

## WASHAKIE COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Washakie County’s population decreased from 8,533 in 2010 to 8,064 in 2017, or by 5.5 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age decreased by 18.9 percent, and the number of people from 55 to 64 years of age decreased by 0.3 percent. The white population decreased by 6.5 percent, while the black population increased by 66.7 percent. The Hispanic population decreased from 1,162 to 1,149 people between 2010 and 2017 or by 1.1 percent. These data are presented in Table II.1.1.

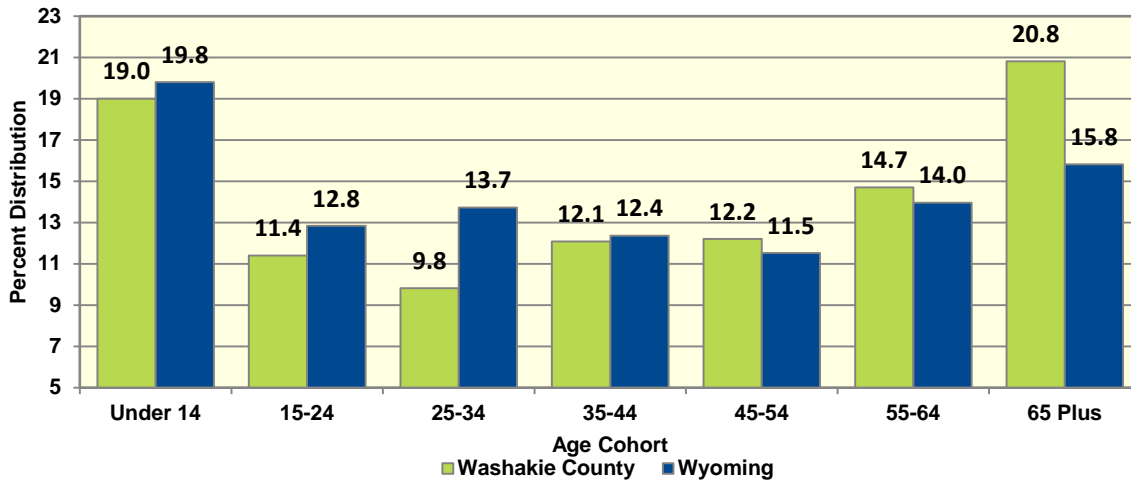
<b>Table II.22.1</b> <b>Profile of Population Characteristics</b> Washakie County v Wyoming 2010 Census and Current Census Estimates						
Subject	Washakie County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	8,533	8,064	-5.5%	563,626	579,315	2.8%
<b>Age</b>						
Under 14 years	1,796	1,532	-14.7%	113,371	114,663	1.1%
15 to 24 years	890	919	3.3%	78,460	74,359	-5.2%
25 to 34 years	976	792	-18.9%	77,649	79,514	2.4%
35 to 44 years	921	974	5.8%	66,966	71,619	6.9%
45 to 54 years	1,254	984	-21.5%	83,577	66,699	-20.2%
55 to 64 years	1,188	1,185	-0.3%	73,513	80,854	10.0%
65 and Over	1,508	1,678	11.3%	70,090	91,607	30.7%
<b>Race</b>						
White	8,175	7,647	-6.5%	529,110	537,396	1.6%
Black	24	40	66.7%	5,135	7,445	45.0%
American Indian and Alaskan Native	135	139	3.0%	14,457	15,743	8.9%
Asian	59	61	3.4%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	8	9	12.5%	521	579	11.1%
Two or more races	132	168	27.3%	9,754	12,272	25.8%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	1,162	1,149	-1.1%	50,231	58,122	15.7%

Table II.1.2, presents the population of Washakie County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 4,255 males, who accounted for 49.9 percent of the population, and the remaining 50.1 percent, or 4,278 persons, were female. In 2017, the number of males rose to 4,075 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 3,989 persons being female.

Table II.22.2 Population by Age and Gender Washakie 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	900	896	1,796	759	773	1,532	-14.7%
15 to 24 years	485	405	890	496	423	919	3.3%
25 to 34 years	483	493	976	418	374	792	-18.9%
35 to 44 years	474	447	921	491	483	974	5.8%
45 to 54 years	598	656	1,254	518	466	984	-21.5%
55 to 64 years	593	595	1,188	593	592	1,185	-0.3%
65 and Over	722	786	1,508	800	878	1,678	11.3%
<b>Total</b>	<b>4,255</b>	<b>4,278</b>	<b>8,533</b>	<b>4,075</b>	<b>3,989</b>	<b>8,064</b>	<b>-5.5%</b>
% of Total	49.9%	50.1%	.	50.5%	49.5%	.	

Diagram II.22.1, displays the percentage of the population by age in Washakie County compared to the State of Wyoming.

**Diagram II.22.1**  
**Age Cohort**  
Washakie County vs. Wyoming  
2010 Census and Current Census Estimates



The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 45 persons during the first half of 2018. The driver's license total exchanges since 2000 for Washakie County are presented below in Table II.22.3 and indicate a net increase of 396 persons over the time period.

<b>Table II.22.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Washakie County			
WYDOT Data, 2000 – 2018			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	187	218	-31
2001	184	170	14
2002	155	183	-28
2003	163	131	32
2004	193	173	20
2005	192	141	51
2006	196	127	69
2007	198	141	57
2008	182	140	42
2009	158	102	56
2010	185	96	89
2011	167	151	16
2012	167	153	14
2013	175	142	33
2014	173	148	25
2015	169	149	20
2016	134	164	-30
2017	147	155	-8
2018	142	223	-81
<b>Total</b>	<b>3,267</b>	<b>2,907</b>	<b>360</b>

**Population and Race**

Table II.22.4 below shows population by age for the 2000 and 2010 census. The population changed by 2.9 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 14.6 percent to a total of 1,508 persons in 2010. Those aged 25 to 34 grew by 18.3 percent, and those aged under 5 grew by 23 percent.

<b>Table II.22.4 Population by Age Washakie County 2000 &amp; 2010 Census SF1 Data</b>					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	488	5.9%	600	7%	23%
5 to 19	1,980	23.9%	1,747	20.5%	-11.8%
20 to 24	322	3.9%	339	4%	5.3%
25 to 34	825	10%	976	11.4%	18.3%
35 to 54	2,489	30%	2,175	25.5%	-12.6%
55 to 64	869	10.5%	1,188	13.9%	36.7%
65 or Older	1,316	15.9%	1,508	17.7%	14.6%
<b>Total</b>	<b>8,289</b>	<b>100.0%</b>	<b>8,533</b>	<b>100.0%</b>	<b>2.9%</b>

The elder population is further explored in Table II.22.5, on the following page. Those aged 65 to 66 grew by 54.3 percent between 2000 and 2010, resulting in a population of 216 persons. Those aged 85 or older grew by 7.5 percent during the same time period, and resulted in 187 persons over age 85 in 2010.

<b>Table II.22.5 Elderly Population by Age Washakie County 2000 &amp; 2010 Census SF1 Data</b>					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	140	10.6%	216	14.3%	54.3%
67 to 69	200	15.2%	249	16.5%	24.5%
70 to 74	345	26.2%	351	23.3%	1.7%
75 to 79	269	20.4%	283	18.8%	5.2%
80 to 84	188	14.3%	222	14.7%	18.1%
85 or Older	174	13.2%	187	12.4%	7.5%
<b>Total</b>	<b>1,316</b>	<b>100.0%</b>	<b>1,508</b>	<b>100.0%</b>	<b>14.6%</b>

Population by race and ethnicity is shown in Table II.22.6, below. The white population grew by 4.2 percent between 2000 and 2010, and resulted in representing 91.4 percent of the population in 2010. The Black population grew by 144.4 percent, represented 0.3 percent of the population in 2010. The American Indian and Asian populations represented 1.1 and 0.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 0.4 percent between 2000 and 2010, compared to the 22.2 percent growth rate for non-Hispanics.

<b>Table II.22.6</b>					
<b>Population by Race and Ethnicity</b>					
Washakie County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	7,478	90.2%	7,795	91.4%	4.2%
Black	9	0.1%	22	0.3%	144.4%
American Indian	46	0.6%	93	1.1%	102.2%
Asian	61	0.7%	48	0.6%	-21.3%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	inf%
Other	515	6.2%	373	4.4%	-27.6%
Two or More Races	180	2.2%	201	2.4%	11.7%
<b>Total</b>	<b>8,289</b>	<b>100.0%</b>	<b>8,533</b>	<b>100.0%</b>	<b>2.9%</b>
<b>Hispanic</b>	951	11.5%	1,162	13.6%	0.4%
<b>Non-Hispanic</b>	7,338	88.5%	7,371	86.4%	22.2%

Population by race and ethnicity through 2017 is shown in Table II.22.7, on the following page. The white population represented 90 percent of the population in 2017, compared with Black households accounting for 0.3 percent of the population. Hispanic households represented 14.2 percent of the population in 2017.

<b>Table II.22.7</b>				
<b>Population by Race and Ethnicity</b>				
Washakie County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,795	91.4%	7,427	90%
Black	22	0.3%	25	0.3%
American Indian	93	1.1%	53	0.6%
Asian	48	0.6%	11	0.1%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	373	4.4%	435	5.3%
Two or More Races	201	2.4%	302	3.7%
<b>Total</b>	<b>8,533</b>	<b>100.0%</b>	<b>8,253</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	7,371	86.4%	7,078	85.8%
<b>Hispanic</b>	1,162	13.6%	1,175	14.2%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 0.2 percent between 2000 and 2010, the white Hispanic population changed by 90.1 percent. The black non-Hispanic population changed by 175 percent, while the black Hispanic population changed by -100 percent.

<b>Table II.22.8</b>					
<b>Population by Race and Ethnicity</b>					
Washakie County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	7,143	97.3%	7,158	97.1%	0.2%
Black	8	0.1%	22	0.3%	175%
American Indian	37	0.5%	51	0.7%	37.8%
Asian	57	0.8%	46	0.6%	-19.3%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	inf%
Other	4	0.1%	0	0%	-100%
Two or More Races	89	1.2%	93	1.3%	4.5%
<b>Total Non-Hispanic</b>	<b>7,338</b>	<b>100.0%</b>	<b>7,371</b>	<b>100.0%</b>	<b>0.4%</b>
<b>Hispanic</b>					
White	335	35.2%	637	54.8%	90.1%
Black	1	0.1%	0	0%	-100%
American Indian	9	0.9%	42	3.6%	366.7%
Asian	4	0.4%	2	0.2%	-50%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	511	53.7%	373	32.1%	-27%
Two or More Races	91	9.6%	108	9.3%	18.7%
<b>Total Non-Hispanic</b>	<b>951</b>	<b>100.0%</b>	<b>1,162</b>	<b>100.0%</b>	<b>22.2%</b>
<b>Total Population</b>	<b>8,289</b>	<b>100.0%</b>	<b>8,533</b>	<b>100.0%</b>	<b>2.9%</b>

The change in race and ethnicity between 2010 and 2017 is shown in Table II.22.9. During this time, the total non-Hispanic population was 7,078 persons in 2017. The Hispanic population was 1,175.

<b>Table II.22.9 Population by Race and Ethnicity</b>				
Washakie County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	7,158	97.1%	6,783	95.8%
Black	22	0.3%	25	0.4%
American Indian	51	0.7%	29	0.4%
Asian	46	0.6%	11	0.2%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	0	0%	0	0%
Two or More Races	93	1.3%	230	3.2%
<b>Total Non-Hispanic</b>	<b>7,371</b>	<b>100.0%</b>	<b>7,078</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	637	54.8%	644	54.8%
Black	0	0%	0	0%
American Indian	42	3.6%	24	2%
Asian	2	0.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	373	32.1%	435	37%
Two or More Races	108	9.3%	72	6.1%
<b>Total Non-Hispanic</b>	<b>1,162</b>	<b>100.0</b>	<b>1,175</b>	<b>100.0%</b>
<b>Total Population</b>	<b>8,533</b>	<b>100.0%</b>	<b>8,253</b>	<b>100.0%</b>

The number of foreign born persons are shown in Table II.22.10. An estimated 1.4 percent of the population was born in Mexico . Some 0.3 percent were born in Ethiopia , and another 0.3 percent were born in Moldova .

<b>Table II.22.10 Place of Birth for the Foreign-Born Population</b>			
Washakie County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	115	1.4%
#2 country of origin	Ethiopia	24	0.3%
#3 country of origin	Moldova	23	0.3%
#4 country of origin	Canada	16	0.2%
#5 country of origin	Philippines	11	0.1%
#6 country of origin	Germany	2	0%
#7 country of origin	Peru	2	0%
#8 country of origin	Afghanistan	0	0%
#9 country of origin	Africa n.e.c	0	0%
#10 country of origin	Albania	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.22.11. An estimated 1.8 percent of the population speaks Spanish at home, followed by 0 percent speaking French, Haitian, or Cajun .

<b>Table II.22.11</b> <b>Limited English Proficiency and Language Spoken at Home</b> Washakie County 2017 Five-Year ACS			
<b>Number</b>	<b>County</b>	<b>Number of Person</b>	<b>Percent of Total Population</b>
#1 LEP Language	Spanish	137	1.8%
#2 LEP Language	French, Haitian, or Cajun	2	0%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%



### Poverty and Disability

The rate of poverty for Washakie County is shown in Table II.22.12, below. In 2017, there were an estimated 1,039 persons living in poverty. This represented a 12.8 percent poverty rate, compared to 14.1 percent poverty in 2000. In 2017, some 9.4 percent of those in poverty were under age 6, and 3.9 percent were 65 or older.

<b>Table II.22.12</b>				
<b>Poverty by Age</b>				
Washakie 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	97	8.5%	98	9.4%
6 to 17	359	31.5%	247	23.8%
18 to 64	533	46.8%	653	62.8%
65 or Older	151	13.2%	41	3.9%
<b>Total</b>	<b>1,140</b>	<b>100.0%</b>	<b>1,039</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>14.1%</b>	.	<b>12.8%</b>	.

To compare the poverty rate against more recent data, Table II.22.13 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 5.6 percent versus 12.8 percent in the most recent 2017 data.

<b>Table II.22.13</b>				
<b>Poverty by Age</b>				
Washakie 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	7	1.5%	98	9.4%
6 to 17	30	6.6%	247	23.8%
18 to 64	284	62.3%	653	62.8%
65 or Older	135	29.6%	41	3.9%
<b>Total</b>	<b>456</b>	<b>100.0%</b>	<b>1,039</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>5.6%</b>	.	<b>12.8%</b>	.

The disability rate from the 2000 Census is shown in Table II.22.14, on the following page. Some 15.6 percent of the population was disabled in 2000, or a total of 1,192 persons. The disability rate was highest for those over 65, with 43.3 percent disabled.

<b>Table II.22.14</b> <b>Disability by Age</b> Washakie County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	70	4.8%
16 to 64	587	11.9%
65 and older	535	43.3%
<b>Total</b>	<b>1,192</b>	<b>15.6%</b>

Table II.22.15 shows disability by type in 2000. There were 650 physical disabilities in 2000, some 266 employment disabilities, and 302 go-outside-home disabilities.

<b>Table II.22.15</b> <b>Total Disabilities Talled: Aged 5 and Older</b> Washakie County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	339
Physical disability	650
Mental disability	333
Self-care disability	154
Employment disability	266
Go-outside-home disability	302
<b>Total</b>	<b>2,044</b>

Disability by age, as estimated by the 2017 ACS, is shown in Table II.22.16, below. The disability rate for females was 16.9 percent, compared to 17.2 percent for males. The disability rate grew precipitously higher with age, with 36.4 percent of those over 75 experiencing a disability.

<b>Table II.22.16</b> <b>Disability by Age</b> Washakie County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	11	4.7%	0	0%	11	2.4%
5 to 17	79	11%	80	9.9%	159	10.4%
18 to 34	83	12.1%	27	4.3%	110	8.4%
35 to 64	230	14.4%	282	17.8%	512	16.1%
65 to 74	189	40.3%	157	32.1%	346	36.1%
75 or Older	95	31%	145	41.1%	240	36.4%
<b>Total</b>	<b>687</b>	<b>17.2%</b>	<b>691</b>	<b>16.9%</b>	<b>1,378</b>	<b>17%</b>

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.22.17, on the following page. Some 7.7 percent have an ambulatory disability, 4.7 have an independent living disability, and 2.3 percent have a self-care disability.

<b>Table II.22.17</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Washakie County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	511	6.3%
Vision disability	305	3.8%
Cognitive disability	478	6.3%
Ambulatory disability	589	7.7%
Self-Care disability	177	2.3%
Independent living difficulty	286	4.7%

### Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.22.18 and 19. In 2017, some 3,833 persons were employed and 248 were unemployed. This totaled a labor force of 4,081 persons. The unemployment rate for Washakie County was estimated to be 6.1 in 2017.

<b>Table II.22.18</b> <b>Employment, Labor Force and Unemployment</b> Washakie County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	3,833
Unemployed	248
<b>Labor Force</b>	<b>4,081</b>
Unemployment Rate	6.1%

In 2017, 88 percent of households in Washakie County had a high school education or greater.

<b>Table II.22.19</b> <b>High School or Greater Education</b> Washakie County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	2,951	3,072
Total Households	3,399	3,490
<b>Percent High School or Above</b>	<b>86.8%</b>	<b>88%</b>

As seen in Table II.22.20, 29.4 percent of the population had a high school diploma or equivalent, another 38.3 percent have some college, 14.1 percent have a Bachelor’s Degree, and 5.2 percent of the population had a graduate or professional degree.

<b>Table II.22.20</b> <b>Educational Attainment</b> Washakie County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	819	13.3%	809	13%
High School or Equivalent	2,083	33.7%	1,831	29.4%
Some College or Associates Degree	1,878	30.4%	2,384	38.3%
Bachelor’s Degree	898	14.5%	877	14.1%
Graduate or Professional Degree	495	8%	322	5.2%
<b>Total Population Above 18 years</b>	<b>6,223</b>	<b>100.0%</b>	<b>6,223</b>	<b>100.0%</b>

**Economics**

The HUD estimated MFI for Washakie County was \$69,700 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.22.2, illustrates the estimated MFI for 2000 through 2018.

**Diagram II.22.2**  
**Estimated Median Family Income**  
 Washakie County vs. Wyoming  
 HUD Data: 2000-2018

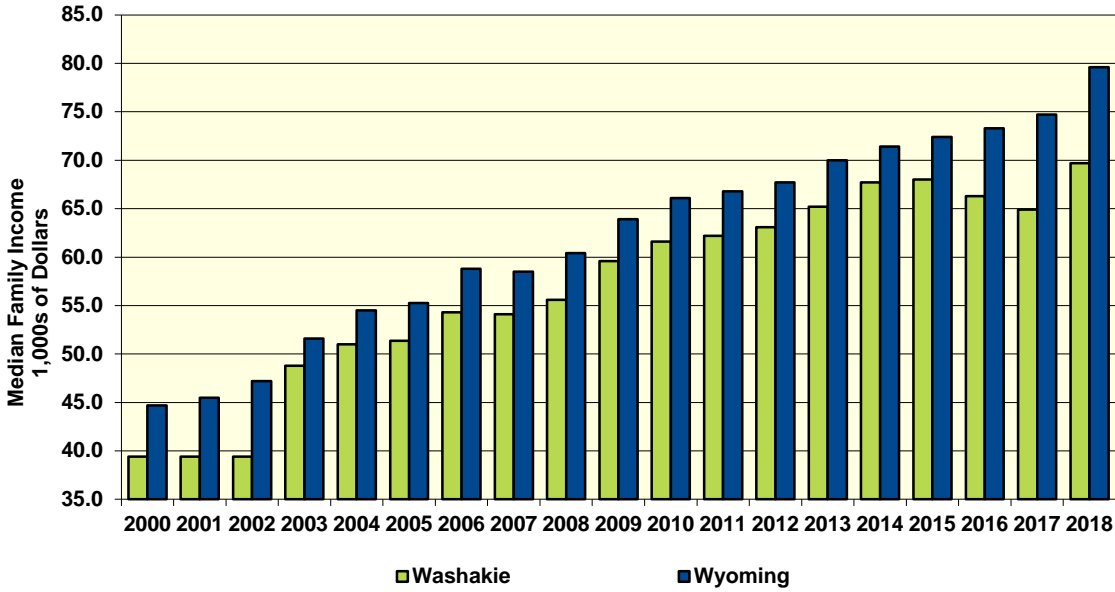


Table II.22.21, shows the labor force statistics for Washakie County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.5 percent. The highest level of unemployment occurred during 1993 rising to a rate of 6.9. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Washakie County decreased from 4.7 percent in 2016 to 4.1 percent in 2017, which compared to a statewide decrease to 4.2 percent.

<b>Table II.22.21</b> <b>Labor Force Statistics</b> Washakie County 1990 - 2017 BLS Data					
Year	Washakie County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	198	4,046	4,244	4.7%	5.3%
1991	199	4,082	4,281	4.6%	5.2%
1992	264	4,186	4,450	5.9%	5.6%
1993	312	4,208	4,520	6.9%	5.3%
1994	269	4,422	4,691	5.7%	5.0%
1995	306	4,525	4,831	6.3%	4.8%
1996	269	4,594	4,863	5.5%	4.9%
1997	253	4,552	4,805	5.3%	4.8%
1998	285	4,626	4,911	5.8%	4.7%
1999	303	4,588	4,891	6.2%	4.6%
2000	202	4,103	4,305	4.7%	3.9%
2001	183	4,039	4,222	4.3%	3.8%
2002	209	3,949	4,158	5.0%	4.0%
2003	187	4,046	4,233	4.4%	4.3%
2004	169	4,052	4,221	4.0%	3.8%
2005	174	4,086	4,260	4.1%	3.6%
2006	151	4,005	4,156	3.6%	3.2%
2007	146	4,048	4,194	3.5%	2.8%
2008	152	4,139	4,291	3.5%	3.1%
2009	267	4,137	4,404	6.1%	6.3%
2010	271	4,318	4,589	5.9%	6.4%
2011	256	4,335	4,591	5.6%	5.8%
2012	233	4,254	4,487	5.2%	5.3%
2013	216	4,146	4,362	5.0%	4.7%
2014	185	4,091	4,276	4.3%	4.1%
2015	180	4,097	4,277	4.2%	4.3%
2016	198	4,021	4,219	4.7%	5.3%
2017	168	3,947	4,115	4.1%	4.2%

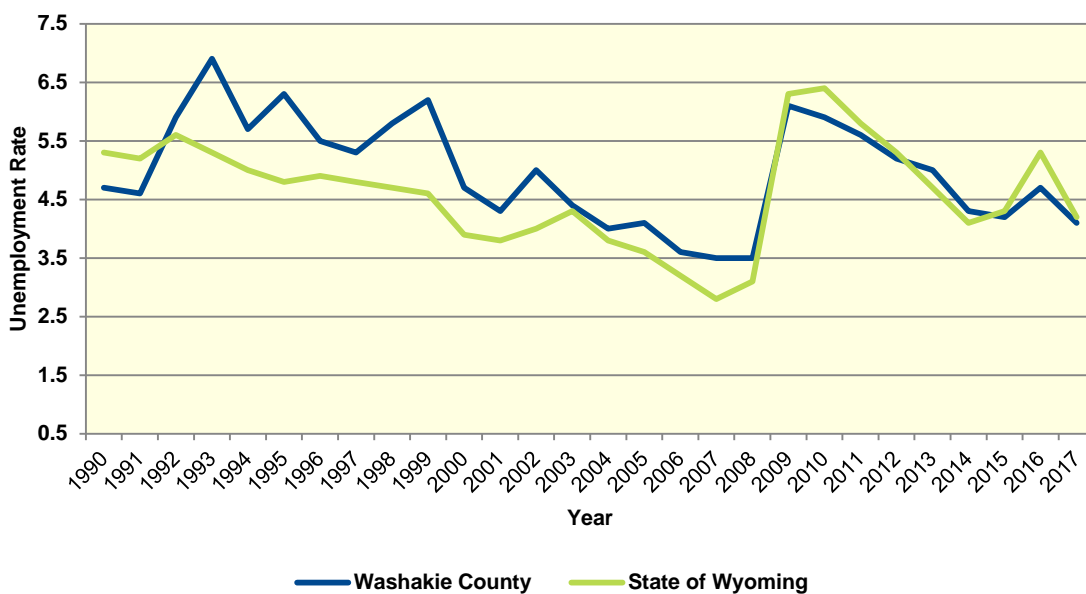
Diagram II.22.3, shows the employment and labor force for Washakie County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,947 persons, with the labor force reaching 4,115, indicating there were a total of 168 unemployed persons.

**Diagram II.22.3**  
**Employment and Labor Force**  
 Washakie County  
 1990 – 2017 BLS Data



Diagram II.22.4, shows the unemployment rate for both the state and Washakie County. During the 1990’s the average rate for Washakie County was 5.7, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.9. Over the course of the entire period Washakie County had an average unemployment rate higher than the state, 5.0 percent for Washakie County, versus 4.6 statewide.

**Diagram II.22.4**  
**Annual Unemployment Rate**  
 Washakie 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.22.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 3,670 persons in 2016 to 3,630 in 2017, a change of -1.1 percent. The most recent June estimate shows monthly employment was 3,764.

<b>Table II.22.22</b>									
<b>Total Monthly Employment</b>									
Washakie County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	3,816	3,803	3,704	3,697	3,658	3,734	3,647	3,546	3,589
Feb	3,750	3,759	3,652	3,664	3,604	3,631	3,558	3,519	3,515
Mar	3,758	3,840	3,758	3,660	3,646	3,691	3,560	3,530	3,533
Apr	3,861	3,929	3,845	3,723	3,684	3,787	3,624	3,526	3,539
May	4,005	4,017	3,941	3,824	3,813	3,856	3,687	3,622	3,626
Jun	4,137	4,160	4,113	3,966	3,878	3,968	3,796	3,761	3,764
Jul	4,048	4,026	3,985	3,915	3,807	3,854	3,710	3,621	
Aug	3,978	3,964	3,934	3,896	3,785	3,781	3,675	3,603	
Sep	3,994	4,003	4,004	3,861	3,844	3,904	3,740	3,689	
Oct	4,052	3,999	4,025	3,861	3,902	3,811	3,722	3,752	
Nov	4,012	3,985	3,937	3,842	3,880	3,803	3,654	3,687	
Dec	3,970	4,001	3,951	3,815	3,887	3,766	3,662	3,692	
Annual	3,948	3,957	3,904	3,810	3,782	3,799	3,670	3,630	
% Change	-0.8%	0.2%	-1.3%	-2.4%	-0.7%	0.4%	-3.4%	-1.1%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 773 dollars in 2016. In 2017, average weekly wages saw a increased of 1.3 percent over the prior year, rising to 783 dollars, or by 10 percent. These data are shown in Table II.22.23.



<b>Table II.22.23</b> <b>Average Weekly Wages</b> Washakie County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	472	478	488	518	489	
2002	475	488	492	528	496	0%
2003	477	492	496	532	500	0.8%
2004	514	523	555	583	544	8.8%
2005	540	554	563	585	561	3.1%
2006	577	577	593	636	596	6.2%
2007	613	656	629	656	639	7.2%
2008	640	626	648	707	656	2.7%
2009	641	664	644	702	663	1.1%
2010	633	677	683	725	680	2.6%
2011	667	705	728	733	709	4.3%
2012	704	757	724	760	737	3.9%
2013	700	768	729	776	744	0.9%
2014	738	782	759	805	772	3.8%
2015	760	791	753	792	774	0.3%
2016	744	799	776	772	773	-0.1%
2017	761	752	782	836	783	1.3%
2018	768	771				

Total business establishments reported by the QCEW are displayed in Table II.22.24. Between 2017 and 2018, the total number of business establishments in Wyoming decreased by 1.3 percent, from 478 to 465 establishments. The most recent preliminary 2018 estimates show there were 453 business establishments in the second quarter of 2018.

<b>Table II.22.24</b> <b>Number of Business Establishments</b> Washakie County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	424	431	420	424	425	
2002	416	417	425	422	420	-1.2%
2003	420	423	420	419	421	0.2%
2004	414	420	420	416	418	-0.7%
2005	420	426	431	432	427	2.2%
2006	439	451	461	458	452	5.9%
2007	463	462	455	454	459	1.5%
2008	453	454	456	453	454	-1.1%
2009	459	463	467	464	463	2%
2010	468	470	465	466	467	0.9%
2011	460	456	463	463	461	-1.3%
2012	466	460	465	462	463	0.4%
2013	454	459	462	466	460	-0.6%
2014	466	470	471	469	469	2%
2015	480	487	483	478	482	2.8%
2016	481	486	478	468	478	-0.8%
2017	468	468	463	464	465	-2.7%
2018	454	453				

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.22.25, below shows total real earnings by industry for Washakie County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$59,727,000 dollars. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 35.2 percent to \$995,000 dollars.

**Table II.22.25**  
**Real Earnings by Industry**  
 Washakie 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	9,244	21,493	8,526	12,058	17,185	13,496	6,289	4,349	-30.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	15,901	23,332	25,931	21,470	19,502	15,334	8,605	5,960	-30.7
Utilities	4,708	4,724	4,580	4,629	4,860	4,438	4,772	4,779	0.1
Construction	19,158	21,805	22,967	21,351	22,635	21,656	18,428	16,306	-11.5
Manufacturing	30,758	29,275	27,970	27,810	30,627	30,470	30,520	31,805	4.2
Wholesale trade	5,539	5,555	5,535	5,592	5,812	6,579	7,324	7,880	7.6
Retail trade	15,008	12,182	13,157	13,755	13,533	14,039	14,676	13,449	-8.4
Transportation and warehousing	10,575	11,379	10,816	16,076	17,644	25,505	25,709	29,443	14.5
Information	5,105	4,897	4,866	4,516	4,435	4,432	4,441	4,520	1.8
Finance and insurance	8,959	7,487	6,087	5,784	5,679	5,427	5,969	6,091	2.0
Real estate and rental and leasing	3,855	4,175	5,551	5,923	6,007	5,756	4,892	5,108	4.4
Professional and technical services	10,604	9,587	9,654	8,958	9,378	9,505	7,127	6,588	-7.6
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	0	0	0	0	0	0	0	0.0
Educational services	375	786	461	0	0	0	0	0	0.0
Health care and social assistance	26,819	28,002	28,114	0	0	0	0	0	0.0
Arts, entertainment, and recreation	659	861	878	1,053	986	894	736	995	35.2
Accommodation and food services	4,891	5,805	5,643	5,483	5,990	5,980	5,321	5,126	-3.7
Other services, except public administration	7,557	7,777	8,366	7,234	7,418	7,250	7,565	7,514	-0.7
Government and government enterprises	57,032	55,957	56,202	57,819	57,971	58,019	59,255	59,727	0.8
<b>Total</b>	<b>248,423</b>	<b>268,499</b>	<b>255,303</b>	<b>254,118</b>	<b>261,579</b>	<b>260,455</b>	<b>244,053</b>	<b>241,102</b>	<b>-1.2</b>

Table II.22.26, below shows the total employment by industry for Washakie County. The most recent estimates show the government and government enterprises industry was the largest employer in Washakie County, with employment reaching 930 jobs in 2017. Between 2016 and 2017 the utilities industry saw the largest percentage increase, rising by 7.0 percent to 46 jobs.

**Table II.22.26**  
**Employment by Industry**  
 Washakie County  
 BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	279	291	300	298	297	305	307	325	5.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	195	209	251	243	249	228	160	139	-13.1
Utilities	46	44	44	45	45	41	43	46	7.0
Construction	395	416	428	424	417	398	353	327	-7.4
Manufacturing	483	470	441	446	447	461	469	497	6.0
Wholesale trade	128	129	121	122	140	148	156	156	0.0
Retail trade	492	446	441	452	446	454	452	437	-3.3
Transportation and warehousing	183	192	208	210	198	211	201	183	-9.0
Information	90	89	87	88	88	88	88	86	-2.3
Finance and insurance	184	240	169	160	161	174	173	174	0.6
Real estate and rental and leasing	263	289	271	262	265	256	243	254	4.5
Professional and technical services	229	206	218	197	196	188	158	162	2.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	0	0	0	0	0	0	0	0.0
Educational services	37	37	26	0	0	0	0	0	0.0
Health care and social assistance	630	635	615	0	0	0	0	0	0.0
Arts, entertainment, and recreation	71	95	99	116	87	87	83	85	2.4
Accommodation and food services	323	348	348	321	350	361	345	339	-1.7
Other services, except public administration	278	286	290	276	283	290	285	284	-0.4
Government and government enterprises	951	940	932	904	900	914	923	930	0.8
<b>Total</b>	<b>5,522</b>	<b>5,603</b>	<b>5,530</b>	<b>5,423</b>	<b>5,382</b>	<b>5,380</b>	<b>5,232</b>	<b>5,234</b>	<b>0.0</b>

Table II.22.27, below shows the real average earnings per job by industry for Washakie County. These figures are calculated by dividing the total real earning displayed in Table II.22.25 and II.22.26, by industry. In 2017, the transportation and warehousing industry had the highest average earnings reaching \$160,891 dollars. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 32.0 percent to \$11,706 dollars.

<b>Table II.22.27</b>									
<b>Real Earnings Per Job by Industry</b>									
Washakie County									
BEA Table CA5N and CA25 Data									
<b>NAICS Categories</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>% Change 16-17</b>
Farm earnings	33,131	73,859	28,421	40,464	57,862	44,250	20,486	13,382	-34.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	81,543	111,636	103,312	88,356	78,321	67,252	53,783	42,878	-20.3
Utilities	102,338	107,361	104,081	102,860	107,996	108,233	110,988	103,891	-6.4
Construction	48,502	52,415	53,661	50,355	54,280	54,412	52,204	49,865	-4.5
Manufacturing	63,680	62,288	63,424	62,355	68,518	66,096	65,075	63,994	-1.7
Wholesale trade	43,273	43,062	45,741	45,836	41,517	44,453	46,946	50,513	7.6
Retail trade	30,504	27,315	29,833	30,430	30,343	30,922	32,468	30,776	-5.2
Transportation and warehousing	57,786	59,265	52,000	76,551	89,109	120,875	127,906	160,891	25.8
Information	56,726	55,026	55,935	51,321	50,393	50,368	50,461	52,558	4.2
Finance and insurance	48,690	31,196	36,016	36,150	35,273	31,192	34,501	35,006	1.5
Real estate and rental and leasing	14,657	14,446	20,483	22,607	22,669	22,485	20,130	20,110	-0.1
Professional and technical services	46,306	46,540	44,284	45,473	47,846	50,559	45,109	40,667	-9.8
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	0	0	0	0	0	0	0	0.0
Educational services	10,146	21,244	17,746	0	0	0	0	0	0.0
Health care and social assistance	42,569	44,098	45,715	0	0	0	0	0	0.0
Arts, entertainment, and recreation	9,280	9,060	8,864	9,082	11,333	10,275	8,868	11,706	32.0
Accommodation and food services	15,143	16,682	16,214	17,080	17,113	16,565	15,424	15,121	-2.0
Other services, except public administration	27,184	27,192	28,847	26,211	26,214	25,001	26,544	26,458	-0.3
Government and government enterprises	59,970	59,528	60,303	63,959	64,412	63,479	64,198	64,223	0.0
<b>Total</b>	<b>44,988</b>	<b>47,921</b>	<b>46,167</b>	<b>46,859</b>	<b>48,603</b>	<b>48,412</b>	<b>46,646</b>	<b>46,065</b>	<b>-1.2</b>

Table II.22.28, 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 \$370,403,000 a 0.5 percent change between 2016 and 2017. Table II.22.28, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 5,522 and 5,234 in 2017, which was a percentage change of 0.0 over this this period.

**Table II.22.28**  
**Total Employment and Real Personal Income**  
 Washakie 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	108,019	6,410	-1,195	21,347	9,675	131,436	17,558	3,548	30,445
1970	110,353	6,486	-1,309	22,384	10,393	135,336	17,909	3,562	30,981
1971	119,432	6,959	-1,388	23,899	11,383	146,367	19,441	3,648	32,738
1972	127,625	7,820	-1,403	23,969	12,003	154,373	19,523	3,796	33,619
1973	143,045	9,182	-1,270	27,588	13,613	173,794	22,369	3,862	37,037
1974	140,419	9,893	-1,296	30,834	14,279	174,342	22,248	4,009	35,026
1975	142,781	10,658	-1,533	31,986	15,255	177,830	21,873	4,159	34,329
1976	146,044	12,095	-1,584	32,585	16,109	181,059	21,646	4,462	32,732
1977	159,674	12,621	-1,472	34,206	17,301	197,088	22,505	4,628	34,503
1978	186,531	14,603	-1,560	36,805	18,428	225,602	25,596	4,900	38,066
1979	205,364	16,930	-1,571	39,075	19,345	245,283	26,960	5,263	39,019
1980	207,986	17,263	-1,375	44,848	21,365	255,561	26,662	5,390	38,587
1981	191,875	19,252	-1,386	51,746	23,602	246,585	24,839	5,502	34,874
1982	174,176	18,814	-1,613	56,157	25,080	234,986	23,174	5,356	32,520
1983	177,468	18,518	-2,124	56,343	28,452	241,622	24,141	5,272	33,663
1984	185,442	19,885	-2,857	61,223	28,519	252,442	25,233	5,376	34,495
1985	186,810	19,685	-3,289	58,920	29,334	252,090	25,829	5,191	35,988
1986	171,404	17,782	-3,671	56,453	31,672	238,077	24,641	4,817	35,583
1987	159,511	17,034	-4,195	53,258	31,595	223,134	24,407	4,707	33,888
1988	154,070	17,374	-4,375	51,775	31,478	215,574	24,342	4,674	32,962
1989	154,495	16,939	-4,589	57,500	31,705	222,174	26,135	4,578	33,747
1990	157,889	17,831	-4,911	56,642	32,928	224,717	26,871	4,648	33,970
1991	164,762	18,823	-5,021	56,965	33,592	231,476	27,919	4,747	34,708
1992	169,566	19,058	-5,511	64,269	35,760	245,026	29,100	4,918	34,479
1993	170,551	19,168	-5,292	65,474	39,108	250,673	29,658	4,845	35,201
1994	171,156	20,355	-5,754	68,947	40,380	254,374	29,983	5,056	33,852
1995	175,236	20,643	-5,981	66,966	40,110	255,687	30,042	5,172	33,882
1996	178,605	20,593	-5,800	67,258	41,090	260,560	30,759	5,224	34,190
1997	192,653	21,569	-6,338	69,161	40,849	274,757	32,207	5,380	35,810
1998	196,476	22,029	-6,655	77,082	41,491	286,366	33,357	5,416	36,276
1999	198,063	21,852	-6,447	83,666	44,485	297,916	35,361	5,357	36,973
2000	189,411	21,406	-5,781	87,374	46,277	295,875	35,855	5,291	35,799
2001	206,532	23,040	-6,295	88,118	47,935	313,249	38,826	5,232	39,475
2002	205,225	22,529	-6,694	85,104	49,118	310,225	38,837	5,148	39,865
2003	210,664	23,146	-7,154	89,065	54,185	323,613	40,573	5,157	40,850
2004	209,908	23,848	-7,398	109,667	54,395	342,724	43,056	5,189	40,453
2005	208,619	24,182	-7,663	109,625	54,592	340,990	42,507	5,297	39,385
2006	220,063	28,052	-6,851	110,916	55,824	351,900	44,103	5,370	40,980
2007	228,470	30,288	-7,950	111,455	58,436	360,124	44,084	5,597	40,820
2008	242,195	31,271	-8,817	99,248	63,135	364,490	44,294	5,750	42,121
2009	240,589	31,094	-8,723	81,575	67,436	349,782	41,527	5,664	42,477
2010	248,423	31,420	-8,678	71,423	69,078	348,827	40,861	5,522	44,988
2011	268,499	29,114	-9,216	89,420	66,827	386,417	45,676	5,603	47,921
2012	255,303	29,705	-7,425	89,043	66,083	373,300	44,329	5,530	46,166
2013	254,118	31,671	-5,987	86,730	66,310	369,501	43,847	5,423	46,860
2014	261,579	32,404	-3,513	89,048	67,241	381,951	46,084	5,382	48,602
2015	260,455	32,042	-5,585	85,398	69,536	377,762	45,536	5,380	48,411
2016	244,053	31,235	-7,848	92,680	70,811	368,462	45,001	5,232	46,647
2017	241,102	31,487	-6,110	94,335	72,563	370,403	45,933	5,234	46,065

Diagram II.22.5, below, shows real average earnings per job for Washakie County from 1990 to 2017. Over this period the average earning per job for Washakie County was \$40,258 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

**Diagram II.22.5**  
**Real Average Earnings Per Job**  
 Washakie County  
 BEA Data 1990 - 2017

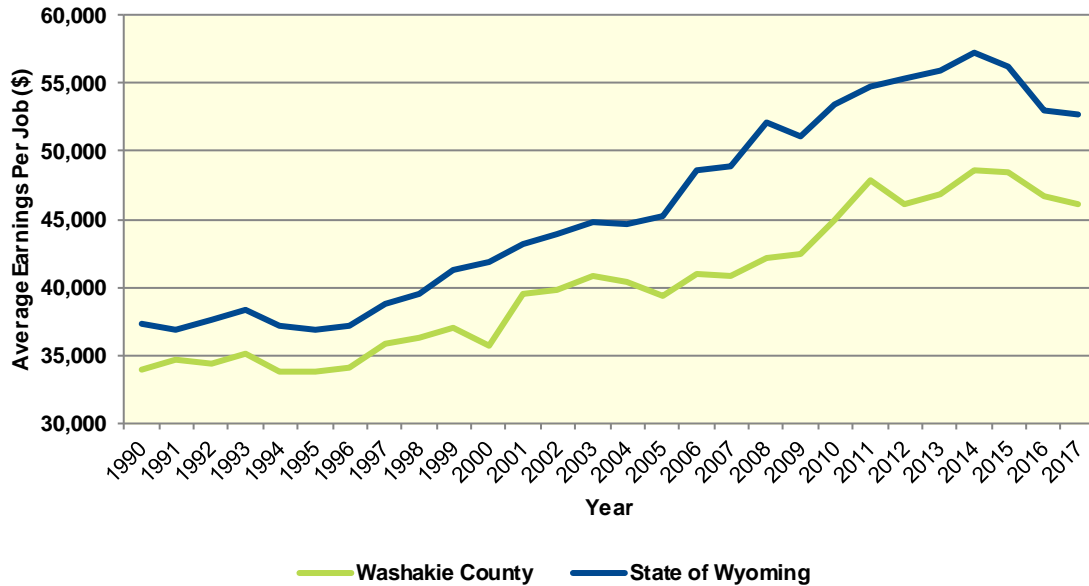
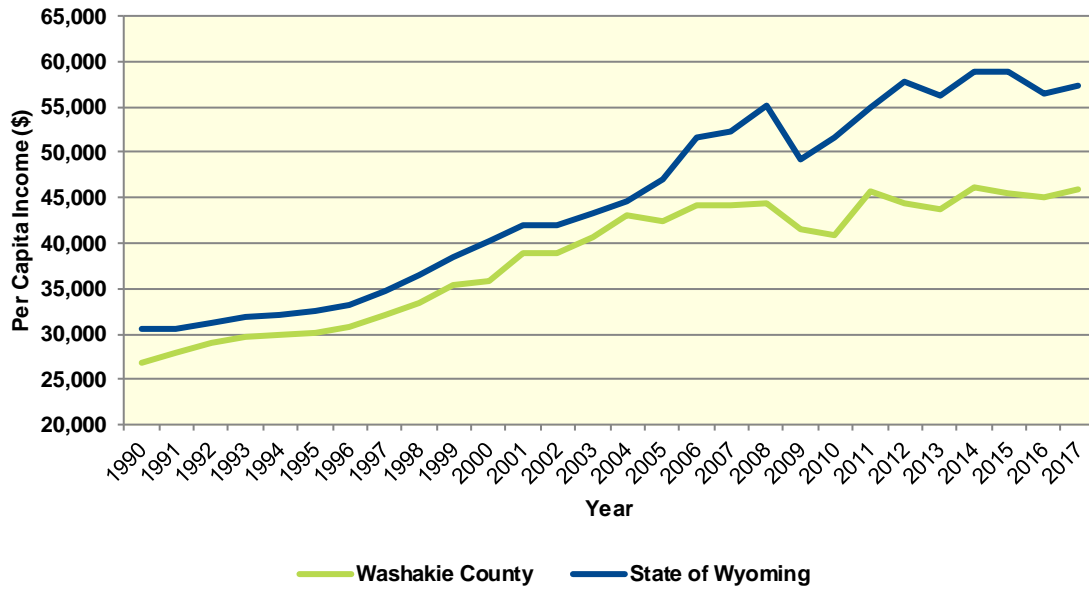


Diagram II.22.6, on the following page, shows real per capita income Washakie County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Washakie County was \$38,435 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

**Diagram II.22.6**  
**Real Per Capita Income**  
Washakie County  
BEA Data 1990 - 2017



<b>Table II.22.29</b> <b>Semiannual Average Monthly Rental Prices</b> Washakie County EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.87	471	218	537	450
Q4.87	488	208	609	468
Q2.88	442	210	555	412
Q4.88	403	210	462	400
Q2.89	465	206	497	508
Q4.89	410	224	426	370
Q2.90	425	192	484	454
Q4.90	465	204	420	326
Q2.91	429	210	500	401
Q4.91	516	210	421	370
Q2.92	445	201	527	389
Q4.92	439	190	482	321
Q2.93	411	185	556	334
Q4.93	466	185	0	0
Q2.94	477	192	535	0
Q4.94	473	195	533	0
Q2.95	480	191	565	0
Q4.95	453	173	572	0
Q2.96	507	170	546	0
Q4.96	501	185	633	0
Q2.97	494	228	528	475
Q4.97	494	228	682	457
Q2.98	512	180	588	378
Q4.98	506	237	646	398
Q2.99	463	295	577	374
Q4.99	480	181	518	0
Q2.00	467	193	506	364
Q4.00	453	180	517	457
Q2.01	448	255	489	420
Q4.01	452	210	493	467
Q2.02	431	211	456	417
Q4.02	451	207	496	377
Q2.03	443	203	447	347
Q4.03	443	203	544	370
Q2.04	437	197	541	305
Q4.04	424	223	499	309
Q2.05	377	154	519	318
Q4.05	363	154	517	363
Q2.06	431	179	493	349
Q4.06	489	179	504	329
Q2.07	479	175	514	437
Q4.07	502	175	578	461
Q2.08	498	171	589	429
Q4.08	515	171	609	445
Q2.09	527	170	595	442
Q4.09	484	227	605	434
Q2.10	538	224	663	482
Q4.10	513	224	686	484
Q2.11	481	220	658	508
Q4.11	495	220	689	478
Q2.12	454	216	659	.
Q4.12	480	216	646	.
Q2.13	505	212	643	519
Q4.13	502	.	641	.
Q2.14	494	208	666	.
Q4.14	497	.	681	.
Q2.15	498	.	707	.
Q4.15	509	.	719	.
Q2.16	502	.	704	.
Q4.16	482	.	697	.
Q2.17	473	.	713	.
Q4.17	470	.	713	.



**Housing**

Q2.18	467	.	706	.
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According to the Wyoming cost of living index, real average apartment rent in Washakie decreased by 1.3 percent from second quarter 2017 to second quarter 2018 from \$470 to \$473. During that same period, detached single-family home rents decreased by 1 percent, rents for mobile homes on lots increased by . percent, and rents for mobile home lots increased by .percent.

Washakie rental prices experienced average annualized increases of -0.2 percent for apartments, 0.8 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.22.29, at right, presents the Washakie county data for each rental type.<sup>118</sup>

<sup>118</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

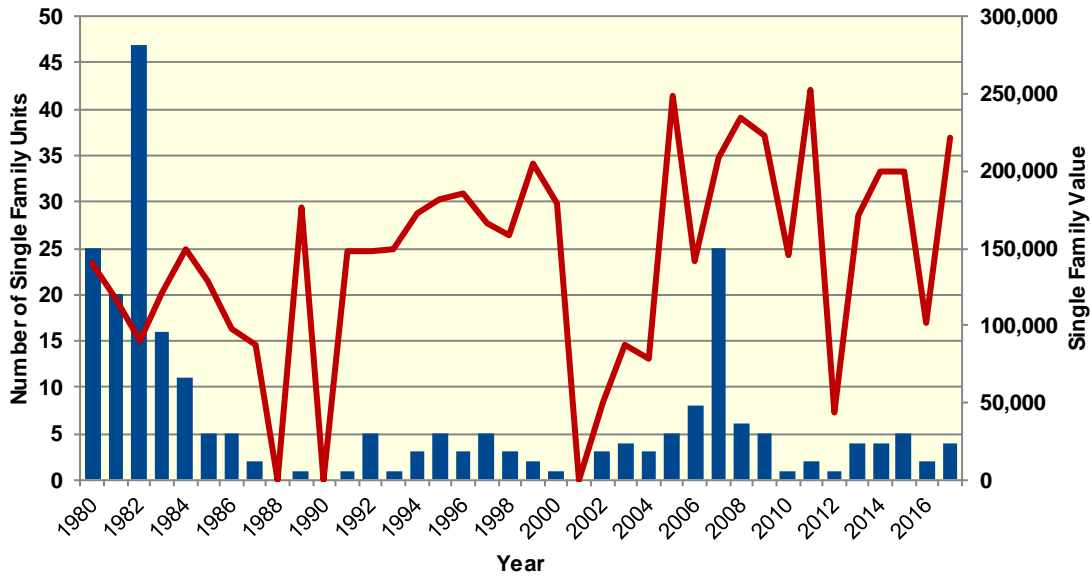
The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Washakie County increased from 2 authorizations in 2016 to 4 in 2017.

The real value of single-family building permits increased from \$101,802 in 2016 to \$221,000 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.22.30.

<b>Table II.22.30</b> <b>Building Permits and Valuation</b> Washakie 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	25	0	8	24	57	140,284	67,759
1981	20	2	4	0	26	116,585	0
1982	47	0	4	0	51	90,666	0
1983	16	2	4	10	32	120,863	57,642
1984	11	0	0	0	11	149,404	0
1985	5	0	0	0	5	128,353	0
1986	5	0	0	24	29	98,291	61,432
1987	2	0	0	0	2	88,068	0
1988	0	0	0	0	0	0	0
1989	1	0	0	0	1	176,149	0
1990	0	0	0	0	0	0	0
1991	1	0	0	0	1	147,953	0
1992	5	0	0	0	5	148,609	0
1993	1	0	0	0	1	149,137	0
1994	3	0	0	0	3	172,475	0
1995	5	2	23	0	30	181,275	0
1996	3	0	0	0	3	185,159	0
1997	5	0	4	14	23	166,327	20,251
1998	3	0	0	0	3	157,888	0
1999	2	0	0	6	8	204,764	94,271
2000	1	0	0	7	8	178,789	92,169
2001	0	2	0	0	2	0	0
2002	3	0	0	0	3	50,236	0
2003	4	6	0	0	10	87,943	0
2004	3	4	0	0	7	78,911	0
2005	5	4	0	0	9	248,847	0
2006	8	2	0	0	10	141,913	0
2007	25	0	0	0	25	208,063	0
2008	6	0	0	0	6	234,781	0
2009	5	0	0	0	5	223,432	0
2010	1	0	0	0	1	145,675	0
2011	2	0	0	12	14	253,046	127,713
2012	1	0	0	0	1	43,122	0
2013	4	0	0	0	4	170,804	0
2014	4	0	0	0	4	200,104	0
2015	5	0	0	0	5	200,021	0
2016	2	2	0	0	4	101,802	0
2017	4	0	0	0	4	221,000	0

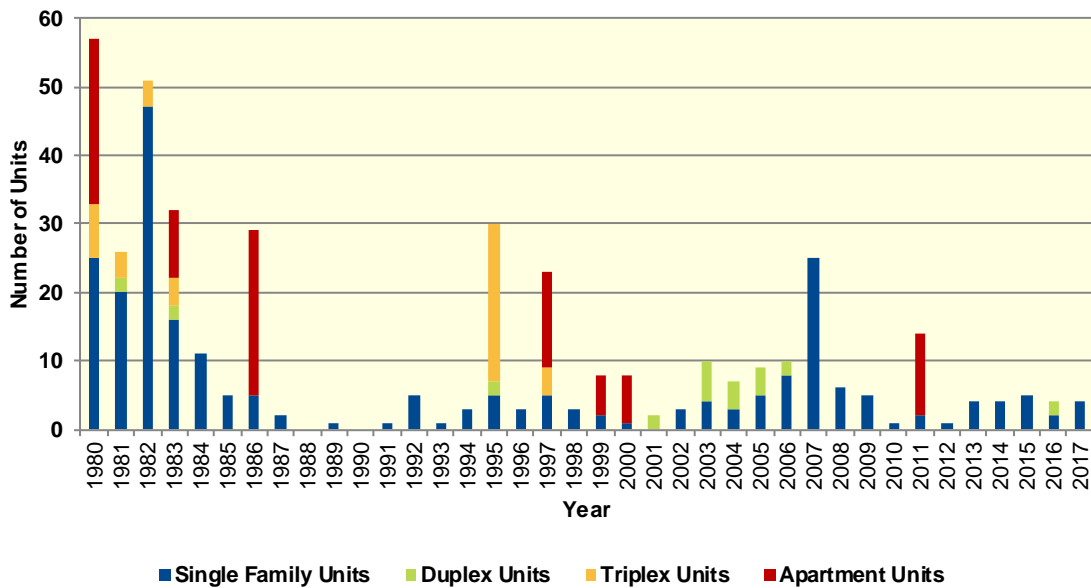
### Diagram II.22.7 Single Family Permits

Washakie County  
Census Bureau Data, 1980–2017



### Diagram II.22.8 Total Permits by Unit Type

Washakie County  
Census Bureau Data, 1980–2017



At the time of the 2010 Census, there were 140 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 decreased by 29.3 percent, as shown in Table II.22.31.

<b>Table II.22.31</b>					
<b>Group Quarters Population</b>					
Washakie County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	32	16.8%	10	7.6%	-68.8%
Juvenile Facilities	.	.	57	43.2%	.
Nursing Homes	71	37.4%	65	49.2%	-8.5%
Other Institutions	87	45.8%	0	0%	-100%
<b>Total</b>	<b>190</b>	<b>100.0%</b>	<b>132</b>	<b>100.0%</b>	<b>-30.5%</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	8	100%	8	100%	0%
<b>Total</b>	<b>8</b>	<b>100.0%</b>	<b>8</b>	<b>100.0%</b>	<b>0%</b>
<b>Group Quarters Population</b>	<b>198</b>	<b>100.0%</b>	<b>140</b>	<b>100.0%</b>	<b>-29.3%</b>

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.22.32. Family households represented 66.8 percent of households, while non-family households accounted for 33.2 percent. These changed from 68.6 and 31.4 percent, respectively.

<b>Table II.22.32</b>				
<b>Household Type by Tenure</b>				
Washakie County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,395	68.6%	2,333	66.8%
Married-Couple Family	1,969	82.2%	1,911	81.9%
Owner-Occupied	1,679	85.3%	1,702	89.1%
Renter-Occupied	290	14.7%	209	10.9%
Other Family	426	17.8%	422	18.3%
Male Householder, No Spouse Present	149	35%	148	35.3%
Owner-Occupied	85	57%	80	54.1%
Renter-Occupied	64	43%	68	45.9%
Female Householder, No Spouse Present	277	65%	274	65.6%
Owner-Occupied	159	57.4%	127	46.4%
Renter-Occupied	118	42.6%	147	53.6%
Non-Family Households	1,097	31.4%	1,157	33.2%
Owner-Occupied	637	58.1%	748	64.6%
Renter-Occupied	460	41.9%	409	35.4%
<b>Total</b>	<b>3,492</b>	<b>100.0%</b>	<b>3,490</b>	<b>100.0%</b>

Housing types by unit are shown in Table II.22.33, below. In 2017, there were 3,858 housing units, up from 3,654 in 2000. Single-family units accounted for 76.9 percent of units in 2017, compared to 76.3 in 2000. Apartment units accounted for 2.3 percent in 2017, compared to 2.3 percent in 2000.

<b>Table II.22.33</b>				
<b>Housing Units by Type</b>				
Washakie 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	2,789	76.3%	2,965	76.9%
Duplex	52	1.4%	76	2%
Tri- or Four-Plex	206	5.6%	248	6.4%
Apartment	84	2.3%	90	2.3%
Mobile Home	520	14.2%	456	11.8%
Boat, RV, Van, Etc.	3	0.1%	23	0.6%
<b>Total</b>	<b>3,654</b>	<b>100.0%</b>	<b>3,858</b>	<b>100.0%</b>

In 2010, there were 3,807 housing units, compared with 3,858 in 2017. Single-family units accounted for 76.9 percent of units in 2017, compared to 78.4 in 2010. Apartment units accounted for 2.3 percent in 2017, compared to 1.9 percent in 2010.

<b>Table II.22.34 Housing Units by Type</b> Washakie 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	2,985	78.4%	2,965	76.9%
Duplex	73	1.9%	76	2%
Tri- or Four-Plex	232	6.1%	248	6.4%
Apartment	74	1.9%	90	2.3%
Mobile Home	443	11.6%	456	11.8%
Boat, RV, Van, Etc.	0	0%	23	0.6%
<b>Total</b>	<b>3,807</b>	<b>100.0%</b>	<b>3,858</b>	<b>100.0%</b>

Some 91.1 percent of housing was occupied in 2010, compared to 89.7 percent in 2000. Owner-occupied housing changed 6.8 percent between 2000 and 2010, ending with owner-occupied units representing 73.3 percent of unit. Vacant units changed by -9.3 percent, resulting in 341 vacant units in 2010.

<b>Table II.22.35 Housing Units by Tenure</b> Washakie County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,278	89.7%	3,492	91.1%	6.5%
Owner-Occupied	2,396	73.1%	2,560	73.3%	6.8%
Renter-Occupied	882	26.9%	932	26.7%	5.7%
Vacant Housing Units	376	10.3%	341	8.9%	-9.3%
<b>Total Housing Units</b>	<b>3,654</b>	<b>100.0%</b>	<b>3,833</b>	<b>100.0%</b>	<b>4.9%</b>

Table II.22.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 3,858 housing units. An estimated 76.1 percent were owner-occupied, and 9.5 percent were vacant.

<b>Table II.22.36 Housing Units by Tenure</b> Washakie County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,492	91.1%	3,490	90.5%
Owner-Occupied	2,560	73.3%	2,657	76.1%
Renter-Occupied	932	26.7%	833	23.9%
Vacant Housing Units	341	8.9%	368	9.5%
<b>Total Housing Units</b>	<b>3,833</b>	<b>100.0%</b>	<b>3,858</b>	<b>100.0%</b>

Households by household size are shown in Table II.22.37, below. There were a total of 3,492 households in 2010, up from 3,278 in 2000. One person households changed by 3,278 percent between 2000 and 2010, while two person households changed by 15.7 percent. Three and four

person households changed by -9.6 and -7.2 respectively, representing 12.4 percent and 11.1 percent of the population in 2010.

<b>Table II.22.37</b>					
<b>Households by Household Size</b>					
Washakie County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	870	26.5%	967	27.7%	11.1%
Two Persons	1,200	36.6%	1,388	39.7%	15.7%
Three Persons	479	14.6%	433	12.4%	-9.6%
Four Persons	418	12.8%	388	11.1%	-7.2%
Five Persons	202	6.2%	177	5.1%	-12.4%
Six Persons	73	2.2%	93	2.7%	27.4%
Seven Persons or More	36	1.1%	46	1.3%	27.8%
<b>Total</b>	<b>3,278</b>	<b>100.0%</b>	<b>3,492</b>	<b>100.0%</b>	<b>6.5%</b>

Households by income is shown in Table II.22.38, on the following page. Households earning more than \$100,000 per year represented 15.3 percent of households in 2017, compared to 7.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 22.6 percent of households in 2010, compared to 14.6 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.8 percent of households in 2017, compared to 19.8 percent in 2000.

<b>Table II.22.38</b>				
<b>Households by Income</b>				
Washakie 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	651	19.8%	342	9.8%
\$15,000 to \$19,999	274	8.3%	151	4.3%
\$20,000 to \$24,999	249	7.6%	242	6.9%
\$25,000 to \$34,999	475	14.4%	395	11.3%
\$35,000 to \$49,999	676	20.5%	536	15.4%
\$50,000 to \$74,999	482	14.6%	788	22.6%
\$75,000 to \$99,999	245	7.4%	502	14.4%
\$100,000 or More	242	7.3%	534	15.3%
<b>Total</b>	<b>3,294</b>	<b>100.0%</b>	<b>3,490</b>	<b>100.0%</b>

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.22.39, on the following page. Households earning more than \$100,000 per year represented 15.3 percent of households in 2017, compared to 14.7 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 9.8 percent of households in 2017, compared to 8.8 percent in 2000.

<b>Table II.22.39</b>				
<b>Households by Income</b>				
Washakie 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	298	8.8%	342	9.8%
\$15,000 to \$19,999	213	6.3%	151	4.3%
\$20,000 to \$24,999	189	5.6%	242	6.9%
\$25,000 to \$34,999	443	13%	395	11.3%
\$35,000 to \$49,999	598	17.6%	536	15.4%
\$50,000 to \$74,999	724	21.3%	788	22.6%
\$75,000 to \$99,999	433	12.7%	502	14.4%
\$100,000 or More	501	14.7%	534	15.3%
<b>Total</b>	<b>3,399</b>	<b>100.0%</b>	<b>3,490</b>	<b>100.0%</b>

Table II.22.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 10.1 percent and 2.1 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 25.8 percent, 9.4 percent, and 9.1, respectively. Housing units built prior to 1939 represented 9.3 percent of households in 2017.

<b>Table II.22.40</b>				
<b>Households by Year Home Built</b>				
Washakie 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	389	11.9%	326	9.3%
1940 to 1949	371	11.3%	177	5.1%
1950 to 1959	752	22.9%	577	16.5%
1960 to 1969	193	5.9%	437	12.5%
1970 to 1979	873	26.6%	900	25.8%
1980 to 1989	428	13.1%	328	9.4%
1990 to 1999	272	8.3%	318	9.1%
2000 to 2009	.	.	353	10.1%
2010 or Later	.	.	74	2.1%
<b>Total</b>	<b>3,278</b>	<b>100.0%</b>	<b>3,490</b>	<b>100.0%</b>

Table II.22.41, 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 10.1 percent in 2010 and 3.8 percent of households. Housing units built prior to 1939 represented 9.3 percent of households in 2017 and 11.7 percent of households in 2010.



<b>Table II.22.41</b>				
<b>Households by Year Home Built</b>				
Washakie 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	399	11.7%	326	9.3%
1940 to 1949	292	8.6%	177	5.1%
1950 to 1959	790	23.2%	577	16.5%
1960 to 1969	307	9%	437	12.5%
1970 to 1979	781	23%	900	25.8%
1980 to 1989	490	14.4%	328	9.4%
1990 to 1999	211	6.2%	318	9.1%
2000 to 2009	129	3.8%	353	10.1%
2010 or Later			74	2.1%
<b>Total</b>	<b>3,399</b>	<b>100.0%</b>	<b>3,490</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.22.42, on the following page. An estimated 80.8 percent of white households occupy single family homes, while percent of black households do. Some 2.1 percent of white households occupy apartments, while percent of black households do. An estimated percent of Asian, and 100 percent of American Indian households occupy single family homes.

<b>Table II.22.42</b>							
<b>Distribution of Units in Structure by Race</b>							
Washakie County							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	80.8%	%	100%	%	%	43%	36.2%
Duplex	0.4%	%	0%	%	%	0%	28.6%
Tri- or Four-Plex	5.3%	%	0%	%	%	31.9%	0%
Apartment	2.1%	%	0%	%	%	0%	0%
Mobile Home	11.1%	%	0%	%	%	25.2%	22.9%
Boat, RV, Van, Etc.	0.3%	%	0%	%	%	0%	12.4%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.22.43, below. An estimated 15.8 percent of vacant units were for rent in 2010, a -50 percent change since 2000. In addition, some 7.3 percent of vacant units were for sale, a change of -16.7 percent between 2000 and 2010. "Other" vacant units represented 44 percent of vacant units in 2010. This is a change of 32.7 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

<b>Table II.22.43</b> <b>Disposition of Vacant Housing Units</b> Washakie County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	108	28.7%	54	15.8%	-50%
For Sale	30	8%	25	7.3%	-16.7%
Rented or Sold, Not Occupied	10	2.7%	16	4.7%	60%
For Seasonal, Recreational, or Occasional Use	109	29%	83	24.3%	-23.9%
For Migrant Workers	6	1.6%	13	3.8%	116.7%
Other Vacant	113	30.1%	150	44%	32.7%
<b>Total</b>	<b>376</b>	<b>100.0%</b>	<b>341</b>	<b>100.0%</b>	<b>-9.3%</b>

The disposition of vacant units between 2010 and 2017 are shown in Table II.22.44. By 2017, for rent units accounted for 41.8 percent of vacant units, while for sale units accounted for 3.3 percent. “Other” vacant units accounted for 25.8 percent of vacant units, representing a total of 95 “other” vacant units.

<b>Table II.22.44</b> <b>Disposition of Vacant Housing Units</b> Washakie County 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	54	15.8%	154	41.8%
For Sale	25	7.3%	12	3.3%
Rented Not Occupied	3	0.9%	2	0.5%
Sold Not Occupied	13	3.8%	4	1.1%
For Seasonal, Recreational, or Occasional Use	83	24.3%	98	26.6%
For Migrant Workers	13	3.8%	3	0.8%
Other Vacant	150	44%	95	25.8%
<b>Total</b>	<b>341</b>	<b>100.0%</b>	<b>368</b>	<b>100.0%</b>

Table II 22.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 17 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 7.8 percent of total households in Washakie County. In Washakie County the 1,463 households with three bedrooms accounted for 26 percent of all households ,and there were only 237 five-bedroom or more households, which accounted for 20.6 percent of all households.

<b>Table II.22.45</b>				
<b>Households by Number of Bedrooms</b>				
Washakie County 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	32	17	58	100
One	103	100	300	1.5
Two	486	373	1,004	7.8
Three	1,178	215	1,463	26
Four	669	80	796	37.9
Five or more	189	48	237	20.6
<b>Total</b>	<b>3,490</b>	<b>833</b>	<b>3,858</b>	<b>100.0</b>

The age of a structure influences its value. As shown in Table II. 22.46, structures built in 1939 or earlier had a median value of, 121,800 while structures built between 1950 and 1959 had a median value of 136,000 and those built between 1990 to 1999 had a median value of 274,500. 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 267,100 and, 0 respectively. The total median value in Washakie County was, 165,500.

<b>Table II.22.46</b>	
<b>Owner Occupied Median Value by Year Structure Built</b>	
Washakie County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	121,800
1940 to 1949	153,800
1950 to 1959	136,000
1960 to 1969	115,600
1970 to 1979	182,100
1980 to 1989	226,500
1990 to 1999	274,500
2000 to 2009	258,900
2010 to 2013	267,100
2014 or later	0
<b>Median Value</b>	<b>165,500</b>

Household mortgage status is reported in Table II. 22.47. In, Washakie County households with a mortgage accounted for 58.1 percent of all households or 1,545 housing units, and the remaining 54.4 percent or 1,446 units had no mortgage. Of those units with a mortgage, 79 had either a second mortgage or home equity loan, 20 had both a second mortgage and home equity loan, and 1,446 or 54.4 percent had no second mortgage or no home equity loan.

<b>Table II.22.47</b> <b>Mortgage Status</b> Washakie County 2017 5-Year ACS Data		
Mortgage Status	Washakie County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,545	58.1
With either a second mortgage or home equity loan, but not both	79	3
Second mortgage only	62	2.3
Home equity loan only	17	0.6
Both second mortgage and home equity loan	20	0.8
No second mortgage and no home equity loan	1,446	54.4
Housing units without a mortgage	1,112	41.9
<b>Total</b>	<b>2,657</b>	<b>100.0%</b>

The median rent in Washakie County was \$523, as seen in Table II 22.48

<b>Table II.22.48</b> <b>Median Rent</b> Washakie County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$523
Median Home Value	\$165,500

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 Washakie County was \$192,137. This represented an increase of 21.3 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.22.49.

<b>Table II.22.49</b> <b>Average Sales Prices</b> Washakie County vs. Wyoming DOR Data, 2000–2016				
Year	Washakie County Average Price (\$)	Washakie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	84,564	.	131,207	.
2001	86,412	2.19	128,771	-1.86
2002	90,405	4.62	138,295	7.40
2003	94,206	4.20	148,276	7.22
2004	102,144	8.43	159,558	7.61
2005	102,948	0.79	178,183	11.67
2006	123,072	19.55	219,438	23.15
2007	123,363	0.24	265,044	20.78
2008	133,754	8.4	256,045	-3.40
2009	150,202	12.3	241,622	-5.63
2010	147,467	-1.82	250,958	3.86
2011	153,093	3.8	241,301	-3.85
2012	146,557	-4.3	266,406	10.40
2013	127,447	-13.0	281,345	5.6
2014	153,078	20.1	263,432	-6.4
2015	154,200	0.7	275,611	4.6
2016	158,340	2.7	280,428	1.7
2017	192,137	21.3	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.<sup>119</sup> During December 2018, a total of 17 surveys were completed by property managers in Washakie County. Of the 170 rental units surveyed 17 were vacant, indicating a vacancy rate of 10.0 percent.

From December 2018 through February of 2019<sup>120</sup>, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.22.50 presents some basic statistics about the completed surveys.

Diagram II.22.9 shows the historical vacancy rate from Washakie County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2003b	6	112	7	6.3%
2004a	11	186	3	1.6%
2004b	8	180	2	1.1%
2005a	10	159	5	3.1%
2005b	13	249	4	1.6%
2006a	12	196	3	1.5%
2006b	16	266	0	0.0%
2007a	14	196	2	1.0%
2007b	13	193	14	7.3%
2008a	17	191	7	3.7%
2008b	17	185	5	2.7%
2009a	18	182	7	3.9%
2009b	17	174	6	3.5%
2010a	19	245	9	3.7%
2010b	19	258	13	5.0%
2011a	17	275	10	3.6%
2011b	23	337	7	2.1%
2012a	24	277	7	2.5%
2012b	24	258	6	2.3%
2013a	21	280	17	6.1%
2013b	25	318	18	5.7%
2014a	27	441	19	4.3%
2014b	22	322	15	4.7%
2015a	28	447	34	7.6%
2015b	24	346	47	13.6%
2016a	26	340	43	12.6%
2016b	28	335	54	16.1%
2017a	29	277	49	17.7%
2017b	18	163	16	9.8%
2018a	21	258	43	16.7%
2018b	17	170	17	10.0%

<sup>119</sup> 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.

<sup>120</sup> Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.22.9**  
**Vacancy Rates by Year**  
 Washakie County vs. Wyoming  
 RVS Data, June 2001 – December 2018

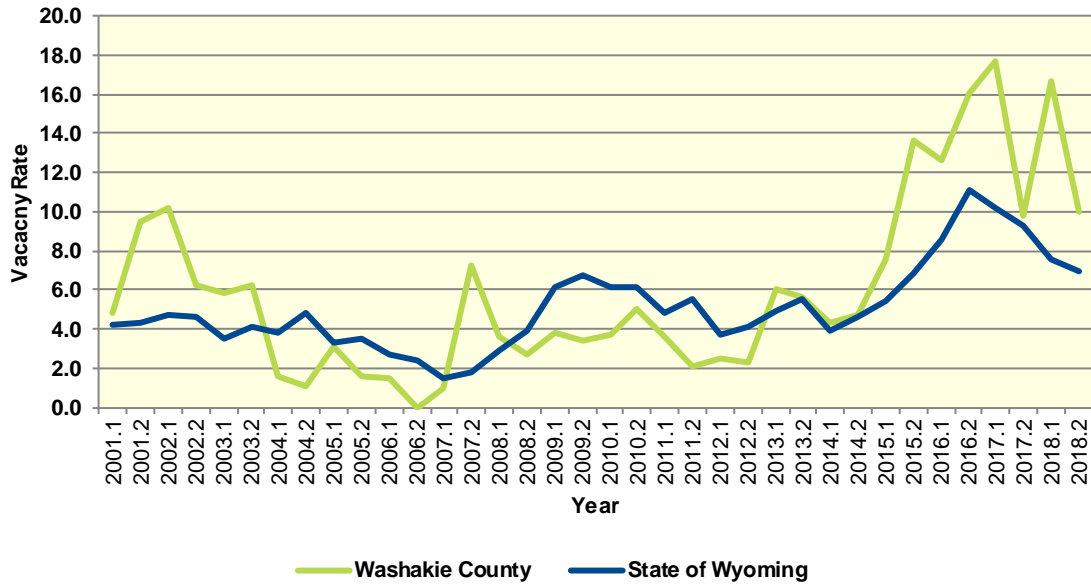


Diagram II.22.10 shows the average rent of single-family and apartment units in Washakie County. In 2018, rents for single-family units were \$660.7 and average rents for apartments were \$521.0.

**Diagram II.22.10**  
**Average Rent of Single Family and Apartment Units**  
 Washakie County  
 RVS Data, June 2006 – December 2018

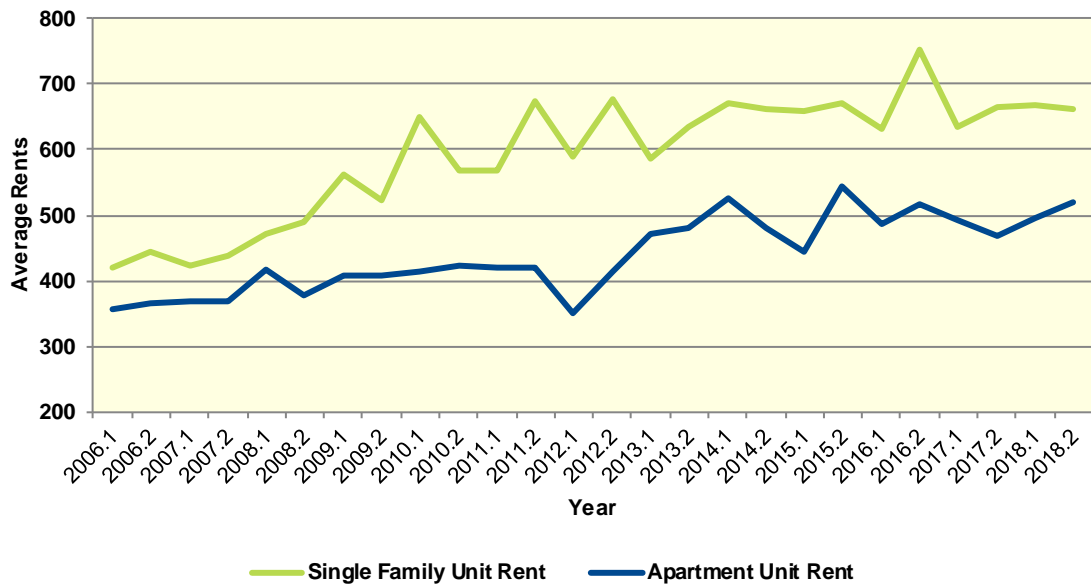


Table II.22.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 18 single family units in Washakie County, with 1 of them available. This translates into a vacancy rate of 5.6 percent in Washakie County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 143 apartment units reported in the survey, with 15 of them available, which resulted in a vacancy rate of 10.5 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

<b>Table II.22.51</b>			
<b>Rental Vacancy Survey by Type</b>			
Washakie County			
2018b Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	18	1	5.6%
Apartments	143	15	10.5%
Mobile Homes	8	1	12.5%
"Other" Units	0	0	%
Don't Know	1	0	0.0%
<b>Total</b>	<b>170</b>	<b>17</b>	<b>10.0%</b>



Table II.22.52 reports units by bedroom size. As can be seen there were 17 two-bedroom apartment units and 12 three bedroom units. Overall, the 25 two-bedroom units accounted for 14.7 percent of all units, and the 18 three bedroom units accounted for 10.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 83 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

<b>Table II.22.52</b>							
<b>Rental Units by Number of Bedrooms</b>							
Washakie County							
2018b Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	1	0	37	4	0	.	42
Two	5	0	17	3	0	.	25
Three	5	0	12	1	0	.	18
Four	1	0	0	0	0	.	1
Five	1	0	0	0	0	.	1.0
Don’t Know	5	0	77	0	0	1	83
<b>Total</b>	<b>18</b>	<b>0</b>	<b>143</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>170</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.22.53, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

<b>Table II.22.53</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Washakie County							
2018b Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	0	0	0	1	0	.	1
Two	0	0	5	0	0	.	5
Three	1	0	3	0	0	.	4
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	0	0	7	0	0	0	7.0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>15</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>17</b>

Table II.22.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 20.0 percent and three bedroom units had a vacancy rate of 20.0 percent.

<b>Table II.22.54</b> <b>Vacancy Rates by Number of Bedrooms</b> Washakie 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%	%	0.0%	25.0%	%		2.4
Two	0.0%	%	29.4%	0.0%	%		20.0
Three	20.0%	%	25.0%	0.0%	%		22.2
Four	0.0%	%	%	%	%		0.0
Five	0.0%	%	%	%	%		0.0
Don’t Know	0.0%	%	9.1%	%	%	0.0%	8.4
<b>Total</b>	<b>5.6%</b>	<b>%</b>	<b>10.5%</b>	<b>12.5%</b>	<b>%</b>	<b>0.0%</b>	<b>17</b>

Table II.22.55 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 0.0 percent.

<b>Table II.22.55</b> <b>Single Family Units by Bedroom Size</b> Washakie County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	1	0	0.0%
Two	5	0	0.0%
Three	5	1	20.0%
Four	1	0	0.0%
Don't know	5	0	0.0%
<b>Total</b>	<b>18</b>	<b>1</b>	<b>5.6%</b>

Table II.22.56 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 0.0 percent.

<b>Table II.22.56</b> <b>Apartment Units by Bedroom Size</b> Washakie County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	37	0	0.0%
Two	17	5	29.4%
Three	12	3	25.0%
Four	0	0	%
Don't know	77	7	9.1%
<b>Total</b>	<b>143</b>	<b>15</b>	<b>10.5%</b>

Average market-rate rents by unit type are shown in Table II.22.57. 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.

<b>Table II.22.57</b> <b>Average Market Rate Rents by Bedroom Size</b> Washakie County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.	\$.
One	\$425	\$.	\$494	\$.	\$.	\$493
Two	\$650	\$.	\$500	\$500	\$.	\$538
Three	\$750	\$.	\$650	\$.	\$.	\$742
Four	\$675	\$.	\$.	\$.	\$.	\$675
Five	\$.	\$.	\$.	\$.	\$.	\$
<b>Total</b>	<b>\$660.7</b>	<b>\$</b>	<b>\$521.0</b>	<b>\$495.7</b>	<b>\$</b>	<b>\$576.1</b>

Table II.22.58 shows vacancy rates for single family units by average rental rates for Washakie County. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.22.58</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Washakie County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	0	0.0%
\$500 to \$750	12	0	0.0%
\$750 to \$1,000	2	1	50.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	2	0	0.0%
<b>Total</b>	<b>18</b>	<b>1</b>	<b>5.6%</b>

The average rent and availability of apartment units is displayed in Table II.22.59. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 18.2 percent.

<b>Table II.22.59</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Washakie County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	55	10	18.2%
\$500 to \$750	27	1	3.7%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	61	4	6.6%
<b>Total</b>	<b>143</b>	<b>15</b>	<b>10.5%</b>

Table II.22.60 displays units designed to serve elderly occupants. In the most recent survey there were 23 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0.0.

<b>Table II.22.60</b> <b>Units Designed for Elderly Occupants</b> Washakie County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	23
Available Elderly Units	0
<b>Elderly Vacancy Rate</b>	<b>0.0%</b>

Table II.22.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 1 units, or 5.9 percent of available units are expected to be on the market for less than seven days. An additional 5 units, or 29.4 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 6 units, or 35.3 percent are expected to be on the market for 90 days.

<b>Table II.22.61</b> <b>Number of Estimated Days to Fill a Vacant unit</b> Washakie County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	1	5.9%
7 to 30 days	5	29.4%
31 to 60 days	3	17.6%
61 to 90 days	0	0.0%
More than 90 days	6	35.3%
Unknown	2	11.8%
<b>Total</b>	<b>17</b>	<b>100.0%</b>

Respondents were asked if utilities are included in the rent, which is shown in Table II.22.62, 9 respondents, or 60.0 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.22.63. There were 44 respondents who included electricity, 60 respondents who included natural gas, 108 respondents who included water and sewer and 104 respondents included trash collection in the rent.

<b>Table II.22.62</b> <b>Are there any utilities included with the rent?</b> Washakie County 2018b Survey of Rental Properties	
Response	Respondent
Yes	9
No	6
<b>% Offering Utilities</b>	<b>60.0%</b>

<b>Table II.22.63</b> <b>Which utilities are included with the rent?</b> Washakie County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	44
Natural Gas	60
Propane	0
Water/Sewer	108
Trash Collection	104
Cable Television	0
Other	0

### Perceived Need for Rental Units

Table II.22.64, shows the number of survey respondents who keep a waiting list. As can be seen 3 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

<b>Table II.22.64</b> <b>Do you keep a waiting list?</b> Washakie County 2018b Survey of Rental Properties	
Response	Respondent
Yes	3
No	12
<b>Waitlist Size</b>	<b>0</b>

Table II.22.65, shows the condition of rental units by unit type for Washakie 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, 82, or 48.2 percent of units were in good condition and 0 units, or 0.0 percent, were in average condition. Details by unit type and condition are displayed.

<b>Table II.22.65</b> <b>Condition by Unit Type</b> Washakie County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	2	1.2%
Average	0	0.0%
Good	82	48.2%
Excellent	38	22.4%
Don't Know	0	0.0%
<b>Total</b>	<b>170</b>	<b>100.0%</b>

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.22.66, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

<b>Table II.22.66</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Washakie County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	2
<b>Total</b>	<b>3</b>

Table, II.22.67, 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. Washakie County had a total of 5 respondents, with an average persons per household of 2.5 people. Of new residents to Washakie County, 50.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 60.0 percent of respondents owning their residence. The average mortgage payment in Washakie County was \$1,000 and the average rent was \$450. When asked if they were satisfied with their current housing, 60.0 percent said they were satisfied with their current housing.

<b>Table II.22.67</b> <b>Most Replied Response</b> Washakie County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	5
Number of persons in household (Average)	2.5
Current age	25 to 34 years old (50.0%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	Better quality of life (40.0%)
In which industry are you primarily employed	Other (40.0%)
Highest education level completed	Some College (60.0%)
Total household income from all sources	\$50,000 to \$74,999 dollars (66.7%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (80.0%)
Do you own or rent	Own (60.0%)
How many bedrooms (Average)	2.5
Average mortgage payment	\$1,000
Average rental payment	\$450
Are you satisfied with your current housing	Satisfied with current housing (60.0%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Rent or mortgage is too high (100.0%)
Are you seeking to change your housing situation	Not seeking different housing (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the rent or mortgage is too high. 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.22.68, below. In 2017, an estimated 0.7 percent of households were overcrowded, and an additional 0.9 percent were severely overcrowded.

<b>Table II.22.68</b>							
<b>Overcrowding and Severe Overcrowding</b>							
Washakie County							
2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	2,409	100%	0	0%	0	0%	2,409
2017 Five-Year ACS	2,617	98.5%	8	0.3%	32	1.2%	2,657
<b>Renter</b>							
2010 Five-Year ACS	964	97.4%	26	2.6%	0	0%	3,399
2017 Five-Year ACS	817	98.1%	16	1.9%	0	0%	833
<b>Total</b>							
2010 Five-Year ACS	3,373	99.2%	26	0.8%	0	0%	3,399
2017 Five-Year ACS	3,434	98.4%	24	0.7%	32	0.9%	3,490

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 3,490 households with incomplete plumbing facilities in 2017, representing 0.9 percent of households in Washakie County. This is compared to 0.1 percent of households lacking complete plumbing facilities in 2000.

<b>Table II.22.69</b>			
<b>Households with Incomplete Plumbing Facilities</b>			
Washakie 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	3,276	3,393	3,458
Lacking Complete Plumbing Facilities	2	6	32
<b>Total Households</b>	<b>3,278</b>	<b>3,399</b>	<b>3,490</b>
<b>Percent Lacking</b>	<b>0.1%</b>	<b>0.2%</b>	<b>0.9%</b>

There were 3,490 households lacking complete kitchen facilities in 2017, compared to 3,278 households in 2000. This was a change from 0.6 percent of households in 2000 to 0.7 percent in 2017.



<b>Table II.22.70</b>			
<b>Households with Incomplete Kitchen Facilities</b>			
Washakie County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
<b>Households</b>	<b>2000 Census</b>	<b>2010 Five-Year ACS</b>	<b>2017 Five-Year ACS</b>
With Complete Kitchen Facilities	3,257	3,381	3,467
Lacking Complete Kitchen Facilities	21	18	23
<b>Total Households</b>	<b>3,278</b>	<b>3,399</b>	<b>3,490</b>
<b>Percent Lacking</b>	<b>0.6%</b>	<b>0.5%</b>	<b>0.7%</b>

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 Washakie County, 11.1 of households had a cost burden and 8.5 percent had a severe cost burden. Some 22.2 percent of renters were cost burdened, and 9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 1.9 percent and a severe cost burden rate of 4.8 percent. Owner occupied households with a mortgage had a cost burden rate of 11.8 percent, and severe cost burden at 10.8 percent.

<b>Table II.22.71</b>									
<b>Cost Burden and Severe Cost Burden by Tenure</b>									
Washakie County									
2010 & 2017 Five-Year ACS Data									
<b>Data Source</b>	<b>Less Than 30%</b>		<b>31%-50%</b>		<b>Above 50%</b>		<b>Not Computed</b>		<b>Total</b>
	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>	
<b>Owner With a Mortgage</b>									
2010 Five-Year ACS	1,047	71%	370	25.1%	57	3.9%	0	0%	1,474
2017 Five-Year ACS	1,183	76.6%	183	11.8%	167	10.8%	12	0.8%	1,545
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	838	89.6%	70	7.5%	27	2.9%	0	0%	935
2017 Five-Year ACS	1,021	91.8%	21	1.9%	53	4.8%	17	1.5%	1,112
<b>Renter</b>									
2010 Five-Year ACS	596	60.2%	164	16.6%	59	6%	171	17.3%	990
2017 Five-Year ACS	413	49.6%	185	22.2%	75	9%	160	19.2%	833
<b>Total</b>									
2010 Five-Year AC	2,481	73%	604	17.8%	143	4.2%	171	5%	3,399
2017 Five-Year ACS	2,617	75%	389	11.1%	295	8.5%	189	5.4%	3,490

**Commuting Patterns**

Table II.22.72, shows the place of work by county of residence. In 2010 94.5 percent of residents worked within the county they reside in with 4 percent working outside their home county. This compared to 87.5 percent of residents who worked within the county in which they resided and 9.5 percent of residents worked outside their home county.

<b>Table II.22.72</b> <b>Place of Work</b> Washakie 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	3,814	94.5%	3,225	87.5%
Worked outside county of residence	161	4%	351	9.5%
Worked outside state of residence	59	1.5%	111	3%
<b>Total</b>	<b>4,034</b>	<b>100.0%</b>	<b>3,687</b>	<b>100.0%</b>

Table II.22.73, shows the aggregate travel time to work based on place of work and residence. In Washakie County the total aggregate travel time was 50,560, with residents working in their home county spending a total of 29,280.

<b>Table II.22.73</b> <b>Aggregate Travel Time to Work (in Minutes)</b> Washakie 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	34,675	73.2%	29,280	57.9%
Worked outside county of residence	10,560	22.3%	17,825	35.3%
Worked outside State of residence	2,120	4.5%	3,455	6.8%
<b>Aggregate travel time to work (in minutes):</b>	<b>47,355</b>	<b>100.0%</b>	<b>50,560</b>	<b>100.0%</b>

Table II.22.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 47,355 minutes. Residents working within their home county spent an average of 9.1 minutes commuting to work, with those working outside their county of residence spending an average of 50.8 minutes on the commute.

<b>Table II.22.74</b> <b>Average Travel Time to Work (in Minutes)</b> Washakie County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	9.1	9.1
Worked outside county of residence	65.6	50.8
Worked outside State of residence	35.9	31.1
<b>Average travel time to work (in minutes):</b>	<b>11.7</b>	<b>13.7</b>

Table II.22.75, shows the means of transportation to work. In 2017, 77.2 percent of commuters drove alone in a car, truck or van. Only 10.2 percent carpooled, with an additional 0 percent taking public transportation. There were also 162 persons or 4.4 percent who worked at home.

<b>Table II.22.75</b>				
<b>Means of Transportation to Work</b>				
Washakie County				
2010 & 2017 5 year ACS data				
<b>Means</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
Car, truck, or van: Drove alone	2,805	69.5%	2,845	77.2%
Car, truck, or van: Carpooled:	460	11.4%	376	10.2%
Public transportation (excluding taxicab):	6	0.1%	1	0%
Taxicab	0	0%	0	0%
Motorcycle	21	0.5%	9	0.2%
Bicycle	25	0.6%	12	0.3%
Walked	359	8.9%	256	6.9%
Other means	21	0.5%	26	0.7%
Worked at home	337	8.4%	162	4.4%
<b>Total</b>	<b>4,034</b>	<b>100.0%</b>	<b>3,687</b>	<b>100.0%</b>

Table II.22.76 shows the breakdown of the means of transportation by tenure. In 2017 62.1% percent of commuters owned their home and commuted alone by car, which compares to 54.9% percent in 2010. There were also 554 renters who drove alone in 2017 and accounted for 15% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0% percent of the population, which compared to 0 renters, or 0 percent taking public of commuters

<b>Table II.22.76</b> <b>Means Of Transportation To Work By Tenure</b> Washakie County 2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
<b>Car, truck, or van - drove alone:</b>				
Owner	2,215	54.9%	2,290	62.1%
Renter	590	14.6%	554	15%
<b>Car, truck, or van - carpoled:</b>				
Owner	346	8.6%	315	8.5%
Renter	114	2.8%	61	1.7%
<b>Public transportation (excluding taxicab):</b>				
Owner	6	0.1%	0	0%
Renter	0	0%	0	0%
<b>Walked:</b>				
Owner	167	4.1%	186	5%
Renter	192	4.8%	70	1.9%
<b>Taxicab, motorcycle, bicycle, or other means:</b>				
Owner	61	1.5%	21	0.6%
Renter	6	0.1%	26	0.7%
<b>Worked at home:</b>				
Owner	259	6.4%	151	4.1%
Renter	78	1.9%	11	0.3%
<b>Total:</b>	<b>4,034</b>	<b>100.0%</b>	<b>3,685</b>	<b>100.0%</b>

## 2018 Washakie 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.22.77, 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 473 owner occupied and 314 renter occupied households experiencing a housing problem.

<b>Table II.22.77</b>			
<b>Households with Housing Problems by Income</b>			
Washakie County			
2011-2015 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	185	145	330
30.1-50% HAMFI	110	150	260
50.1-80% HAMFI	150	19	169
80.1-95% HAMFI	4	0	4
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	24	0	24
<b>Total</b>	<b>473</b>	<b>314</b>	<b>787</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	55	115	170
30.1-50% HAMFI	235	80	315
50.1-80% HAMFI	370	210	580
80.1-95% HAMFI	235	40	275
95 – 115% HAMFI	245	70	315
115.1% HAMFI or more	965	54	1,019
<b>Total</b>	<b>2,105</b>	<b>569</b>	<b>2,674</b>
<b>Not Computed</b>			
30% HAMFI or less	4	40	44
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
<b>Total</b>	<b>4</b>	<b>40</b>	<b>44</b>
<b>Total</b>			
30% HAMFI or less	244	300	544
30.1-50% HAMFI	345	230	575
50.1-80% HAMFI	520	229	749
80.1-95% HAMFI	239	40	279
95 – 115% HAMFI	245	70	315
115.1% HAMFI or more	989	54	1,043
<b>Total</b>	<b>2,582</b>	<b>923</b>	<b>3,505</b>

Table II.22.78, shows the total estimated housing by tenure for Washakie County. As can be seen, in 2030 there are estimated to be a total of 2,687 owner and 972 renter occupied households or a total of 3,659 households. By 2050 there are estimated to be 2,772 owner, 991 renter for a total of 3,763 households in Washakie County.

Year	Owner	Renter	Total
2017	2,657	833	3,490
2020	2,581	943	3,524
2025	2,638	958	3,596
2030	2,687	972	3,659
2035	2,724	982	3,706
2040	2,749	988	3,737
2045	2,764	991	3,755
2050	2,772	991	3,763

Table II.22.79, below shows the incremental housing demand for Washakie 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 30 owner-occupied and 139 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 Washakie County will see an additional 273 households, of which 62 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 62 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

<b>Table II.22.79</b>								
<b>Incremental Housing Demand Forecast</b>								
Washakie County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2017</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	0	0	3	6	9	10	11
30.1-50%	0	0	0	4	9	12	14	15
50.1-80%	0	0	0	6	13	19	22	23
80.1-95%	0	0	0	3	6	9	10	11
95.1-115%	0	0	0	3	6	9	10	11
115+%	0	0	0	11	26	35	41	44
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>67</b>	<b>92</b>	<b>107</b>	<b>115</b>
<b>Renter</b>								
0-30%	0	36	41	45	48	50	51	51
30.1-50%	0	27	31	35	37	39	39	39
50.1-80%	0	27	31	34	37	38	39	39
80.1-95%	0	5	5	6	6	7	7	7
95.1-115%	0	8	9	11	11	12	12	12
115+%	0	6	7	8	9	9	9	9
<b>Total</b>	<b>0</b>	<b>110</b>	<b>125</b>	<b>139</b>	<b>149</b>	<b>155</b>	<b>158</b>	<b>158</b>
<b>Total</b>								
0-30%	0	36	41	48	55	59	61	62
30.1-50%	0	27	31	39	46	51	54	55
50.1-80%	0	27	31	41	50	57	61	62
80.1-95%	0	5	5	9	13	15	17	17
95.1-115%	0	8	9	13	18	20	22	23
115+%	0	6	7	20	34	44	50	53
<b>Total</b>	<b>0</b>	<b>110</b>	<b>125</b>	<b>169</b>	<b>216</b>	<b>247</b>	<b>265</b>	<b>273</b>

Table II.22.80 shows the Incremental Total Housing Need Forecast for Washakie 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 770 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 602 owner and 441 renter occupied households for a total of 1,043 quality households.

<b>Table II.22.80</b> <b>Incremental Total Housing Need Forecast</b> Washakie County Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	190	185	189	193	197	199	200	201
30.1-50%	113	110	112	117	122	125	127	129
50.1-80%	154	150	153	160	168	173	176	178
80.1-95%	4	4	4	7	10	13	14	15
95.1-115%	0	0	0	3	6	9	10	11
115+%	25	24	25	36	50	60	66	69
<b>Total</b>	<b>487</b>	<b>473</b>	<b>483</b>	<b>517</b>	<b>554</b>	<b>579</b>	<b>594</b>	<b>602</b>
<b>Renter</b>								
0-30%	131	167	171	176	179	181	182	182
30.1-50%	135	163	167	170	173	174	175	175
50.1-80%	17	44	48	52	54	56	56	56
80.1-95%	0	5	5	6	6	7	7	7
95.1-115%	0	8	9	11	11	12	12	12
115+%	0	6	7	8	9	9	9	9
<b>Total</b>	<b>283</b>	<b>393</b>	<b>408</b>	<b>422</b>	<b>432</b>	<b>438</b>	<b>441</b>	<b>441</b>
<b>Total</b>								
0-30%	321	352	361	369	376	380	383	383
30.1-50%	249	273	279	287	295	299	302	303
50.1-80%	172	194	201	212	222	228	232	234
80.1-95%	4	9	10	13	17	19	21	22
95.1-115%	0	8	9	13	18	20	22	23
115+%	25	30	32	44	59	69	75	78
<b>Total</b>	<b>770</b>	<b>866</b>	<b>892</b>	<b>939</b>	<b>986</b>	<b>1,017</b>	<b>1,035</b>	<b>1,043</b>



## 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 935 loans purchased in Washakie County between 1979 and 2018, with 2 occurring in fiscal 2017. The average home size over the period was 1,165 square feet and 788 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1952. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$40,592. The average purchase price in fiscal 2018 was \$137,873. 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.**