

PARK COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Park County’s population increased from 28,205 in 2010 to 29,568 in 2017, or by 4.8 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 5.1 percent, and the number of people from 55 to 64 years of age increased by 4.2 percent. The white population increased by 3.5 percent, while the black population increased by 296.6 percent. The Hispanic population increased from 1,365 to 1,770 people between 2010 and 2017 or by 29.7 percent. These data are presented in Table II.15.1.

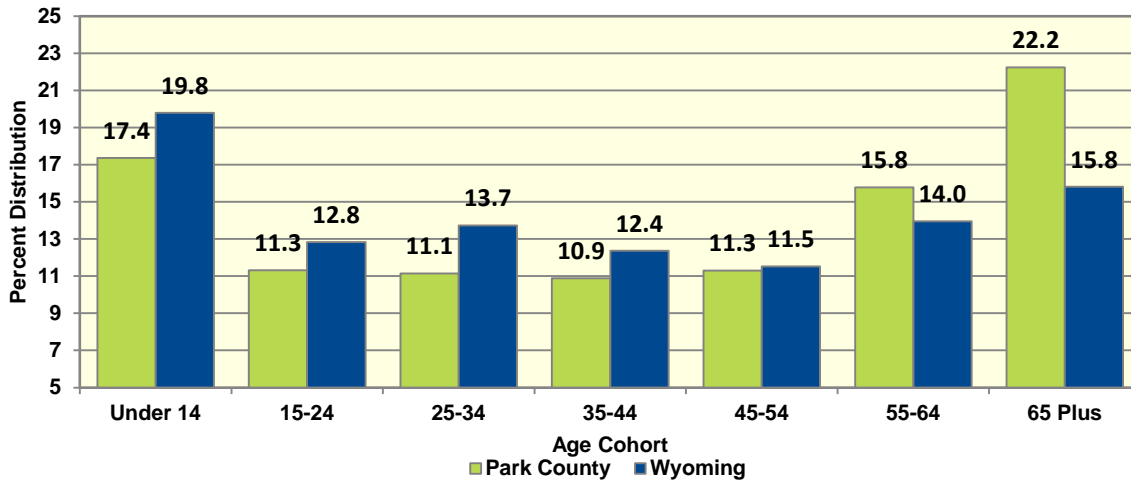
| Table II.15.1 | | | | | | |
|--|---------------|---------------|-------------|----------------|----------------|-------------|
| Profile of Population Characteristics | | | | | | |
| Park County v Wyoming | | | | | | |
| 2010 Census and Current Census Estimates | | | | | | |
| Subject | Park County | | | Wyoming | | |
| | 2010 Census | Jul-17 | % Change | 2010 Census | Jul-17 | % Change |
| Population | 28,205 | 29,568 | 4.8% | 563,626 | 579,315 | 2.8% |
| Age | | | | | | |
| Under 14 years | 4,877 | 5,132 | 5.2% | 113,371 | 114,663 | 1.1% |
| 15 to 24 years | 3,529 | 3,344 | -5.2% | 78,460 | 74,359 | -5.2% |
| 25 to 34 years | 3,134 | 3,293 | 5.1% | 77,649 | 79,514 | 2.4% |
| 35 to 44 years | 2,979 | 3,216 | 8.0% | 66,966 | 71,619 | 6.9% |
| 45 to 54 years | 4,264 | 3,340 | -21.7% | 83,577 | 66,699 | -20.2% |
| 55 to 64 years | 4,480 | 4,666 | 4.2% | 73,513 | 80,854 | 10.0% |
| 65 and Over | 4,942 | 6,577 | 33.1% | 70,090 | 91,607 | 30.7% |
| Race | | | | | | |
| White | 27,386 | 28,357 | 3.5% | 529,110 | 537,396 | 1.6% |
| Black | 58 | 230 | 296.6% | 5,135 | 7,445 | 45.0% |
| American Indian and Alaskan Native | 196 | 268 | 36.7% | 14,457 | 15,743 | 8.9% |
| Asian | 168 | 254 | 51.2% | 4,649 | 5,880 | 26.5% |
| Native Hawaiian or Pacific Islander | 25 | 18 | -28.0% | 521 | 579 | 11.1% |
| Two or more races | 372 | 441 | 18.5% | 9,754 | 12,272 | 25.8% |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 1,365 | 1,770 | 29.7% | 50,231 | 58,122 | 15.7% |

Table II.15.2, presents the population of Park County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 14,021 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 14,184 persons, were female. In 2017, the number of males rose to 14,749 persons, and accounted for 49.9 percent of the population, with the remaining 50.1 percent, or 14,819 persons being female.

| Table II.15.2 Population by Age and Gender Park County 2010 Census and Current Census Estimates | | | | | | | |
|--|---------------|---------------|---------------|-------------------------------|---------------|---------------|----------------|
| Age | 2010 Census | | | 2017 Current Census Estimates | | | % Change 10-15 |
| | Male | Female | Total | Male | Female | Total | |
| Under 14 years | 2,535 | 2,342 | 4,877 | 2,672 | 2,460 | 5,132 | 5.2% |
| 15 to 24 years | 1,826 | 1,703 | 3,529 | 1,710 | 1,634 | 3,344 | -5.2% |
| 25 to 34 years | 1,573 | 1,561 | 3,134 | 1,711 | 1,582 | 3,293 | 5.1% |
| 35 to 44 years | 1,466 | 1,513 | 2,979 | 1,611 | 1,605 | 3,216 | 8.0% |
| 45 to 54 years | 2,022 | 2,242 | 4,264 | 1,624 | 1,716 | 3,340 | -21.7% |
| 55 to 64 years | 2,288 | 2,192 | 4,480 | 2,234 | 2,432 | 4,666 | 4.2% |
| 65 and Over | 2,311 | 2,631 | 4,942 | 3,187 | 3,390 | 6,577 | 33.1% |
| Total | 14,021 | 14,184 | 28,205 | 14,749 | 14,819 | 29,568 | 4.8% |
| % of Total | 49.7% | 50.3% | . | 49.9% | 50.1% | . | |

Diagram II.15.1, displays the percentage of the population by age in Park County compared to the State of Wyoming.

Diagram II.15.1
Age Cohort
Park County vs. Wyoming
2010 Census and Current Census Estimates



The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 174 persons during the first half of 2018. The driver's license total exchanges since 2000 for Park County are presented in Table II.15.3, and indicate a net increase of 4,935 persons over the time period.

| Year | In-Migrants | Out-Migrants | Net Change |
|--------------|--------------------|---------------------|-------------------|
| 2000 | 955 | 753 | 202 |
| 2001 | 942 | 733 | 209 |
| 2002 | 887 | 628 | 259 |
| 2003 | 859 | 530 | 329 |
| 2004 | 917 | 693 | 224 |
| 2005 | 971 | 641 | 330 |
| 2006 | 1,018 | 617 | 401 |
| 2007 | 1,117 | 632 | 485 |
| 2008 | 998 | 647 | 351 |
| 2009 | 995 | 541 | 454 |
| 2010 | 988 | 494 | 494 |
| 2011 | 851 | 699 | 152 |
| 2012 | 925 | 707 | 218 |
| 2013 | 841 | 678 | 163 |
| 2014 | 1,033 | 761 | 272 |
| 2015 | 936 | 730 | 206 |
| 2016 | 867 | 792 | 75 |
| 2017f | 985 | 700 | 285 |
| 2018 | 1,024 | 1,118 | -94 |
| Total | 18,109 | 13,094 | 5,015 |

Population and Race

Table II.15.4 below shows population by age for the 2000 and 2010 census. The population changed by 9.4 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 32.1 percent to a total of 4,942 persons in 2010. Those aged 25 to 34 grew by 24.1 percent, and those aged under 5 grew by 14.9 percent.

| Table II.15.4 | | | | | |
|-----------------------------|---------------|---------------|---------------|---------------|----------------|
| Population by Age | | | | | |
| Park County | | | | | |
| 2000 & 2010 Census SF1 Data | | | | | |
| Age | 2000 Census | | 2010 Census | | % Change 00–10 |
| | Population | % of Total | Population | % of Total | |
| Under 5 | 1,426 | 5.5% | 1,639 | 5.8% | 14.9% |
| 5 to 19 | 5,819 | 22.6% | 5,172 | 18.3% | -11.1% |
| 20 to 24 | 1,398 | 5.4% | 1,595 | 5.7% | 14.1% |
| 25 to 34 | 2,525 | 9.8% | 3,134 | 11.1% | 24.1% |
| 35 to 54 | 8,101 | 31.4% | 7,243 | 25.7% | -10.6% |
| 55 to 64 | 2,777 | 10.8% | 4,480 | 15.9% | 61.3% |
| 65 or Older | 3,740 | 14.5% | 4,942 | 17.5% | 32.1% |
| Total | 25,786 | 100.0% | 28,205 | 100.0% | 9.4% |

The elder population is further explored in Table II.15.5, on the following page. Those aged 65 to 66 grew by 51.6 percent between 2000 and 2010, resulting in a population of 676 persons. Those aged 85 or older grew by 32.3 percent during the same time period, and resulted in 659 persons over age 85 in 2010.

| Table II.15.5 | | | | | |
|----------------------------------|--------------|---------------|--------------|---------------|----------------|
| Elderly Population by Age | | | | | |
| Park County | | | | | |
| 2000 & 2010 Census SF1 Data | | | | | |
| Age | 2000 Census | | 2010 Census | | % Change 00–10 |
| | Population | % of Total | Population | % of Total | |
| 65 to 66 | 446 | 11.9% | 676 | 13.7% | 51.6% |
| 67 to 69 | 620 | 16.6% | 992 | 20.1% | 60% |
| 70 to 74 | 881 | 23.6% | 1,108 | 22.4% | 25.8% |
| 75 to 79 | 761 | 20.3% | 905 | 18.3% | 18.9% |
| 80 to 84 | 534 | 14.3% | 602 | 12.2% | 12.7% |
| 85 or Older | 498 | 13.3% | 659 | 13.3% | 32.3% |
| Total | 3,740 | 100.0% | 4,942 | 100.0% | 32.1% |

Population by race and ethnicity is shown in Table II.15.6, below. The white population grew by 8.4 percent between 2000 and 2010, and resulted in representing 95.6 percent of the population in 2010. The Black population grew by 143.5 percent, represented 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.6 and 0.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 8.1 percent between 2000 and 2010, compared to the 42.3 percent growth rate for non-Hispanics.

| Table II.15.6 | | | | | |
|---|---------------|---------------|---------------|---------------|-------------------|
| Population by Race and Ethnicity | | | | | |
| Park County | | | | | |
| 2000 & 2010 Census SF1 Data | | | | | |
| Race | 2000 Census | | 2010 Census | | % Change 00-10 |
| | Population | % of Total | Population | % of Total | |
| White | 24,872 | 96.5% | 26,951 | 95.6% | 8.4% |
| Black | 23 | 0.1% | 56 | 0.2% | 143.5% |
| American Indian | 122 | 0.5% | 168 | 0.6% | 37.7% |
| Asian | 114 | 0.4% | 166 | 0.6% | 45.6% |
| Native Hawaiian/ Pacific Islander | 13 | 0.1% | 25 | 0.1% | 92.3% |
| Other | 364 | 1.4% | 399 | 1.4% | 9.6% |
| Two or More Races | 278 | 1.1% | 440 | 1.6% | 58.3% |
| Total | 25,786 | 100.0% | 28,205 | 100.0% | 9.4% |
| Hispanic | 959 | 3.7% | 1,365 | 4.8% | 8.1% |
| Non-Hispanic | 24,827 | 96.3% | 26,840 | 95.2% | 42.3% |

Population by race and ethnicity through 2017 is shown in Table II.15.7, on the following page. The white population represented 94.2 percent of the population in 2017, compared with Black households accounting for 0.5 percent of the population. Hispanic households represented 5.7 percent of the population in 2017.

| Table II.15.7 | | | | |
|---|---------------|---------------|--------------------|---------------|
| Population by Race and Ethnicity | | | | |
| Park County | | | | |
| 2010 Census & 2017 Five-Year ACS | | | | |
| Race | 2010 Census | | 2017 Five-Year ACS | |
| | Population | % of Total | Population | % of Total |
| White | 26,951 | 95.6% | 27,583 | 94.2% |
| Black | 56 | 0.2% | 158 | 0.5% |
| American Indian | 168 | 0.6% | 326 | 1.1% |
| Asian | 166 | 0.6% | 153 | 0.5% |
| Native Hawaiian/ Pacific Islander | 25 | 0.1% | 3 | 0% |
| Other | 399 | 1.4% | 459 | 1.6% |
| Two or More Races | 440 | 1.6% | 594 | 2% |
| Total | 28,205 | 100.0% | 29,276 | 100.0% |
| Non-Hispanic | 26,840 | 95.2% | 27,597 | 94.3% |
| Hispanic | 1,365 | 4.8% | 1,679 | 5.7% |

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 7.1 percent between 2000 and 2010, the white Hispanic population changed by 66.9 percent. The black non-Hispanic population changed by 163.2 percent, while the black Hispanic population changed by 50 percent.

| Table II.15.8 | | | | | |
|---|---------------|---------------|---------------|---------------|---------------------|
| Population by Race and Ethnicity | | | | | |
| Park County | | | | | |
| 2000 & 2010 Census Data | | | | | |
| Race | 2000 | | 2010 Census | | % Change 00 - 10 |
| | Population | % of Total | Population | % of Total | |
| Non-Hispanic | | | | | |
| White | 24,356 | 98.1% | 26,090 | 97.2% | 7.1% |
| Black | 19 | 0.1% | 50 | 0.2% | 163.2% |
| American Indian | 104 | 0.4% | 139 | 0.5% | 33.7% |
| Asian | 111 | 0.4% | 164 | 0.6% | 47.7% |
| Native Hawaiian/ Pacific Islander | 12 | 0% | 25 | 0.1% | 108.3% |
| Other | 16 | 0.1% | 22 | 0.1% | 37.5% |
| Two or More Races | 209 | 0.8% | 350 | 1.3% | 67.5% |
| Total Non-Hispanic | 24,827 | 100.0% | 26,840 | 100.0% | 8.1% |
| Hispanic | | | | | |
| White | 516 | 53.8% | 861 | 63.1% | 66.9% |
| Black | 4 | 0.4% | 6 | 0.4% | 50% |
| American Indian | 18 | 1.9% | 29 | 2.1% | 61.1% |
| Asian | 3 | 0.3% | 2 | 0.1% | -33.3% |
| Native Hawaiian/ Pacific Islander | 1 | 0.1% | 0 | 0% | -100% |
| Other | 348 | 36.3% | 377 | 27.6% | 8.3% |
| Two or More Races | 69 | 7.2% | 90 | 6.6% | 30.4% |
| Total Non-Hispanic | 959 | 100.0% | 1,365 | 100.0% | 42.3% |
| Total Population | 25,786 | 100.0% | 28,205 | 100.0% | 9.4% |

The change in race and ethnicity between 2010 and 2017 is shown in Table II.15.9. During this time, the total non-Hispanic population was 27,597 persons in 2017. The Hispanic population was 1,679.

| Table II.15.9 Population by Race and Ethnicity | | | | |
|---|---------------|---------------|--------------------|---------------|
| Park County 2010 Census & 2017 Five-Year ACS | | | | |
| Race | 2010 Census | | 2017 Five-Year ACS | |
| | Population | % of Total | Population | % of Total |
| Non-Hispanic | | | | |
| White | 26,090 | 97.2% | 26,545 | 96.2% |
| Black | 50 | 0.2% | 156 | 0.6% |
| American Indian | 139 | 0.5% | 148 | 0.5% |
| Asian | 164 | 0.6% | 153 | 0.6% |
| Native Hawaiian/ Pacific Islander | 25 | 0.1% | 3 | 0% |
| Other | 22 | 0.1% | 20 | 0.1% |
| Two or More Races | 350 | 1.3% | 572 | 2.1% |
| Total Non-Hispanic | 26,840 | 100.0% | 27,597 | 100.0% |
| Hispanic | | | | |
| White | 861 | 63.1% | 1,038 | 61.8% |
| Black | 6 | 0.4% | 2 | 0.1% |
| American Indian | 29 | 2.1% | 178 | 10.6% |
| Asian | 2 | 0.1% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 377 | 27.6% | 439 | 26.1% |
| Two or More Races | 90 | 6.6% | 22 | 1.3% |
| Total Non-Hispanic | 1,365 | 100.0 | 1,679 | 100.0% |
| Total Population | 28,205 | 100.0% | 29,276 | 100.0% |

The number of foreign born persons are shown in Table II.15.10. An estimated 0.8 percent of the population was born in Mexico . Some 0.4 percent were born in Canada , and another 0.3 percent were born in Germany .

| Table II.15.10 Place of Birth for the Foreign-Born Population | | | |
|--|-----------------|------------------|-----------------------------|
| Park County 2017 Five-Year ACS | | | |
| Number | County | Number of Person | Percent of Total Population |
| #1 country of origin | Mexico | 236 | 0.8% |
| #2 country of origin | Canada | 115 | 0.4% |
| #3 country of origin | Germany | 76 | 0.3% |
| #4 country of origin | England | 66 | 0.2% |
| #5 country of origin | Philippines | 33 | 0.1% |
| #6 country of origin | Korea | 28 | 0.1% |
| #7 country of origin | Chile | 20 | 0.1% |
| #8 country of origin | Peru | 20 | 0.1% |
| #9 country of origin | Indonesia | 19 | 0.1% |
| #10 country of origin | Other Caribbean | 16 | 0.1% |

Limited English Proficiency and the language spoken at home are shown in Table II.15.11. An estimated 1.1 percent of the population speaks Spanish at home, followed by 0.3 percent speaking German or other West Germanic languages .

Table II.15.11
Limited English Proficiency and Language Spoken at Home
 Park County
 2017 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|------------------|--|------------------|-----------------------------|
| #1 LEP Language | Spanish | 311 | 1.1% |
| #2 LEP Language | German or other West Germanic languages | 70 | 0.3% |
| #3 LEP Language | Korean | 28 | 0.1% |
| #4 LEP Language | Other Indo-European languages | 15 | 0.1% |
| #5 LEP Language | Russian, Polish, or other Slavic languages | 5 | 0% |
| #6 LEP Language | Other Asian and Pacific Island languages | 4 | 0% |
| #7 LEP Language | Other and unspecified languages | 3 | 0% |
| #8 LEP Language | Chinese | 2 | 0% |
| #9 LEP Language | Vietnamese | 2 | 0% |
| #10 LEP Language | Arabic | 0 | 0% |

Poverty and Disability

The rate of poverty for Park County is shown in Table II.15.12, below. In 2017, there were an estimated 2,000 persons living in poverty. This represented a 7 percent poverty rate, compared to 12.7 percent poverty in 2000. In 2017, some 7.1 percent of those in poverty were under age 6, and 18.9 percent were 65 or older.

| Table II.15.12 Poverty by Age Park 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 | 310 | 9.7% | 143 | 7.1% |
| 6 to 17 | 762 | 23.9% | 366 | 18.3% |
| 18 to 64 | 1,818 | 57.1% | 1,113 | 55.6% |
| 65 or Older | 292 | 9.2% | 378 | 18.9% |
| Total | 3,182 | 100.0% | 2,000 | 100.0% |
| Poverty Rate | 12.7% | . | 7% | . |

To compare the poverty rate against more recent data, Table II.15.13 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 9 percent versus 7 percent in the most recent 2017 data.

| Table II.15.13 Poverty by Age Park 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 | 356 | 14.9% | 143 | 7.1% |
| 6 to 17 | 476 | 19.9% | 366 | 18.3% |
| 18 to 64 | 1,275 | 53.3% | 1,113 | 55.6% |
| 65 or Older | 283 | 11.8% | 378 | 18.9% |
| Total | 2,390 | 100.0% | 2,000 | 100.0% |
| Poverty Rate | 9% | . | 7% | . |

The disability rate from the 2000 Census is shown in Table II.15.14, on the following page. Some 15.4 percent of the population was disabled in 2000, or a total of 3,713 persons. The disability rate was highest for those over 65, with 35.9 percent disabled.

| Table II.15.14 Disability by Age Park County 2000 Census SF3 Data | | |
|--|---------------------|-----------------|
| Age | Total | |
| | Disabled Population | Disability Rate |
| 5 to 15 | 251 | 6.2% |
| 16 to 64 | 2,195 | 13.3% |
| 65 and older | 1,267 | 35.9% |
| Total | 3,713 | 15.4% |

Table II.15.15 shows disability by type in 2000. There were 1,757 physical disabilities in 2000, some 1,277 employment disabilities, and 996 go-outside-home disabilities.

| Table II.15.15 Total Disabilities Talled: Aged 5 and Older Park County 2000 Census SF3 Data | |
|--|--------------|
| Disability Type | Population |
| Sensory disability | 859 |
| Physical disability | 1,757 |
| Mental disability | 978 |
| Self-care disability | 397 |
| Employment disability | 1,277 |
| Go-outside-home disability | 996 |
| Total | 6,264 |

Disability by age, as estimated by the 2017 ACS, is shown in Table II.15.16, below. The disability rate for females was 10.8 percent, compared to 14.2 percent for males. The disability rate grew precipitously higher with age, with 41.1 percent of those over 75 experiencing a disability.

| Table II.15.16 Disability by Age Park County 2017 Five-Year ACS Data | | | | | | |
|---|---------------------|-----------------|---------------------|-----------------|---------------------|-----------------|
| Age | Male | | Female | | Total | |
| | Disabled Population | Disability Rate | Disabled Population | Disability Rate | Disabled Population | Disability Rate |
| Under 5 | 0 | 0% | 0 | 0% | 0 | 0% |
| 5 to 17 | 176 | 7.5% | 95 | 4.4% | 271 | 6% |
| 18 to 34 | 276 | 9.6% | 145 | 4.8% | 421 | 7.1% |
| 35 to 64 | 797 | 14.5% | 540 | 9.4% | 1,337 | 11.9% |
| 65 to 74 | 367 | 20.1% | 301 | 17.1% | 668 | 18.7% |
| 75 or Older | 406 | 41.6% | 517 | 40.7% | 923 | 41.1% |
| Total | 2,022 | 14.2% | 1,598 | 10.8% | 3,620 | 12.5% |

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.15.17, on the following page. Some 5.5 percent have an ambulatory disability, 4 have an independent living disability, and 2 percent have a self-care disability.

| Table II.15.17 Total Disabilities Talled: Aged 5 and Older Park County 2017 Five-Year ACS | | |
|--|----------------------------|-------------------------|
| Disability Type | Population with Disability | Percent with Disability |
| Hearing disability | 1,422 | 4.9% |
| Vision disability | 622 | 2.1% |
| Cognitive disability | 1,205 | 4.4% |
| Ambulatory disability | 1,498 | 5.5% |
| Self-Care disability | 544 | 2% |
| Independent living difficulty | 916 | 4% |

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.15.18 and 19. In 2017, some 15,092 persons were employed and 516 were unemployed. This totaled a labor force of 15,608 persons. The unemployment rate for Park County was estimated to be 3.3 in 2017.

| Table II.15.18 | |
|---|---------------------------|
| Employment, Labor Force and Unemployment | |
| Park County 2017 Five-Year ACS Data | |
| Employment Status | 2017 Five-Year ACS |
| Employed | 15,092 |
| Unemployed | 516 |
| Labor Force | 15,608 |
| Unemployment Rate | 3.3% |

In 2017, 95.5 percent of households in Park County had a high school education or greater.

| Table II.15.19 | | |
|---|------------------------|------------------------|
| High School or Greater Education | | |
| Park County 2010 & 2017 Five-Year ACS Data | | |
| Education Level | 2010 5-year ACS | 2017 5-year ACS |
| High School or Greater | 10,852 | 11,282 |
| Total Households | 11,742 | 11,811 |
| Percent High School or Above | 92.4% | 95.5% |

As seen in Table II.15.20, 28.3 percent of the population had a high school diploma or equivalent, another 36.3 percent have some college, 17.6 percent have a Bachelor’s Degree, and 11.7 percent of the population had a graduate or professional degree.

| Table II.15.20 | | | | |
|---|---------------------------|----------------|------------------------|----------------|
| Educational Attainment | | | | |
| Park County 2010 & 2017 Five-Year ACS Data | | | | |
| Education Level | 2010 Five-Year ACS | Percent | 2017 5-year ACS | Percent |
| Less Than High School | 1,651 | 7.6% | 1,403 | 6% |
| High School or Equivalent | 6,203 | 28.6% | 6,571 | 28.3% |
| Some College or Associates Degree | 8,420 | 38.8% | 8,425 | 36.3% |
| Bachelor’s Degree | 3,616 | 16.6% | 4,090 | 17.6% |
| Graduate or Professional Degree | 1,830 | 8.4% | 2,702 | 11.7% |
| Total Population Above 18 years | 23,191 | 100.0% | 23,191 | 100.0% |

Economics

The HUD estimated MFI for Park County was \$70,700 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.15.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.15.2
Estimated Median Family Income
 Park County vs. Wyoming
 HUD Data: 2000-2018

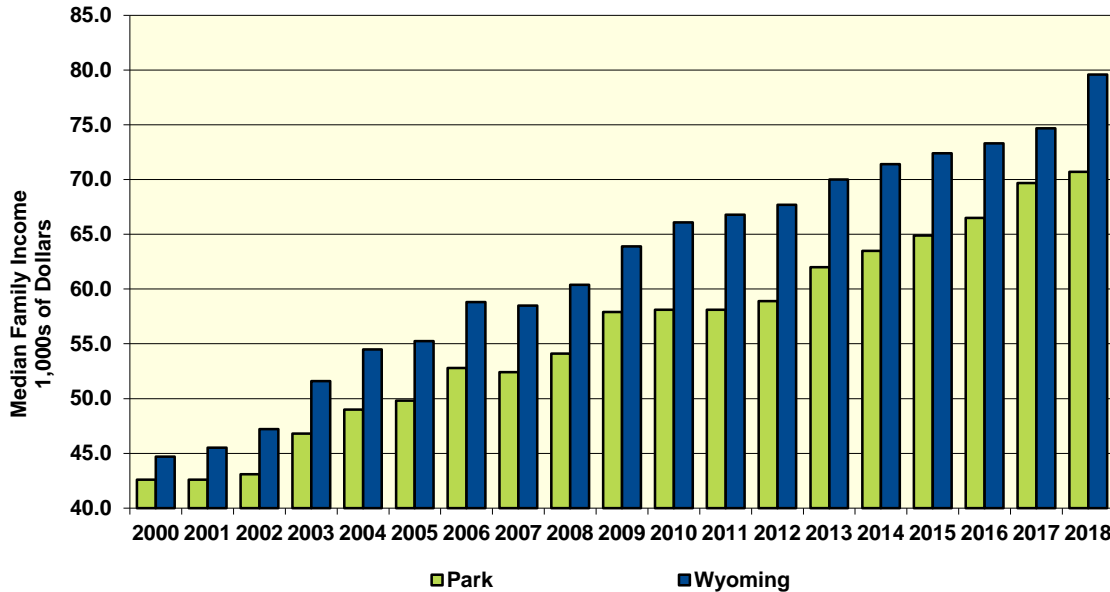


Table II.15.20, shows the labor force statistics for Park County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Park County decreased from 4.7 percent in 2016 to 4.2 percent in 2017, which compared to a statewide decrease to 4.2 percent.

| Table II.15.21 Labor Force Statistics Park County 1990 - 2017 BLS Data | | | | | |
|---|--------------|------------|-------------|-------------------|-------------------|
| Year | Park County | | | | Statewide |
| | Unemployment | Employment | Labor Force | Unemployment Rate | Unemployment Rate |
| 1990 | 612 | 12,442 | 13,054 | 4.7% | 5.3% |
| 1991 | 584 | 12,536 | 13,120 | 4.5% | 5.2% |
| 1992 | 568 | 12,764 | 13,332 | 4.3% | 5.6% |
| 1993 | 550 | 13,140 | 13,690 | 4.0% | 5.3% |
| 1994 | 588 | 13,946 | 14,534 | 4.0% | 5.0% |
| 1995 | 632 | 14,607 | 15,239 | 4.1% | 4.8% |
| 1996 | 645 | 14,508 | 15,153 | 4.3% | 4.9% |
| 1997 | 668 | 14,277 | 14,945 | 4.5% | 4.8% |
| 1998 | 687 | 14,488 | 15,175 | 4.5% | 4.7% |
| 1999 | 676 | 14,725 | 15,401 | 4.4% | 4.6% |
| 2000 | 590 | 13,789 | 14,379 | 4.1% | 3.9% |
| 2001 | 603 | 13,737 | 14,340 | 4.2% | 3.8% |
| 2002 | 634 | 13,650 | 14,284 | 4.4% | 4.0% |
| 2003 | 648 | 13,961 | 14,609 | 4.4% | 4.3% |
| 2004 | 588 | 13,935 | 14,523 | 4.0% | 3.8% |
| 2005 | 571 | 13,808 | 14,379 | 4.0% | 3.6% |
| 2006 | 505 | 13,618 | 14,123 | 3.6% | 3.2% |
| 2007 | 443 | 13,648 | 14,091 | 3.1% | 2.8% |
| 2008 | 510 | 13,927 | 14,437 | 3.5% | 3.1% |
| 2009 | 921 | 13,989 | 14,910 | 6.2% | 6.3% |
| 2010 | 973 | 14,876 | 15,849 | 6.1% | 6.4% |
| 2011 | 930 | 15,164 | 16,094 | 5.8% | 5.8% |
| 2012 | 902 | 15,360 | 16,262 | 5.5% | 5.3% |
| 2013 | 808 | 15,056 | 15,864 | 5.1% | 4.7% |
| 2014 | 701 | 15,046 | 15,747 | 4.5% | 4.1% |
| 2015 | 682 | 15,119 | 15,801 | 4.3% | 4.3% |
| 2016 | 746 | 15,208 | 15,954 | 4.7% | 5.3% |
| 2017 | 664 | 15,024 | 15,688 | 4.2% | 4.2% |

Diagram II.15.3, shows the employment and labor force for Park County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 15,024 persons, with the labor force reaching 15,688, indicating there were a total of 664 unemployed persons.

Diagram II.15.3
Employment and Labor Force
 Park County
 1990 – 2017 BLS Data

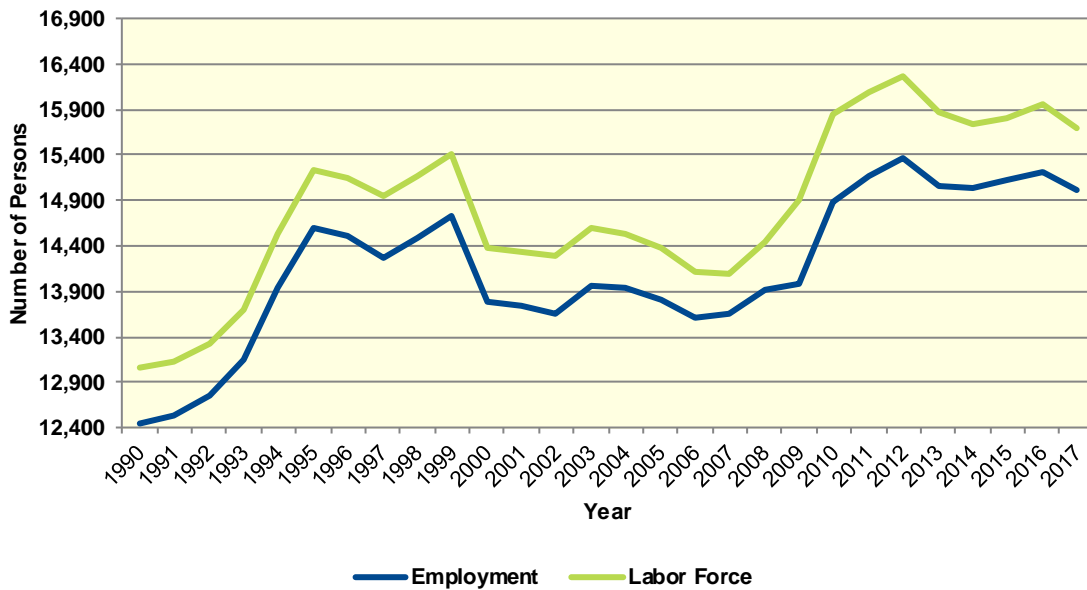
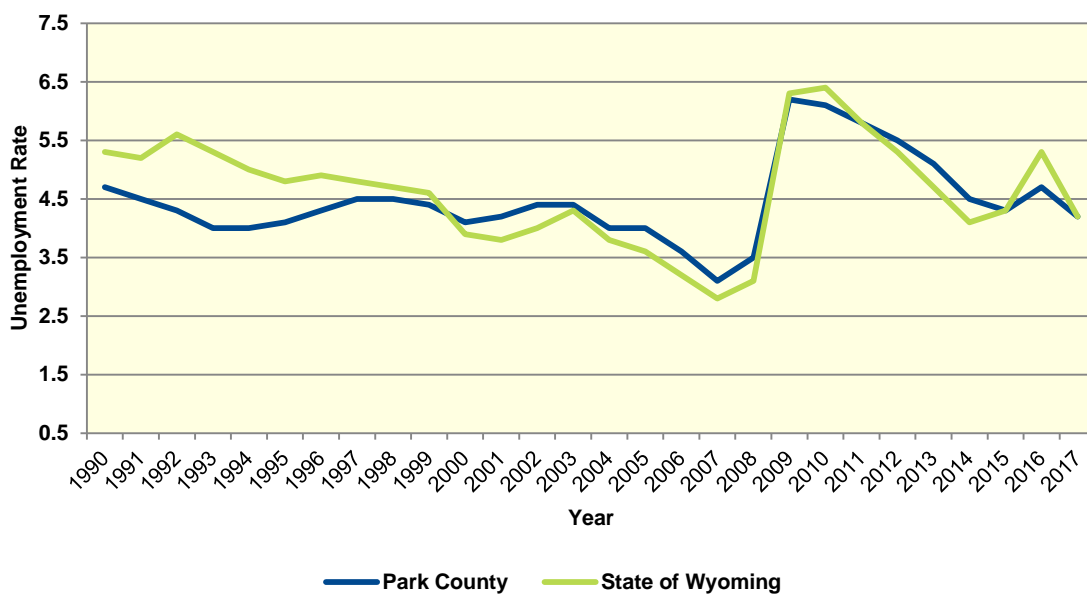


Diagram II.15.4, shows the unemployment rate for both the state and Park County. During the 1990’s the average rate for Park County was 4.3, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.0. Over the course of the entire period Park County had an average unemployment rate lower than the state, 4.5 percent for Park County, versus 4.6 statewide.

Diagram II.15.4
Annual Unemployment Rate
 Park 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.15.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 13,811 persons in 2016 to 13,670 in 2017, a change of -1 percent. The most recent June estimate shows monthly employment was 15,667.

| Table II.15.22 Total Monthly Employment Park County BLS QCEW Data, 2001–2018(p) | | | | | | | | | |
|--|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Period | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018(p) |
| Jan | 12,028 | 12,049 | 12,516 | 12,408 | 12,386 | 12,511 | 12,437 | 12,176 | 12,310 |
| Feb | 12,046 | 12,137 | 12,524 | 12,465 | 12,454 | 12,505 | 12,462 | 12,211 | 12,264 |
| Mar | 12,256 | 12,246 | 12,700 | 12,611 | 12,649 | 12,743 | 12,684 | 12,372 | 12,397 |
| Apr | 12,356 | 12,535 | 13,076 | 12,798 | 12,852 | 12,997 | 12,869 | 12,685 | 12,724 |
| May | 13,685 | 13,721 | 14,344 | 13,917 | 14,143 | 14,344 | 14,234 | 14,334 | 14,334 |
| Jun | 15,198 | 15,408 | 15,987 | 15,475 | 15,642 | 15,821 | 15,753 | 15,565 | 15,667 |
| Jul | 15,343 | 15,692 | 16,057 | 15,463 | 15,603 | 15,713 | 15,559 | 15,447 | |
| Aug | 15,019 | 15,444 | 15,695 | 15,193 | 15,244 | 15,441 | 15,372 | 15,293 | |
| Sep | 14,566 | 14,849 | 14,896 | 14,695 | 14,771 | 14,936 | 14,644 | 14,649 | |
| Oct | 13,418 | 13,815 | 13,952 | 13,764 | 14,155 | 14,029 | 14,077 | 13,940 | |
| Nov | 12,480 | 12,923 | 13,013 | 12,836 | 13,013 | 13,100 | 12,898 | 12,708 | |
| Dec | 12,511 | 12,895 | 13,013 | 12,902 | 13,044 | 12,815 | 12,747 | 12,668 | |
| Annual | 13,409 | 13,643 | 13,981 | 13,711 | 13,830 | 13,913 | 13,811 | 13,670 | |
| % Change | 0% | 1.7% | 2.5% | -1.9% | 0.9% | 0.6% | -0.7% | -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 751 dollars in 2016. In 2017, average weekly wages saw a increased of 1.6 percent over the prior year, rising to 763 dollars, or by 12 percent. These data are shown in Table II.15.23.

| Table II.15.23 Average Weekly Wages Park County BLS QCEW Data, 2001–2018(p) | | | | | | |
|--|---------------|----------------|---------------|----------------|--------|----------|
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 454 | 439 | 455 | 492 | 460 | |
| 2002 | 457 | 446 | 461 | 516 | 469 | 0% |
| 2003 | 476 | 457 | 463 | 519 | 478 | 1.9% |
| 2004 | 497 | 485 | 493 | 536 | 502 | 5% |
| 2005 | 510 | 503 | 525 | 564 | 525 | 4.6% |
| 2006 | 559 | 543 | 565 | 626 | 573 | 9.1% |
| 2007 | 642 | 592 | 591 | 666 | 621 | 8.4% |
| 2008 | 656 | 629 | 652 | 694 | 657 | 5.8% |
| 2009 | 678 | 639 | 642 | 717 | 667 | 1.5% |
| 2010 | 698 | 664 | 658 | 747 | 690 | 3.4% |
| 2011 | 699 | 681 | 680 | 746 | 700 | 1.4% |
| 2012 | 734 | 708 | 662 | 757 | 713 | 1.9% |
| 2013 | 744 | 720 | 707 | 772 | 735 | 3.1% |
| 2014 | 747 | 722 | 722 | 807 | 748 | 1.8% |
| 2015 | 762 | 731 | 731 | 812 | 758 | 1.3% |
| 2016 | 749 | 726 | 739 | 793 | 751 | -0.9% |
| 2017 | 785 | 724 | 737 | 814 | 763 | 1.6% |
| 2018 | 783 | 740 | | | | |

Total business establishments reported by the QCEW are displayed in Table II.15.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 1.6 percent, from 1,508 to 1,520 establishments. The most recent preliminary 2018 estimates show there were 1,554 business establishments in the second quarter of 2018.

| Table II.15.24 Number of Business Establishments Park County BLS QCEW Data, 2001–2018(p) | | | | | | |
|---|---------------|----------------|---------------|----------------|--------|----------|
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 1,266 | 1,296 | 1,294 | 1,277 | 1,283 | |
| 2002 | 1,281 | 1,306 | 1,318 | 1,310 | 1,304 | 1.6% |
| 2003 | 1,288 | 1,305 | 1,306 | 1,305 | 1,301 | -0.2% |
| 2004 | 1,303 | 1,356 | 1,341 | 1,349 | 1,337 | 2.8% |
| 2005 | 1,363 | 1,380 | 1,381 | 1,385 | 1,377 | 3% |
| 2006 | 1,411 | 1,435 | 1,427 | 1,409 | 1,421 | 3.2% |
| 2007 | 1,422 | 1,448 | 1,444 | 1,439 | 1,438 | 1.2% |
| 2008 | 1,452 | 1,458 | 1,461 | 1,475 | 1,462 | 1.7% |
| 2009 | 1,480 | 1,487 | 1,475 | 1,460 | 1,476 | 1% |
| 2010 | 1,466 | 1,481 | 1,465 | 1,468 | 1,470 | -0.4% |
| 2011 | 1,476 | 1,488 | 1,487 | 1,474 | 1,481 | 0.7% |
| 2012 | 1,478 | 1,494 | 1,481 | 1,476 | 1,482 | 0.1% |
| 2013 | 1,466 | 1,464 | 1,456 | 1,449 | 1,459 | -1.6% |
| 2014 | 1,450 | 1,453 | 1,460 | 1,451 | 1,454 | -0.3% |
| 2015 | 1,496 | 1,513 | 1,519 | 1,491 | 1,505 | 3.5% |
| 2016 | 1,494 | 1,520 | 1,512 | 1,505 | 1,508 | 0.2% |
| 2017 | 1,492 | 1,519 | 1,532 | 1,540 | 1,520 | 0.8% |
| 2018 | 1,538 | 1,554 | | | | |

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.15.25, below shows total real earnings by industry for Park County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$259,002,000 dollars. Between 2016 and 2017 the information industry saw the largest percentage increase, rising by 12.7 percent to \$25,716,000 dollars.

Table II.15.25
Real Earnings by Industry
 Park 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 | 12,248 | 28,106 | 12,030 | 19,442 | 16,382 | 14,427 | 9,438 | 8,781 | -7.0 |
| Forestry, fishing, related activities, and other | 4,202 | 3,340 | 2,987 | 2,841 | 3,392 | 3,251 | 3,659 | 4,071 | 11.3 |
| Mining | 95,854 | 112,993 | 119,684 | 105,568 | 83,753 | 56,075 | 39,090 | 38,206 | -2.3 |
| Utilities | 7,080 | 7,336 | 6,115 | 6,206 | 6,483 | 6,132 | 6,925 | 5,828 | -15.8 |
| Construction | 86,498 | 85,935 | 99,041 | 93,969 | 102,992 | 98,047 | 89,149 | 83,766 | -6.0 |
| Manufacturing | 26,122 | 26,912 | 29,320 | 31,835 | 35,871 | 38,523 | 38,036 | 37,492 | -1.4 |
| Wholesale trade | 16,725 | 21,513 | 21,493 | 20,752 | 21,355 | 21,214 | 19,405 | 20,212 | 4.2 |
| Retail trade | 67,304 | 62,745 | 65,028 | 61,796 | 62,172 | 65,414 | 63,864 | 62,274 | -2.5 |
| Transportation and warehousing | 17,234 | 19,324 | 21,328 | 19,948 | 20,370 | 24,826 | 18,655 | 17,858 | -4.3 |
| Information | 10,601 | 10,066 | 11,841 | 15,310 | 16,949 | 19,818 | 22,817 | 25,716 | 12.7 |
| Finance and insurance | 24,817 | 22,717 | 20,878 | 22,362 | 20,693 | 20,793 | 22,908 | 25,284 | 10.4 |
| Real estate and rental and leasing | 21,422 | 25,777 | 26,893 | 27,113 | 24,892 | 24,914 | 22,682 | 20,423 | -10.0 |
| Professional and technical services | 36,657 | 39,618 | 39,616 | 42,403 | 45,170 | 44,616 | 40,341 | 42,743 | 6.0 |
| Management of companies and enterprises | 11,977 | 12,032 | 12,384 | 12,518 | 12,142 | 11,874 | 5,963 | -2,335 | -139.2 |
| Administrative and waste services | 12,127 | 12,965 | 15,136 | 16,720 | 17,548 | 18,076 | 18,320 | 18,139 | -1.0 |
| Educational services | 1,096 | 923 | 1,088 | 1,624 | 1,640 | 1,928 | 2,036 | 2,156 | 5.9 |
| Health care and social assistance | 93,719 | 92,847 | 95,633 | 98,462 | 100,318 | 102,241 | 101,981 | 99,029 | -2.9 |
| Arts, entertainment, and recreation | 10,251 | 10,052 | 10,290 | 10,215 | 10,825 | 10,539 | 11,383 | 11,795 | 3.6 |
| Accommodation and food services | 51,931 | 52,307 | 55,596 | 55,211 | 58,021 | 59,838 | 61,097 | 60,680 | -0.7 |
| Other services, except public administration | 29,287 | 29,634 | 32,707 | 32,633 | 34,640 | 32,854 | 30,813 | 31,006 | 0.6 |
| Government and government enterprises | 235,392 | 230,324 | 236,437 | 249,378 | 254,461 | 257,642 | 261,784 | 259,002 | -1.1 |
| Total | 872,544 | 907,463 | 935,524 | 946,306 | 950,070 | 933,042 | 890,348 | 872,126 | -2.0 |

Table II.15.26, below shows the total employment by industry for Park County. The most recent estimates show the government and government enterprises industry was the largest employer in Park County, with employment reaching 3,750 jobs in 2017. Between 2016 and 2017 the finance and insurance industry saw the largest percentage increase, rising by 3.8 percent to 899 jobs.

Table II.15.26
Employment by Industry
 Park County
 BEA Table CA25 Data

| NAICS Categories | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | % Change 16-17 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------------|
| Farm earnings | 980 | 1,033 | 1,060 | 1,049 | 1,053 | 1,069 | 1,071 | 1,108 | 3.5 |
| Forestry, fishing, related activities, and other | 232 | 219 | 205 | 215 | 242 | 229 | 250 | 250 | 0.0 |
| Mining | 866 | 904 | 1,082 | 1,080 | 991 | 901 | 787 | 791 | 0.5 |
| Utilities | 78 | 76 | 71 | 68 | 71 | 68 | 82 | 82 | 0.0 |
| Construction | 1,591 | 1,625 | 1,675 | 1,629 | 1,723 | 1,751 | 1,746 | 1,696 | -2.9 |
| Manufacturing | 647 | 656 | 678 | 707 | 718 | 727 | 730 | 736 | 0.8 |
| Wholesale trade | 337 | 403 | 376 | 355 | 407 | 398 | 375 | 375 | 0.0 |
| Retail trade | 2,422 | 2,340 | 2,309 | 2,239 | 2,206 | 2,287 | 2,244 | 2,190 | -2.4 |
| Transportation and warehousing | 382 | 380 | 406 | 401 | 399 | 423 | 366 | 362 | -1.1 |
| Information | 253 | 242 | 284 | 301 | 315 | 314 | 317 | 314 | -0.9 |
| Finance and insurance | 780 | 782 | 782 | 749 | 733 | 813 | 866 | 899 | 3.8 |
| Real estate and rental and leasing | 906 | 962 | 937 | 1,018 | 1,080 | 1,101 | 1,174 | 1,215 | 3.5 |
| Professional and technical services | 901 | 893 | 898 | 935 | 957 | 978 | 955 | 978 | 2.4 |
| Management of companies and enterprises | 97 | 88 | 91 | 82 | 82 | 70 | 62 | 49 | -21.0 |
| Administrative and waste services | 582 | 614 | 583 | 599 | 585 | 579 | 611 | 601 | -1.6 |
| Educational services | 135 | 104 | 118 | 122 | 142 | 188 | 175 | 178 | 1.7 |
| Health care and social assistance | 1,734 | 1,696 | 1,701 | 1,680 | 1,705 | 1,741 | 1,746 | 1,723 | -1.3 |
| Arts, entertainment, and recreation | 590 | 613 | 633 | 638 | 679 | 648 | 683 | 702 | 2.8 |
| Accommodation and food services | 2,180 | 2,267 | 2,369 | 2,301 | 2,367 | 2,397 | 2,422 | 2,441 | 0.8 |
| Other services, except public administration | 892 | 950 | 985 | 975 | 1,011 | 1,014 | 994 | 1,008 | 1.4 |
| Government and government enterprises | 3,695 | 3,701 | 3,783 | 3,782 | 3,725 | 3,718 | 3,779 | 3,750 | -0.8 |
| Total | 20,280 | 20,548 | 21,026 | 20,925 | 21,191 | 21,414 | 21,435 | 21,448 | 0.1 |

Table II.15.27, below shows the real average earnings per job by industry for Park County. These figures are calculated by dividing the total real earning displayed in Table II.15.25 and II.15.26, by industry. In 2017, the information industry had the highest average earnings reaching \$81,898 dollars. Between 2016 and 2017 the information industry saw the largest percentage increase, rising by 13.8 percent to \$81,898 dollars.

| Table II.15.27 | | | | | | | | | |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------------|
| Real Earnings Per Job by Industry | | | | | | | | | |
| Park County | | | | | | | | | |
| BEA Table CA5N and CA25 Data | | | | | | | | | |
| NAICS Categories | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | % Change 16-17 |
| Farm earnings | 12,498 | 27,208 | 11,349 | 18,534 | 15,558 | 13,496 | 8,812 | 7,925 | -10.1 |
| Forestry, fishing, related activities, and other | 18,113 | 15,249 | 14,572 | 13,214 | 14,018 | 14,196 | 14,635 | 16,284 | 11.3 |
| Mining | 110,686 | 124,992 | 110,614 | 97,748 | 84,514 | 62,236 | 49,669 | 48,301 | -2.8 |
| Utilities | 90,766 | 96,521 | 86,123 | 91,268 | 91,303 | 90,170 | 84,446 | 71,073 | -15.8 |
| Construction | 54,367 | 52,883 | 59,129 | 57,685 | 59,775 | 55,995 | 51,059 | 49,390 | -3.3 |
| Manufacturing | 40,374 | 41,024 | 43,244 | 45,029 | 49,959 | 52,988 | 52,104 | 50,940 | -2.2 |
| Wholesale trade | 49,628 | 53,382 | 57,163 | 58,457 | 52,469 | 53,300 | 51,748 | 53,899 | 4.2 |
| Retail trade | 27,789 | 26,814 | 28,163 | 27,600 | 28,183 | 28,603 | 28,460 | 28,436 | -0.1 |
| Transportation and warehousing | 45,116 | 50,852 | 52,532 | 49,746 | 51,053 | 58,691 | 50,970 | 49,331 | -3.2 |
| Information | 41,900 | 41,594 | 41,695 | 50,863 | 53,808 | 63,113 | 71,977 | 81,898 | 13.8 |
| Finance and insurance | 31,817 | 29,050 | 26,698 | 29,855 | 28,231 | 25,575 | 26,453 | 28,125 | 6.3 |
| Real estate and rental and leasing | 23,645 | 26,795 | 28,701 | 26,634 | 23,048 | 22,628 | 19,321 | 16,809 | -13.0 |
| Professional and technical services | 40,685 | 44,365 | 44,116 | 45,351 | 47,200 | 45,620 | 42,242 | 43,704 | 3.5 |
| Management of companies and enterprises | 123,471 | 136,728 | 136,083 | 152,652 | 148,070 | 169,635 | 96,170 | 47,653 | -149.6 |
| Administrative and waste services | 20,837 | 21,116 | 25,962 | 27,913 | 29,996 | 31,219 | 29,984 | 30,181 | 0.7 |
| Educational services | 8,118 | 8,878 | 9,218 | 13,313 | 11,552 | 10,255 | 11,635 | 12,112 | 4.1 |
| Health care and social assistance | 54,048 | 54,744 | 56,222 | 58,608 | 58,837 | 58,726 | 58,408 | 57,475 | -1.6 |
| Arts, entertainment, and recreation | 17,375 | 16,397 | 16,256 | 16,012 | 15,943 | 16,264 | 16,667 | 16,802 | 0.8 |
| Accommodation and food services | 23,821 | 23,073 | 23,468 | 23,994 | 24,512 | 24,964 | 25,226 | 24,859 | -1.5 |
| Other services, except public administration | 32,833 | 31,194 | 33,205 | 33,470 | 34,263 | 32,400 | 30,999 | 30,760 | -0.8 |
| Government and government enterprises | 63,706 | 62,233 | 62,500 | 65,938 | 68,312 | 69,296 | 69,273 | 69,067 | -0.3 |
| Total | 43,025 | 44,163 | 44,494 | 45,224 | 44,834 | 43,572 | 41,537 | 40,662 | -2.1 |

Table II.15.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$1,466,582,000 a 0.0 percent change between 2016 and 2017. Table II.15.28 on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 20,280 and 21,448 in 2017, which was a percentage change of 0.1 over this this period.

Table II.15.28
Total Employment and Real Personal Income
 Park 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 | 265,142 | 17,222 | -5,309 | 61,766 | 22,558 | 326,934 | 18,690 | 8,896 | 29,806 |
| 1970 | 274,241 | 16,899 | -4,694 | 66,899 | 24,744 | 344,291 | 19,338 | 8,744 | 31,364 |
| 1971 | 300,251 | 18,925 | -5,822 | 72,724 | 27,627 | 375,855 | 20,838 | 9,413 | 31,900 |
| 1972 | 329,846 | 21,639 | -5,354 | 75,468 | 29,496 | 407,816 | 22,452 | 9,849 | 33,492 |
| 1973 | 367,972 | 25,439 | -4,759 | 83,260 | 32,550 | 453,583 | 24,772 | 9,889 | 37,209 |
| 1974 | 380,423 | 28,048 | -4,496 | 95,409 | 34,232 | 477,519 | 26,021 | 10,222 | 37,215 |
| 1975 | 388,850 | 29,255 | -4,785 | 102,564 | 37,678 | 495,052 | 26,181 | 10,876 | 35,754 |
| 1976 | 394,926 | 32,105 | -4,553 | 104,049 | 40,072 | 502,389 | 25,708 | 11,316 | 34,899 |
| 1977 | 421,853 | 33,783 | -3,832 | 108,828 | 41,750 | 534,816 | 27,272 | 11,836 | 35,642 |
| 1978 | 465,686 | 38,748 | -3,382 | 116,615 | 44,769 | 584,941 | 28,938 | 12,677 | 36,736 |
| 1979 | 472,733 | 40,736 | -1,736 | 121,610 | 47,523 | 599,395 | 28,529 | 12,945 | 36,520 |
| 1980 | 489,857 | 41,679 | -940 | 143,879 | 51,628 | 642,745 | 29,507 | 13,383 | 36,604 |
| 1981 | 499,437 | 46,730 | -1,655 | 168,558 | 56,526 | 676,136 | 30,299 | 13,876 | 35,993 |
| 1982 | 481,580 | 46,934 | -2,005 | 183,013 | 61,768 | 677,422 | 29,120 | 14,173 | 33,980 |
| 1983 | 469,068 | 45,211 | -3,117 | 180,438 | 70,188 | 671,368 | 28,262 | 14,072 | 33,333 |
| 1984 | 482,611 | 47,687 | -5,364 | 193,742 | 70,344 | 693,646 | 28,464 | 14,104 | 34,219 |
| 1985 | 466,004 | 47,105 | -6,473 | 204,595 | 72,304 | 689,324 | 28,415 | 13,395 | 34,789 |
| 1986 | 450,709 | 44,611 | -8,151 | 182,306 | 80,573 | 660,826 | 27,018 | 12,604 | 35,760 |
| 1987 | 415,394 | 43,155 | -9,604 | 178,428 | 80,973 | 622,036 | 26,225 | 12,622 | 32,911 |
| 1988 | 429,409 | 47,499 | -12,342 | 182,135 | 81,804 | 633,508 | 26,855 | 13,131 | 32,703 |
| 1989 | 448,438 | 48,667 | -14,000 | 191,487 | 86,435 | 663,692 | 28,453 | 13,602 | 32,968 |
| 1990 | 453,608 | 50,097 | -14,260 | 194,924 | 88,480 | 672,655 | 29,006 | 13,800 | 32,871 |
| 1991 | 474,389 | 52,660 | -13,266 | 186,928 | 94,644 | 690,035 | 29,612 | 14,113 | 33,613 |
| 1992 | 494,193 | 54,293 | -13,505 | 214,849 | 101,705 | 742,949 | 31,294 | 14,331 | 34,484 |
| 1993 | 510,358 | 56,509 | -13,049 | 218,554 | 109,637 | 768,992 | 31,606 | 14,801 | 34,482 |
| 1994 | 527,410 | 60,068 | -13,528 | 231,162 | 111,915 | 796,892 | 31,892 | 16,151 | 32,655 |
| 1995 | 531,394 | 60,897 | -13,780 | 229,222 | 117,113 | 803,052 | 31,516 | 16,373 | 32,456 |
| 1996 | 563,131 | 62,838 | -12,424 | 240,106 | 121,080 | 849,055 | 33,279 | 16,694 | 33,733 |
| 1997 | 582,749 | 63,260 | -9,977 | 253,484 | 123,885 | 886,881 | 34,257 | 16,798 | 34,692 |
| 1998 | 582,856 | 63,550 | -8,332 | 274,138 | 124,565 | 909,678 | 35,055 | 16,966 | 34,355 |
| 1999 | 629,255 | 66,512 | -9,116 | 288,014 | 127,643 | 969,283 | 37,769 | 17,193 | 36,600 |
| 2000 | 624,874 | 66,820 | -7,979 | 298,803 | 133,043 | 981,921 | 38,028 | 17,521 | 35,665 |
| 2001 | 671,668 | 71,713 | -8,386 | 313,326 | 143,334 | 1,048,230 | 40,794 | 17,798 | 37,738 |
| 2002 | 687,139 | 72,242 | -11,616 | 263,996 | 149,817 | 1,017,094 | 39,483 | 18,300 | 37,549 |
| 2003 | 697,250 | 74,952 | -12,602 | 259,153 | 154,360 | 1,023,208 | 39,372 | 18,492 | 37,705 |
| 2004 | 692,734 | 77,577 | -13,317 | 293,856 | 164,055 | 1,059,752 | 40,638 | 18,832 | 36,785 |
| 2005 | 694,959 | 79,138 | -11,217 | 316,695 | 173,328 | 1,094,628 | 41,507 | 19,026 | 36,527 |
| 2006 | 750,313 | 93,729 | -7,437 | 378,184 | 182,363 | 1,209,694 | 45,156 | 19,459 | 38,558 |
| 2007 | 797,692 | 101,660 | -16,023 | 371,526 | 190,492 | 1,242,026 | 45,648 | 20,069 | 39,747 |
| 2008 | 865,283 | 106,389 | -15,382 | 341,808 | 213,225 | 1,298,546 | 47,059 | 20,496 | 42,217 |
| 2009 | 848,916 | 106,049 | -24,794 | 295,511 | 229,554 | 1,243,138 | 44,385 | 20,320 | 41,777 |
| 2010 | 872,544 | 106,448 | -25,517 | 296,232 | 239,962 | 1,276,773 | 45,198 | 20,280 | 43,024 |
| 2011 | 907,463 | 98,612 | -18,392 | 369,761 | 240,326 | 1,400,546 | 49,062 | 20,548 | 44,163 |
| 2012 | 935,524 | 103,149 | -12,933 | 434,144 | 236,841 | 1,490,427 | 51,513 | 21,026 | 44,493 |
| 2013 | 946,306 | 113,516 | -4,491 | 406,299 | 244,864 | 1,479,462 | 50,718 | 20,925 | 45,224 |
| 2014 | 950,070 | 116,968 | -4,418 | 423,633 | 247,585 | 1,499,902 | 51,509 | 21,191 | 44,834 |
| 2015 | 933,042 | 116,209 | -13,168 | 503,651 | 261,489 | 1,568,804 | 53,892 | 21,414 | 43,572 |
| 2016 | 890,348 | 115,147 | -27,661 | 450,409 | 268,620 | 1,466,569 | 49,863 | 21,435 | 41,537 |
| 2017 | 872,126 | 115,414 | -25,108 | 458,245 | 276,733 | 1,466,582 | 49,600 | 21,448 | 40,662 |

Diagram II.15.5, below, shows real average earnings per job for Park County from 1990 to 2017. Over this period the average earning per job for Park County was \$38,276 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.15.5
Real Average Earnings Per Job
 Park County
 BEA Data 1990 - 2017

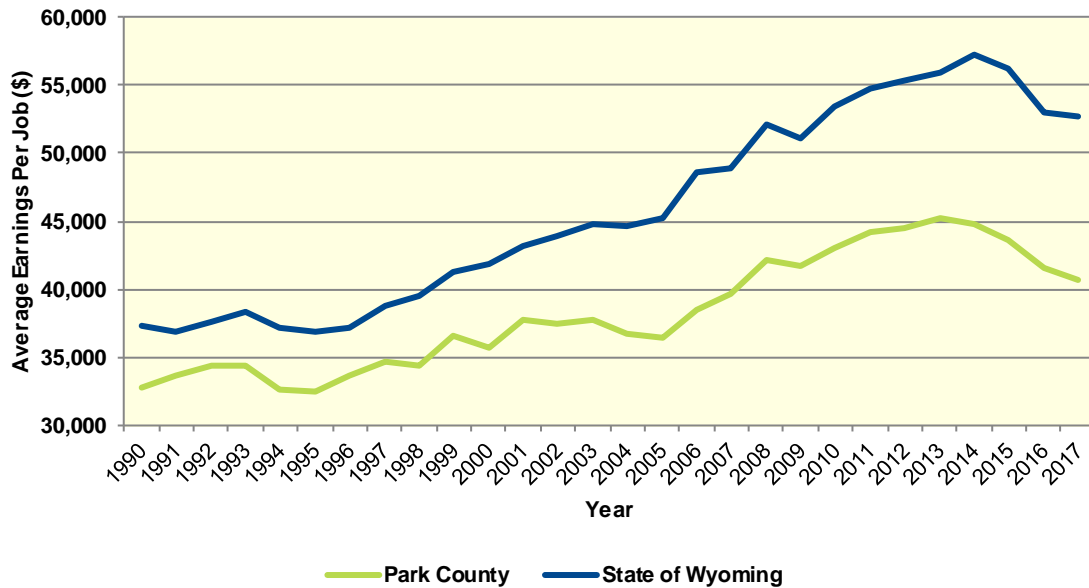
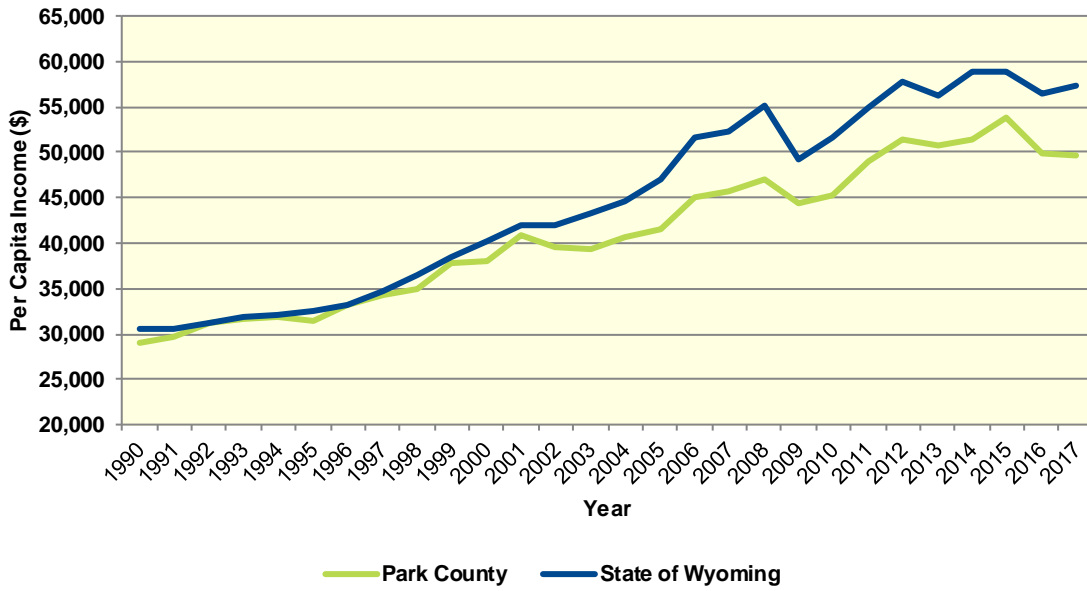


Diagram II.15.6, on the following page, shows real per capita income Park County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Park County was \$41,025 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.15.6
Real Per Capita Income
Park County
BEA Data 1990 - 2017



| Table II.15.29 Semiannual Average Monthly Rental Prices Park County EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars | | | | |
|---|------------|-----------------|-------|-------------|
| Quarter Year | Apartments | Mobile Home Lot | House | Mobile Home |
| Q2.87 | 534 | 246 | 704 | 477 |
| Q4.87 | 535 | 246 | 647 | 486 |
| Q2.88 | 461 | 238 | 638 | 503 |
| Q4.88 | 457 | 238 | 616 | 514 |
| Q2.89 | 503 | 229 | 662 | 516 |
| Q4.89 | 516 | 229 | 646 | 465 |
| Q2.90 | 498 | 221 | 635 | 476 |
| Q4.90 | 525 | 229 | 639 | 374 |
| Q2.91 | 472 | 217 | 641 | 459 |
| Q4.91 | 518 | 222 | 689 | 432 |
| Q2.92 | 535 | 214 | 693 | 440 |
| Q4.92 | 553 | 212 | 688 | 495 |
| Q2.93 | 575 | 207 | 553 | 501 |
| Q4.93 | 553 | 215 | 633 | 440 |
| Q2.94 | 561 | 235 | 719 | 0 |
| Q4.94 | 570 | 235 | 658 | 521 |
| Q2.95 | 602 | 230 | 751 | 536 |
| Q4.95 | 620 | 238 | 697 | 516 |
| Q2.96 | 589 | 240 | 676 | 532 |
| Q4.96 | 558 | 240 | 726 | 563 |
| Q2.97 | 568 | 236 | 704 | 513 |
| Q4.97 | 561 | 236 | 702 | 489 |
| Q2.98 | 545 | 223 | 630 | 512 |
| Q4.98 | 524 | 223 | 652 | 475 |
| Q2.99 | 520 | 222 | 626 | 509 |
| Q4.99 | 540 | 222 | 635 | 544 |
| Q2.00 | 514 | 249 | 632 | 432 |
| Q4.00 | 543 | 224 | 690 | 479 |
| Q2.01 | 516 | 225 | 660 | 456 |
| Q4.01 | 534 | 225 | 685 | 497 |
| Q2.02 | 516 | 225 | 679 | 467 |
| Q4.02 | 520 | 228 | 712 | 484 |
| Q2.03 | 554 | 222 | 690 | 522 |
| Q4.03 | 540 | 222 | 730 | 562 |
| Q2.04 | 542 | 221 | 736 | 471 |
| Q4.04 | 549 | 229 | 783 | 517 |
| Q2.05 | 541 | 222 | 708 | 482 |
| Q4.05 | 529 | 221 | 694 | 497 |
| Q2.06 | 512 | 209 | 703 | 470 |
| Q4.06 | 549 | 209 | 695 | 543 |
| Q2.07 | 540 | 211 | 754 | 508 |
| Q4.07 | 527 | 212 | 777 | 528 |
| Q2.08 | 537 | 213 | 789 | 571 |
| Q4.08 | 546 | 221 | 770 | 563 |
| Q2.09 | 551 | 219 | 763 | 592 |
| Q4.09 | 544 | 222 | 802 | 611 |
| Q2.10 | 574 | 224 | 787 | 571 |
| Q4.10 | 616 | 238 | 840 | 630 |
| Q2.11 | 573 | 236 | 808 | 591 |
| Q4.11 | 610 | 242 | 866 | 614 |
| Q2.12 | 585 | 240 | 918 | 604 |
| Q4.12 | 570 | 241 | 861 | 681 |
| Q2.13 | 576 | 234 | 883 | 676 |
| Q4.13 | 583 | 241 | 889 | 708 |
| Q2.14 | 593 | 245 | 886 | 730 |
| Q4.14 | 601 | 255 | 926 | 759 |
| Q2.15 | 609 | 261 | 911 | 785 |
| Q4.15 | 594 | 264 | 897 | 736 |
| Q2.16 | 603 | 261 | 873 | 759 |
| Q4.16 | 598 | 306 | 870 | 697 |
| Q2.17 | 630 | 296 | 910 | 737 |
| Q4.17 | 634 | 300 | 920 | 711 |

Housing

| | | | | |
|-------|-----|-----|-----|-----|
| Q2.18 | 648 | 274 | 915 | 771 |
|-------|-----|-----|-----|-----|

According to the Wyoming cost of living index, real average apartment rent in Park increased by 2.9 percent from second quarter 2017 to second quarter 2018 from \$634 to \$587. During that same period, detached single-family home rents increased by 0.5 percent, rents for mobile homes on lots increased by 4.6 percent, and rents for mobile home lots increased by -7.4 percent.

Park rental prices experienced average annualized increases of 0.4 percent for apartments, 0.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.2 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.15.29, at right, presents the Park county data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Park County decreased from 125 authorizations in 2016 to 123 in 2017.

The real value of single-family building permits decreased from \$253,846 in 2016 to \$239,018 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.15.30.

| Table II.15.30 Building Permits and Valuation Park 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 | 29 | 2 | 12 | 6 | 49 | 126,219 | 76,397 |
| 1981 | 60 | 0 | 7 | 0 | 67 | 115,213 | 0 |
| 1982 | 55 | 0 | 3 | 0 | 58 | 71,779 | 0 |
| 1983 | 64 | 4 | 0 | 32 | 100 | 77,060 | 47,467 |
| 1984 | 77 | 0 | 0 | 10 | 87 | 80,433 | 63,751 |
| 1985 | 56 | 0 | 0 | 25 | 81 | 87,359 | 44,420 |
| 1986 | 44 | 0 | 0 | 15 | 59 | 81,007 | 43,548 |
| 1987 | 41 | 0 | 0 | 10 | 51 | 77,893 | 42,459 |
| 1988 | 8 | 2 | 0 | 0 | 10 | 144,958 | 0 |
| 1989 | 12 | 2 | 0 | 0 | 14 | 129,895 | 0 |
| 1990 | 16 | 0 | 0 | 0 | 16 | 95,603 | 0 |
| 1991 | 80 | 4 | 4 | 0 | 88 | 134,993 | 0 |
| 1992 | 141 | 6 | 8 | 0 | 155 | 126,253 | 0 |
| 1993 | 156 | 6 | 20 | 0 | 182 | 135,697 | 0 |
| 1994 | 211 | 8 | 37 | 10 | 266 | 138,236 | 72,560 |
| 1995 | 133 | 8 | 24 | 9 | 174 | 146,542 | 71,074 |
| 1996 | 177 | 6 | 12 | 0 | 195 | 150,479 | 0 |
| 1997 | 127 | 8 | 0 | 0 | 135 | 155,052 | 0 |
| 1998 | 150 | 4 | 0 | 0 | 154 | 160,047 | 0 |
| 1999 | 130 | 2 | 23 | 0 | 155 | 161,266 | 0 |
| 2000 | 137 | 0 | 0 | 0 | 137 | 184,034 | 0 |
| 2001 | 112 | 6 | 0 | 0 | 118 | 185,879 | 0 |
| 2002 | 164 | 8 | 7 | 0 | 179 | 192,788 | 0 |
| 2003 | 174 | 22 | 8 | 6 | 210 | 196,980 | 54,488 |
| 2004 | 230 | 2 | 4 | 6 | 242 | 182,644 | 29,698 |
| 2005 | 183 | 4 | 0 | 0 | 187 | 190,078 | 0 |
| 2006 | 237 | 12 | 3 | 0 | 252 | 206,697 | 0 |
| 2007 | 234 | 6 | 4 | 0 | 244 | 224,371 | 0 |
| 2008 | 177 | 12 | 0 | 12 | 201 | 223,147 | 30,000 |
| 2009 | 126 | 6 | 0 | 12 | 144 | 201,288 | 92,624 |
| 2010 | 102 | 8 | 0 | 8 | 118 | 227,096 | 25,213 |
| 2011 | 101 | 12 | 0 | 0 | 113 | 217,192 | 0 |
| 2012 | 104 | 20 | 0 | 0 | 124 | 216,108 | 0 |
| 2013 | 98 | 0 | 12 | 0 | 110 | 243,136 | 0 |
| 2014 | 107 | 6 | 6 | 12 | 131 | 239,419 | 121,591 |
| 2015 | 137 | 2 | 4 | 0 | 143 | 263,915 | 0 |
| 2016 | 125 | 6 | 3 | 6 | 140 | 253,846 | 76,351 |
| 2017 | 123 | 6 | 0 | 0 | 129 | 239,018 | 0 |

Diagram II.15.7 Single Family Permits

Park County
Census Bureau Data, 1980–2017

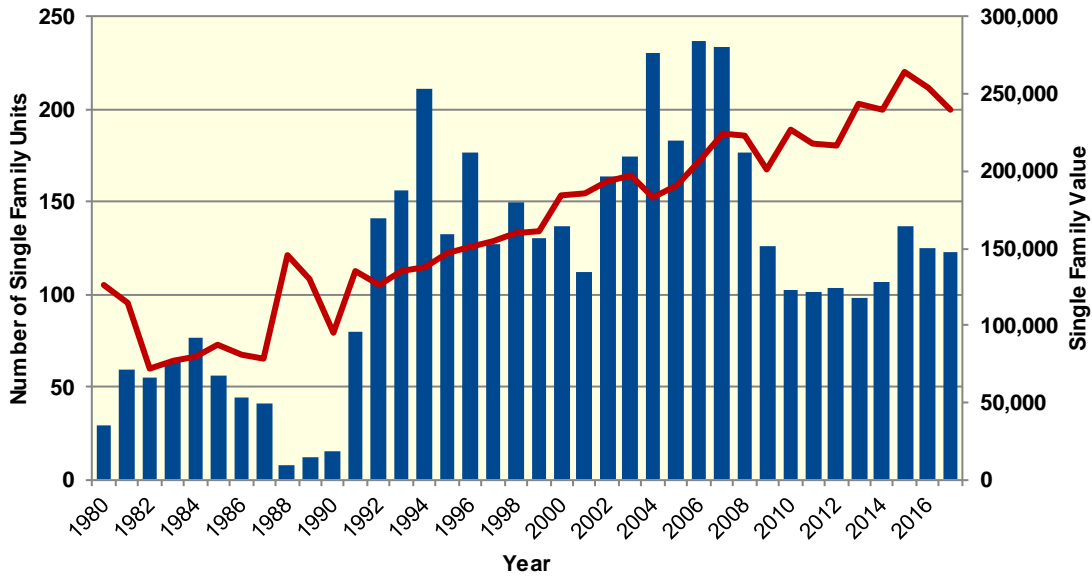
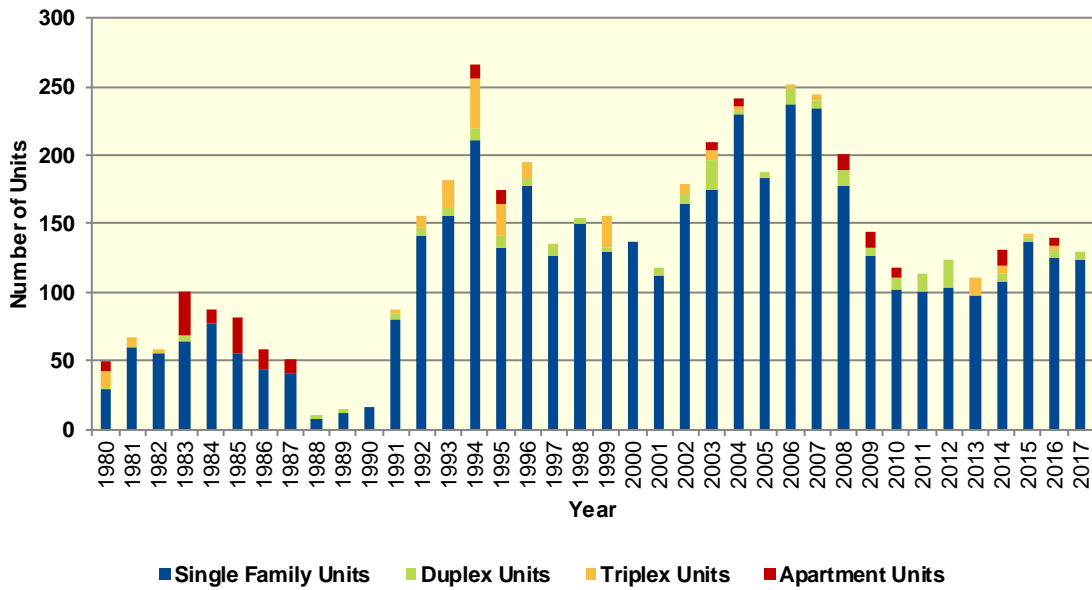


Diagram II.15.8 Total Permits by Unit Type

Park County
Census Bureau Data, 1980–2017



At the time of the 2010 Census, there were 942 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 8.7 percent, as shown in Table II.15.31.

| Table II.15.31 | | | | | |
|----------------------------------|-------------|---------------|-------------|---------------|----------------|
| Group Quarters Population | | | | | |
| Park 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 | 42 | 14.7% | 55 | 18.7% | 31% |
| Juvenile Facilities | . | . | 15 | 5.1% | . |
| Nursing Homes | 121 | 42.5% | 224 | 76.2% | 85.1% |
| Other Institutions | 122 | 42.8% | 0 | 0% | -100% |
| Total | 285 | 100.0% | 294 | 100.0% | 3.2% |
| Noninstitutionalized | | | | | |
| College Dormitories | 479 | 82.3% | 560 | 86.4% | 16.9% |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 103 | 17.7% | 88 | 13.6% | -14.6% |
| Total | 582 | 100.0% | 648 | 100.0% | 11.3% |
| Group Quarters Population | 867 | 100.0% | 942 | 100.0% | 8.7% |

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.15.32. Family households represented 68.5 percent of households, while non-family households accounted for 31.5 percent. These changed from 65.4 and 34.6 percent, respectively.

| Table II.15.32 | | | | |
|---|---------------|---------------|--------------------|---------------|
| Household Type by Tenure | | | | |
| Park County | | | | |
| 2010 Census SF1 & 2017 Five-Year ACS Data | | | | |
| Household Type | 2010 Census | | 2017 Five-Year ACS | |
| | Households | Households | Households | % of Total |
| Family Households | 7,777 | 65.4% | 8,096 | 68.5% |
| Married-Couple Family | 6,528 | 83.9% | 6,852 | 84.6% |
| Owner-Occupied | 5,462 | 83.7% | 5,733 | 83.7% |
| Renter-Occupied | 1,066 | 16.3% | 1,119 | 16.3% |
| Other Family | 1,249 | 16.1% | 1,244 | 15.4% |
| Male Householder, No Spouse Present | 399 | 31.9% | 364 | 32.1% |
| Owner-Occupied | 212 | 53.1% | 202 | 55.5% |
| Renter-Occupied | 187 | 46.9% | 162 | 44.5% |
| Female Householder, No Spouse Present | 850 | 68.1% | 880 | 68.3% |
| Owner-Occupied | 460 | 54.1% | 585 | 66.5% |
| Renter-Occupied | 390 | 45.9% | 295 | 33.5% |
| Non-Family Households | 4,108 | 34.6% | 3,715 | 31.5% |
| Owner-Occupied | 2,288 | 55.7% | 2,014 | 54.2% |
| Renter-Occupied | 1,820 | 44.3% | 1,701 | 45.8% |
| Total | 11,885 | 100.0% | 11,811 | 100.0% |

Housing types by unit are shown in Table II.15.33, below. In 2017, there were 14,192 housing units, up from 11,869 in 2000. Single-family units accounted for 80.3 percent of units in 2017, compared to 76.3 in 2000. Apartment units accounted for 3.8 percent in 2017, compared to 4.7 percent in 2000.

| Table II.15.33 | | | | |
|---|---------------|---------------|--------------------|---------------|
| Housing Units by Type | | | | |
| Park County | | | | |
| 2000 Census SF3 & 2017 Five-Year ACS Data | | | | |
| Unit Type | 2000 Census | | 2017 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Single-Family | 9,055 | 76.3% | 11,398 | 80.3% |
| Duplex | 279 | 2.4% | 218 | 1.5% |
| Tri- or Four-Plex | 469 | 4% | 595 | 4.2% |
| Apartment | 558 | 4.7% | 534 | 3.8% |
| Mobile Home | 1,497 | 12.6% | 1,447 | 10.2% |
| Boat, RV, Van, Etc. | 11 | 0.1% | 0 | 0% |
| Total | 11,869 | 100.0% | 14,192 | 100.0% |

In 2010, there were 13,275 housing units, compared with 14,192 in 2017. Single-family units accounted for 80.3 percent of units in 2017, compared to 74.6 in 2010. Apartment units accounted for 3.8 percent in 2017, compared to 3.5 percent in 2010.

| Table II.15.34 Housing Units by Type Park County 2010 & 2017 Five-Year ACS Data | | | | |
|--|---------------------------|-------------------|---------------------------|-------------------|
| Unit Type | 2010 Five-Year ACS | | 2017 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Single-Family | 9,909 | 74.6% | 11,398 | 80.3% |
| Duplex | 512 | 3.9% | 218 | 1.5% |
| Tri- or Four-Plex | 411 | 3.1% | 595 | 4.2% |
| Apartment | 463 | 3.5% | 534 | 3.8% |
| Mobile Home | 1,977 | 14.9% | 1,447 | 10.2% |
| Boat, RV, Van, Etc. | 3 | 0% | 0 | 0% |
| Total | 13,275 | 100.0% | 14,192 | 100.0% |

Some 87.6 percent of housing was occupied in 2010, compared to 86.9 percent in 2000. Owner-occupied housing changed 14.4 percent between 2000 and 2010, ending with owner-occupied units representing 70.9 percent of unit. Vacant units changed by 7.7 percent, resulting in 1,677 vacant units in 2010.

| Table II.15.35 Housing Units by Tenure Park County 2000 & 2010 Census SF1 Data | | | | | |
|---|--------------------|-------------------|--------------------|-------------------|---------------------------|
| Tenure | 2000 Census | | 2010 Census | | % Change 00-10 |
| | Units | % of Total | Units | % of Total | |
| Occupied Housing Units | 10,312 | 86.9% | 11,885 | 87.6% | 15.3% |
| Owner-Occupied | 7,363 | 71.4% | 8,422 | 70.9% | 14.4% |
| Renter-Occupied | 2,949 | 28.6% | 3,463 | 29.1% | 17.4% |
| Vacant Housing Units | 1,557 | 13.1% | 1,677 | 12.4% | 7.7% |
| Total Housing Units | 11,869 | 100.0% | 13,562 | 100.0% | 14.3% |

Table II.15.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 14,192 housing units. An estimated 72.3 percent were owner-occupied, and 16.8 percent were vacant.

| Table II.15.36 Housing Units by Tenure Park County 2010 Census & 2017 Five-Year ACS Data | | | | |
|---|--------------------|-------------------|---------------------------|-------------------|
| Tenure | 2010 Census | | 2017 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 11,885 | 87.6% | 11,811 | 83.2% |
| Owner-Occupied | 8,422 | 70.9% | 8,534 | 72.3% |
| Renter-Occupied | 3,463 | 29.1% | 3,277 | 27.7% |
| Vacant Housing Units | 1,677 | 12.4% | 2,381 | 16.8% |
| Total Housing Units | 13,562 | 100.0% | 14,192 | 100.0% |

Households by household size are shown in Table II.15.37, below. There were a total of 11,885 households in 2010, up from 10,312 in 2000. One person households changed by 10,312 percent between 2000 and 2010, while two person households changed by 22.7 percent. Three and four

person households changed by 5.3 and -7.9 respectively, representing 12.8 percent and 10.1 percent of the population in 2010.

| Table II.15.37 | | | | | |
|-------------------------------------|---------------|---------------|---------------|---------------|----------------|
| Households by Household Size | | | | | |
| Park County | | | | | |
| 2000 & 2010 Census SF1 Data | | | | | |
| Size | 2000 Census | | 2010 Census | | % Change 00-10 |
| | Households | % of Total | Households | % of Total | |
| One Person | 2,702 | 26.2% | 3,387 | 28.5% | 25.4% |
| Two Persons | 4,029 | 39.1% | 4,945 | 41.6% | 22.7% |
| Three Persons | 1,446 | 14% | 1,523 | 12.8% | 5.3% |
| Four Persons | 1,305 | 12.7% | 1,202 | 10.1% | -7.9% |
| Five Persons | 556 | 5.4% | 524 | 4.4% | -5.8% |
| Six Persons | 175 | 1.7% | 212 | 1.8% | 21.1% |
| Seven Persons or More | 99 | 1% | 92 | 0.8% | -7.1% |
| Total | 10,312 | 100.0% | 11,885 | 100.0% | 15.3% |

Households by income is shown in Table II.15.38, on the following page. Households earning more than \$100,000 per year represented 22.1 percent of households in 2017, compared to 5.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 22.5 percent of households in 2010, compared to 18.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 6.6 percent of households in 2017, compared to 16.8 percent in 2000.

| Table II.15.38 | | | | |
|---|---------------|---------------|--------------------|---------------|
| Households by Income | | | | |
| Park County | | | | |
| 2000 Census SF3 & 2017 Five-Year ACS Data | | | | |
| Income | 2000 Census | | 2017 Five-Year ACS | |
| | Households | % of Total | Households | % of Total |
| Less than \$15,000 | 1,730 | 16.8% | 784 | 6.6% |
| \$15,000 to \$19,999 | 897 | 8.7% | 480 | 4.1% |
| \$20,000 to \$24,999 | 797 | 7.7% | 557 | 4.7% |
| \$25,000 to \$34,999 | 1,582 | 15.3% | 983 | 8.3% |
| \$35,000 to \$49,999 | 2,072 | 20.1% | 1,804 | 15.3% |
| \$50,000 to \$74,999 | 1,898 | 18.4% | 2,660 | 22.5% |
| \$75,000 to \$99,999 | 797 | 7.7% | 1,934 | 16.4% |
| \$100,000 or More | 548 | 5.3% | 2,609 | 22.1% |
| Total | 10,321 | 100.0% | 11,811 | 100.0% |

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.15.39, on the following page. Households earning more than \$100,000 per year represented 22.1 percent of households in 2017, compared to 14.3 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 6.6 percent of households in 2017, compared to 11.3 percent in 2000.

Table II.15.39
Households by Income
Park 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 | 1,321 | 11.3% | 784 | 6.6% |
| \$15,000 to \$19,999 | 766 | 6.5% | 480 | 4.1% |
| \$20,000 to \$24,999 | 757 | 6.4% | 557 | 4.7% |
| \$25,000 to \$34,999 | 1,575 | 13.4% | 983 | 8.3% |
| \$35,000 to \$49,999 | 1,865 | 15.9% | 1,804 | 15.3% |
| \$50,000 to \$74,999 | 2,410 | 20.5% | 2,660 | 22.5% |
| \$75,000 to \$99,999 | 1,372 | 11.7% | 1,934 | 16.4% |
| \$100,000 or More | 1,676 | 14.3% | 2,609 | 22.1% |
| Total | 11,742 | 100.0% | 11,811 | 100.0% |

Table II.15.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 17 percent and 4.5 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 15.4 percent, 15 percent, and 14.4, respectively. Housing units built prior to 1939 represented 8.2 percent of households in 2017.

Table II.15.40
Households by Year Home Built
Park County
2000 Census SF3 & 2017 Five-Year ACS Data

| Year Built | 2000 Census | | 2017 Five-Year ACS | |
|-----------------|---------------|---------------|--------------------|---------------|
| | Households | % of Total | Households | % of Total |
| 1939 or Earlier | 1,221 | 11.8% | 973 | 8.2% |
| 1940 to 1949 | 1,008 | 9.8% | 893 | 7.6% |
| 1950 to 1959 | 1,183 | 11.5% | 1,040 | 8.8% |
| 1960 to 1969 | 1,285 | 12.5% | 1,068 | 9% |
| 1970 to 1979 | 2,223 | 21.6% | 1,823 | 15.4% |
| 1980 to 1989 | 1,544 | 15% | 1,773 | 15% |
| 1990 to 1999 | 1,848 | 17.9% | 1,701 | 14.4% |
| 2000 to 2009 | . | . | 2,011 | 17% |
| 2010 or Later | . | . | 529 | 4.5% |
| Total | 10,312 | 100.0% | 11,811 | 100.0% |

Table II.15.41, 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 17 percent in 2010 and 11.2 percent of households. Housing units built prior to 1939 represented 8.2 percent of households in 2017 and 8.2 percent of households in 2010.

Table II.15.41
Households by Year Home Built
Park 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 | 966 | 8.2% | 973 | 8.2% |
| 1940 to 1949 | 1,022 | 8.7% | 893 | 7.6% |
| 1950 to 1959 | 1,198 | 10.2% | 1,040 | 8.8% |
| 1960 to 1969 | 1,129 | 9.6% | 1,068 | 9% |
| 1970 to 1979 | 2,473 | 21.1% | 1,823 | 15.4% |
| 1980 to 1989 | 1,744 | 14.9% | 1,773 | 15% |
| 1990 to 1999 | 1,893 | 16.1% | 1,701 | 14.4% |
| 2000 to 2009 | 1,317 | 11.2% | 2,011 | 17% |
| 2010 or Later | | | 529 | 4.5% |
| Total | 11,742 | 100.0% | 11,811 | 100.0% |

The distribution of unit types by race are shown in Table II.15.42, on the following page. An estimated 82.6 percent of white households occupy single family homes, while 46.1 percent of black households do. Some 3.9 percent of white households occupy apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 54.8 percent of American Indian households occupy single family homes.

Table II.15.42
Distribution of Units in Structure by Race
Park County
2017 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/Pacific Islanders | Other | Two or More Races |
|---------------------|---------------|---------------|-----------------|---------------|-----------------------------------|---------------|-------------------|
| Single-Family | 82.6% | 46.1% | 54.8% | 0% | % | 27.7% | 90.3% |
| Duplex | 1.5% | 0% | 0% | 0% | % | 0% | 0% |
| Tri- or Four-Plex | 3.7% | 53.9% | 0% | 40% | % | 0% | 8% |
| Apartment | 3.9% | 0% | 0% | 49.1% | % | 0% | 0% |
| Mobile Home | 8.3% | 0% | 45.2% | 10.9% | % | 72.3% | 1.8% |
| Boat, RV, Van, Etc. | 0% | 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.15.43, below. An estimated 13.6 percent of vacant units were for rent in 2010, a -9.9 percent change since 2000. In addition, some 9.3 percent of vacant units were for sale, a change of 6.8 percent between 2000 and 2010. "Other" vacant units represented 15.5 percent of vacant units in 2010. This is a change of -0.4 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.15.43 | | | | | |
|---|--------------|---------------|--------------|---------------|----------------|
| Disposition of Vacant Housing Units | | | | | |
| Park County | | | | | |
| 2000 & 2010 Census SF1 Data | | | | | |
| Disposition | 2000 Census | | 2010 Census | | % Change 00-10 |
| | Units | % of Total | Units | % of Total | |
| For Rent | 253 | 16.2% | 228 | 13.6% | -9.9% |
| For Sale | 146 | 9.4% | 156 | 9.3% | 6.8% |
| Rented or Sold, Not Occupied | 53 | 3.4% | 67 | 4% | 26.4% |
| For Seasonal, Recreational, or Occasional Use | 809 | 52% | 952 | 56.8% | 17.7% |
| For Migrant Workers | 35 | 2.2% | 14 | 0.8% | -60% |
| Other Vacant | 261 | 16.8% | 260 | 15.5% | -0.4% |
| Total | 1,557 | 100.0% | 1,677 | 100.0% | 7.7% |

The disposition of vacant units between 2010 and 2017 are shown in Table II.15.44. By 2017, for rent units accounted for 26.4 percent of vacant units, while for sale units accounted for 5 percent. “Other” vacant units accounted for 26 percent of vacant units, representing a total of 618 “other” vacant units.

| Table II.15.44 | | | | |
|---|--------------|---------------|--------------------|---------------|
| Disposition of Vacant Housing Units | | | | |
| Park County | | | | |
| 2010 Census & 2017 Five-Year ACS Data | | | | |
| Disposition | 2010 Census | | 2017 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| For Rent | 228 | 13.6% | 628 | 26.4% |
| For Sale | 156 | 9.3% | 118 | 5% |
| Rented Not Occupied | 20 | 1.2% | 40 | 1.7% |
| Sold Not Occupied | 47 | 2.8% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 952 | 56.8% | 970 | 40.7% |
| For Migrant Workers | 14 | 0.8% | 7 | 0.3% |
| Other Vacant | 260 | 15.5% | 618 | 26% |
| Total | 1,677 | 100.0% | 2,381 | 100.0% |

Table II 15.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 73 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 9.3 percent of total households in Park County. In Park County the 5,357 households with three bedrooms accounted for 25.5 percent of all households ,and there were only 1,054 five-bedroom or more households, which accounted for 18.9 percent of all households.

| Table II.15.45 | | | | |
|---|---------------|--------------|---------------|--------------|
| Households by Number of Bedrooms | | | | |
| Park County | | | | |
| 2017 5-Year ACS Data | | | | |
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 2 | 73 | 155 | 100 |
| One | 195 | 721 | 1,316 | 1.1 |
| Two | 1,506 | 1,471 | 3,626 | 9.3 |
| Three | 3,801 | 719 | 5,357 | 25.5 |
| Four | 2,035 | 273 | 2,684 | 37.7 |
| Five or more | 995 | 20 | 1,054 | 18.9 |
| Total | 11,811 | 3,277 | 14,192 | 100.0 |

The age of a structure influences its value. As shown in Table II. 15.46, structures built in 1939 or earlier had a median value of, 165,900 while structures built between 1950 and 1959 had a median value of 197,500 and those built between 1990 to 1999 had a median value of 286,900. 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 347,200 and, 372,200 respectively. The total median value in Park County was, 236,200.

| Table II.15.46 | |
|--|----------------|
| Owner Occupied Median Value by Year Structure Built | |
| Park County | |
| 2017 5-Year ACS Data | |
| Year Structure Built | Median Value |
| 1939 or earlier | 165,900 |
| 1940 to 1949 | 161,900 |
| 1950 to 1959 | 197,500 |
| 1960 to 1969 | 191,400 |
| 1970 to 1979 | 198,300 |
| 1980 to 1989 | 249,200 |
| 1990 to 1999 | 286,900 |
| 2000 to 2009 | 321,400 |
| 2010 to 2013 | 347,200 |
| 2014 or later | 372,200 |
| Median Value | 236,200 |

Household mortgage status is reported in Table II. 15.47. In, Park County households with a mortgage accounted for 55.1 percent of all households or 4,699 housing units, and the remaining

49.2 percent or 4,196 units had no mortgage. Of those units with a mortgage, 503 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 4,196 or 49.2 percent had no second mortgage or no home equity loan.

| Table II.15.47 Mortgage Status Park County 2017 5-Year ACS Data | | |
|--|--------------|-----------------|
| Mortgage Status | Park County | |
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 4,699 | 55.1 |
| With either a second mortgage or home equity loan, but not both | 503 | 5.9 |
| Second mortgage only | 175 | 2.1 |
| Home equity loan only | 328 | 3.8 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 4,196 | 49.2 |
| Housing units without a mortgage | 3,835 | 44.9 |
| Total | 8,534 | 100.0% |

The median rent in Park County was \$643, as seen in Table II 15.48

| Table II.15.48 Median Rent Park County 2017 5-Year ACS Data | |
|--|-----------|
| Place | Rent |
| Median Rent | \$643 |
| Median Home Value | \$236,200 |

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 Park County was \$271,197. This represented an increase of 3.4 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.15.49.

| Table II.15.49 Average Sales Prices Park County vs. Wyoming DOR Data, 2000–2016 | | | | |
|--|-----------------------------------|--------------------------------|--------------------------|----------------------------|
| Year | Park County Average Price (\$) | Park County Annual % Change | Wyoming Average Price | Wyoming Annual % Change |
| 2000 | 113,178 | . | 131,207 | . |
| 2001 | 119,233 | 5.35 | 128,771 | -1.86 |
| 2002 | 132,854 | 11.42 | 138,295 | 7.40 |
| 2003 | 138,941 | 4.58 | 148,276 | 7.22 |
| 2004 | 151,921 | 9.34 | 159,558 | 7.61 |
| 2005 | 161,866 | 6.55 | 178,183 | 11.67 |
| 2006 | 183,326 | 13.26 | 219,438 | 23.15 |
| 2007 | 215,697 | 17.66 | 265,044 | 20.78 |
| 2008 | 215,692 | 0.0 | 256,045 | -3.40 |
| 2009 | 207,333 | -3.9 | 241,622 | -5.63 |
| 2010 | 217,191 | 4.75 | 250,958 | 3.86 |
| 2011 | 217,902 | 0.3 | 241,301 | -3.85 |
| 2012 | 214,019 | -1.8 | 266,406 | 10.40 |
| 2013 | 231,080 | 8.0 | 281,345 | 5.6 |
| 2014 | 238,732 | 3.3 | 263,432 | -6.4 |
| 2015 | 247,169 | 3.5 | 275,611 | 4.6 |
| 2016 | 262,394 | 6.2 | 280,428 | 1.7 |
| 2017 | 271,197 | 3.4 | 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 2018.⁹⁹ During December 2018, a total of 80 surveys were completed by property managers in Park County. Of the 1,161 rental units surveyed 106 were vacant, indicating a vacancy rate of 9.1 percent.

From December 2018 through February of 2019¹⁰⁰, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.15.50 presents some basic statistics about the completed surveys.

Diagram II.15.9 shows the historical vacancy rate from Park County and Wyoming over the period of June 2001 to December 2018.

| Table II.15.50 Total Units, Vacant Units, and Vacancy Rate Park County RVS Data, December 2002 – December 2018 | | | | |
|---|--------|-------------|--------------|--------------|
| Year | Sample | Total Units | Vacant Units | Vacancy Rate |
| 2002b | 10 | 399 | 18 | 4.5% |
| 2003a | 15 | 732 | 18 | 2.5% |
| 2003b | 34 | 875 | 60 | 6.9% |
| 2004a | 34 | 1,047 | 56 | 5.4% |
| 2004b | 30 | 617 | 66 | 10.7% |
| 2005a | 33 | 815 | 27 | 3.3% |
| 2005b | 35 | 728 | 38 | 5.2% |
| 2006a | 34 | 577 | 9 | 1.6% |
| 2006b | 42 | 636 | 21 | 3.3% |
| 2007a | 49 | 766 | 8 | 1.0% |
| 2007b | 46 | 932 | 25 | 2.7% |
| 2008a | 55 | 955 | 28 | 2.9% |
| 2008b | 63 | 1,003 | 34 | 3.4% |
| 2009a | 51 | 900 | 25 | 2.8% |
| 2009b | 72 | 1,013 | 35 | 3.5% |
| 2010a | 78 | 887 | 25 | 2.8% |
| 2010b | 80 | 1,091 | 46 | 4.2% |
| 2011a | 92 | 1,133 | 31 | 2.7% |
| 2011b | 96 | 934 | 26 | 2.8% |
| 2012a | 95 | 1,226 | 32 | 2.6% |
| 2012b | 106 | 1,399 | 50 | 3.6% |
| 2013a | 105 | 1,268 | 53 | 4.2% |
| 2013b | 106 | 1,533 | 56 | 3.7% |
| 2014a | 99 | 1,489 | 43 | 2.9% |
| 2014b | 92 | 1,627 | 48 | 3.0% |
| 2015a | 113 | 1,799 | 64 | 3.6% |
| 2015b | 91 | 1,458 | 100 | 6.9% |
| 2016a | 87 | 1,409 | 63 | 4.5% |
| 2016b | 94 | 1,248 | 92 | 7.4% |
| 2017a | 95 | 1,348 | 68 | 5.0% |
| 2017b | 84 | 1,142 | 98 | 8.6% |
| 2018a | 96 | 1,425 | 100 | 7% |
| 2018b | 80 | 1,161 | 106 | 9.1% |

⁹⁹ 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.

¹⁰⁰ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.15.9
Vacancy Rates by Year
 Park County vs. Wyoming
 RVS Data, June 2001 – December 2018

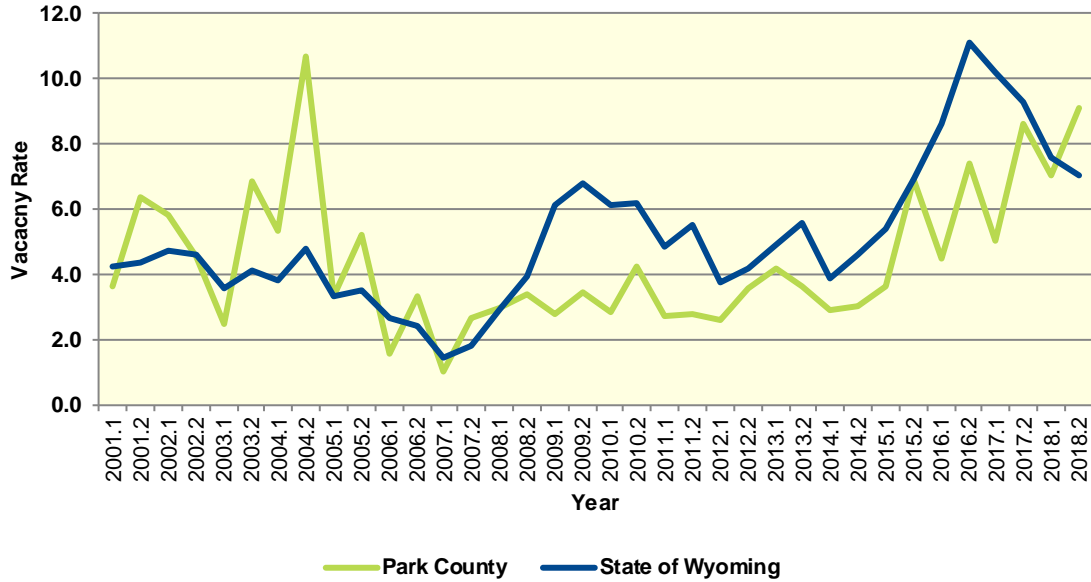


Diagram II.15.10 shows the average rent of single-family and apartment units in Park County. In 2018, rents for single-family units were \$933.8 and average rents for apartments were \$894.3.

Diagram II.15.10
Average Rent of Single Family and Apartment Units
 Park County
 RVS Data, June 2006 – December 2018

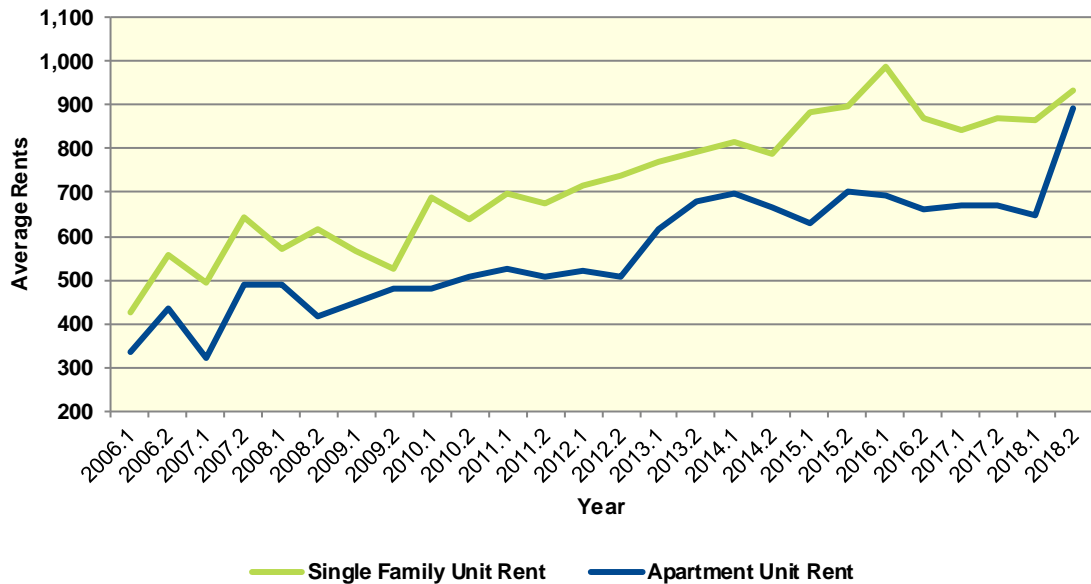


Table II.15.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 394 single family units in Park County, with 40 of them available. This translates into a vacancy rate of 10.2 percent in Park County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 513 apartment units reported in the survey, with 38 of them available, which resulted in a vacancy rate of 7.4 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

| Table II.15.51 | | | |
|--------------------------------------|--------------------|---------------------|---------------------|
| Rental Vacancy Survey by Type | | | |
| Park County | | | |
| 2018b Survey of Rental Properties | | | |
| Unit Type | Total Units | Vacant Units | Vacancy Rate |
| Single Family | 394 | 40 | 10.2% |
| Apartments | 513 | 38 | 7.4% |
| Mobile Homes | 67 | 4 | 6.0% |
| "Other" Units | 5 | 0 | 0.0% |
| Don't Know | 55 | 18 | 32.7% |
| Total | 1,161 | 106 | 9.1% |

Table II.15.52 reports units by bedroom size. As can be seen there were 140 two-bedroom apartment units and 44 three bedroom units. Overall, the 262 two-bedroom units accounted for 22.6 percent of all units, and the 119 three bedroom units accounted for 10.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 634 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

| Table II.15.52 | | | | | | | |
|---|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Rental Units by Number of Bedrooms | | | | | | | |
| Park 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 | 5 | 19 | 0 | 0 | . | 24 |
| One | 15 | 49 | 98 | 0 | 0 | . | 162 |
| Two | 55 | 47 | 140 | 19 | 1 | . | 262 |
| Three | 47 | 14 | 44 | 10 | 4 | . | 119 |
| Four | 7 | 1 | 0 | 0 | 0 | . | 8 |
| Five | 4 | 0 | 0 | 0 | 0 | . | 4.0 |
| Don't Know | 266 | 11 | 212 | 38 | 0 | 55 | 634 |
| Total | 394 | 127 | 513 | 67 | 5 | 55 | 1,161 |

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.15.53, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

| Table II.15.53 | | | | | | | |
|---|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Available Rental Units by Number of Bedrooms | | | | | | | |
| Park 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 | 3 | 0 | 0 | . | 3 |
| One | 0 | 1 | 3 | 0 | 0 | . | 4 |
| Two | 5 | 5 | 7 | 1 | 0 | . | 18 |
| Three | 7 | 1 | 3 | 0 | 0 | . | 11 |
| Four | 1 | 0 | 0 | 0 | 0 | . | 1 |
| Five | 2 | 0 | 0 | 0 | 0 | . | 2 |
| Don't Know | 25 | -1 | 22 | 3 | 0 | 18 | 67.0 |
| Total | 40 | 6 | 38 | 4 | 0 | 18 | 106 |

Table II.15.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 6.9 percent and three bedroom units had a vacancy rate of 6.9 percent.

| Table II.15.54 | | | | | | | |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Vacancy Rates by Number of Bedrooms | | | | | | | |
| Park 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% | 15.8% | % | % | | 12.5 |
| One | 0.0% | 2.0% | 3.1% | % | % | | 2.5 |
| Two | 9.1% | 10.6% | 5.0% | 5.3% | 0.0% | | 6.9 |
| Three | 14.9% | 7.1% | 6.8% | 0.0% | 0.0% | | 9.2 |
| Four | 14.3% | 0.0% | % | % | % | | 12.5 |
| Five | 50.0% | % | % | % | % | | 50.0 |
| Don’t Know | 9.4% | 1.6% | 10.4% | 7.9% | % | 32.7% | 10.6 |
| Total | 10.2% | 4.7% | 7.4% | 6.0% | 0.0% | 32.7% | 106 |

Table II.15.55 displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 9.1 percent.

| Table II.15.55 | | | |
|--|--------------|------------------------|----------------------|
| Single Family Units by Bedroom Size | | | |
| Park County 2018b Survey of Rental Properties | | | |
| Number of Bedrooms | Units | Available Units | Vacancy Rates |
| Studio | 0 | 0 | % |
| One | 15 | 0 | 0.0% |
| Two | 55 | 5 | 9.1% |
| Three | 47 | 7 | 14.9% |
| Four | 7 | 1 | 14.3% |
| Don’t know | 266 | 25 | 9.4% |
| Total | 394 | 40 | 10.2% |

Table II.15.56 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 5.0 percent.

| Table II.15.56 | | | |
|--|--------------|------------------------|----------------------|
| Apartment Units by Bedroom Size | | | |
| Park County 2018b Survey of Rental Properties | | | |
| Number of Bedrooms | Units | Available Units | Vacancy Rates |
| Efficiency | 19 | 3 | 15.8% |
| One | 98 | 3 | 3.1% |
| Two | 140 | 7 | 5.0% |
| Three | 44 | 3 | 6.8% |
| Four | 0 | 0 | % |
| Don’t know | 212 | 22 | 10.4% |
| Total | 513 | 38 | 7.4% |

Average market-rate rents by unit type are shown in Table II.15.57. 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.15.57 Average Market Rate Rents by Bedroom Size Park County 2018b Survey of Rental Properties | | | | | | |
|---|---------------------|----------------|-----------------|----------------|----------------|----------------|
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Total |
| Efficiency | \$. | \$. | \$502 | \$. | \$. | \$502 |
| One | \$588 | \$538 | \$600 | \$. | \$. | \$580 |
| Two | \$742 | \$694 | \$1,025 | \$569 | \$825 | \$755 |
| Three | \$1,009 | \$1,006 | \$790 | \$743 | \$933 | \$965 |
| Four | \$1,110 | \$1,000 | \$. | \$. | \$. | \$1,098 |
| Five | \$1,994 | \$. | \$. | \$. | \$. | \$1994.3 |
| Total | \$933.8 | \$728.9 | \$894.3 | \$668.1 | \$906.2 | \$843.2 |

Table II.15.58 shows vacancy rates for single family units by average rental rates for Park 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 9.8 percent.

| Table II.15.58 Single Family Market Rate Rents by Vacancy Status Park County 2018b Survey of Rental Properties | | | |
|---|---------------------|-------------------------------|--------------|
| Average Rents | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500 | 4 | 0 | 0.0% |
| \$500 to \$750 | 76 | 8 | 10.5% |
| \$750 to \$1,000 | 48 | 6 | 12.5% |
| \$1,000 to \$1,250 | 245 | 24 | 9.8% |
| \$1,250 to \$1,500 | 3 | 1 | 33.3% |
| Above \$1,500 | 6 | 1 | 16.7% |
| Missing | 12 | 0 | 0.0% |
| Total | 394 | 40 | 10.2% |

The average rent and availability of apartment units is displayed in Table II.15.59. 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 9.7 percent.

| Table II.15.59 Apartment Market Rate Rents by Vacancy Status Park County 2018b Survey of Rental Properties | | | |
|---|-----------------|---------------------------|--------------|
| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500 | 1 | 0 | 0.0% |
| \$500 to \$750 | 277 | 27 | 9.7% |
| \$750 to \$1,000 | 15 | 0 | 0.0% |
| \$1,000 to \$1,250 | 0 | 0 | % |
| \$1,250 to \$1,500 | 0 | 0 | % |
| Above \$1,500 | 0 | 0 | % |
| Missing | 220 | 11 | 5.0% |
| Total | 513 | 38 | 7.4% |

Table II.15.60 displays units designed to serve elderly occupants. In the most recent survey there were 78 units designed for elderly occupants, of which 1 units were available, which indicates a vacancy rate of 1.3.

| Table II.15.60 Units Designed for Elderly Occupants Park County 2018b Survey of Rental Properties | |
|--|-------------|
| Elderly | Units |
| Elderly Units | 78 |
| Available Elderly Units | 1 |
| Elderly Vacancy Rate | 1.3% |

Table II.15.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 1 units, or 0.9 percent of available units are expected to be on the market for less than seven days. An additional 12 units, or 11.3 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 11 units, or 10.4 percent are expected to be on the market for 90 days.

| Table II.15.61 Number of Estimated Days to Fill a Vacant unit Park County 2018b Survey of Rental Properties | | |
|--|-----------------|------------------|
| Average Days | Number of Units | Percent of Total |
| Less than 7 days | 1 | 0.9% |
| 7 to 30 days | 12 | 11.3% |
| 31 to 60 days | 13 | 12.3% |
| 61 to 90 days | 44 | 41.5% |
| More than 90 days | 11 | 10.4% |
| Unknown | 25 | 23.6% |
| Total | 106 | 100.0% |

Respondents were asked if utilities are included in the rent, which is shown in Table II.15.62, 38 respondents, or 54.3 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.15.63. There were 624 respondents who included electricity, 285 respondents who included natural gas, 812 respondents who included water and sewer and 742 respondents included trash collection in the rent.

| Table II.15.62 Are there any utilities included with the rent? Park County 2018b Survey of Rental Properties | |
|---|--------------|
| Response | Respondent |
| Yes | 38 |
| No | 32 |
| % Offering Utilities | 54.3% |

| Table II.15.63 Which utilities are included with the rent? Park County 2018b Survey of Rental Properties | |
|---|------------|
| Type of Utility Provided | Respondent |
| Electricity | 624 |
| Natural Gas | 285 |
| Propane | 0 |
| Water/Sewer | 812 |
| Trash Collection | 742 |
| Cable Television | 0 |
| Other | 11 |

Perceived Need for Rental Units

Table II.15.64, shows the number of survey respondents who keep a waiting list. As can be seen 18 respondents said they keep a waitlist, with an estimated 54 number of persons on the wait list.

| Table II.15.64 Do you keep a waiting list? Park County 2018b Survey of Rental Properties | |
|---|------------|
| Response | Respondent |
| Yes | 18 |
| No | 53 |
| Waitlist Size | 54 |

Table II.15.65, shows the condition of rental units by unit type for Park 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, 760, or 65.5 percent of units were in good condition and 61 units, or 5.3 percent, were in average condition. Details by unit type and condition are displayed.

| Table II.15.65 Condition by Unit Type Park County 2018b Survey of Rental Properties | | |
|--|--------------|------------------|
| Conditions | Units | Percent of Total |
| Poor | 0 | 0.0% |
| Fair | 0 | 0.0% |
| Average | 61 | 5.3% |
| Good | 760 | 65.5% |
| Excellent | 270 | 23.3% |
| Don't Know | 0 | 0.0% |
| Total | 1,161 | 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.15.66, 5 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 9 respondents indicated they would prefer more units of any type.

| Table II.15.66 If you had the opportunity to own/manage more units, how many would you prefer Park County 2018b Survey of Rental Properties | |
|--|-------------------------------|
| Unit Type | Respondents citing more units |
| Single family units | 5 |
| Duplex Units | 2 |
| Apartments | 2 |
| Mobile homes | 2 |
| Other | 0 |
| All types | 9 |
| Total | 20 |

Table, II.15.67, 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. Park County had a total of 27 respondents, with an average persons per household of 2.4 people. Of new residents to Park County, 59.3 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 51.9 percent of respondents renting their residence. The average mortgage payment in Park County was \$1,000 and the average rent was \$705. When asked if they were satisfied with their current housing, 66.7 percent said they were satisfied with their current housing.

| Table II.15.67 Most Replied Response Park County HNA Survey: Calendar Year 2018 | |
|--|--|
| Question | Most Replied Answer (%) |
| Demographics | |
| Total Number of Respondents | 27 |
| Number of persons in household (Average) | 2.4 |
| Current age | 55 to 64 years old (22.2%) |
| Marital status | Married (59.3%) |
| Primary reason for moving to Wyoming | Better quality of life (29.6%) |
| In which industry are you primarily employed | Retired (33.3%) |
| Highest education level completed | Some College (22.2%) |
| Total household income from all sources | \$75,000 to \$99,999 dollars (25.0%) |
| Current Housing Characteristics | |
| Current Residence | Single family home (63.0%) |
| Do you own or rent | Rent (51.9%) |
| How many bedrooms (Average) | 2.4 |
| Average mortgage payment | \$1,000 |
| Average rental payment | \$705 |
| Are you satisfied with your current housing | Satisfied with current housing (66.7%) |
| Housing Demand (If unsatisfied with current housing) | |
| Reason you are unsatisfied | Need more bedrooms (28.6%) |
| Are you seeking to change your housing situation | Seeking different housing (57.1%) |
| 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 | Build a new unit (50.0%) |
| Expected buying price | Not sure (100.0%) |

For residents who are unsatisfied with their current housing, 28.6 percent were unsatisfied because they need more bedrooms. 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. 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.15.68, below. In 2017, an estimated 0.7 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.

| Table II.15.68 Overcrowding and Severe Overcrowding Park County 2010 & 2017 Five-Year ACS Data | | | | | | | |
|---|-----------------|------------|--------------|------------|---------------------|------------|--------|
| Data Source | No Overcrowding | | Overcrowding | | Severe Overcrowding | | Total |
| | Households | % of Total | Households | % of Total | Households | % of Total | |
| Owner | | | | | | | |
| 2010 Five-Year ACS | 7,976 | 98.8% | 95 | 1.2% | 0 | 0% | 8,071 |
| 2017 Five-Year ACS | 8,496 | 99.6% | 20 | 0.2% | 18 | 0.2% | 8,534 |
| Renter | | | | | | | |
| 2010 Five-Year ACS | 3,618 | 98.6% | 53 | 1.4% | 0 | 0% | 11,742 |
| 2017 Five-Year ACS | 3,211 | 98% | 64 | 2% | 2 | 0.1% | 3,277 |
| Total | | | | | | | |
| 2010 Five-Year ACS | 11,594 | 98.7% | 148 | 1.3% | 0 | 0% | 11,742 |
| 2017 Five-Year ACS | 11,707 | 99.1% | 84 | 0.7% | 20 | 0.2% | 11,811 |

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 11,811 households with incomplete plumbing facilities in 2017, representing 0.4 percent of households in Park County. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2000.

| Table II.15.69 Households with Incomplete Plumbing Facilities Park 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 | 10,263 | 11,716 | 11,760 |
| Lacking Complete Plumbing Facilities | 49 | 26 | 51 |
| Total Households | 10,312 | 11,742 | 11,811 |
| Percent Lacking | 0.5% | 0.2% | 0.4% |

There were 11,811 households lacking complete kitchen facilities in 2017, compared to 10,312 households in 2000. This was a change from 0.4 percent of households in 2000 to 0.5 percent in 2017.

| Table II.15.70 | | | |
|--|--------------------|---------------------------|---------------------------|
| Households with Incomplete Kitchen Facilities | | | |
| Park 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 | 10,271 | 11,686 | 11,756 |
| Lacking Complete Kitchen Facilities | 41 | 56 | 55 |
| Total Households | 10,312 | 11,742 | 11,811 |
| Percent Lacking | 0.4% | 0.5% | 0.5% |

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

In Park County, 12.1 of households had a cost burden and 7.2 percent had a severe cost burden. Some 13 percent of renters were cost burdened, and 13.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.2 percent and a severe cost burden rate of 2.3 percent. Owner occupied households with a mortgage had a cost burden rate of 17.1 percent, and severe cost burden at 6.8 percent.

| Table II.15.71 | | | | | | | | | |
|---|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------------|--------------|
| Cost Burden and Severe Cost Burden by Tenure | | | | | | | | | |
| Park 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 | 2,911 | 65.9% | 744 | 16.9% | 759 | 17.2% | 0 | 0% | 4,414 |
| 2017 Five-Year ACS | 3,574 | 76.1% | 803 | 17.1% | 318 | 6.8% | 4 | 0.1% | 4,699 |
| Owner Without a Mortgage | | | | | | | | | |
| 2010 Five-Year ACS | 3,287 | 89.9% | 239 | 6.5% | 122 | 3.3% | 9 | 0.2% | 3,657 |
| 2017 Five-Year ACS | 3,517 | 91.7% | 201 | 5.2% | 87 | 2.3% | 30 | 0.8% | 3,835 |
| Renter | | | | | | | | | |
| 2010 Five-Year ACS | 1,815 | 49.4% | 594 | 16.2% | 497 | 13.5% | 765 | 20.8% | 3,671 |
| 2017 Five-Year ACS | 1,874 | 57.2% | 426 | 13% | 442 | 13.5% | 535 | 16.3% | 3,277 |
| Total | | | | | | | | | |
| 2010 Five-Year AC | 8,013 | 68.2% | 1,577 | 13.4% | 1,378 | 11.7% | 774 | 6.6% | 11,742 |
| 2017 Five-Year ACS | 8,965 | 75.9% | 1,430 | 12.1% | 847 | 7.2% | 569 | 4.8% | 11,811 |

Commuting Patterns

Table II.15.72, shows the place of work by county of residence. In 2010 93 percent of residents worked within the county they reside in with 5.2 percent working outside their home county. This compared to 93.6 percent of residents who worked within the county in which they resided and 4.7 percent of residents worked outside their home county.

| Table II.15.72 Place of Work Park 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 | 13,129 | 93% | 13,871 | 93.6% |
| Worked outside county of residence | 739 | 5.2% | 704 | 4.7% |
| Worked outside state of residence | 255 | 1.8% | 248 | 1.7% |
| Total | 14,123 | 100.0% | 14,823 | 100.0% |

Table II.15.73, shows the aggregate travel time to work based on place of work and residence. In Park County the total aggregate travel time was 245,245, with residents working in their home county spending a total of 181,705.

| Table II.15.73 Aggregate Travel Time to Work (in Minutes) Park 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 | 175,240 | 76.1% | 181,705 | 74.1% |
| Worked outside county of residence | 41,405 | 18% | 54,515 | 22.2% |
| Worked outside State of residence | 13,720 | 6% | 9,025 | 3.7% |
| Aggregate travel time to work (in minutes): | 230,365 | 100.0% | 245,245 | 100.0% |

Table II.15.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 230,365 minutes. Residents working within their home county spent an average of 13.1 minutes commuting to work, with those working outside their county of residence spending an average of 77.4 minutes on the commute.

| Table II.15.74 Average Travel Time to Work (in Minutes) Park County 2010 & 2017 5 year ACS data | | |
|--|-----------------|-----------------|
| Place of Work | 2010 5-year ACS | 2017 5-year ACS |
| Worked in county of residence | 13.3 | 13.1 |
| Worked outside county of residence | 56 | 77.4 |
| Worked outside State of residence | 53.8 | 36.4 |
| Average travel time to work (in minutes): | 16.3 | 16.5 |

Table II.15.75, shows the means of transportation to work. In 2017, 73.1 percent of commuters drove alone in a car, truck or van. Only 10.8 percent carpooled, with an additional 0.2 percent taking public transportation. There were also 914 persons or 6.2 percent who worked at home.

Table II.15.75
Means of Transportation to Work
 Park 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 | 10,541 | 74.6% | 10,842 | 73.1% |
| Car, truck, or van: Carpooled: | 1,605 | 11.4% | 1,601 | 10.8% |
| Public transportation (excluding taxicab): | 0 | 0% | 32 | 0.2% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 61 | 0.4% | 74 | 0.5% |
| Bicycle | 45 | 0.3% | 117 | 0.8% |
| Walked | 746 | 5.3% | 1,192 | 8% |
| Other means | 73 | 0.5% | 51 | 0.3% |
| Worked at home | 1,052 | 7.4% | 914 | 6.2% |
| Total | 14,123 | 100.0% | 14,823 | 100.0% |

Table II.15.76 shows the breakdown of the means of transportation by tenure. In 2017 54.5% percent of commuters owned their home and commuted alone by car, which compares to 53.1% percent in 2010. There were also 2,883 renters who drove alone in 2017 and accounted for 20% 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 0 renters, or 0 percent taking public of commuters

| Table II.15.76 | | | | |
|--|------------------------|-------------------|------------------------|-------------------|
| Means Of Transportation To Work By Tenure | | | | |
| Park County | | | | |
| 2010 & 2017 5 year ACS data | | | | |
| Tenure | 2010 5-year ACS | % of Total | 2017 5-year ACS | % of Total |
| Car, truck, or van - drove alone: | | | | |
| Owner | 7,297 | 53.1% | 7,877 | 54.5% |
| Renter | 3,084 | 22.4% | 2,883 | 20% |
| Car, truck, or van - carpooled: | | | | |
| Owner | 1,091 | 7.9% | 1,273 | 8.8% |
| Renter | 502 | 3.7% | 313 | 2.2% |
| Public transportation (excluding taxicab): | | | | |
| Owner | 0 | 0% | 31 | 0.2% |
| Renter | 0 | 0% | 0 | 0% |
| Walked: | | | | |
| Owner | 268 | 1.9% | 469 | 3.2% |
| Renter | 306 | 2.2% | 486 | 3.4% |
| Taxicab, motorcycle, bicycle, or other means: | | | | |
| Owner | 94 | 0.7% | 150 | 1% |
| Renter | 85 | 0.6% | 92 | 0.6% |
| Worked at home: | | | | |
| Owner | 866 | 6.3% | 689 | 4.8% |
| Renter | 159 | 1.2% | 185 | 1.3% |
| Total: | 13,752 | 100.0% | 14,448 | 100.0% |

2018 Park 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.15.77, 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.15.77 | | | |
|---|--------------|---------------|---------------|
| Households with Housing Problems by Income | | | |
| Park County | | | |
| 2011-2015 HUD CHAS Data | | | |
| Income | Owner | Renter | Total |
| One or more housing problems | | | |
| 30% HAMFI or less | 225 | 380 | 605 |
| 30.1-50% HAMFI | 430 | 245 | 675 |
| 50.1-80% HAMFI | 605 | 20 | 625 |
| 80.1-95% HAMFI | 90 | 50 | 140 |
| 95 – 115% HAMFI | 160 | 0 | 160 |
| 115.1% HAMFI or more | 155 | 0 | 155 |
| Total | 1,665 | 695 | 2,360 |
| Without Housing Problems | | | |
| 30% HAMFI or less | 190 | 135 | 325 |
| 30.1-50% HAMFI | 515 | 305 | 820 |
| 50.1-80% HAMFI | 1,120 | 940 | 2,060 |
| 80.1-95% HAMFI | 725 | 165 | 890 |
| 95 – 115% HAMFI | 1,080 | 175 | 1,255 |
| 115.1% HAMFI or more | 3,180 | 875 | 4,055 |
| Total | 6,810 | 2,595 | 9,405 |
| Not Computed | | | |
| 30% HAMFI or less | 30 | 15 | 45 |
| 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 | 30 | 15 | 45 |
| Total | | | |
| 30% HAMFI or less | 445 | 530 | 975 |
| 30.1-50% HAMFI | 945 | 550 | 1,495 |
| 50.1-80% HAMFI | 1,725 | 960 | 2,685 |
| 80.1-95% HAMFI | 815 | 215 | 1,030 |
| 95 – 115% HAMFI | 1,240 | 175 | 1,415 |
| 115.1% HAMFI or more | 3,335 | 875 | 4,210 |
| Total | 8,505 | 3,305 | 11,810 |

total of 1,665 owner occupied and 695 renter occupied households experiencing a housing problem.

Table II.15.78, shows the total estimated housing by tenure for Park County. As can be seen, in 2030 there are estimated to be a total of 9,279 owner and 3,774 renter occupied households or a total of 13,053 households. By 2050 there are estimated to be 10,338 owner, 4,153 renter for a total of 14,491 households in Park County.

| Year | Owner | Renter | Total |
|------|--------|--------|--------|
| 2017 | 8,534 | 3,277 | 11,811 |
| 2020 | 8,590 | 3,525 | 12,115 |
| 2025 | 8,941 | 3,651 | 12,592 |
| 2030 | 9,279 | 3,774 | 13,053 |
| 2035 | 9,586 | 3,887 | 13,473 |
| 2040 | 9,859 | 3,987 | 13,846 |
| 2045 | 10,106 | 4,075 | 14,181 |
| 2050 | 10,338 | 4,153 | 14,491 |

Table II.15.79, below shows the incremental housing demand for Park 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 745 owner-occupied and 497 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 Park County will see an additional 2,680 households, of which 235 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 620 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

| Table II.15.79 | | | | | | | | |
|--|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| Incremental Housing Demand Forecast | | | | | | | | |
| Park County | | | | | | | | |
| Strong Growth Scenario | | | | | | | | |
| Income (% of MFI) | 2017 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Owner | | | | | | | | |
| 0-30% | 0 | 3 | 21 | 39 | 55 | 69 | 82 | 94 |
| 30.1-50% | 0 | 6 | 45 | 83 | 117 | 147 | 175 | 200 |
| 50.1-80% | 0 | 11 | 83 | 151 | 213 | 269 | 319 | 366 |
| 80.1-95% | 0 | 5 | 39 | 71 | 101 | 127 | 151 | 173 |
| 95.1-115% | 0 | 8 | 59 | 109 | 153 | 193 | 229 | 263 |
| 115+% | 0 | 22 | 160 | 292 | 413 | 520 | 616 | 707 |
| Total | 0 | 54 | 407 | 745 | 1,052 | 1,325 | 1,572 | 1,804 |
| Renter | | | | | | | | |
| 0-30% | 0 | 40 | 60 | 80 | 98 | 114 | 128 | 140 |
| 30.1-50% | 0 | 41 | 62 | 83 | 102 | 118 | 133 | 146 |
| 50.1-80% | 0 | 72 | 109 | 144 | 177 | 206 | 232 | 254 |
| 80.1-95% | 0 | 16 | 24 | 32 | 40 | 46 | 52 | 57 |
| 95.1-115% | 0 | 13 | 20 | 26 | 32 | 38 | 42 | 46 |
| 115+% | 0 | 66 | 99 | 132 | 161 | 188 | 211 | 232 |
| Total | 0 | 248 | 374 | 497 | 610 | 710 | 798 | 876 |
| Total | | | | | | | | |
| 0-30% | 0 | 43 | 81 | 119 | 153 | 183 | 210 | 235 |
| 30.1-50% | 0 | 47 | 107 | 165 | 218 | 265 | 307 | 346 |
| 50.1-80% | 0 | 83 | 191 | 295 | 391 | 475 | 551 | 620 |
| 80.1-95% | 0 | 21 | 63 | 104 | 140 | 173 | 203 | 230 |
| 95.1-115% | 0 | 21 | 79 | 135 | 186 | 231 | 271 | 309 |
| 115+% | 0 | 88 | 259 | 424 | 574 | 708 | 828 | 939 |
| Total | 0 | 302 | 781 | 1,242 | 1,662 | 2,035 | 2,370 | 2,680 |

Table II.15.80 shows the Incremental Total Housing Need Forecast for Park 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 2,360 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 3,475 owner and 1,565 renter occupied households for a total of 5,040 quality households.

| Table II.15.80 | | | | | | | | |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Incremental Total Housing Need Forecast | | | | | | | | |
| Park County | | | | | | | | |
| Strong Growth Scenario | | | | | | | | |
| Income (% of MFI) | 2017 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Owner | | | | | | | | |
| 0-30% | 226 | 229 | 247 | 265 | 281 | 295 | 308 | 320 |
| 30.1-50% | 431 | 438 | 477 | 514 | 548 | 579 | 606 | 632 |
| 50.1-80% | 607 | 618 | 690 | 758 | 820 | 876 | 926 | 973 |
| 80.1-95% | 90 | 96 | 129 | 162 | 191 | 217 | 241 | 263 |
| 95.1-115% | 161 | 169 | 220 | 269 | 314 | 354 | 390 | 424 |
| 115+% | 156 | 177 | 315 | 448 | 568 | 675 | 772 | 863 |
| Total | 1,671 | 1,725 | 2,078 | 2,416 | 2,723 | 2,996 | 3,243 | 3,475 |
| Renter | | | | | | | | |
| 0-30% | 377 | 417 | 437 | 456 | 475 | 491 | 505 | 517 |
| 30.1-50% | 243 | 284 | 305 | 326 | 344 | 361 | 376 | 389 |
| 50.1-80% | 20 | 92 | 128 | 164 | 197 | 226 | 252 | 274 |
| 80.1-95% | 50 | 66 | 74 | 82 | 89 | 96 | 101 | 107 |
| 95.1-115% | 0 | 13 | 20 | 26 | 32 | 38 | 42 | 46 |
| 115+% | 0 | 66 | 99 | 132 | 161 | 188 | 211 | 232 |
| Total | 689 | 937 | 1,063 | 1,186 | 1,299 | 1,399 | 1,487 | 1,565 |
| Total | | | | | | | | |
| 0-30% | 603 | 645 | 684 | 721 | 755 | 786 | 813 | 837 |
| 30.1-50% | 674 | 722 | 782 | 840 | 893 | 940 | 982 | 1,021 |
| 50.1-80% | 627 | 710 | 818 | 922 | 1,017 | 1,102 | 1,178 | 1,247 |
| 80.1-95% | 140 | 161 | 203 | 244 | 280 | 313 | 342 | 370 |
| 95.1-115% | 161 | 182 | 240 | 295 | 346 | 391 | 432 | 470 |
| 115+% | 156 | 243 | 414 | 579 | 730 | 863 | 983 | 1,095 |
| Total | 2,360 | 2,662 | 3,141 | 3,602 | 4,022 | 4,395 | 4,730 | 5,040 |

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,523 loans purchased in Park County between 1979 and 2018, with 41 occurring in fiscal 2017. The average home size over the period was 1,236 square feet and 1,213 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1965. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$55,178. The average purchase price in fiscal 2018 was \$172,085. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 36.6 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.**