

PLATTE COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Platte County’s population decreased from 8,667 in 2010 to 8,562 in 2017, or by 1.2 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 15.6 percent, and the number of people from 55 to 64 years of age decreased by 5.5 percent. The white population decreased by 2.9 percent, while the black population increased by 78.6 percent. The Hispanic population increased from 580 to 701 people between 2010 and 2017 or by 20.9 percent. These data are presented in Table II.16.1.

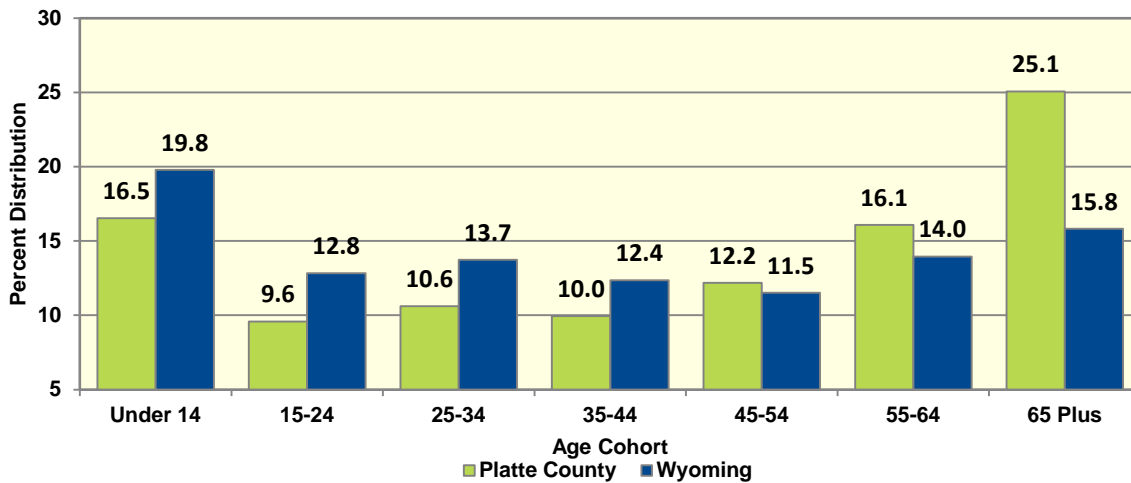
Table II.16.1						
Profile of Population Characteristics						
Platte County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Platte County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	8,667	8,562	-1.2%	563,626	579,315	2.8%
Age						
Under 14 years	1,400	1,415	1.1%	113,371	114,663	1.1%
15 to 24 years	900	820	-8.9%	78,460	74,359	-5.2%
25 to 34 years	786	909	15.6%	77,649	79,514	2.4%
35 to 44 years	943	852	-9.7%	66,966	71,619	6.9%
45 to 54 years	1,384	1,043	-24.6%	83,577	66,699	-20.2%
55 to 64 years	1,457	1,377	-5.5%	73,513	80,854	10.0%
65 and Over	1,797	2,146	19.4%	70,090	91,607	30.7%
Race						
White	8,455	8,209	-2.9%	529,110	537,396	1.6%
Black	28	50	78.6%	5,135	7,445	45.0%
American Indian and Alaskan Native	50	87	74.0%	14,457	15,743	8.9%
Asian	33	65	97.0%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	6	6	0.0%	521	579	11.1%
Two or more races	95	145	52.6%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	580	701	20.9%	50,231	58,122	15.7%

Table II.16.2, presents the population of Platte County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 4,303 males, who accounted for 49.6 percent of the population, and the remaining 50.4 percent, or 4,364 persons, were female. In 2017, the number of males rose to 4,346 persons, and accounted for 50.8 percent of the population, with the remaining 49.2 percent, or 4,216 persons being female.

Table II.16.2 Population by Age and Gender Platte 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	678	722	1,400	717	698	1,415	1.1%
15 to 24 years	478	422	900	432	388	820	-8.9%
25 to 34 years	408	378	786	479	430	909	15.6%
35 to 44 years	451	492	943	442	410	852	-9.7%
45 to 54 years	674	710	1,384	529	514	1,043	-24.6%
55 to 64 years	753	704	1,457	691	686	1,377	-5.5%
65 and Over	861	936	1,797	1,056	1,090	2,146	19.4%
Total	4,303	4,364	8,667	4,346	4,216	8,562	-1.2%
% of Total	49.6%	50.4%	.	50.8%	49.2%	.	

Diagram II.16.1, displays the percentage of the population by age in Platte County compared to the State of Wyoming.

Diagram II.16.1
Age Cohort
Platte County vs. Wyoming
2010 Census and Current Census Estimates



The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 52 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Platte County are presented in Table II.16.3, and indicate a net increase of 961 persons over the time period.

Table II.16.3			
Driver’s Licenses Exchanged and Surrendered			
Platte County			
WYDOT Data, 2000 – 2018			
Year	In-Migrants	Out-Migrants	Net Change
2000	239	176	63
2001	237	191	46
2002	231	153	78
2003	201	149	52
2004	241	177	64
2005	218	186	32
2006	213	183	30
2007	197	175	22
2008	222	173	49
2009	212	135	77
2010	265	114	151
2011	215	158	57
2012	238	183	55
2013	204	173	31
2014	253	178	75
2015	226	174	52
2016	235	186	49
2017	224	194	30
2018	239	298	-59
Total	4,310	3,356	954

Population and Race

Table II.16.4 below shows population by age for the 2000 and 2010 census. The population changed by -1.6 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 23.3 percent to a total of 1,797 persons in 2010. Those aged 25 to 34 grew by -6.5 percent, and those aged under 5 grew by -5.9 percent.

Table II.16.4 Population by Age Platte County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	454	5.2%	427	4.9%	-5.9%
5 to 19	1,995	22.7%	1,509	17.4%	-24.4%
20 to 24	362	4.1%	364	4.2%	0.6%
25 to 34	841	9.5%	786	9.1%	-6.5%
35 to 54	2,685	30.5%	2,327	26.8%	-13.3%
55 to 64	1,012	11.5%	1,457	16.8%	44%
65 or Older	1,458	16.6%	1,797	20.7%	23.3%
Total	8,807	100.0%	8,667	100.0%	-1.6%

The elder population is further explored in Table II.16.5, on the following page. Those aged 65 to 66 grew by 49.4 percent between 2000 and 2010, resulting in a population of 257 persons. Those aged 85 or older grew by 7.1 percent during the same time period, and resulted in 211 persons over age 85 in 2010.

Table II.16.5 Elderly Population by Age Platte County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	172	11.8%	257	14.3%	49.4%
67 to 69	245	16.8%	340	18.9%	38.8%
70 to 74	334	22.9%	430	23.9%	28.7%
75 to 79	318	21.8%	336	18.7%	5.7%
80 to 84	192	13.2%	223	12.4%	16.1%
85 or Older	197	13.5%	211	11.7%	7.1%
Total	1,458	100.0%	1,797	100.0%	23.3%

Population by race and ethnicity is shown in Table II.16.6, below. The white population grew by -2.4 percent between 2000 and 2010, and resulted in representing 95.4 percent of the population in 2010. The Black population grew by 100 percent, represented 0.3 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 0.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by -3.1 percent between 2000 and 2010, compared to the 24.7 percent growth rate for non-Hispanics.

Table II.16.6					
Population by Race and Ethnicity					
Platte County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	8,471	96.2%	8,268	95.4%	-2.4%
Black	14	0.2%	28	0.3%	100%
American Indian	44	0.5%	38	0.4%	-13.6%
Asian	15	0.2%	32	0.4%	113.3%
Native Hawaiian/ Pacific Islander	2	0%	5	0.1%	150%
Other	149	1.7%	170	2%	14.1%
Two or More Races	112	1.3%	126	1.5%	12.5%
Total	8,807	100.0%	8,667	100.0%	-1.6%
Hispanic	465	5.3%	580	6.7%	-3.1%
Non-Hispanic	8,342	94.7%	8,087	93.3%	24.7%

Population by race and ethnicity through 2017 is shown in Table II.16.7, on the following page. The white population represented 95.2 percent of the population in 2017, compared with Black households accounting for 0 percent of the population. Hispanic households represented 7.8 percent of the population in 2017.

Table II.16.7				
Population by Race and Ethnicity				
Platte County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,268	95.4%	8,282	95.2%
Black	28	0.3%	3	0%
American Indian	38	0.4%	3	0%
Asian	32	0.4%	43	0.5%
Native Hawaiian/ Pacific Islander	5	0.1%	0	0%
Other	170	2%	134	1.5%
Two or More Races	126	1.5%	238	2.7%
Total	8,667	100.0%	8,703	100.0%
Non-Hispanic	8,087	93.3%	8,025	92.2%
Hispanic	580	6.7%	678	7.8%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by -3.3 percent between 2000 and 2010, the white Hispanic population changed by 24.1 percent. The black non-Hispanic population changed by 733.3 percent, while the black Hispanic population changed by -72.7 percent.

Table II.16.8					
Population by Race and Ethnicity					
Platte County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	8,181	98.1%	7,908	97.8%	-3.3%
Black	3	0%	25	0.3%	733.3%
American Indian	37	0.4%	29	0.4%	-21.6%
Asian	9	0.1%	31	0.4%	244.4%
Native Hawaiian/ Pacific Islander	2	0%	5	0.1%	150%
Other	24	0.3%	6	0.1%	-75%
Two or More Races	86	1%	83	1%	-3.5%
Total Non-Hispanic	8,342	100.0%	8,087	100.0%	-3.1%
Hispanic					
White	290	62.4%	360	62.1%	24.1%
Black	11	2.4%	3	0.5%	-72.7%
American Indian	7	1.5%	9	1.6%	28.6%
Asian	6	1.3%	1	0.2%	-83.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	125	26.9%	164	28.3%	31.2%
Two or More Races	26	5.6%	43	7.4%	65.4%
Total Non-Hispanic	465	100.0%	580	100.0%	24.7%
Total Population	8,807	100.0%	8,667	100.0%	-1.6%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.16.9. During this time, the total non-Hispanic population was 8,025 persons in 2017. The Hispanic population was 678.

Table II.16.9				
Population by Race and Ethnicity				
Platte County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	7,908	97.8%	7,761	96.7%
Black	25	0.3%	3	0%
American Indian	29	0.4%	3	0%
Asian	31	0.4%	43	0.5%
Native Hawaiian/ Pacific Islander	5	0.1%	0	0%
Other	6	0.1%	0	0%
Two or More Races	83	1%	215	2.7%
Total Non-Hispanic	8,087	100.0%	8,025	100.0%
Hispanic				
White	360	62.1%	521	76.8%
Black	3	0.5%	0	0%
American Indian	9	1.6%	0	0%
Asian	1	0.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	164	28.3%	134	19.8%
Two or More Races	43	7.4%	23	3.4%
Total Non-Hispanic	580	100.0	678	100.0%
Total Population	8,667	100.0%	8,703	100.0%

The number of foreign born persons are shown in Table II.16.10. An estimated 1.3 percent of the population was born in Mexico . Some 0.6 percent were born in Switzerland , and another 0.2 percent were born in Belgium .

Table II.16.10			
Place of Birth for the Foreign-Born Population			
Platte County			
2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	116	1.3%
#2 country of origin	Switzerland	50	0.6%
#3 country of origin	Belgium	21	0.2%
#4 country of origin	Philippines	16	0.2%
#5 country of origin	Russia	15	0.2%
#6 country of origin	China excluding Hong Kong and Taiwan	14	0.2%
#7 country of origin	Australia	11	0.1%
#8 country of origin	Korea	11	0.1%
#9 country of origin	Ukraine	6	0.1%
#10 country of origin	Canada	3	0%

Limited English Proficiency and the language spoken at home are shown in Table II.16.11. An estimated 2.4 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Chinese .

Table II.16.11
Limited English Proficiency and Language Spoken at Home
 Platte County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	197	2.4%
#2 LEP Language	Chinese	8	0.1%
#3 LEP Language	Russian, Polish, or other Slavic languages	6	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Poverty and Disability

The rate of poverty for Platte County is shown in Table II.16.12, below. In 2017, there were an estimated 902 persons living in poverty. This represented a 10.5 percent poverty rate, compared to 11.7 percent poverty in 2000. In 2017, some 20.7 percent of those in poverty were under age 6, and 16.6 percent were 65 or older.

Table II.16.12				
Poverty by Age				
Platte 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	131	12.8%	187	20.7%
6 to 17	228	22.3%	143	15.9%
18 to 64	493	48.3%	422	46.8%
65 or Older	169	16.6%	150	16.6%
Total	1,021	100.0%	902	100.0%
Poverty Rate	11.7%	.	10.5%	.

To compare the poverty rate against more recent data, Table II.16.13 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 10.3 percent versus 10.5 percent in the most recent 2017 data.

Table II.16.13				
Poverty by Age				
Platte 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	153	17.3%	187	20.7%
6 to 17	180	20.4%	143	15.9%
18 to 64	492	55.7%	422	46.8%
65 or Older	59	6.7%	150	16.6%
Total	884	100.0%	902	100.0%
Poverty Rate	10.3%	.	10.5%	.

The disability rate from the 2000 Census is shown in Table II.16.14, on the following page. Some 17.7 percent of the population was disabled in 2000, or a total of 1,458 persons. The disability rate was highest for those over 65, with 34.2 percent disabled.

Table II.16.14 Disability by Age Platte County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	78	5.3%
16 to 64	906	16.8%
65 and older	474	34.2%
Total	1,458	17.7%

Table II.16.15 shows disability by type in 2000. There were 824 physical disabilities in 2000, some 607 employment disabilities, and 363 go-outside-home disabilities.

Table II.16.15 Total Disabilities Talled: Aged 5 and Older Platte County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	356
Physical disability	824
Mental disability	405
Self-care disability	162
Employment disability	607
Go-outside-home disability	363
Total	2,717

Disability by age, as estimated by the 2017 ACS, is shown in Table II.16.16, below. The disability rate for females was 14.1 percent, compared to 17.7 percent for males. The disability rate grew precipitously higher with age, with 54 percent of those over 75 experiencing a disability.

Table II.16.16 Disability by Age Platte 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	39	4.8%	17	3.3%	56	4.2%
18 to 34	15	2%	44	6.4%	59	4.1%
35 to 64	295	17.7%	125	7.3%	420	12.4%
65 to 74	269	46.1%	136	24.2%	405	35.3%
75 or Older	175	47.6%	261	59.3%	436	54%
Total	793	17.7%	583	14.1%	1,376	16%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.16.17, on the following page. Some 8.4 percent have an ambulatory disability, 4.9 have an independent living disability, and 2.7 percent have a self-care disability.

Table II.16.17 Total Disabilities Tallied: Aged 5 and Older Platte County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	671	7.8%
Vision disability	259	3%
Cognitive disability	284	3.5%
Ambulatory disability	679	8.4%
Self-Care disability	222	2.7%
Independent living difficulty	335	4.9%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.16.18 and 19. In 2017, some 4,289 persons were employed and 110 were unemployed. This totaled a labor force of 4,399 persons. The unemployment rate for Platte County was estimated to be 2.5 in 2017.

Table II.16.18 Employment, Labor Force and Unemployment Platte County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	4,289
Unemployed	110
Labor Force	4,399
Unemployment Rate	2.5%

In 2017, 94.6 percent of households in Platte County had a high school education or greater.

Table II.16.19 High School or Greater Education Platte County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	3,504	3,539
Total Households	3,737	3,740
Percent High School or Above	93.8%	94.6%

As seen in Table II.16.20, 34 percent of the population had a high school diploma or equivalent, another 37.9 percent have some college, 13.3 percent have a Bachelor’s Degree, and 7.3 percent of the population had a graduate or professional degree.

Table II.16.20 Educational Attainment Platte County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	771	11.4%	516	7.5%
High School or Equivalent	2,528	37.3%	2,341	34%
Some College or Associates Degree	2,401	35.4%	2,612	37.9%
Bachelor’s Degree	669	9.9%	920	13.3%
Graduate or Professional Degree	412	6.1%	503	7.3%
Total Population Above 18 years	6,892	100.0%	6,892	100.0%

Economics

The HUD estimated MFI for Platte County was \$61,600 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.16.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.16.2
Estimated Median Family Income
 Platte County vs. Wyoming
 HUD Data: 2000-2018

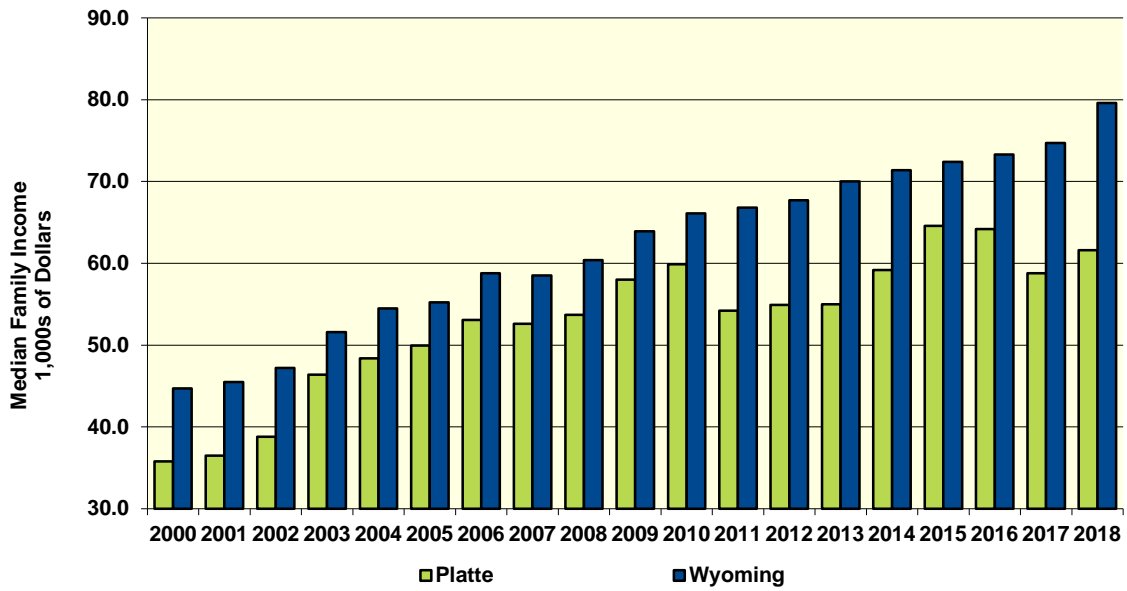


Table II.16.21, shows the labor force statistics for Platte County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2017 with a rate of 3.7 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.0. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Platte County decreased from 4.7 percent in 2016 to 3.7 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.16.21 Labor Force Statistics Platte County 1990 - 2017 BLS Data					
Year	Platte County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	196	3,669	3,865	5.1%	5.3%
1991	195	3,618	3,813	5.1%	5.2%
1992	222	3,693	3,915	5.7%	5.6%
1993	209	3,765	3,974	5.3%	5.3%
1994	203	3,876	4,079	5.0%	5.0%
1995	180	4,020	4,200	4.3%	4.8%
1996	164	4,087	4,251	3.9%	4.9%
1997	174	4,155	4,329	4.0%	4.8%
1998	213	4,234	4,447	4.8%	4.7%
1999	198	4,462	4,660	4.2%	4.6%
2000	179	4,174	4,353	4.1%	3.9%
2001	174	3,995	4,169	4.2%	3.8%
2002	192	3,930	4,122	4.7%	4.0%
2003	206	3,872	4,078	5.1%	4.3%
2004	206	3,895	4,101	5.0%	3.8%
2005	193	3,819	4,012	4.8%	3.6%
2006	175	3,788	3,963	4.4%	3.2%
2007	156	3,757	3,913	4.0%	2.8%
2008	160	3,785	3,945	4.1%	3.1%
2009	250	3,888	4,138	6.0%	6.3%
2010	275	4,690	4,965	5.5%	6.4%
2011	249	4,714	4,963	5.0%	5.8%
2012	234	4,553	4,787	4.9%	5.3%
2013	211	4,593	4,804	4.4%	4.7%
2014	184	4,596	4,780	3.8%	4.1%
2015	194	4,728	4,922	3.9%	4.3%
2016	227	4,554	4,781	4.7%	5.3%
2017	178	4,605	4,783	3.7%	4.2%

Diagram II.16.3, shows the employment and labor force for Platte County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 4,605 persons, with the labor force reaching 4,783, indicating there were a total of 178 unemployed persons.

Diagram II.16.3
Employment and Labor Force
 Platte County
 1990 – 2017 BLS Data

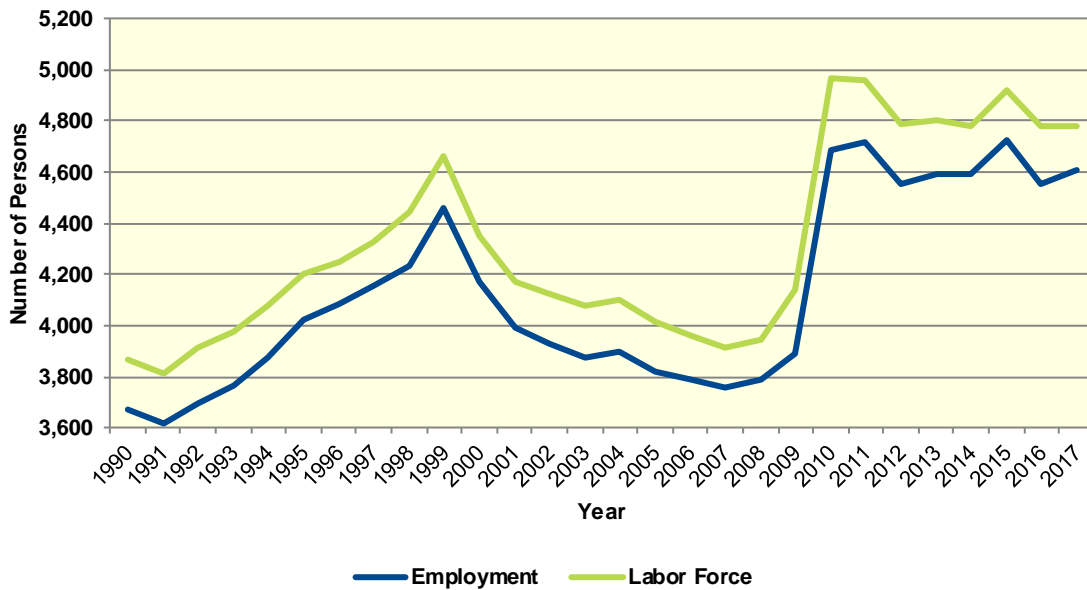
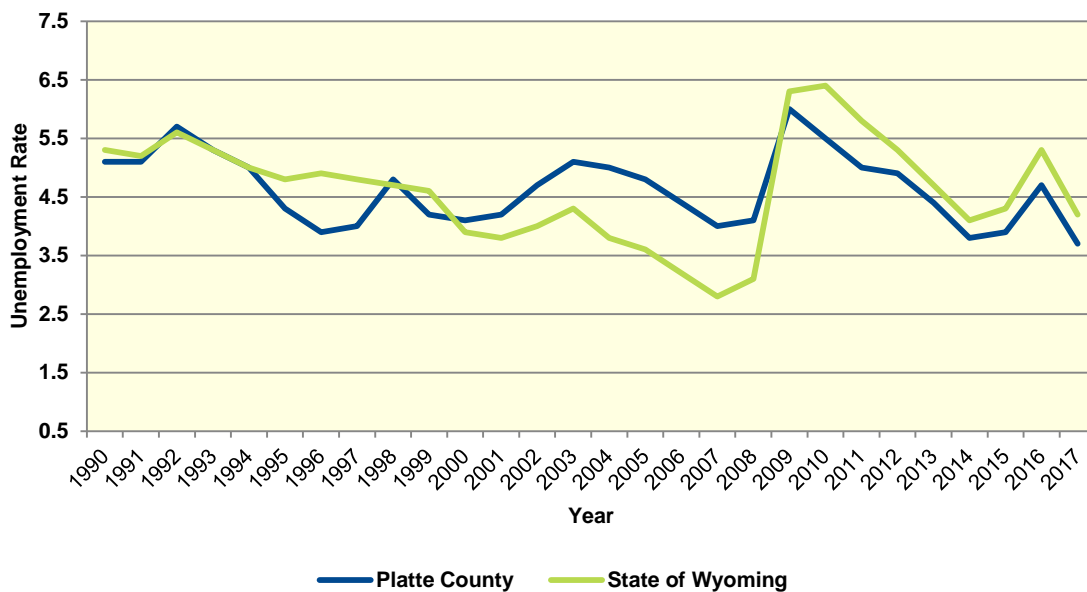


Diagram II.16.4, shows the unemployment rate for both the state and Platte County. During the 1990’s the average rate for Platte County was 4.7, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.6, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.5. Over the course of the entire period Platte County had an average unemployment rate higher than the state, 4.6 percent for Platte County, versus 4.6 statewide.

Diagram II.16.4
Annual Unemployment Rate
 Platte 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.16.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment increased from 3,474 persons in 2016 to 3,560 in 2017, a change of 2.5 percent. The most recent June estimate shows monthly employment was 3,786.

Table II.16.22									
Total Monthly Employment									
Platte County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	3,343	3,437	3,298	3,312	3,283	3,445	3,390	3,357	3,428
Feb	3,404	3,445	3,315	3,374	3,345	3,580	3,359	3,367	3,396
Mar	3,457	3,506	3,540	3,487	3,464	3,802	3,415	3,371	3,416
Apr	3,708	3,714	3,889	3,759	3,832	3,882	3,489	3,603	3,609
May	3,927	3,946	3,708	3,945	4,069	3,897	3,825	3,743	3,691
Jun	3,651	3,657	3,514	3,616	3,765	3,808	3,617	3,743	3,786
Jul	3,417	3,398	3,156	3,416	3,440	3,691	3,398	3,545	
Aug	3,303	3,308	3,183	3,384	3,360	3,688	3,332	3,513	
Sep	3,511	3,502	3,388	3,566	3,575	3,804	3,477	3,668	
Oct	3,455	3,395	3,362	3,516	3,565	3,717	3,496	3,649	
Nov	3,440	3,405	3,321	3,398	3,525	3,529	3,458	3,595	
Dec	3,483	3,447	3,368	3,363	3,487	3,456	3,433	3,531	
Annual	3,508	3,513	3,420	3,511	3,559	3,692	3,474	3,560	
% Change	2.8%	0.1%	-2.6%	2.7%	1.4%	3.7%	-5.9%	2.5%	

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 831 dollars in 2016. In 2017, average weekly wages saw an increase of 3.1 percent over the prior year, rising to 857 dollars, or by 26 percent. These data are shown in Table II.16.23.

Table II.16.23 Average Weekly Wages Platte County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	478	517	457	485	485	
2002	485	538	488	509	506	0%
2003	508	549	505	527	523	3.4%
2004	516	563	562	571	553	5.7%
2005	515	598	558	592	566	2.4%
2006	539	635	551	601	583	3%
2007	593	681	580	629	622	6.7%
2008	593	712	609	689	652	4.8%
2009	623	761	620	701	679	4.1%
2010	646	828	663	744	723	6.5%
2011	693	844	731	732	752	4%
2012	724	849	711	730	756	0.5%
2013	733	872	746	759	780	3.2%
2014	769	882	802	806	817	4.7%
2015	807	912	833	854	852	4.3%
2016	787	874	824	835	831	-2.5%
2017	805	904	832	884	857	3.1%
2018	822	903				

Total business establishments reported by the QCEW are displayed in Table II.16.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 3.1 percent, from 385 to 401 establishments. The most recent preliminary 2018 estimates show there were 399 business establishments in the second quarter of 2018.

Table II.16.24 Number of Business Establishments Platte County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	342	357	358	354	353	
2002	356	367	369	357	362	2.5%
2003	359	362	358	353	358	-1.1%
2004	352	351	357	361	355	-0.8%
2005	359	373	377	382	373	5.1%
2006	378	391	387	384	385	3.2%
2007	375	381	381	380	379	-1.6%
2008	388	394	391	383	389	2.6%
2009	380	387	381	383	383	-1.5%
2010	379	378	391	393	385	0.5%
2011	386	389	386	381	386	0.3%
2012	380	378	371	370	375	-2.8%
2013	380	387	390	383	385	2.7%
2014	381	384	379	376	380	-1.3%
2015	378	384	392	391	386	1.6%
2016	385	383	384	389	385	-0.3%
2017	388	399	403	408	401	4.2%
2018	394	399				

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.16.25, below shows total real earnings by industry for Platte County. In the most recent

2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$61,961,000 dollars. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 27.5 percent to \$497,000 dollars.

Table II.16.25
Real Earnings by Industry
 Platte 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	20,556	43,034	21,869	22,608	33,406	25,046	15,819	14,910	-5.7
Forestry, fishing, related activities, and other	0	0	0	0	0	2,683	3,317	3,972	19.8
Mining	0	6,509	6,481	0	0	6,042	5,990	6,191	3.4
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	21,206	20,472	26,975	30,519	37,776	33,385	21,997	26,682	21.3
Manufacturing	2,476	2,011	3,160	3,181	3,998	3,690	3,064	3,008	-1.8
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	11,378	12,008	13,965	13,942	15,452	15,922	15,283	13,845	-9.4
Transportation and warehousing	22,098	24,098	25,629	27,533	28,123	31,825	24,092	22,521	-6.5
Information	1,373	1,331	1,673	1,690	1,212	1,457	1,361	1,381	1.5
Finance and insurance	8,894	7,762	7,663	7,752	7,561	7,455	7,724	7,499	-2.9
Real estate and rental and leasing	3,370	5,444	5,632	5,092	4,476	5,118	4,972	4,350	-12.5
Professional and technical services	7,308	7,377	6,856	6,497	6,879	10,020	10,169	11,697	15.0
Management of companies and enterprises	1,539	1,451	989	1,332	0	0	0	0	0.0
Administrative and waste services	1,702	1,713	2,190	7,112	0	0	0	0	0.0
Educational services	930	0	0	0	1,493	1,591	0	0	0.0
Health care and social assistance	18,232	0	0	0	17,015	18,406	0	0	0.0
Arts, entertainment, and recreation	523	542	895	708	1,009	398	390	497	27.5
Accommodation and food services	7,697	7,720	7,095	6,655	7,298	8,791	8,165	8,318	1.9
Other services, except public administration	5,251	5,590	6,381	6,099	6,792	5,986	5,722	5,226	-8.7
Government and government enterprises	57,475	55,980	55,527	58,322	58,293	60,060	60,066	61,961	3.2
Total	259,741	289,337	264,832	279,388	298,658	305,643	275,171	275,641	0.2

Table II.16.26, below shows the total employment by industry for Platte County. The most recent estimates show the government and government enterprises industry was the largest employer in Platte County, with employment reaching 1,008 jobs in 2017. Between 2016 and 2017 the construction industry saw the largest percentage increase, rising by 18.3 percent to 466 jobs.

Table II.16.26									
Employment by Industry									
Platte County									
BEA Table CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	593	619	631	629	631	651	654	675	3.2
Forestry, fishing, related activities, and other	0	0	0	0	0	116	120	117	-2.5
Mining	0	104	125	0	0	117	125	132	5.6
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	337	357	403	482	582	552	394	466	18.3
Manufacturing	96	94	102	109	117	127	104	103	-1.0
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	497	532	533	537	543	553	564	557	-1.2
Transportation and warehousing	299	334	330	321	317	376	321	310	-3.4
Information	38	41	41	39	38	35	34	34	0.0
Finance and insurance	234	239	213	192	186	188	203	205	1.0
Real estate and rental and leasing	247	271	248	236	227	265	251	255	1.6
Professional and technical services	186	201	191	194	177	204	186	190	2.2
Management of companies and enterprises	38	35	41	35	0	0	0	0	0.0
Administrative and waste services	134	136	137	205	0	0	0	0	0.0
Educational services	27	0	0	0	26	23	0	0	0.0
Health care and social assistance	383	0	0	0	374	360	0	0	0.0
Arts, entertainment, and recreation	62	81	83	81	82	72	71	76	7.0
Accommodation and food services	492	467	447	417	423	459	465	498	7.1
Other services, except public administration	229	246	259	233	243	247	249	253	1.6
Government and government enterprises	1,044	1,009	998	1,006	985	971	998	1,008	1.0
Total	5,649	5,829	5,761	5,793	5,799	5,960	5,778	5,904	2.2

Table II.16.27, below shows the real average earnings per job by industry for Platte County. These figures are calculated by dividing the total real earning displayed in Table II.16.25 and II.16.26, by industry. In 2017, the transportation and warehousing industry had the highest average earnings reaching \$72,648 dollars. Between 2016 and 2017 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 22.8 percent to \$33,949 dollars.

Table II.16.27									
Real Earnings Per Job by Industry									
Platte County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	34,664	69,522	34,658	35,942	52,941	38,473	24,188	22,089	-8.7
Forestry, fishing, related activities, and other	0	0	0	0	0	23,127	27,639	33,949	22.8
Mining	0	62,586	51,850	0	0	51,640	47,920	46,902	-2.1
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	62,925	57,345	66,935	63,317	64,907	60,480	55,831	57,258	2.6
Manufacturing	25,797	21,396	30,978	29,179	34,170	29,056	29,464	29,204	-0.9
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	22,894	22,571	26,201	25,963	28,456	28,793	27,097	24,856	-8.3
Transportation and warehousing	73,905	72,150	77,662	85,774	88,716	84,641	75,054	72,648	-3.2
Information	36,124	32,452	40,808	43,333	31,897	41,624	40,032	40,618	1.5
Finance and insurance	38,009	32,475	35,976	40,375	40,652	39,656	38,048	36,580	-3.9
Real estate and rental and leasing	13,642	20,089	22,709	21,578	19,719	19,313	19,809	17,059	-13.9
Professional and technical services	39,292	36,703	35,897	33,489	38,862	49,116	54,672	61,563	12.6
Management of companies and enterprises	40,488	41,466	24,112	38,071	0	0	0	0	0.0
Administrative and waste services	12,703	12,593	15,982	34,694	0	0	0	0	0.0
Educational services	34,447	0	0	0	57,442	69,169	0	0	0.0
Health care and social assistance	47,602	0	0	0	45,495	51,128	0	0	0.0
Arts, entertainment, and recreation	8,440	6,695	10,781	8,736	12,303	5,527	5,492	6,539	19.1
Accommodation and food services	15,645	16,531	15,872	15,959	17,252	19,152	17,558	16,703	-4.9
Other services, except public administration	22,930	22,724	24,637	26,176	27,951	24,236	22,981	20,656	-10.1
Government and government enterprises	55,053	55,480	55,638	57,974	59,181	61,854	60,187	61,469	2.1
Total	45,980	49,637	45,970	48,229	51,502	51,282	47,624	46,687	-2.0

Table II.16.28, 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 \$402,643,000 a 0.6 percent change between 2016 and 2017. Table II.16.28, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 5,649 and 5,904 in 2017, which was a percentage change of 2.2 over this this period.

Table II.16.28
Total Employment and Real Personal Income
 Platte 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	89,785	5,362	-2,778	24,408	11,268	117,322	18,391	3,096	28,999
1970	92,310	5,754	-3,250	26,560	12,275	122,140	18,706	3,145	29,353
1971	96,286	6,315	-3,027	27,864	13,008	127,816	18,963	3,310	29,090
1972	99,737	6,562	-2,584	28,093	13,483	132,166	19,936	3,355	29,728
1973	118,531	7,933	-2,593	30,616	15,599	154,220	22,670	3,423	34,630
1974	112,971	8,933	-2,699	32,402	16,270	150,012	21,454	3,629	31,130
1975	104,832	9,512	-2,911	33,284	18,098	143,790	19,877	3,776	27,761
1976	115,931	11,046	-3,500	34,344	18,872	154,601	20,182	3,981	29,122
1977	125,023	11,817	-3,547	37,463	19,800	166,921	20,255	4,151	30,119
1978	174,471	17,469	-6,709	41,569	20,878	212,739	24,015	4,910	35,532
1979	232,053	24,257	-9,967	45,149	22,438	265,417	25,617	5,747	40,379
1980	222,274	23,629	-9,200	50,861	24,922	265,229	22,372	5,648	39,353
1981	153,364	17,749	-4,981	54,628	27,153	212,415	18,705	4,755	32,253
1982	132,353	15,565	-3,989	58,171	27,865	198,836	19,236	4,259	31,076
1983	109,706	12,285	-2,435	58,634	30,265	183,885	18,632	3,977	27,584
1984	112,722	13,630	-3,374	61,337	29,145	186,200	19,213	4,142	27,215
1985	110,075	14,105	-3,626	61,209	29,263	182,816	19,570	4,098	26,862
1986	144,876	17,146	-7,506	59,145	31,369	210,738	23,046	4,415	32,815
1987	149,244	17,347	-8,938	57,009	31,604	211,574	23,826	4,631	32,227
1988	149,204	18,540	-8,774	52,970	31,665	206,525	23,918	4,774	31,253
1989	154,721	18,674	-9,880	58,344	33,271	217,782	25,868	4,658	33,216
1990	170,163	19,777	-11,136	58,188	33,370	230,807	28,449	4,757	35,770
1991	168,353	20,485	-10,672	54,619	34,766	226,581	27,758	4,730	35,593
1992	174,135	19,748	-8,626	57,719	36,202	239,683	29,212	4,722	36,877
1993	175,159	20,317	-8,287	59,116	40,122	245,793	29,812	4,826	36,295
1994	176,498	22,011	-7,986	62,510	41,199	250,211	29,826	5,029	35,096
1995	169,502	22,470	-7,207	62,774	42,689	245,288	29,018	5,145	32,945
1996	164,469	22,354	-5,738	62,854	44,286	243,517	28,361	5,234	31,423
1997	192,669	23,596	-5,004	64,578	44,689	273,337	31,285	5,314	36,258
1998	189,932	24,690	-4,017	70,995	45,050	277,270	31,369	5,442	34,901
1999	215,596	26,151	-4,103	72,493	46,983	304,818	34,380	5,509	39,136
2000	218,187	26,422	-2,845	75,010	50,702	314,632	36,003	5,609	38,899
2001	212,833	23,001	-2,226	76,935	54,009	318,550	36,343	5,400	39,414
2002	209,072	23,680	-4,077	66,688	55,580	303,584	34,632	5,446	38,390
2003	216,820	24,144	-5,084	68,554	60,558	316,703	36,448	5,370	40,377
2004	227,453	24,798	-6,628	67,709	61,685	325,421	37,276	5,348	42,530
2005	221,714	24,787	-7,781	67,600	63,630	320,377	36,905	5,323	41,652
2006	216,884	27,955	-8,149	70,925	65,722	317,426	36,527	5,495	39,469
2007	219,835	30,124	-9,935	71,687	67,224	318,688	36,707	5,636	39,005
2008	238,015	31,400	-10,145	67,519	72,952	336,941	39,079	5,555	42,847
2009	236,308	31,253	-9,943	63,226	77,958	336,296	39,068	5,558	42,517
2010	259,741	32,880	-11,135	69,640	83,042	368,409	42,521	5,649	45,981
2011	289,337	30,602	-10,507	74,733	80,905	403,865	46,447	5,829	49,638
2012	264,832	30,526	-4,195	83,213	80,612	393,936	45,124	5,761	45,970
2013	279,388	35,079	-3,432	77,436	80,950	399,263	45,855	5,793	48,228
2014	298,658	36,697	-4,110	78,808	83,410	420,068	47,866	5,799	51,502
2015	305,643	38,421	-7,269	80,558	86,971	427,481	48,594	5,960	51,283
2016	275,171	35,732	-8,283	80,604	88,332	400,092	46,120	5,778	47,624
2017	275,641	37,217	-9,155	82,628	90,746	402,643	47,027	5,904	46,687

Diagram II.16.5, below, shows real average earnings per job for Platte County from 1990 to 2017. Over this period the average earning per job for Platte County was \$40,939 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.16.5
Real Average Earnings Per Job
 Platte County
 BEA Data 1990 - 2017

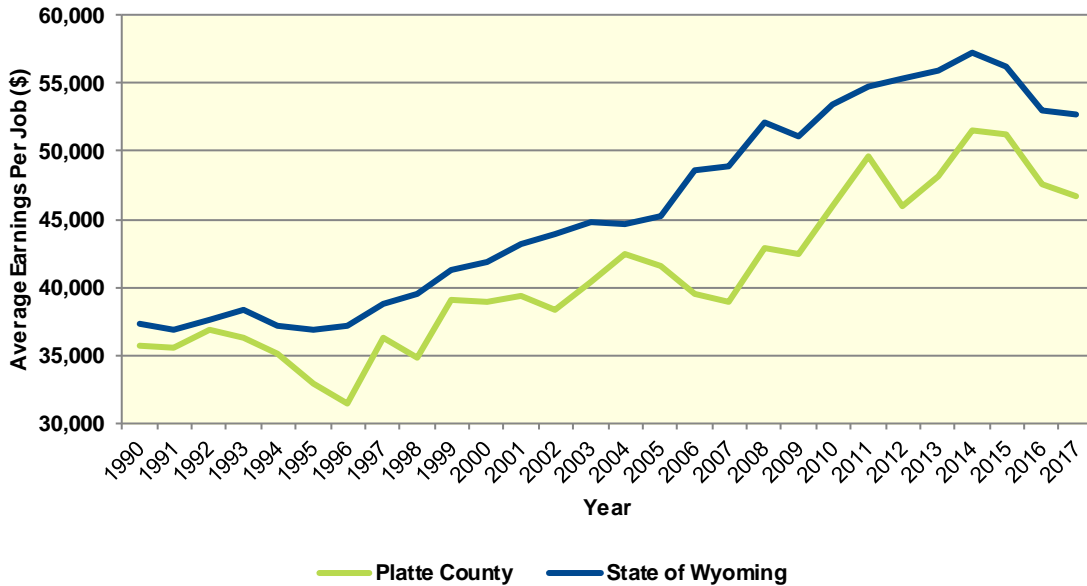
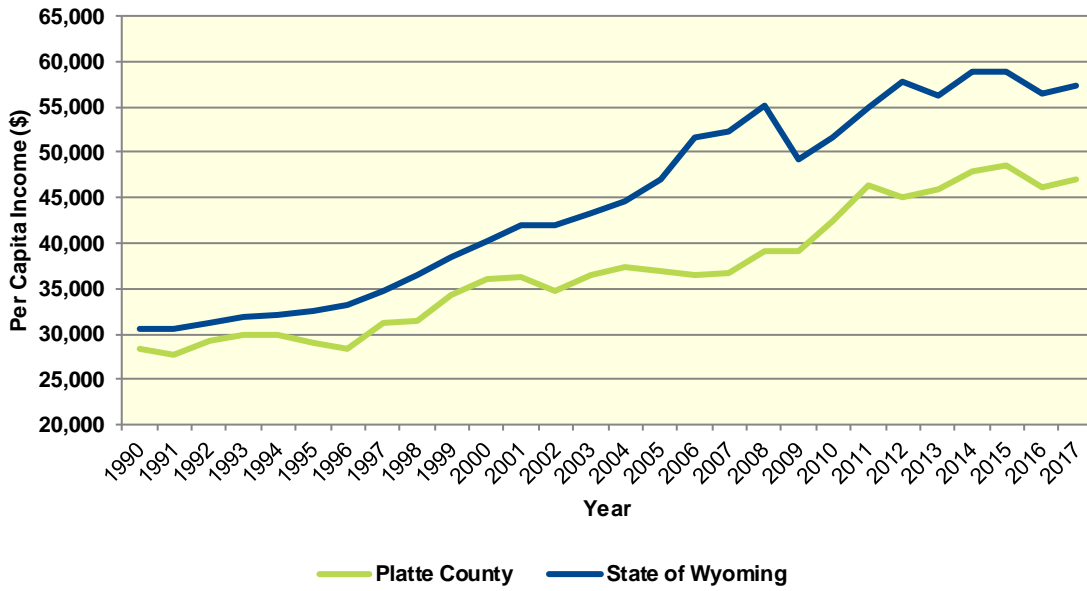


Diagram II.16.6, on the following page, shows real per capita income Platte County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Platte County was \$37,072 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.16.6
Real Per Capita Income
Platte County
BEA Data 1990 - 2017



Housing

According to the Wyoming cost of living index, real average apartment rent in Platte increased by 3.7 percent from second quarter 2017 to second quarter 2018 from \$611 to \$599. During that same period, detached single-family home rents increased by 1.8 percent, rents for mobile homes on lots increased by . percent, and rents for mobile home lots increased by .percent.

Platte rental prices experienced average annualized increases of 1.1 percent for apartments, 1.8 percent for houses, . percent for mobile homes plus a lot, and . percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.16.29, at right, presents the Platte 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 Platte County decreased from 32 authorizations in 2016 to 24 in 2017.

The real value of single-family building permits increased from \$189,891 in 2016 to \$225,890 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.16.30.

Table II.16.29 Semiannual Average Monthly Rental Prices Platte County EAD Data, 1998:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	492	144	518	496
Q4.98	503	144	641	453
Q2.99	458	142	652	442
Q4.99	509	142	637	453
Q2.00	450	140	558	435
Q4.00	468	145	604	425
Q2.01	423	142	542	417
Q4.01	474	149	576	390
Q2.02	445	147	548	423
Q4.02	472	157	587	.
Q2.03	424	148	569	388
Q4.03	502	163	617	492
Q2.04	495	150	580	420
Q4.04	471	157	538	444
Q2.05	487	152	514	414
Q4.05	499	142	515	399
Q2.06	482	138	523	402
Q4.06	500	117	535	456
Q2.07	488	128	522	419
Q4.07	486	137	515	445
Q2.08	465	146	483	431
Q4.08	474	189	481	439
Q2.09	476	136	482	441
Q4.09	489	142	495	437
Q2.10	505	143	510	446
Q4.10	480	146	484	402
Q2.11	496	165	504	402
Q4.11	517	121	494	370
Q2.12	543	138	505	359
Q4.12	564	156	565	409
Q2.13	533	151	588	425
Q4.13	583	149	579	485
Q2.14	604	144	582	481
Q4.14	625	144	589	440
Q2.15	596	146	633	429
Q4.15	597	157	665	479
Q2.16	583	.	692	.
Q4.16	610	.	709	.
Q2.17	599	.	741	.
Q4.17	611	.	720	.
Q2.18	621	.	754	.

Table II.16.30 Building Permits and Valuation Platte 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	15	0	0	6	21	144,739	20,445
1981	3	0	4	0	7	98,021	0
1982	9	0	0	0	9	110,485	0
1983	5	0	0	0	5	134,660	0
1984	4	0	0	0	4	127,988	0
1985	2	0	0	0	2	35,665	0
1986	4	0	0	0	4	84,699	0
1987	5	0	0	0	5	96,212	0
1988	2	0	0	0	2	145,929	0
1989	2	0	0	0	2	107,451	0
1990	2	0	0	0	2	103,618	0
1991	3	0	0	0	3	88,772	0
1992	5	0	0	0	5	116,537	0
1993	15	2	0	0	17	112,170	0
1994	12	0	0	0	12	133,871	0
1995	16	0	0	0	16	99,185	0
1996	12	12	0	0	24	135,746	0
1997	11	14	0	0	25	118,988	0
1998	7	6	0	0	13	64,309	0
1999	6	2	0	0	8	103,886	0
2000	6	2	0	0	8	110,089	0
2001	10	2	0	0	12	117,145	0
2002	12	0	0	0	12	132,591	0
2003	14	0	0	0	14	126,015	0
2004	42	0	0	0	42	148,104	0
2005	47	0	0	0	47	169,158	0
2006	41	0	0	0	41	188,734	0
2007	32	0	0	0	32	221,939	0
2008	24	0	4	0	28	233,290	0
2009	12	0	0	0	12	233,004	0
2010	12	0	7	0	19	208,402	0
2011	10	0	0	0	10	199,050	0
2012	25	0	4	14	43	159,508	94,236
2013	19	0	0	0	19	168,658	0
2014	22	0	0	0	22	198,370	0
2015	23	0	0	0	23	208,289	0
2016	32	0	0	12	44	189,891	118,769
2017	24	0	0	0	24	225,890	0

Diagram II.16.7 Single Family Permits

Platte County
Census Bureau Data, 1980–2017

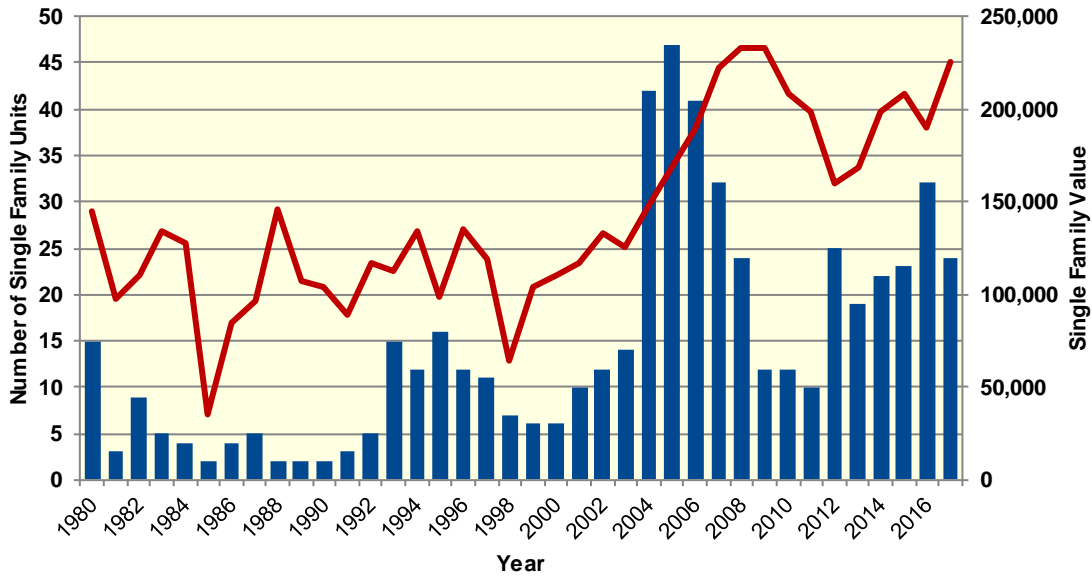
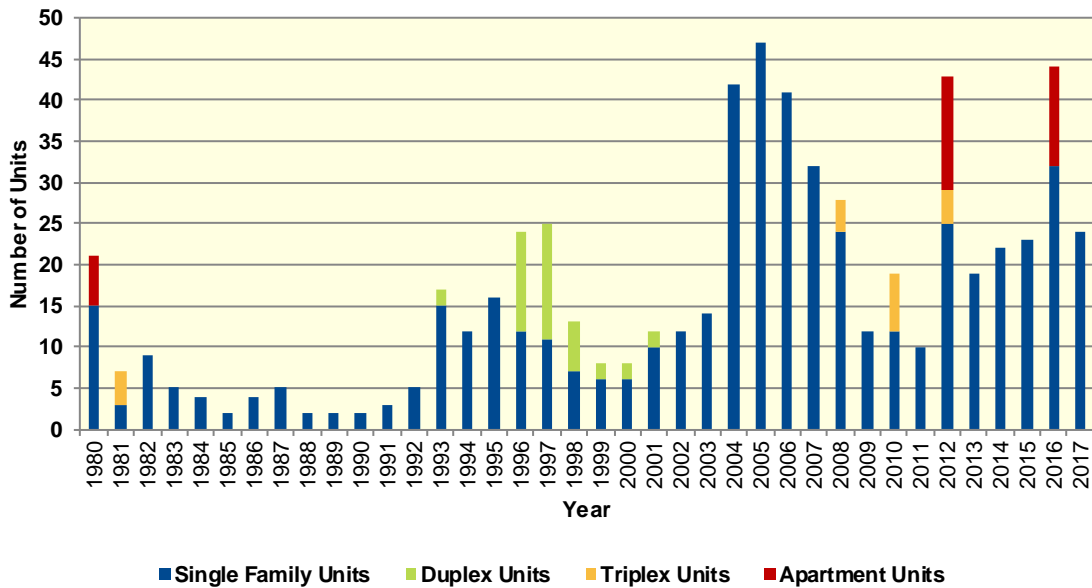


Diagram II.16.8 Total Permits by Unit Type

Platte County
Census Bureau Data, 1980–2017



At the time of the 2010 Census, there were 103 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 10.8 percent, as shown in Table II.16.31.

Table II.16.31 Group Quarters Population Platte 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	9	10.3%	60	61.2%	566.7%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	78	89.7%	8	8.2%	-89.7%
Other Institutions	0	0%	30	30.6%	inf%
Total	87	100.0%	98	100.0%	12.6%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	6	100%	5	100%	-16.7%
Total	6	100.0%	5	100.0%	-16.7%
Group Quarters Population	93	100.0%	103	100.0%	10.8%

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.16.32. Family households represented 64.4 percent of households, while non-family households accounted for 35.6 percent. These changed from 65.3 and 34.7 percent, respectively.

Table II.16.32				
Household Type by Tenure				
Platte County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,505	65.3%	2,410	64.4%
Married-Couple Family	2,107	84.1%	2,077	86.2%
Owner-Occupied	1,824	86.6%	1,790	86.2%
Renter-Occupied	283	13.4%	287	13.8%
Other Family	398	15.9%	333	16.5%
Male Householder, No Spouse Present	135	33.9%	148	40.5%
Owner-Occupied	78	57.8%	112	75.7%
Renter-Occupied	57	42.2%	36	24.3%
Female Householder, No Spouse Present	263	66.1%	185	79%
Owner-Occupied	141	53.6%	50	27%
Renter-Occupied	122	46.4%	135	73%
Non-Family Households	1,333	34.7%	1,330	35.6%
Owner-Occupied	855	64.1%	904	68%
Renter-Occupied	478	35.9%	426	32%
Total	3,838	100.0%	3,740	100.0%

Housing types by unit are shown in Table II.16.33, below. In 2017, there were 4,799 housing units, up from 4,528 in 2000. Single-family units accounted for 77.8 percent of units in 2017, compared to 70.7 in 2000. Apartment units accounted for 3.2 percent in 2017, compared to 2.4 percent in 2000.

Table II.16.33				
Housing Units by Type				
Platte County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,202	70.7%	3,734	77.8%
Duplex	61	1.3%	39	0.8%
Tri- or Four-Plex	198	4.4%	116	2.4%
Apartment	107	2.4%	155	3.2%
Mobile Home	938	20.7%	755	15.7%
Boat, RV, Van, Etc.	22	0.5%	0	0%
Total	4,528	100.0%	4,799	100.0%

In 2010, there were 4,659 housing units, compared with 4,799 in 2017. Single-family units accounted for 77.8 percent of units in 2017, compared to 69 in 2010. Apartment units accounted for 3.2 percent in 2017, compared to 3.1 percent in 2010.

Table II.16.34 Housing Units by Type Platte 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	3,217	69%	3,734	77.8%
Duplex	70	1.5%	39	0.8%
Tri- or Four-Plex	179	3.8%	116	2.4%
Apartment	143	3.1%	155	3.2%
Mobile Home	1,050	22.5%	755	15.7%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	4,659	100.0%	4,799	100.0%

Some 82.2 percent of housing was occupied in 2010, compared to 80.1 percent in 2000. Owner-occupied housing changed 5.2 percent between 2000 and 2010, ending with owner-occupied units representing 75.5 percent of unit. Vacant units changed by -8.2 percent, resulting in 829 vacant units in 2010.

Table II.16.35 Housing Units by Tenure Platte County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,625	80.1%	3,838	82.2%	5.9%
Owner-Occupied	2,755	76%	2,898	75.5%	5.2%
Renter-Occupied	870	24%	940	24.5%	8%
Vacant Housing Units	903	19.9%	829	17.8%	-8.2%
Total Housing Units	4,528	100.0%	4,667	100.0%	3.1%

Table II.16.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 4,799 housing units. An estimated 76.4 percent were owner-occupied, and 22.1 percent were vacant.

Table II.16.36 Housing Units by Tenure Platte County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,838	82.2%	3,740	77.9%
Owner-Occupied	2,898	75.5%	2,856	76.4%
Renter-Occupied	940	24.5%	884	23.6%
Vacant Housing Units	829	17.8%	1,059	22.1%
Total Housing Units	4,667	100.0%	4,799	100.0%

Households by household size are shown in Table II.16.37, below. There were a total of 3,838 households in 2010, up from 3,625 in 2000. One person households changed by 3,625 percent between 2000 and 2010, while two person households changed by 16 percent. Three and four person households changed by -12.2 and -18.6 respectively, representing 11 percent and 9.7 percent of the population in 2010.

Table II.16.37					
Households by Household Size					
Platte County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	990	27.3%	1,174	30.6%	18.6%
Two Persons	1,391	38.4%	1,614	42.1%	16%
Three Persons	482	13.3%	423	11%	-12.2%
Four Persons	458	12.6%	373	9.7%	-18.6%
Five Persons	212	5.8%	172	4.5%	-18.9%
Six Persons	62	1.7%	55	1.4%	-11.3%
Seven Persons or More	30	0.8%	27	0.7%	-10%
Total	3,625	100.0%	3,838	100.0%	5.9%

Households by income is shown in Table II.16.38, on the following page. Households earning more than \$100,000 per year represented 19.2 percent of households in 2017, compared to 5.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 16.8 percent of households in 2010, compared to 19.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.7 percent of households in 2017, compared to 18.9 percent in 2000.

Table II.16.38				
Households by Income				
Platte 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	686	18.9%	399	10.7%
\$15,000 to \$19,999	303	8.3%	207	5.5%
\$20,000 to \$24,999	318	8.7%	312	8.3%
\$25,000 to \$34,999	569	15.7%	499	13.3%
\$35,000 to \$49,999	606	16.7%	528	14.1%
\$50,000 to \$74,999	694	19.1%	628	16.8%
\$75,000 to \$99,999	267	7.3%	448	12%
\$100,000 or More	192	5.3%	719	19.2%
Total	3,635	100.0%	3,740	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.16.39, on the following page. Households earning more than \$100,000 per year represented 19.2 percent of households in 2017, compared to 12.7 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 10.7 percent of households in 2017, compared to 11.8 percent in 2000.

Table II.16.39				
Households by Income				
Platte 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	440	11.8%	399	10.7%
\$15,000 to \$19,999	208	5.6%	207	5.5%
\$20,000 to \$24,999	329	8.8%	312	8.3%
\$25,000 to \$34,999	560	15%	499	13.3%
\$35,000 to \$49,999	641	17.2%	528	14.1%
\$50,000 to \$74,999	691	18.5%	628	16.8%
\$75,000 to \$99,999	394	10.5%	448	12%
\$100,000 or More	474	12.7%	719	19.2%
Total	3,737	100.0%	3,740	100.0%

Table II.16.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 7 percent and 3.5 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 24.9 percent, 15.1 percent, and 8.3, respectively. Housing units built prior to 1939 represented 18.7 percent of households in 2017.

Table II.16.40				
Households by Year Home Built				
Platte 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	821	22.6%	698	18.7%
1940 to 1949	171	4.7%	93	2.5%
1950 to 1959	307	8.5%	440	11.8%
1960 to 1969	298	8.2%	305	8.2%
1970 to 1979	1,114	30.7%	933	24.9%
1980 to 1989	528	14.6%	565	15.1%
1990 to 1999	386	10.6%	312	8.3%
2000 to 2009	.	.	263	7%
2010 or Later	.	.	131	3.5%
Total	3,625	100.0%	3,740	100.0%

Table II.16.41, 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 7 percent in 2010 and 3.3 percent of households. Housing units built prior to 1939 represented 18.7 percent of households in 2017 and 21.6 percent of households in 2010.

Table II.16.41
Households by Year Home Built
Platte 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	808	21.6%	698	18.7%
1940 to 1949	198	5.3%	93	2.5%
1950 to 1959	279	7.5%	440	11.8%
1960 to 1969	278	7.4%	305	8.2%
1970 to 1979	1,166	31.2%	933	24.9%
1980 to 1989	436	11.7%	565	15.1%
1990 to 1999	449	12%	312	8.3%
2000 to 2009	123	3.3%	263	7%
2010 or Later			131	3.5%
Total	3,737	100.0%	3,740	100.0%

The distribution of unit types by race are shown in Table II.16.42, on the following page. An estimated 82.9 percent of white households occupy single family homes, while percent of black households do. Some 3 percent of white households occupy apartments, while percent of black households do. An estimated 100 percent of Asian, and percent of American Indian households occupy single family homes.

Table II.16.42
Distribution of Units in Structure by Race
Platte County
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.9%	%	%	100%	%	7.9%	96.4%
Duplex	1.1%	%	%	0%	%	0%	0%
Tri- or Four-Plex	1.2%	%	%	0%	%	0%	1.8%
Apartment	3%	%	%	0%	%	0%	0%
Mobile Home	11.7%	%	%	0%	%	92.1%	1.8%
Boat, RV, Van, Etc.	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.16.43, below. An estimated 10.7 percent of vacant units were for rent in 2010, a -39 percent change since 2000. In addition, some 8.6 percent of vacant units were for sale, a change of -43.7 percent between 2000 and 2010. "Other" vacant units represented 31.2 percent of vacant units in 2010. This is a change of -12.8 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.16.43					
Disposition of Vacant Housing Units					
Platte County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	146	16.2%	89	10.7%	-39%
For Sale	126	14%	71	8.6%	-43.7%
Rented or Sold, Not Occupied	31	3.4%	14	1.7%	-54.8%
For Seasonal, Recreational, or Occasional Use	298	33%	391	47.2%	31.2%
For Migrant Workers	5	0.6%	5	0.6%	0%
Other Vacant	297	32.9%	259	31.2%	-12.8%
Total	903	100.0%	829	100.0%	-8.2%

The disposition of vacant units between 2010 and 2017 are shown in Table II.16.44. By 2017, for rent units accounted for 5.9 percent of vacant units, while for sale units accounted for 8 percent. “Other” vacant units accounted for 42 percent of vacant units, representing a total of 445 “other” vacant units.

Table II.16.44				
Disposition of Vacant Housing Units				
Platte County				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	89	10.7%	63	5.9%
For Sale	71	8.6%	85	8%
Rented Not Occupied	4	0.5%	25	2.4%
Sold Not Occupied	10	1.2%	86	8.1%
For Seasonal, Recreational, or Occasional Use	391	47.2%	355	33.5%
For Migrant Workers	5	0.6%	0	0%
Other Vacant	259	31.2%	445	42%
Total	829	100.0%	1,059	100.0%

Table II 16.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 9.6 percent of total households in Platte County. In Platte County the 1,823 households with three bedrooms accounted for 22.7 percent of all households ,and there were only 377 five-bedroom or more households, which accounted for 20.5 percent of all households.

Table II.16.45				
Households by Number of Bedrooms				
Platte County				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	58	0	65	100
One	138	183	460	1.4
Two	509	358	1,088	9.6
Three	1,160	176	1,823	22.7
Four	776	105	986	38
Five or more	215	62	377	20.5
Total	3,740	884	4,799	100.0

The age of a structure influences its value. As shown in Table II. 16.46, structures built in 1939 or earlier had a median value of, 131,000 while structures built between 1950 and 1959 had a median value of 153,200 and those built between 1990 to 1999 had a median value of 302,600. 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 0 and, 0 respectively. The total median value in Platte County was, 169,900.

Table II.16.46	
Owner Occupied Median Value by Year Structure Built	
Platte County	
2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	131,000
1940 to 1949	160,700
1950 to 1959	153,200
1960 to 1969	232,400
1970 to 1979	176,800
1980 to 1989	212,700
1990 to 1999	302,600
2000 to 2009	225,000
2010 to 2013	0
2014 or later	0
Median Value	169,900

Household mortgage status is reported in Table II. 16.47. In, Platte County households with a mortgage accounted for 45.3 percent of all households or 1,294 housing units, and the remaining 38.2 percent or 1,090 units had no mortgage. Of those units with a mortgage, 204 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,090 or 38.2 percent had no second mortgage or no home equity loan.

Table II.16.47 Mortgage Status Platte County 2017 5-Year ACS Data		
Mortgage Status	Platte County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,294	45.3
With either a second mortgage or home equity loan, but not both	204	7.1
Second mortgage only	79	2.8
Home equity loan only	125	4.4
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,090	38.2
Housing units without a mortgage	1,562	54.7
Total	2,856	100.0%

The median rent in Platte County was \$573, as seen in Table II 16.48

Table II.16.48 Median Rent Platte County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$573
Median Home Value	\$169,900

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Platte County was \$174,380. This represented an increase of 2.7 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.16.49.

Table II.16.49 Average Sales Prices Platte County vs. Wyoming DOR Data, 2000–2016				
Year	Platte County Average Price (\$)	Platte County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	83,310	.	131,207	.
2001	76,315	-8.40	128,771	-1.86
2002	76,592	0.36	138,295	7.40
2003	82,982	8.34	148,276	7.22
2004	83,393	0.50	159,558	7.61
2005	101,802	22.07	178,183	11.67
2006	115,617	13.57	219,438	23.15
2007	120,692	4.39	265,044	20.78
2008	134,896	11.8	256,045	-3.40
2009	126,479	-6.2	241,622	-5.63
2010	123,898	-2.04	250,958	3.86
2011	123,137	-0.6	241,301	-3.85
2012	139,023	12.9	266,406	10.40
2013	151,038	8.6	281,345	5.6
2014	150,023	-0.7	263,432	-6.4
2015	169,997	13.3	275,611	4.6
2016	169,719	-0.2	280,428	1.7
2017	174,380	2.7	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 2018.¹⁰¹ During December 2018, a total of 19 surveys were completed by property managers in Platte County. Of the 220 rental units surveyed 18 were vacant, indicating a vacancy rate of 8.2 percent.

From December 2018 through February of 2019¹⁰², a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.16.50 presents some basic statistics about the completed surveys.

Diagram II.16.9 shows the historical vacancy rate from Platte County and Wyoming over the period of June 2001 to December 2018.

Table II.16.50 Total Units, Vacant Units, and Vacancy Rate Platte County RVS Data, December 2002 – December 2018				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	9	80	9	11.3%
2003a	7	51	3	5.9%
2003b	4	70	1	1.4%
2004a	8	99	6	6.1%
2004b	6	87	2	2.3%
2005a	8	142	1	0.7%
2005b	9	142	17	12.0%
2006a	8	110	17	15.5%
2006b	16	164	39	23.8%
2007a	13	175	9	5.1%
2007b	14	169	15	8.9%
2008a	14	182	14	7.7%
2008b	17	172	15	8.7%
2009a	11	96	10	10.4%
2009b	14	173	11	6.4%
2010a	15	172	12	7.0%
2010b	21	202	14	6.9%
2011a	20	185	9	4.9%
2011b	16	190	16	8.4%
2012a	16	159	8	5.0%
2012b	17	154	15	9.7%
2013a	22	160	7	4.4%
2014a	21	212	16	7.5%
2013b	22	234	18	7.7%
2014a	21	212	16	7.5%
2014b	24	186	16	8.6%
2015a	24	232	22	9.5%
2015b	23	383	24	6.3%
2016a	18	246	25	10.2%
2016b	22	230	34	14.8%
2017a	22	267	35	13.1%
2017b	13	161	24	14.9%
2018a	19	227	10	4.4%
2018b	19	220	18	8.2%

¹⁰¹ 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.

¹⁰² Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.16.9
Vacancy Rates by Year
 Platte County vs. Wyoming
 RVS Data, June 2001 – December 2018

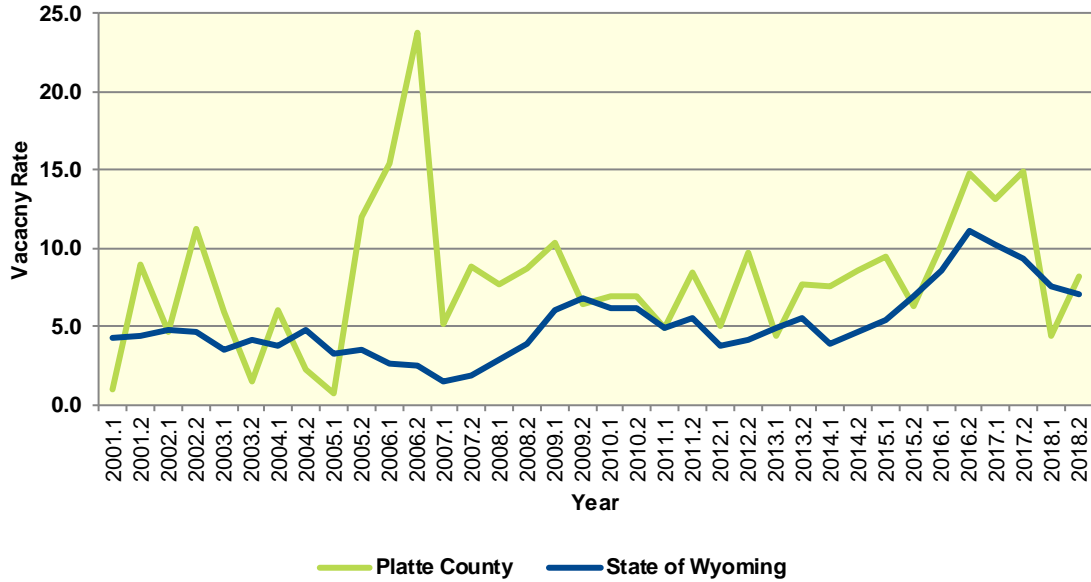


Diagram II.16.10 shows the average rent of single-family and apartment units in Platte County. In 2018, rents for single-family units were \$692.9 and average rents for apartments were \$550.5.

Diagram II.16.10
Average Rent of Single Family and Apartment Units
 Platte County
 RVS Data, June 2006 – December 2018

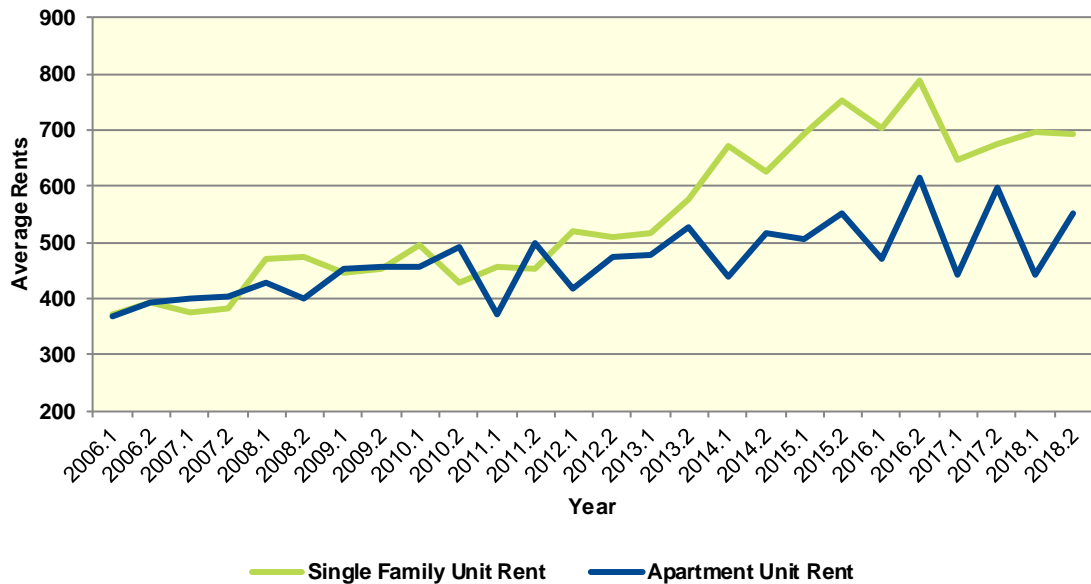


Table II.16.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 28 single family units in Platte County, with 1 of them available. This translates into a vacancy rate of 3.6 percent in Platte County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 117 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 7.7 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.16.51			
Rental Vacancy Survey by Type			
Platte County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	28	1	3.6%
Apartments	117	9	7.7%
Mobile Homes	30	1	3.3%
"Other" Units	3	0	0.0%
Don't Know	0	0	%
Total	220	18	8.2%

Table II.16.52 reports units by bedroom size. As can be seen there were 14 two-bedroom apartment units and 0 three bedroom units. Overall, the 49 two-bedroom units accounted for 22.3 percent of all units, and the 48 three bedroom units accounted for 21.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 63 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.16.52							
Rental Units by Number of Bedrooms							
Platte County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	1	0	57	0	0	.	58
Two	4	21	14	8	2	.	49
Three	17	19	0	11	1	.	48
Four	0	2	0	0	0	.	2
Five	0	0	0	0	0	.	0.0
Don’t Know	6	0	46	11	0	0	63
Total	28	42	117	30	3	0	220

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.16.53, One apartments were the most available apartment units, with Studio units being the most available single family units.

Table II.16.53							
Available Rental Units by Number of Bedrooms							
Platte County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	2	0	0	.	2
Two	0	1	0	0	0	.	1
Three	0	6	0	0	0	.	6
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	1	0	7	1	0	0	9.0
Total	1	7	9	1	0	0	18

Table II.16.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 2.0 percent and three bedroom units had a vacancy rate of 2.0 percent.

Table II.16.54							
Vacancy Rates by Number of Bedrooms							
Platte County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		
One	0.0%	%	3.5%	%	%		3.4
Two	0.0%	4.8%	0.0%	0.0%	0.0%		2.0
Three	0.0%	31.6%	%	0.0%	0.0%		12.5
Four	%	0.0%	%	%	%		0.0
Five	%	%	%	%	%		
Don’t Know	16.7%	%	15.2%	9.1%	%	%	14.3
Total	3.6%	16.7%	7.7%	3.3%	0.0%	%	18

Table II.16.55 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.16.55			
Single Family Units by Bedroom Size			
Platte County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	1	0	0.0%
Two	4	0	0.0%
Three	17	0	0.0%
Four	0	0	%
Don’t know	6	1	16.7%
Total	28	1	3.6%

Table II.16.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 3.5 percent.

Table II.16.56			
Apartment Units by Bedroom Size			
Platte County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	57	2	3.5%
Two	14	0	0.0%
Three	0	0	%
Four	0	0	%
Don’t know	46	7	15.2%
Total	117	9	7.7%

Average market-rate rents by unit type are shown in Table II.16.57. 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.16.57 Average Market Rate Rents by Bedroom Size Platte County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.	\$.
One	\$600	\$.	\$443	\$.	\$.	\$482
Two	\$625	\$.	\$633	\$538	\$775	\$628
Three	\$825	\$.	\$.	\$650	\$895	\$790
Four	\$.	\$900	\$.	\$.	\$.	\$900
Five	\$.	\$.	\$.	\$.	\$.	\$
Total	\$692.9	\$645.7	\$550.5	\$554.2	\$835.0	\$626.1

Table II.16.58 shows vacancy rates for single family units by average rental rates for Platte County. The most common rent for single family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.16.58 Single Family Market Rate Rents by Vacancy Status Platte County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	0.0%
\$500 to \$750	9	1	11.1%
\$750 to \$1,000	14	0	0.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	4	0	0.0%
Total	28	1	3.6%

The average rent and availability of apartment units is displayed in Table II.16.59. 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 2.5 percent.

Table II.16.59 Apartment Market Rate Rents by Vacancy Status Platte County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	10	0	0.0%
\$500 to \$750	81	2	2.5%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	26	7	26.9%
Total	117	9	7.7%

Table II.16.60 displays units designed to serve elderly occupants. In the most recent survey there were 46 units designed for elderly occupants, of which 2 units were available, which indicates a vacancy rate of 4.3.

Table II.16.60 Units Designed for Elderly Occupants Platte County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	46
Available Elderly Units	2
Elderly Vacancy Rate	4.3%

Table II.16.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0.0 percent of available units are expected to be on the market for less than seven days. An additional 4 units, or 22.2 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 0 units, or 0.0 percent are expected to be on the market for 90 days.

Table II.16.61 Number of Estimated Days to Fill a Vacant unit Platte County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0.0%
7 to 30 days	4	22.2%
31 to 60 days	6	33.3%
61 to 90 days	7	38.9%
More than 90 days	0	0.0%
Unknown	1	5.6%
Total	18	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.16.62, 10 respondents, or 58.8 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.16.63. There were 73 respondents who included electricity, 57 respondents who included natural gas, 152 respondents who included water and sewer and 152 respondents included trash collection in the rent.

Table II.16.62 Are there any utilities included with the rent? Platte County 2018b Survey of Rental Properties	
Response	Respondent
Yes	10
No	7
% Offering Utilities	58.8%

Table II.16.63 Which utilities are included with the rent? Platte County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	73
Natural Gas	57
Propane	0
Water/Sewer	152
Trash Collection	152
Cable Television	0
Other	0

Perceived Need for Rental Units

Table II.16.64, shows the number of survey respondents who keep a waiting list. As can be seen 5 respondents said they keep a waitlist, with an estimated 25 number of persons on the wait list.

Table II.16.64 Do you keep a waiting list? Platte County 2018b Survey of Rental Properties	
Response	Respondent
Yes	5
No	12
Waitlist Size	25

Table II.16.65, shows the condition of rental units by unit type for Platte 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, 153, or 69.5 percent of units were in good condition and 11 units, or 5.0 percent, were in average condition. Details by unit type and condition are displayed.

Table II.16.65 Condition by Unit Type Platte County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	0	0.0%
Average	11	5.0%
Good	153	69.5%
Excellent	52	23.6%
Don't Know	0	0.0%
Total	220	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.16.66, 0 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.16.66 If you had the opportunity to own/manage more units, how many would you prefer Platte County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	2
Mobile homes	0
Other	0
All types	2
Total	4

Table, II.16.67, 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. Platte County had a total of 5 respondents, with an average persons per household of 3.4 people. Of new residents to Platte County, 60.0 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 new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 60.0 percent of respondents owning their residence. The average mortgage payment in Platte County was \$2,000 and the average rent was \$. When asked if they were satisfied with their current housing, 60.0 percent said they were satisfied with their current housing.

Table II.16.67 Most Replied Response Platte County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	5
Number of persons in household (Average)	3.4
Current age	55 to 64 years old (40.0%)
Marital status	Married (60.0%)
Primary reason for moving to Wyoming	New job (20.0%)
In which industry are you primarily employed	Forestry, fishing, and related activities (20.0%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (60.0%)
Total household income from all sources	\$125,000 to \$149,999 dollars (100.0%)
Current Housing Characteristics	
Current Residence	Single family home (100.0%)
Do you own or rent	Own (60.0%)
How many bedrooms (Average)	3.0
Average mortgage payment	\$2,000
Are you satisfied with your current housing	Satisfied with current housing (60.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is in poor condition (100.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Apartment (100.0%)
Type of tenure seeking	Seeking to rent (100.0%)
Expected rental price	\$501 to \$600 dollars (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is in poor condition. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking an apartment unit. When asked if they preferred to own or rent, .0 percent wanted to buy and 100.0 wanted to rent their next residence. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$501 to \$600 dollars. 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.16.68, below. In 2017, an estimated 0.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.16.68 Overcrowding and Severe Overcrowding Platte 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	2,835	97.9%	62	2.1%	0	0%	2,897
2017 Five-Year ACS	2,856	100%	0	0%	0	0%	2,856
Renter							
2010 Five-Year ACS	840	100%	0	0%	0	0%	3,737
2017 Five-Year ACS	874	98.9%	10	1.1%	0	0%	884
Total							
2010 Five-Year ACS	3,675	98.3%	62	1.7%	0	0%	3,737
2017 Five-Year ACS	3,730	99.7%	10	0.3%	0	0%	3,740

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 3,740 households with incomplete plumbing facilities in 2017, representing 0 percent of households in Platte County. This is compared to 0.9 percent of households lacking complete plumbing facilities in 2000.

Table II.16.69			
Households with Incomplete Plumbing Facilities			
Platte 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	3,592	3,720	3,740
Lacking Complete Plumbing Facilities	33	17	0
Total Households	3,625	3,737	3,740
Percent Lacking	0.9%	0.5%	0%

There were 3,740 households lacking complete kitchen facilities in 2017, compared to 3,625 households in 2000. This was a change from 0.8 percent of households in 2000 to 0 percent in 2017.

Table II.16.70			
Households with Incomplete Kitchen Facilities			
Platte 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	3,596	3,717	3,740
Lacking Complete Kitchen Facilities	29	20	0
Total Households	3,625	3,737	3,740
Percent Lacking	0.8%	0.5%	0%

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 Platte County, 16.3 of households had a cost burden and 8.2 percent had a severe cost burden. Some 18.7 percent of renters were cost burdened, and 15.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.4 percent and a severe cost burden rate of 6 percent. Owner occupied households with a mortgage had a cost burden rate of 25.3 percent, and severe cost burden at 6 percent.

Table II.16.71
Cost Burden and Severe Cost Burden by Tenure
 Platte 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	1,028	68.5%	329	21.9%	143	9.5%	0	0%	1,500
2017 Five-Year ACS	888	68.6%	327	25.3%	77	6%	2	0.2%	1,294
Owner Without a Mortgage									
2010 Five-Year ACS	1,292	92.5%	74	5.3%	31	2.2%	0	0%	1,397
2017 Five-Year ACS	1,351	86.5%	116	7.4%	93	6%	2	0.1%	1,562
Renter									
2010 Five-Year ACS	485	57.7%	153	18.2%	80	9.5%	122	14.5%	840
2017 Five-Year ACS	360	40.7%	165	18.7%	136	15.4%	223	25.2%	884
Total									
2010 Five-Year AC	2,805	75.1%	556	14.9%	254	6.8%	122	3.3%	3,737
2017 Five-Year ACS	2,599	69.5%	608	16.3%	306	8.2%	227	6.1%	3,740

Commuting Patterns

Table II.16.72, shows the place of work by county of residence. In 2010 90.3 percent of residents worked within the county they reside in with 8.4 percent working outside their home county. This compared to 87.4 percent of residents who worked within the county in which they resided and 10.2 percent of residents worked outside their home county.

Table II.16.72 Place of Work Platte 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	3,790	90.3%	3,710	87.4%
Worked outside county of residence	351	8.4%	433	10.2%
Worked outside state of residence	58	1.4%	103	2.4%
Total	4,199	100.0%	4,246	100.0%

Table II.16.73, shows the aggregate travel time to work based on place of work and residence. In Platte County the total aggregate travel time was 64,635, with residents working in their home county spending a total of 38,375.

Table II.16.73 Aggregate Travel Time to Work (in Minutes) Platte 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	40,955	62.9%	38,375	59.4%
Worked outside county of residence	20,995	32.3%	21,390	33.1%
Worked outside State of residence	3,135	4.8%	4,870	7.5%
Aggregate travel time to work (in minutes):	65,080	100.0%	64,635	100.0%

Table II.16.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 65,080 minutes. Residents working within their home county spent an average of 10.3 minutes commuting to work, with those working outside their county of residence spending an average of 49.4 minutes on the commute.

Table II.16.74 Average Travel Time to Work (in Minutes) Platte County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	10.8	10.3
Worked outside county of residence	59.8	49.4
Worked outside State of residence	54.1	47.3
Average travel time to work (in minutes):	15.5	15.2

Table II.16.75, shows the means of transportation to work. In 2017, 75.6 percent of commuters drove alone in a car, truck or van. Only 8.8 percent carpooled, with an additional 0.3 percent taking public transportation. There were also 427 persons or 10.1 percent who worked at home.

Table II.16.75 Means of Transportation to Work Platte 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	3,221	76.7%	3,211	75.6%
Car, truck, or van: Carpooled:	346	8.2%	372	8.8%
Public transportation (excluding taxicab):	16	0.4%	14	0.3%
Taxicab	0	0%	0	0%
Motorcycle	0	0%	0	0%
Bicycle	15	0.4%	46	1.1%
Walked	232	5.5%	165	3.9%
Other means	30	0.7%	11	0.3%
Worked at home	339	8.1%	427	10.1%
Total	4,199	100.0%	4,246	100.0%

Table II.16.76 shows the breakdown of the means of transportation by tenure. In 2017 56.2% percent of commuters owned their home and commuted alone by car, which compares to 62% percent in 2010. There were also 825 renters who drove alone in 2017 and accounted for 19.5% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.3% percent of the population, which compared to 0 renters, or 0 percent taking public of commuters

Table II.16.76				
Means Of Transportation To Work By Tenure				
Platte 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	2,603	62%	2,380	56.2%
Renter	618	14.7%	825	19.5%
Car, truck, or van - carpoled:				
Owner	271	6.5%	299	7.1%
Renter	75	1.8%	72	1.7%
Public transportation (excluding taxicab):				
Owner	9	0.2%	13	0.3%
Renter	7	0.2%	0	0%
Walked:				
Owner	92	2.2%	114	2.7%
Renter	140	3.3%	50	1.2%
Taxicab, motorcycle, bicycle, or other means:				
Owner	34	0.8%	25	0.6%
Renter	11	0.3%	32	0.8%
Worked at home:				
Owner	327	7.8%	402	9.5%
Renter	12	0.3%	25	0.6%
Total:	4,199	100.0%	4,237	100.0%

2018 Platte 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.16.77, 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 total of 719 owner occupied and 275 renter occupied households experiencing a housing problem.

Table II.16.77			
Households with Housing Problems by Income			
Platte County 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	315	185	500
30.1-50% HAMFI	235	90	325
50.1-80% HAMFI	134	0	134
80.1-95% HAMFI	15	0	15
95 – 115% HAMFI	20	0	20
115.1% HAMFI or more	0	0	0
Total	719	275	994
Without Housing Problems			
30% HAMFI or less	44	95	139
30.1-50% HAMFI	425	120	545
50.1-80% HAMFI	325	175	500
80.1-95% HAMFI	185	35	220
95 – 115% HAMFI	245	60	305
115.1% HAMFI or more	955	100	1,055
Total	2,179	585	2,764
Not Computed			
30% HAMFI or less	4	0	4
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	4	0	4
Total			
30% HAMFI or less	363	280	643
30.1-50% HAMFI	660	210	870
50.1-80% HAMFI	459	175	634
80.1-95% HAMFI	200	35	235
95 – 115% HAMFI	265	60	325
115.1% HAMFI or more	955	100	1,055
Total	2,902	860	3,762

Table II.16.78, shows the total estimated housing by tenure for Platte County. As can be seen, in 2030 there are estimated to be a total of 3,019 owner and 988 renter occupied households or a total of 4,007 households. By 2050 there are estimated to be 3,278 owner, 1,061 renter for a total of 4,339 households in Platte County.

Table II.16.78 Total Estimated Housing Forecast Platte County Strong Growth Scenario			
Year	Owner	Renter	Total
2017	2,856	884	3,740
2020	2,814	930	3,744
2025	2,921	960	3,881
2030	3,019	988	4,007
2035	3,103	1,012	4,115
2040	3,172	1,032	4,204
2045	3,229	1,048	4,277
2050	3,278	1,061	4,339

Table II.16.79, below shows the incremental housing demand for Platte 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 163 owner-occupied and 104 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 Platte County will see an additional 599 households, of which 110 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 103 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.16.79								
Incremental Housing Demand Forecast								
Platte County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	8	20	31	40	47	53
30.1-50%	0	0	15	37	56	72	85	96
50.1-80%	0	0	10	26	39	50	59	67
80.1-95%	0	0	4	11	17	22	26	29
95.1-115%	0	0	6	15	23	29	34	39
115+%	0	0	21	54	81	104	123	139
Total	0	0	65	163	247	316	373	422
Renter								
0-30%	0	15	25	34	42	48	53	58
30.1-50%	0	11	19	25	31	36	40	43
50.1-80%	0	9	15	21	26	30	33	36
80.1-95%	0	2	3	4	5	6	7	7
95.1-115%	0	3	5	7	9	10	11	12
115+%	0	5	9	12	15	17	19	21
Total	0	46	76	104	128	148	164	177
Total								
0-30%	0	15	33	54	73	88	100	110
30.1-50%	0	11	33	62	87	108	125	139
50.1-80%	0	9	26	47	65	80	92	103
80.1-95%	0	2	8	15	22	28	32	36
95.1-115%	0	3	11	22	31	39	46	51
115+%	0	5	30	66	96	121	142	159
Total	0	46	141	267	375	464	537	599

Table II.16.80 shows the Incremental Total Housing Need Forecast for Platte 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 990 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 1,130 owner and 460 renter occupied households for a total of 1,589 quality households.

Table II.16.80 Incremental Total Housing Need Forecast Platte County Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	310	305	318	330	341	350	357	363
30.1-50%	231	228	246	268	287	303	316	327
50.1-80%	132	130	142	158	171	182	191	199
80.1-95%	15	15	19	26	32	37	40	44
95.1-115%	20	19	26	35	42	49	54	58
115+%	0	0	21	54	81	104	123	139
Total	708	697	773	871	955	1,024	1,081	1,130
Renter								
0-30%	190	205	215	224	232	238	244	248
30.1-50%	93	104	111	118	124	129	133	136
50.1-80%	0	9	15	21	26	30	33	36
80.1-95%	0	2	3	4	5	6	7	7
95.1-115%	0	3	5	7	9	10	11	12
115+%	0	5	9	12	15	17	19	21
Total	283	329	359	387	411	431	447	460
Total								
0-30%	500	511	533	554	573	588	600	611
30.1-50%	324	332	357	386	411	432	449	463
50.1-80%	132	139	158	179	197	212	224	235
80.1-95%	15	16	22	30	37	43	47	51
95.1-115%	20	23	31	42	51	59	65	71
115+%	0	5	30	66	96	121	142	159
Total	990	1,026	1,131	1,257	1,365	1,454	1,527	1,589

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 611 loans purchased in Platte County between 1979 and 2018, with 2 occurring in fiscal 2017. The average home size over the period was 1,215 square feet and 1,372 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1998. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$48,231. The average purchase price in fiscal 2018 was \$185,000. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 50.0 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**