	90.6%	14.2%
Owner-Occupied	18,740	69.9%	21,508	70.3%	14.8%
Renter-Occupied	8,079	30.1%	9,108	29.7%	12.7%
Vacant Housing Units	3,063	10.3%	3,191	9.4%	4.2%
Total Housing Units	29,882	100.0%	33,807	100.0%	13.1%

Table II.13.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 36,385 housing units. An estimated 66.6 percent were owner-occupied, and 9.3 percent were vacant.

Table II.13.36 Housing Units by Tenure Natrona County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	30,616	90.6%	32,984	90.7%
Owner-Occupied	21,508	70.3%	21,976	66.6%
Renter-Occupied	9,108	29.7%	11,008	33.4%
Vacant Housing Units	3,191	9.4%	3,401	9.3%
Total Housing Units	33,807	100.0%	36,385	100.0%

Households by household size are shown in Table II.13.37, below. There were a total of 30,616 households in 2010, up from 26,819 in 2000. One person households changed by 26,819 percent between 2000 and 2010, while two person households changed by 13.3 percent. Three and four person households changed by 10.9 and 10.8 respectively, representing 15.3 percent and 12.2 percent of the population in 2010.

Table II.13.37					
Households by Household Size					
Natrona County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	7,373	27.5%	8,731	28.5%	18.4%
Two Persons	9,612	35.8%	10,891	35.6%	13.3%
Three Persons	4,237	15.8%	4,699	15.3%	10.9%
Four Persons	3,370	12.6%	3,733	12.2%	10.8%
Five Persons	1,526	5.7%	1,653	5.4%	8.3%
Six Persons	483	1.8%	584	1.9%	20.9%
Seven Persons or More	218	0.8%	325	1.1%	49.1%
Total	26,819	100.0%	30,616	100.0%	14.2%

Households by income is shown in Table II.13.38, on the following page. Households earning more than \$100,000 per year represented 23.9 percent of households in 2017, compared to 6.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.9 percent of households in 2010, compared to 19.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 8.1 percent of households in 2017, compared to 16.7 percent in 2000.

Table II.13.38					
Households by Income					
Natrona 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	4,484	16.7%	2,663	8.1%	
\$15,000 to \$19,999	2,073	7.7%	1,594	4.8%	
\$20,000 to \$24,999	2,023	7.5%	1,594	4.8%	
\$25,000 to \$34,999	4,174	15.6%	3,390	10.3%	
\$35,000 to \$49,999	4,846	18.1%	4,896	14.8%	
\$50,000 to \$74,999	5,218	19.5%	6,570	19.9%	
\$75,000 to \$99,999	2,285	8.5%	4,392	13.3%	
\$100,000 or More	1,698	6.3%	7,885	23.9%	
Total	26,801	100.0%	32,984	100.0%	

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.13.39, on the following page. Households earning more than \$100,000 per year represented 23.9 percent of households in 2017, compared to 19.1 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 8.1 percent of households in 2017, compared to 16.7 percent in 2000.

Table II.13.39				
Households by Income				
Natrona 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	2,966	10%	2,663	8.1%
\$15,000 to \$19,999	1,506	5.1%	1,594	4.8%
\$20,000 to \$24,999	1,639	5.5%	1,594	4.8%
\$25,000 to \$34,999	3,875	13.1%	3,390	10.3%
\$35,000 to \$49,999	4,593	15.5%	4,896	14.8%
\$50,000 to \$74,999	5,565	18.8%	6,570	19.9%
\$75,000 to \$99,999	3,808	12.9%	4,392	13.3%
\$100,000 or More	5,645	19.1%	7,885	23.9%
Total	29,597	100.0%	32,984	100.0%

Table II.13.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 12.8 percent and 7.1 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 25 percent, 10.4 percent, and 5.3, respectively. Housing units built prior to 1939 represented 10.2 percent of households in 2017.

Table II.13.40				
Households by Year Home Built				
Natrona County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,722	10.1%	3,365	10.2%
1940 to 1949	1,651	6.2%	1,083	3.3%
1950 to 1959	5,322	19.8%	5,377	16.3%
1960 to 1969	3,010	11.2%	3,157	9.6%
1970 to 1979	8,708	32.5%	8,253	25%
1980 to 1989	3,771	14.1%	3,416	10.4%
1990 to 1999	1,635	6.1%	1,751	5.3%
2000 to 2009	.	.	4,232	12.8%
2010 or Later	.	.	2,350	7.1%
Total	26,819	100.0%	32,984	100.0%

Table II.13.41, 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 12.8 percent in 2010 and 11.1 percent of households. Housing units built prior to 1939 represented 10.2 percent of households in 2017 and 8.5 percent of households in 2010.

Table II.13.41				
Households by Year Home Built				
Natrona County				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,512	8.5%	3,365	10.2%
1940 to 1949	1,463	4.9%	1,083	3.3%
1950 to 1959	5,305	17.9%	5,377	16.3%
1960 to 1969	3,124	10.6%	3,157	9.6%
1970 to 1979	8,249	27.9%	8,253	25%
1980 to 1989	3,962	13.4%	3,416	10.4%
1990 to 1999	1,696	5.7%	1,751	5.3%
2000 to 2009	3,286	11.1%	4,232	12.8%
2010 or Later			2,350	7.1%
Total	29,597	100.0%	32,984	100.0%

The distribution of unit types by race are shown in Table II.13.42, on the following page. An estimated 71.8 percent of white households occupy single family homes, while 51.3 percent of black households do. Some 10.6 percent of white households occupy apartments, while 7.8 percent of black households do. An estimated 96.3 percent of Asian, and 63.5 percent of American Indian households occupy single family homes.

Table II.13.42							
Distribution of Units in Structure by Race							
Natrona County							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	71.8%	51.3%	63.5%	96.3%	%	47.8%	76.9%
Duplex	1.5%	17.7%	0%	0%	%	0%	0%
Tri- or Four-Plex	4.9%	15.6%	6.7%	0%	%	0%	0%
Apartment	10.6%	7.8%	0%	0%	%	29.2%	9.8%
Mobile Home	11.1%	7.6%	29.8%	3.7%	%	23%	13.3%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.13.43, below. An estimated 28.9 percent of vacant units were for rent in 2010, a 24.5 percent change since 2000. In addition, some 11.6 percent of vacant units were for sale, a change of 28.5 percent between 2000 and 2010. "Other" vacant units represented 26 percent of vacant units in 2010. This is a change of -4.9 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.13.43
Disposition of Vacant Housing Units
 Natrona County
 2000 & 2010 Census SF1 Data

Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	740	24.2%	921	28.9%	24.5%
For Sale	288	9.4%	370	11.6%	28.5%
Rented or Sold, Not Occupied	231	7.5%	151	4.7%	-34.6%
For Seasonal, Recreational, or Occasional Use	923	30.1%	911	28.5%	-1.3%
For Migrant Workers	9	0.3%	9	0.3%	0%
Other Vacant	872	28.5%	829	26%	-4.9%
Total	3,063	100.0%	3,191	100.0%	4.2%

The disposition of vacant units between 2010 and 2017 are shown in Table II.13.44. By 2017, for rent units accounted for 29.4 percent of vacant units, while for sale units accounted for 9 percent. "Other" vacant units accounted for 29.3 percent of vacant units, representing a total of 998 "other" vacant units.

Table II.13.44
Disposition of Vacant Housing Units
 Natrona County
 2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	921	28.9%	1,000	29.4%
For Sale	370	11.6%	306	9%
Rented Not Occupied	59	1.8%	40	1.2%
Sold Not Occupied	92	2.9%	94	2.8%
For Seasonal, Recreational, or Occasional Use	911	28.5%	909	26.7%
For Migrant Workers	9	0.3%	54	1.6%
Other Vacant	829	26%	998	29.3%
Total	3,191	100.0%	3,401	100.0%

Table II 13.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 260 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 8.9 percent of total households in Natrona County. In Natrona County the 13,225 households with three bedrooms accounted for 25.6 percent of all households ,and there were only 2,717 five-bedroom or more households, which accounted for 20 percent of all households.

Table II.13.45				
Households by Number of Bedrooms				
Natrona County				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	120	260	612	100
One	636	2,314	3,241	1.7
Two	3,455	4,404	9,300	8.9
Three	9,501	2,755	13,225	25.6
Four	5,875	1,122	7,290	36.3
Five or more	2,389	153	2,717	20
Total	32,984	11,008	36,385	100.0

The age of a structure influences its value. As shown in Table II. 13.46, structures built in 1939 or earlier had a median value of, 156,000 while structures built between 1950 and 1959 had a median value of 164,200 and those built between 1990 to 1999 had a median value of 112,800. 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 277,000 and, 276,800 respectively. The total median value in Natrona County was, 198,600.

Table II.13.46	
Owner Occupied Median Value by Year Structure Built	
Natrona County	
2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	156,000
1940 to 1949	138,400
1950 to 1959	164,200
1960 to 1969	191,100
1970 to 1979	215,000
1980 to 1989	228,100
1990 to 1999	112,800
2000 to 2009	255,600
2010 to 2013	277,000
2014 or later	276,800
Median Value	198,600

Household mortgage status is reported in Table II. 13.47. In, Natrona County households with a mortgage accounted for 60.7 percent of all households or 13,336 housing units, and the remaining 53.6 percent or 11,785 units had no mortgage. Of those units with a mortgage, 1,543 had either a second mortgage or home equity loan, 8 had both a second mortgage and home equity loan, and 11,785 or 53.6 percent had no second mortgage or no home equity loan.

Table II.13.47 Mortgage Status Natrona County 2017 5-Year ACS Data		
Mortgage Status	Natrona County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	13,336	60.7
With either a second mortgage or home equity loan, but not both	1,543	7
Second mortgage only	615	2.8
Home equity loan only	928	4.2
Both second mortgage and home equity loan	8	0
No second mortgage and no home equity loan	11,785	53.6
Housing units without a mortgage	8,640	39.3
Total	21,976	100.0%

The median rent in Natrona County was \$709, as seen in Table II 13.48

Table II.13.48 Median Rent Natrona County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$709
Median Home Value	\$198,600

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 Natrona County was \$217,615. This represented a decrease of 2.2 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.13.49.

Table II.13.49 Average Sales Prices Natrona County vs. Wyoming DOR Data, 2000–2016				
Year	Natrona County Average Price (\$)	Natrona County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	93,579	8.96	131,207	.
2001	95,948	2.53	128,771	-1.86
2002	113,059	17.83	138,295	7.40
2003	130,446	15.38	148,276	7.22
2004	139,651	7.06	159,558	7.61
2005	156,281	11.91	178,183	11.67
2006	158,950	1.71	219,438	23.15
2007	201,269	26.62	265,044	20.78
2008	204,154	1.4	256,045	-3.40
2009	202,006	-1.1	241,622	-5.63
2010	201,425	-0.29	250,958	3.86
2011	197,348	-2.0	241,301	-3.85
2012	215,792	9.3	266,406	10.40
2013	217,761	0.9	281,345	5.6
2014	230,008	5.6	263,432	-6.4
2015	230,430	0.2	275,611	4.6
2016	222,462	-3.5	280,428	1.7
2017	217,615	2.2	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 2018.⁹⁴ During December 2018, a total of 126 surveys were completed by property managers in Natrona County. Of the 5,069 rental units surveyed 326 were vacant, indicating a vacancy rate of 6.4 percent.

From December 2018 through February of 2019⁹⁵, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.13.50 presents some basic statistics about the completed surveys.

Diagram II.13.9 shows the historical vacancy rate from Natrona County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	24	2,760	124	4.5%
2003a	24	2,095	57	2.7%
2003b	41	3,845	131	3.4%
2004a	39	3,501	90	2.6%
2004b	40	3,586	101	2.8%
2005a	27	2,457	65	2.7%
2005b	38	4,384	86	2.0%
2006a	35	3,118	49	1.6%
2006b	40	3,226	54	1.7%
2007a	55	4,220	24	0.6%
2007b	69	4,117	44	1.1%
2008a	66	4,348	46	1.1%
2008b	68	4,000	39	1.0%
2009a	75	3,268	103	3.2%
2009b	101	4,304	208	4.8%
2010a	113	5,232	211	4.0%
2010b	106	4,660	214	4.6%
2011a	125	4,787	176	3.7%
2011b	110	4,609	340	7.4%
2012a	116	5,048	106	2.1%
2012b	129	5,580	91	1.6%
2013a	119	5,560	202	3.6%
2013b	123	5,666	196	3.5%
2014a	132	5,931	160	2.7%
2014b	140	5,543	205	3.7%
2015a	150	6,364	416	6.5%
2015b	152	6,447	470	7.3%
2016a	147	5,639	833	14.8%
2016b	157	6,392	1,026	16.1%
2017a	156	5,778	715	12.4%
2017b	124	5,178	496	9.6%
2018a	161	6,403	471	7.4%
2018b	126	5,069	326	6.4%

⁹⁴ 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.

⁹⁵ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.13.9
Vacancy Rates by Year
 Natrona County vs. Wyoming
 RVS Data, June 2001 – December 2018

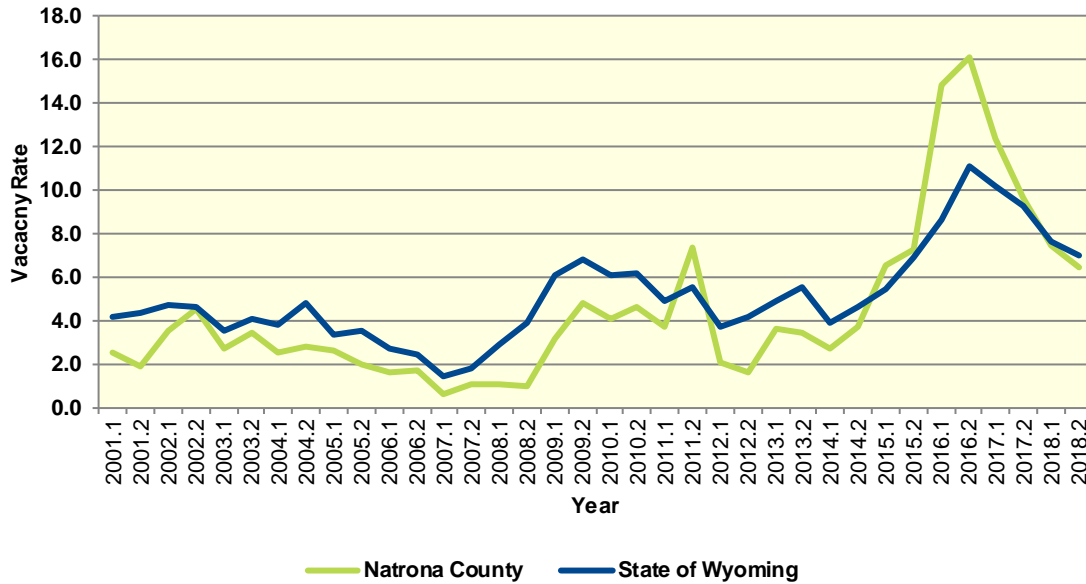


Diagram II.13.10 shows the average rent of single-family and apartment units in Natrona County. In 2018, rents for single-family units were \$985.1 and average rents for apartments were \$689.9.

Diagram II.13.10
Average Rent of Single Family and Apartment Units
 Natrona County
 RVS Data, June 2006 – December 2018

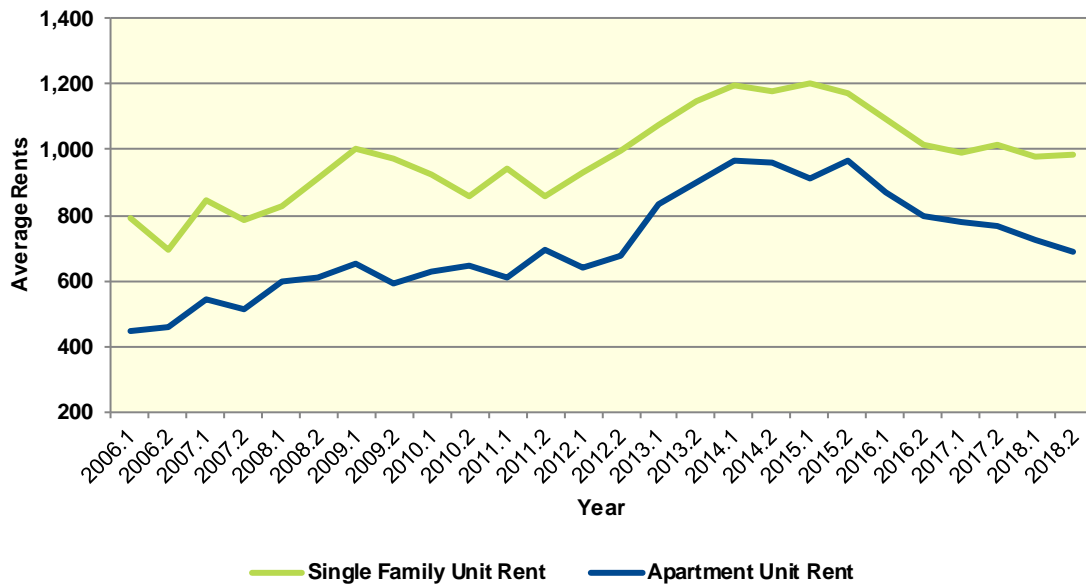


Table II.13.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 567 single family units in Natrona County, with 32 of them available. This translates into a vacancy rate of 5.6 percent in Natrona County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 3,104 apartment units reported in the survey, with 177 of them available, which resulted in a vacancy rate of 5.7 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.13.51			
Rental Vacancy Survey by Type			
Natrona County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	567	32	5.6%
Apartments	3,104	177	5.7%
Mobile Homes	84	8	9.5%
"Other" Units	106	12	11.3%
Don't Know	1,149	95	8.3%
Total	5,069	326	6.4%

Table II.13.52 reports units by bedroom size. As can be seen there were 970 two-bedroom apartment units and 188 three bedroom units. Overall, the 1,114 two-bedroom units accounted for 22.0 percent of all units, and the 334 three bedroom units accounted for 6.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 2,992 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.13.52							
Rental Units by Number of Bedrooms							
Natrona 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	1	0	6	0	0	.	7
One	7	9	550	3	12	.	581
Two	52	29	970	21	42	.	1,114
Three	88	9	188	20	29	.	334
Four	25	2	0	0	4	.	31
Five	10	0	0	0	0	.	10.0
Don’t Know	384	10	1,390	40	19	1,149	2,992
Total	567	59	3,104	84	106	1,149	5,069

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.13.53, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.13.53							
Available Rental Units by Number of Bedrooms							
Natrona County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	1	11	0	3	.	15
Two	2	1	48	0	3	.	54
Three	8	0	13	0	4	.	25
Four	2	0	0	0	1	.	3
Five	1	0	0	0	0	.	1
Don’t Know	19	0	105	8	1	95	228.0
Total	32	2	177	8	12	95	326

Table II.13.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 4.8 percent and three bedroom units had a vacancy rate of 4.8 percent.

Table II.13.54							
Vacancy Rates by Number of Bedrooms							
Natrona 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%	11.1%	2.0%	0.0%	25.0%		2.6
Two	3.8%	3.4%	4.9%	0.0%	7.1%		4.8
Three	9.1%	0.0%	6.9%	0.0%	13.8%		7.5
Four	8.0%	0.0%	%	%	25.0%		9.7
Five	10.0%	%	%	%	%		10.0
Don’t Know	4.9%	0.0%	7.6%	20.0%	5.3%	8.3%	7.6
Total	5.6%	3.4%	5.7%	9.5%	11.3%	8.3%	326

Table II.13.55 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 9.1 percent.

Table II.13.55			
Single Family Units by Bedroom Size			
Natrona County			
2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	1	0	0.0%
One	7	0	0.0%
Two	52	2	3.8%
Three	88	8	9.1%
Four	25	2	8.0%
Don’t know	384	19	4.9%
Total	567	32	5.6%

Table II.13.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 4.9 percent.

Table II.13.56			
Apartment Units by Bedroom Size			
Natrona County			
2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	6	0	0.0%
One	550	11	2.0%
Two	970	48	4.9%
Three	188	13	6.9%
Four	0	0	%
Don’t know	1,390	105	7.6%
Total	3,104	177	5.7%

Average market-rate rents by unit type are shown in Table II.13.57. 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.13.57						
Average Market Rate Rents by Bedroom Size						
Natrona County						
2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$488	\$.	\$.	\$488
One	\$500	\$546	\$602	\$650	\$.	\$582
Two	\$792	\$736	\$733	\$617	\$913	\$753
Three	\$1,098	\$900	\$800	\$763	\$1,000	\$1,021
Four	\$1,250	\$1,250	\$.	\$.	\$.	\$1,229
Five	\$1,875	\$.	\$.	\$.	\$.	\$1875.0
Total	\$985.1	\$730.3	\$689.9	\$734.3	\$901.4	\$868.4

Table II.13.58 shows vacancy rates for single family units by average rental rates for Natrona County. The most common rent for single family units was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 2.8 percent.

Table II.13.58			
Single Family Market Rate Rents by Vacancy Status			
Natrona 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	36	3	8.3%
\$750 to \$1,000	165	15	9.1%
\$1,000 to \$1,250	216	6	2.8%
\$1,250 to \$1,500	27	1	3.7%
Above \$1,500	2	1	50.0%
Missing	120	6	5.0%
Total	567	32	5.6%

The average rent and availability of apartment units is displayed in Table II.13.59. 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 7.2 percent.

Table II.13.59 Apartment Market Rate Rents by Vacancy Status Natrona County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	4	0	0.0%
\$500 to \$750	1,435	103	7.2%
\$750 to \$1,000	499	21	4.2%
\$1,000 to \$1,250	226	0	0.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	940	53	5.6%
Total	3,104	177	5.7%

Table II.13.60 displays units designed to serve elderly occupants. In the most recent survey there were 265 units designed for elderly occupants, of which 11 units were available, which indicates a vacancy rate of 4.2.

Table II.13.60 Units Designed for Elderly Occupants Natrona County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	265
Available Elderly Units	11
Elderly Vacancy Rate	4.2%

Table II.13.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 27 units, or 8.3 percent of available units are expected to be on the market for less than seven days. An additional 51 units, or 15.6 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 21 units, or 6.4 percent are expected to be on the market for 90 days.

Table II.13.61 Number of Estimated Days to Fill a Vacant unit Natrona County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	27	8.3%
7 to 30 days	51	15.6%
31 to 60 days	150	46.0%
61 to 90 days	4	1.2%
More than 90 days	21	6.4%
Unknown	73	22.4%
Total	326	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.13.62, 74 respondents, or 66.1 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.13.63. There were 587 respondents who included electricity, 1,039 respondents who included natural gas, 3,353 respondents who included water and sewer and 3,172 respondents included trash collection in the rent.

Table II.13.62 Are there any utilities included with the rent? Natrona County 2018b Survey of Rental Properties	
Response	Respondent
Yes	74
No	38
% Offering Utilities	66.1%

Table II.13.63 Which utilities are included with the rent? Natrona County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	587
Natural Gas	1,039
Propane	138
Water/Sewer	3,353
Trash Collection	3,172
Cable Television	0
Other	286

Perceived Need for Rental Units

Table II.13.64, shows the number of survey respondents who keep a waiting list. As can be seen 26 respondents said they keep a waitlist, with an estimated 37 number of persons on the wait list.

Table II.13.64 Do you keep a waiting list? Natrona County 2018b Survey of Rental Properties	
Response	Respondent
Yes	26
No	83
Waitlist Size	37

Table II.13.65, shows the condition of rental units by unit type for Natrona County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported, 2,820, or 55.6 percent of units were in good condition and 120 units, or 2.4 percent, were in average condition. Details by unit type and condition are displayed.

Table II.13.65 Condition by Unit Type Natrona County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	19	0.4%
Average	120	2.4%
Good	2,820	55.6%
Excellent	1,372	27.1%
Don't Know	0	0.0%
Total	5,069	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.13.66, 9 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 14 respondents indicated they would prefer more units of any type.

Table II.13.66 If you had the opportunity to own/manage more units, how many would you prefer Natrona County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	9
Duplex Units	0
Apartments	3
Mobile homes	1
Other	0
All types	14
Total	27

Table, II.13.67, 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. Natrona County had a total of 37 respondents, with an average persons per household of 2.7 people. Of new residents to Natrona County, 54.5 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 45.9 percent of respondents renting their residence. The average mortgage payment in Natrona County was \$1,214 and the average rent was \$842. When asked if they were satisfied with their current housing, 86.5 percent said they were satisfied with their current housing.

Table II.13.67 Most Replied Response Natrona County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	37
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (33.3%)
Marital status	Married (54.5%)
Primary reason for moving to Wyoming	Other reason (27.0%)
In which industry are you primarily employed	Mining (21.6%)
Highest education level completed	Some College (37.8%)
Total household income from all sources	\$20,000 to \$29,999 dollars (20.8%)
Current Housing Characteristics	
Current Residence	Single family home (56.8%)
Do you own or rent	Rent (45.9%)
How many bedrooms (Average)	2.9
Average mortgage payment	\$1,214
Average rental payment	\$842
Are you satisfied with your current housing	Satisfied with current housing (86.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (50.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (50.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected building price	\$200,000 to \$249,999 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 50.0 percent wanted to buy and 50.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$200,000 to \$249,999 dollars if building a new unit. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

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

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.13.68, below. In 2017, an estimated 1.6 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

Table II.13.68							
Overcrowding and Severe Overcrowding							
Natrona 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	20,648	99.1%	123	0.6%	73	0.4%	20,844
2017 Five-Year ACS	21,640	98.5%	240	1.1%	96	0.4%	21,976
Renter							
2010 Five-Year ACS	8,682	99.2%	60	0.7%	11	0.1%	29,597
2017 Five-Year ACS	10,684	97.1%	295	2.7%	29	0.3%	11,008
Total							
2010 Five-Year ACS	29,330	99.1%	183	0.6%	84	0.3%	29,597
2017 Five-Year ACS	32,324	98%	535	1.6%	125	0.4%	32,984

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 32,984 households with incomplete plumbing facilities in 2017, representing 0.2 percent of households in Natrona County. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2000.

Table II.13.69			
Households with Incomplete Plumbing Facilities			
Natrona 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	26,663	29,505	32,932
Lacking Complete Plumbing Facilities	156	92	52
Total Households	26,819	29,597	32,984
Percent Lacking	0.6%	0.3%	0.2%

There were 32,984 households lacking complete kitchen facilities in 2017, compared to 26,819 households in 2000. This was a change from 0.6 percent of households in 2000 to 0.7 percent in 2017.

Table II.13.70			
Households with Incomplete Kitchen Facilities			
Natrona 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	26,666	29,341	32,761
Lacking Complete Kitchen Facilities	153	256	223
Total Households	26,819	29,597	32,984
Percent Lacking	0.6%	0.9%	0.7%

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 Natrona County, 15.1 of households had a cost burden and 9.1 percent had a severe cost burden. Some 23.4 percent of renters were cost burdened, and 13.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5 percent and a severe cost burden rate of 4.1 percent. Owner occupied households with a mortgage had a cost burden rate of 14.8 percent, and severe cost burden at 8.4 percent.

Table II.13.71									
Cost Burden and Severe Cost Burden by Tenure									
Natrona 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	10,161	76.8%	2,189	16.5%	859	6.5%	22	0.2%	13,231
2017 Five-Year ACS	10,223	76.7%	1,970	14.8%	1,116	8.4%	27	0.2%	13,336
Owner Without a Mortgage									
2010 Five-Year ACS	6,977	91.6%	379	5%	213	2.8%	44	0.6%	7,613
2017 Five-Year ACS	7,806	90.3%	436	5%	356	4.1%	42	0.5%	8,640
Renter									
2010 Five-Year ACS	4,880	55.8%	1,696	19.4%	1,683	19.2%	494	5.6%	8,753
2017 Five-Year ACS	6,151	55.9%	2,577	23.4%	1,523	13.8%	757	6.9%	11,008
Total									
2010 Five-Year AC	22,018	74.4%	4,264	14.4%	2,755	9.3%	560	1.9%	29,597
2017 Five-Year ACS	24,180	73.3%	4,983	15.1%	2,995	9.1%	826	2.5%	32,984

Commuting Patterns

Table II.13.72, shows the place of work by county of residence. In 2010 95.5 percent of residents worked within the county they reside in with 3.5 percent working outside their home county. This compared to 96 percent of residents who worked within the county in which they resided and 2.7 percent of residents worked outside their home county.

Table II.13.72 Place of Work Natrona 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	35,604	95.5%	39,309	96%
Worked outside county of residence	1,313	3.5%	1,094	2.7%
Worked outside state of residence	363	1%	562	1.4%
Total	37,280	100.0%	40,965	100.0%

Table II.13.73, shows the aggregate travel time to work based on place of work and residence. In Natrona County the total aggregate travel time was 680,415, with residents working in their home county spending a total of 591,270.

Table II.13.73 Aggregate Travel Time to Work (in Minutes) Natrona 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	554,525	86.5%	591,270	86.9%
Worked outside county of residence	69,895	10.9%	68,530	10.1%
Worked outside State of residence	16,960	2.6%	20,615	3%
Aggregate travel time to work (in minutes):	641,380	100.0%	680,415	100.0%

Table II.13.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 641,380 minutes. Residents working within their home county spent an average of 15 minutes commuting to work, with those working outside their county of residence spending an average of 62.6 minutes on the commute.

Table II.13.74 Average Travel Time to Work (in Minutes) Natrona County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	15.6	15
Worked outside county of residence	53.2	62.6
Worked outside State of residence	46.7	36.7
Average travel time to work (in minutes):	17.2	16.6

Table II.13.75, shows the means of transportation to work. In 2017, 84.2 percent of commuters drove alone in a car, truck or van. Only 9.1 percent carpooled, with an additional 0.4 percent taking public transportation. There were also 1,488 persons or 3.6 percent who worked at home.

Table II.13.75				
Means of Transportation to Work				
Natrona 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	30,643	82.2%	34,479	84.2%
Car, truck, or van: Carpooled:	4,350	11.7%	3,728	9.1%
Public transportation (excluding taxicab):	206	0.6%	155	0.4%
Taxicab	0	0%	17	0%
Motorcycle	117	0.3%	85	0.2%
Bicycle	161	0.4%	167	0.4%
Walked	474	1.3%	657	1.6%
Other means	331	0.9%	189	0.5%
Worked at home	998	2.7%	1,488	3.6%
Total	37,280	100.0%	40,965	100.0%

Table II.13.76 shows the breakdown of the means of transportation by tenure. In 2017 57.8% percent of commuters owned their home and commuted alone by car, which compares to 63.2% percent in 2010. There were also 10,793 renters who drove alone in 2017 and accounted for 26.5% 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 34 renters, or 0.1 percent taking public of commuters

Table II.13.76				
Means Of Transportation To Work By Tenure				
Natrona 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	23,454	63.2%	23,534	57.8%
Renter	7,107	19.2%	10,793	26.5%
Car, truck, or van - carpooled:				
Owner	2,942	7.9%	2,496	6.1%
Renter	1,370	3.7%	1,204	3%
Public transportation (excluding taxicab):				
Owner	143	0.4%	96	0.2%
Renter	53	0.1%	34	0.1%
Walked:				
Owner	191	0.5%	282	0.7%
Renter	235	0.6%	342	0.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	406	1.1%	329	0.8%
Renter	203	0.5%	121	0.3%
Worked at home:				
Owner	841	2.3%	1,134	2.8%
Renter	142	0.4%	341	0.8%
Total:	37,087	100.0%	40,706	100.0%

2018 Natrona 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.13.77, 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.13.77			
Households with Housing Problems by Income			
Natrona County 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	1,030	1,545	2,575
30.1-50% HAMFI	910	1,490	2,400
50.1-80% HAMFI	1,080	605	1,685
80.1-95% HAMFI	230	60	290
95 – 115% HAMFI	240	65	305
115.1% HAMFI or more	335	160	495
Total	3,825	3,925	7,750
Without Housing Problems			
30% HAMFI or less	390	335	725
30.1-50% HAMFI	1,330	515	1,845
50.1-80% HAMFI	2,345	2,015	4,360
80.1-95% HAMFI	1,450	930	2,380
95 – 115% HAMFI	2,245	835	3,080
115.1% HAMFI or more	9,695	2,030	11,725
Total	17,455	6,660	24,115
Not Computed			
30% HAMFI or less	130	125	255
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	130	125	255
Total			
30% HAMFI or less	1,550	2,005	3,555
30.1-50% HAMFI	2,240	2,005	4,245
50.1-80% HAMFI	3,425	2,620	6,045
80.1-95% HAMFI	1,680	990	2,670
95 – 115% HAMFI	2,485	900	3,385
115.1% HAMFI or more	10,030	2,190	12,220
Total	21,410	10,710	32,120

total of 3,825 owner occupied and 3,925 renter occupied households experiencing a housing problem.

Table II.13.78, shows the total estimated housing by tenure for Natrona County. As can be seen, in 2030 there are estimated to be a total of 23,511 owner and 12,754 renter occupied households or a total of 36,265 households. By 2050 there are estimated to be 26,381 owner, 14,334 renter for a total of 40,715 households in Natrona County.

Year	Owner	Renter	Total
2017	20,657	12,327	32,984
2020	21,609	11,740	33,349
2025	22,582	12,257	34,839
2030	23,511	12,754	36,265
2035	24,352	13,215	37,567
2040	25,098	13,629	38,727
2045	25,765	14,000	39,765
2050	26,381	14,334	40,715

Table II.13.79, below shows the incremental housing demand for Natrona 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 2,854 owner-occupied and 427 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 Natrona County will see an additional 7,731 households, of which 790 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 1,407 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.13.79								
Incremental Housing Demand Forecast								
Natrona County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	69	139	207	268	322	370	414
30.1-50%	0	100	201	299	387	465	534	599
50.1-80%	0	152	308	457	591	710	817	916
80.1-95%	0	75	151	224	290	348	401	449
95.1-115%	0	110	223	331	429	515	593	664
115+%	0	446	902	1,337	1,731	2,080	2,393	2,682
Total	0	952	1,925	2,854	3,695	4,441	5,108	5,724
Renter								
0-30%	0	0	0	80	166	244	313	376
30.1-50%	0	0	0	80	166	244	313	376
50.1-80%	0	0	0	104	217	319	409	491
80.1-95%	0	0	0	39	82	120	155	186
95.1-115%	0	0	0	36	75	109	141	169
115+%	0	0	0	87	182	266	342	410
Total	0	0	0	427	888	1,302	1,673	2,007
Total								
0-30%	0	69	139	287	434	565	683	790
30.1-50%	0	100	201	379	553	708	848	975
50.1-80%	0	152	308	561	808	1,029	1,226	1,407
80.1-95%	0	75	151	263	372	469	555	635
95.1-115%	0	110	223	367	503	625	733	833
115+%	0	446	902	1,424	1,913	2,347	2,735	3,092
Total	0	952	1,925	3,281	4,583	5,743	6,781	7,731

Table II.13.80 shows the Incremental Total Housing Need Forecast for Natrona 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 8,208 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 9,414 owner and 6,525 renter occupied households for a total of 15,939 quality households.

Table II.13.80								
Incremental Total Housing Need Forecast								
Natrona County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	994	1,063	1,133	1,200	1,261	1,315	1,364	1,408
30.1-50%	878	978	1,079	1,177	1,265	1,343	1,412	1,477
50.1-80%	1,042	1,194	1,350	1,499	1,633	1,752	1,859	1,958
80.1-95%	222	297	373	446	512	570	623	671
95.1-115%	232	342	455	563	660	747	824	896
115+%	323	769	1,225	1,660	2,054	2,404	2,716	3,005
Total	3,690	4,642	5,615	6,544	7,385	8,131	8,798	9,414
Renter								
0-30%	1,778	1,694	1,768	1,858	1,945	2,022	2,091	2,154
30.1-50%	1,715	1,633	1,705	1,795	1,881	1,959	2,028	2,091
50.1-80%	696	663	692	801	914	1,015	1,106	1,187
80.1-95%	69	66	69	109	151	189	224	255
95.1-115%	75	71	74	111	149	184	215	243
115+%	184	175	183	271	366	450	526	595
Total	4,518	4,302	4,492	4,945	5,406	5,820	6,191	6,525
Total								
0-30%	2,772	2,756	2,901	3,059	3,206	3,337	3,455	3,562
30.1-50%	2,593	2,611	2,785	2,971	3,146	3,301	3,441	3,568
50.1-80%	1,738	1,857	2,042	2,299	2,547	2,767	2,965	3,145
80.1-95%	291	362	442	554	663	760	846	926
95.1-115%	306	413	529	674	810	931	1,040	1,139
115+%	507	945	1,408	1,932	2,420	2,854	3,242	3,599
Total	8,208	8,945	10,107	11,489	12,791	13,951	14,989	15,939

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 11,550 loans purchased in Natrona County between 1979 and 2018, with 377 occurring in fiscal 2017. The average home size over the period was 1,129 square feet and 1,180 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1969. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$54,867. The average purchase price in fiscal 2018 was \$170,863. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 34.0 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**