

WESTON COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Weston County’s population decreased from 7,208 in 2010 to 6,927 in 2017, or by 3.9 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 6.0 percent, and the number of people from 55 to 64 years of age increased by 14.1 percent. The white population decreased by 6.1 percent, while the black population increased by 100.0 percent. The Hispanic population increased from 216 to 290 people between 2010 and 2017 or by 34.3 percent. These data are presented in Table II.23.1.

Table II.23.1						
Profile of Population Characteristics						
Weston County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Weston County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	7,208	6,927	-3.9%	563,626	579,315	2.8%
Age						
Under 14 years	1,306	1,221	-6.5%	113,371	114,663	1.1%
15 to 24 years	810	684	-15.6%	78,460	74,359	-5.2%
25 to 34 years	884	831	-6.0%	77,649	79,514	2.4%
35 to 44 years	827	814	-1.6%	66,966	71,619	6.9%
45 to 54 years	1,173	824	-29.8%	83,577	66,699	-20.2%
55 to 64 years	1,059	1,208	14.1%	73,513	80,854	10.0%
65 and Over	1,149	1,345	17.1%	70,090	91,607	30.7%
Race						
White	6,954	6,530	-6.1%	529,110	537,396	1.6%
Black	22	44	100.0%	5,135	7,445	45.0%
American Indian and Alaskan Native	97	113	16.5%	14,457	15,743	8.9%
Asian	21	83	295.2%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	3	2	-33.3%	521	579	11.1%
Two or more races	111	155	39.6%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	216	290	34.3%	50,231	58,122	15.7%

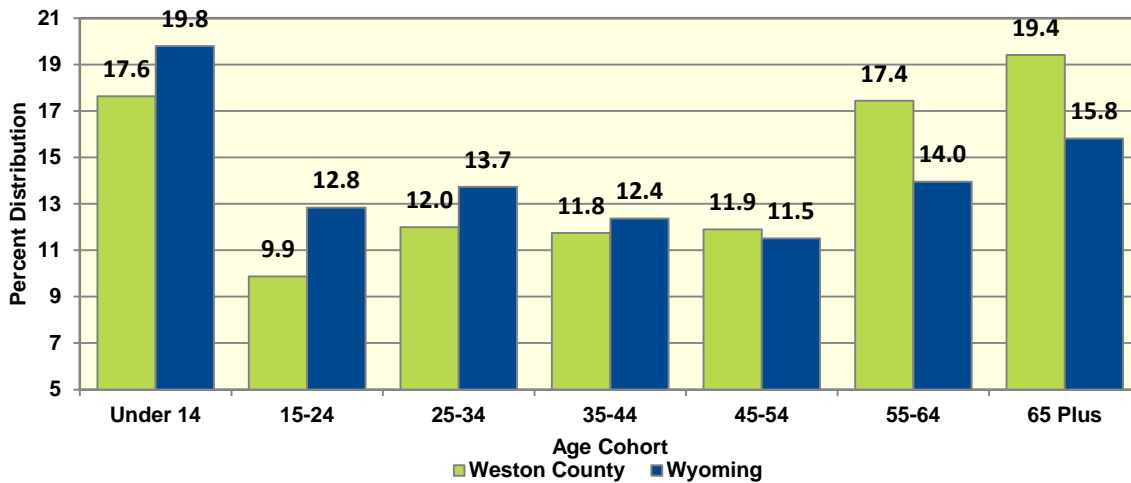
Table II.23.2, presents the population of Weston County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 3,790 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 3,418 persons, were female. In 2017, the number of males rose to 3,634 persons, and accounted for 52.5 percent of the population, with the remaining 47.5 percent, or 3,293 persons being female.

Table II.23.2 Population by Age and Gender Weston 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	669	637	1,306	611	610	1,221	-6.5%
15 to 24 years	464	346	810	386	298	684	-15.6%
25 to 34 years	486	398	884	457	374	831	-6.0%
35 to 44 years	467	360	827	453	361	814	-1.6%
45 to 54 years	617	556	1,173	445	379	824	-29.8%
55 to 64 years	580	479	1,059	640	568	1,208	14.1%
65 and Over	507	642	1,149	642	703	1,345	17.1%
Total	3,790	3,418	7,208	3,634	3,293	6,927	-3.9%
% of Total	52.6%	47.4%	.	52.5%	47.5%	.	

Diagram II.23.1, displays the percentage of the population by age in Weston County compared to the State of Wyoming.

**Diagram II.23.1
Age Cohort**

Weston County vs. Wyoming
2010 Census and Current Census Estimates



The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 40 persons during the first half of 2018. The driver's license total exchanges since 2000 for Weston County are presented in Table II.23.3, and indicate a net increase of 537 persons over the time period.

Table II.23.3			
Driver's Licenses Exchanged and Surrendered			
Weston County			
WYDOT Data, 2000– 2018			
Year	In-Migrants	Out-Migrants	Net Change
2000	199	190	9
2001	196	166	30
2002	169	135	34
2003	146	121	25
2004	173	161	12
2005	177	174	3
2006	209	123	86
2007	248	115	133
2008	232	173	59
2009	223	149	74
2010	196	103	93
2011	148	140	8
2012	169	168	1
2013	167	142	25
2014	176	153	23
2015	194	162	32
2016	142	157	-15
2017	144	199	-55
2018	155	229	-74
Total	3,463	2,960	503

Population and Race

Table II.23.4 below shows population by age for the 2000 and 2010 census. The population changed by 8.5 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 10.9 percent to a total of 1,149 persons in 2010. Those aged 25 to 34 grew by 34.1 percent, and those aged under 5 grew by 17.8 percent.

Table II.23.4 Population by Age Weston County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	348	5.2%	410	5.7%	17.8%
5 to 19	1,447	21.8%	1,301	18%	-10.1%
20 to 24	296	4.5%	405	5.6%	36.8%
25 to 34	659	9.9%	884	12.3%	34.1%
35 to 54	2,146	32.3%	2,000	27.7%	-6.8%
55 to 64	712	10.7%	1,059	14.7%	48.7%
65 or Older	1,036	15.6%	1,149	15.9%	10.9%
Total	6,644	100.0%	7,208	100.0%	8.5%

The elder population is further explored in Table II.23.5, on the following page. Those aged 65 to 66 grew by 60.2 percent between 2000 and 2010, resulting in a population of 149 persons. Those aged 85 or older grew by 36.6 percent during the same time period, and resulted in 183 persons over age 85 in 2010.

Table II.23.5 Elderly Population by Age Weston County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	93	9%	149	13%	60.2%
67 to 69	181	17.5%	175	15.2%	-3.3%
70 to 74	254	24.5%	290	25.2%	14.2%
75 to 79	217	20.9%	190	16.5%	-12.4%
80 to 84	157	15.2%	162	14.1%	3.2%
85 or Older	134	12.9%	183	15.9%	36.6%
Total	1,036	100.0%	1,149	100.0%	10.9%

Population by race and ethnicity is shown in Table II.23.6, below. The white population grew by 8 percent between 2000 and 2010, and resulted in representing 95.5 percent of the population in 2010. The Black population grew by 162.5 percent, represented 0.3 percent of the population in 2010. The American Indian and Asian populations represented 1.3 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 7.5 percent between 2000 and 2010, compared to the 57.7 percent growth rate for non-Hispanics.

Table II.23.6					
Population by Race and Ethnicity					
Weston County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	6,374	95.9%	6,885	95.5%	8%
Black	8	0.1%	21	0.3%	162.5%
American Indian	84	1.3%	91	1.3%	8.3%
Asian	13	0.2%	20	0.3%	53.8%
Native Hawaiian/ Pacific Islander	1	0%	3	0%	200%
Other	62	0.9%	67	0.9%	8.1%
Two or More Races	102	1.5%	121	1.7%	18.6%
Total	6,644	100.0%	7,208	100.0%	8.5%
Hispanic	137	2.1%	216	3%	7.5%
Non-Hispanic	6,507	97.9%	6,992	97%	57.7%

Population by race and ethnicity through 2017 is shown in Table II.23.7, on the following page. The white population represented 93 percent of the population in 2017, compared with Black households accounting for 0.5 percent of the population. Hispanic households represented 1.4 percent of the population in 2017.

Table II.23.7				
Population by Race and Ethnicity				
Weston County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,885	95.5%	6,619	93%
Black	21	0.3%	33	0.5%
American Indian	91	1.3%	6	0.1%
Asian	20	0.3%	305	4.3%
Native Hawaiian/ Pacific Islander	3	0%	3	0%
Other	67	0.9%	0	0%
Two or More Races	121	1.7%	151	2.1%
Total	7,208	100.0%	7,117	100.0%
Non-Hispanic	6,992	97%	7,014	98.6%
Hispanic	216	3%	103	1.4%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 7.4 percent between 2000 and 2010, the white Hispanic population changed by 61.8 percent. The black non-Hispanic population changed by 125 percent, while the black Hispanic population changed by inf percent.

Table II.23.8					
Population by Race and Ethnicity					
Weston County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	6,298	96.8%	6,762	96.7%	7.4%
Black	8	0.1%	18	0.3%	125%
American Indian	83	1.3%	86	1.2%	3.6%
Asian	13	0.2%	20	0.3%	53.8%
Native Hawaiian/ Pacific Islander	1	0%	2	0%	100%
Other	15	0.2%	1	0%	-93.3%
Two or More Races	89	1.4%	103	1.5%	15.7%
Total Non-Hispanic	6,507	100.0%	6,992	100.0%	7.5%
Hispanic					
White	76	55.5%	123	56.9%	61.8%
Black	0	0%	3	1.4%	inf%
American Indian	1	0.7%	5	2.3%	400%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	1	0.5%	inf%
Other	47	34.3%	66	30.6%	40.4%
Two or More Races	13	9.5%	18	8.3%	38.5%
Total Non-Hispanic	137	100.0%	216	100.0%	57.7%
Total Population	6,644	100.0%	7,208	100.0%	8.5%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.23.9. During this time, the total non-Hispanic population was 7,014 persons in 2017. The Hispanic population was 103.

Table II.23.9 Population by Race and Ethnicity				
Weston County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	6,762	96.7%	6,522	93%
Black	18	0.3%	33	0.5%
American Indian	86	1.2%	6	0.1%
Asian	20	0.3%	305	4.3%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	1	0%	0	0%
Two or More Races	103	1.5%	148	2.1%
Total Non-Hispanic	6,992	100.0%	7,014	100.0%
Hispanic				
White	123	56.9%	97	94.2%
Black	3	1.4%	0	0%
American Indian	5	2.3%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	1	0.5%	3	2.9%
Other	66	30.6%	0	0%
Two or More Races	18	8.3%	3	2.9%
Total Non-Hispanic	216	100.0	103	100.0%
Total Population	7,208	100.0%	7,117	100.0%

The number of foreign born persons are shown in Table II.23.10. An estimated 2.3 percent of the population was born in Philippines . Some 0.6 percent were born in Japan , and another 0.5 percent were born in Canada .

Table II.23.10 Place of Birth for the Foreign-Born Population			
Weston County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Philippines	167	2.3%
#2 country of origin	Japan	40	0.6%
#3 country of origin	Canada	34	0.5%
#4 country of origin	Mexico	17	0.2%
#5 country of origin	Germany	11	0.2%
#6 country of origin	England	3	0%
#7 country of origin	Afghanistan	0	0%
#8 country of origin	Africa n.e.c	0	0%
#9 country of origin	Albania	0	0%
#10 country of origin	Argentina	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.23.11. An estimated 1.4 percent of the population speaks Tagalog at home, followed by 0.6 percent speaking Other Asian and Pacific Island languages .

Table II.23.11
Limited English Proficiency and Language Spoken at Home
 Weston County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Tagalog	92	1.4%
#2 LEP Language	Other Asian and Pacific Island languages	40	0.6%
#3 LEP Language	Spanish	11	0.2%
#4 LEP Language	Other and unspecified languages	2	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	German or other West Germanic languages	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Poverty and Disability

The rate of poverty for Weston County is shown in Table II.23.12, below. In 2017, there were an estimated 973 persons living in poverty. This represented a 14.4 percent poverty rate, compared to 9.9 percent poverty in 2000. In 2017, some 9.2 percent of those in poverty were under age 6, and 6.1 percent were 65 or older.

Table II.23.12				
Poverty by Age				
Weston 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	67	10.7%	90	9.2%
6 to 17	128	20.4%	272	28%
18 to 64	301	47.9%	552	56.7%
65 or Older	132	21%	59	6.1%
Total	628	100.0%	973	100.0%
Poverty Rate	9.9%	.	14.4%	.

To compare the poverty rate against more recent data, Table II.23.13 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 7.9 percent versus 14.4 percent in the most recent 2017 data.

Table II.23.13				
Poverty by Age				
Weston 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	93	17.2%	90	9.2%
6 to 17	51	9.4%	272	28%
18 to 64	281	52%	552	56.7%
65 or Older	115	21.3%	59	6.1%
Total	540	100.0%	973	100.0%
Poverty Rate	7.9%	.	14.4%	.

The disability rate from the 2000 Census is shown in Table II.23.14, on the following page. Some 20.6 percent of the population was disabled in 2000, or a total of 1,243 persons. The disability rate was highest for those over 65, with 48.4 percent disabled.

Table II.23.14 Disability by Age Weston County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	32	3.2%
16 to 64	741	18.2%
65 and older	470	48.4%
Total	1,243	20.6%

Table II.23.15 shows disability by type in 2000. There were 674 physical disabilities in 2000, some 498 employment disabilities, and 293 go-outside-home disabilities.

Table II.23.15 Total Disabilities Tallied: Aged 5 and Older Weston County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	370
Physical disability	674
Mental disability	224
Self-care disability	112
Employment disability	498
Go-outside-home disability	293
Total	2,171

Disability by age, as estimated by the 2017 ACS, is shown in Table II.23.16, below. The disability rate for females was 11.8 percent, compared to 15.8 percent for males. The disability rate grew precipitously higher with age, with 48.6 percent of those over 75 experiencing a disability.

Table II.23.16 Disability by Age Weston County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	2	0.3%	0	0%	2	0.2%
18 to 34	84	12.2%	49	8.6%	133	10.6%
35 to 64	250	18.1%	124	8.9%	374	13.5%
65 to 74	72	21.8%	73	23.2%	145	22.5%
75 or Older	138	54.5%	145	44.1%	283	48.6%
Total	546	15.8%	391	11.8%	937	13.9%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.23.17, on the following page. Some 7.2 percent have an ambulatory disability, 4.9 have an independent living disability, and 2.9 percent have a self-care disability.

Table II.23.17
Total Disabilities Tallied: Aged 5 and Older
Weston County
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	419	6.2%
Vision disability	100	1.5%
Cognitive disability	253	4%
Ambulatory disability	460	7.2%
Self-Care disability	183	2.9%
Independent living difficulty	257	4.9%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.23.18 and 19. In 2017, some 3,407 persons were employed and 78 were unemployed. This totaled a labor force of 3,485 persons. The unemployment rate for Weston County was estimated to be 2.2 in 2017.

Table II.23.18	
Employment, Labor Force and Unemployment	
Weston County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	3,407
Unemployed	78
Labor Force	3,485
Unemployment Rate	2.2%

In 2017, 91.9 percent of households in Weston County had a high school education or greater.

Table II.23.19		
High School or Greater Education		
Weston County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	2,866	2,925
Total Households	3,097	3,182
Percent High School or Above	92.5%	91.9%

As seen in Table II.23.20, 34.3 percent of the population had a high school diploma or equivalent, another 38.8 percent have some college, 13.4 percent have a Bachelor’s Degree, and 5.2 percent of the population had a graduate or professional degree.

Table II.23.20				
Educational Attainment				
Weston County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	542	9.7%	468	8.3%
High School or Equivalent	2,261	40.4%	1,927	34.3%
Some College or Associates Degree	1,891	33.8%	2,179	38.8%
Bachelor’s Degree	707	12.6%	754	13.4%
Graduate or Professional Degree	199	3.6%	290	5.2%
Total Population Above 18 years	5,618	100.0%	5,618	100.0%

Economics

The HUD estimated MFI for Weston County was \$84,300 in 2018. This rate compares to Wyoming’s MFI of \$79,600. Diagram II.23.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.23.2
Estimated Median Family Income
 Weston County vs. Wyoming
 HUD Data: 2000-2018

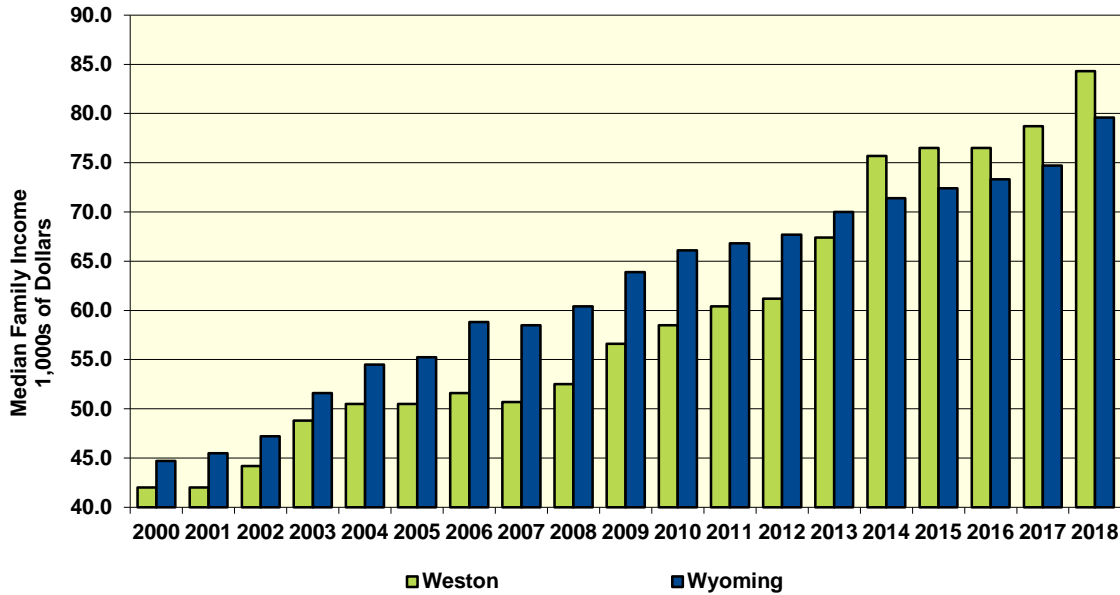


Table II.23.21, shows the labor force statistics for Weston County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Weston County decreased from 4.9 percent in 2016 to 4.0 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.23.21 Labor Force Statistics Weston County 1990 - 2017 BLS Data					
Year	Weston County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	147	3,177	3,324	4.4%	5.3%
1991	149	3,045	3,194	4.7%	5.2%
1992	185	3,027	3,212	5.8%	5.6%
1993	162	3,046	3,208	5.0%	5.3%
1994	179	3,127	3,306	5.4%	5.0%
1995	164	3,210	3,374	4.9%	4.8%
1996	172	3,150	3,322	5.2%	4.9%
1997	171	3,075	3,246	5.3%	4.8%
1998	155	3,104	3,259	4.8%	4.7%
1999	177	3,190	3,367	5.3%	4.6%
2000	143	3,156	3,299	4.3%	3.9%
2001	138	3,175	3,313	4.2%	3.8%
2002	133	3,178	3,311	4.0%	4.0%
2003	143	3,043	3,186	4.5%	4.3%
2004	125	3,014	3,139	4.0%	3.8%
2005	126	3,039	3,165	4.0%	3.6%
2006	107	2,947	3,054	3.5%	3.2%
2007	100	3,059	3,159	3.2%	2.8%
2008	103	3,122	3,225	3.2%	3.1%
2009	206	3,107	3,313	6.2%	6.3%
2010	194	3,822	4,016	4.8%	6.4%
2011	181	3,785	3,966	4.6%	5.8%
2012	161	3,811	3,972	4.1%	5.3%
2013	142	3,814	3,956	3.6%	4.7%
2014	130	3,841	3,971	3.3%	4.1%
2015	136	3,834	3,970	3.4%	4.3%
2016	196	3,769	3,965	4.9%	5.3%
2017	150	3,621	3,771	4.0%	4.2%

Diagram II.23.3 shows the employment and labor force for Weston County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,621 persons, with the labor force reaching 3,771, indicating there were a total of 150 unemployed persons.

Diagram II.23.3
Employment and Labor Force
 Weston County
 1990 – 2017 BLS Data

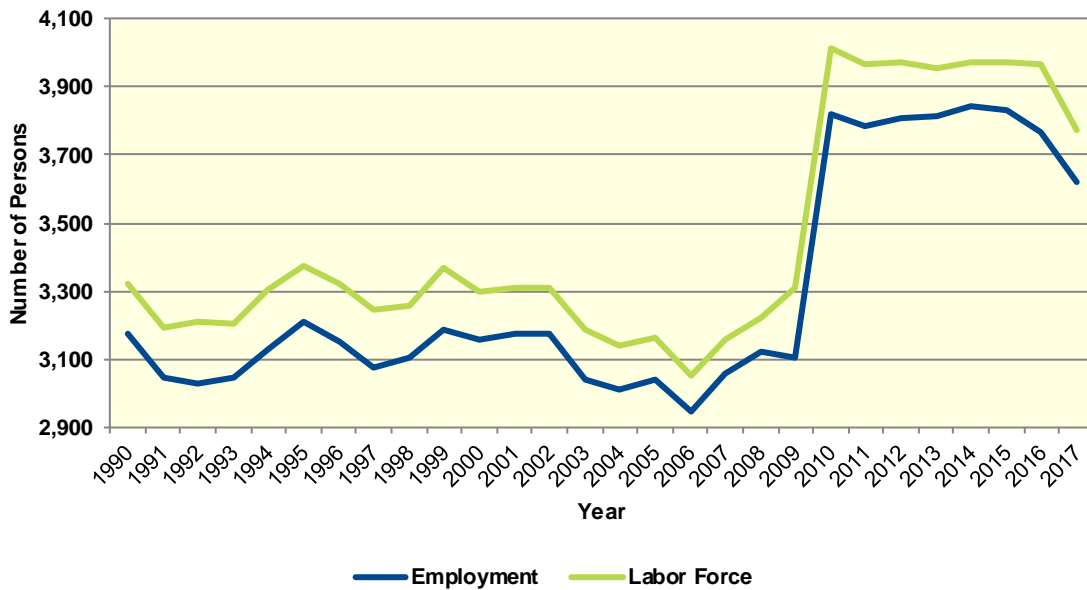
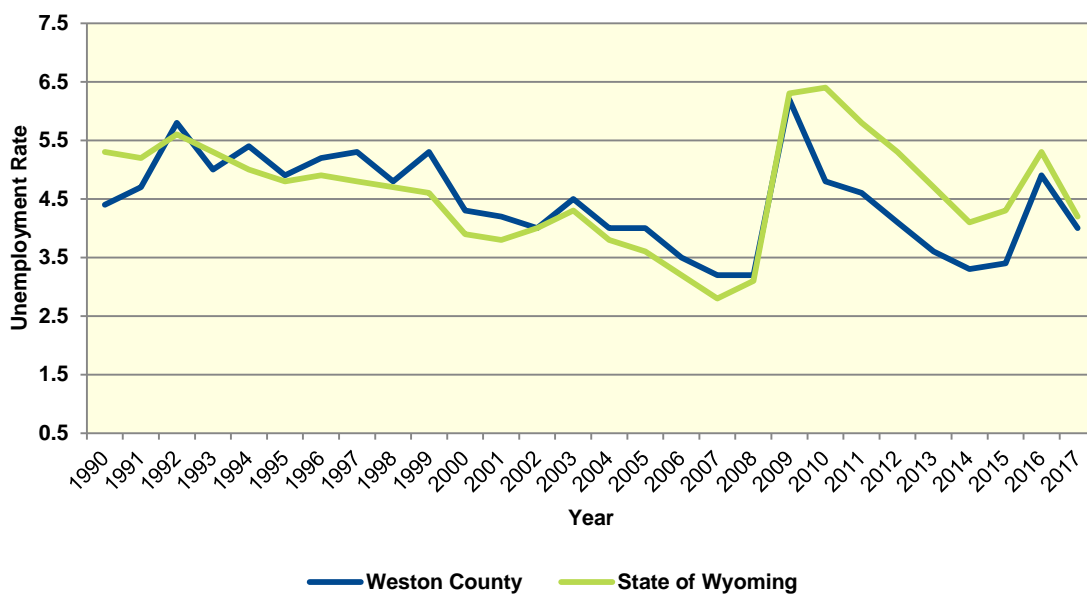


Diagram II.23.4, shows the unemployment rate for both the state and Weston County. During the 1990’s the average rate for Weston County was 5.1, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.1. Over the course of the entire period Weston County had an average unemployment rate lower than the state, 4.4 percent for Weston County, versus 4.6 statewide.

Diagram II.23.4
Annual Unemployment Rate
 Weston 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.23.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 2,316 persons in 2016 to 2,224 in 2017, a change of -4 percent. The most recent June estimate shows monthly employment was 2,296.

Table II.23.22									
Total Monthly Employment									
Weston County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	2,270	2,207	2,182	2,226	2,278	2,283	2,321	2,221	2,203
Feb	2,246	2,202	2,180	2,231	2,275	2,296	2,294	2,236	2,185
Mar	2,285	2,209	2,199	2,246	2,292	2,274	2,289	2,237	2,201
Apr	2,308	2,196	2,260	2,334	2,337	2,337	2,317	2,175	2,240
May	2,400	2,315	2,350	2,346	2,381	2,391	2,349	2,259	2,311
Jun	2,349	2,300	2,370	2,342	2,402	2,441	2,369	2,271	2,296
Jul	2,232	2,169	2,267	2,182	2,237	2,237	2,270	2,152	
Aug	2,257	2,245	2,298	2,304	2,288	2,302	2,263	2,142	
Sep	2,331	2,347	2,335	2,403	2,391	2,410	2,378	2,254	
Oct	2,339	2,340	2,384	2,374	2,378	2,402	2,333	2,257	
Nov	2,362	2,294	2,346	2,360	2,371	2,408	2,307	2,257	
Dec	2,270	2,290	2,349	2,358	2,342	2,356	2,296	2,204	
Annual	2,304	2,260	2,293	2,309	2,331	2,345	2,316	2,224	
% Change	1.5%	-1.9%	1.5%	0.7%	1%	0.6%	-1.2%	-4%	

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 712 dollars in 2016. In 2017, average weekly wages saw a increased of 3.8 percent over the prior year, rising to 739 dollars, or by 27 percent. These data are shown in Table II.23.23.

Table II.23.23 Average Weekly Wages Weston County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	493	493	473	524	496	
2002	521	511	506	499	509	0%
2003	458	475	482	507	480	-5.7%
2004	470	491	492	503	489	1.9%
2005	486	502	489	521	500	2.2%
2006	546	548	543	587	556	11.2%
2007	617	625	605	676	631	13.5%
2008	658	676	670	672	669	6%
2009	609	632	590	654	621	-7.2%
2010	607	689	641	696	659	6.1%
2011	629	764	654	670	680	3.2%
2012	683	706	667	692	687	1%
2013	714	686	682	706	697	1.5%
2014	712	719	709	736	719	3.2%
2015	737	704	721	804	742	3.2%
2016	686	721	708	733	712	-4%
2017	696	770	704	788	739	3.8%
2018	750	808				

Total business establishments reported by the QCEW are displayed in Table II.23.24. Between 2017 and 2018, the total number of business establishments in Wyoming decreased by 3.8 percent, from 287 to 278 establishments. The most recent preliminary 2018 estimates show there were 283 business establishments in the second quarter of 2018.

Table II.23.24 Number of Business Establishments Weston County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	246	261	264	259	258	
2002	255	257	259	257	257	-0.4%
2003	259	260	264	266	262	1.9%
2004	262	262	261	263	262	0%
2005	264	266	265	267	266	1.5%
2006	268	271	269	268	269	1.1%
2007	269	276	279	276	275	2.2%
2008	279	283	278	278	280	1.8%
2009	285	283	283	278	282	0.7%
2010	278	277	273	274	276	-2.1%
2011	275	275	272	266	272	-1.4%
2012	268	275	277	275	274	0.7%
2013	273	272	274	272	273	-0.4%
2014	272	275	272	277	274	0.4%
2015	280	286	290	287	286	4.4%
2016	288	288	287	286	287	0.3%
2017	278	276	279	280	278	-3.1%
2018	277	283				

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.23.25, below shows total real earnings by industry for Weston County. In the most recent

2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$52,758,000 dollars. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 10.0 percent to \$18,178,000 dollars.

Table II.23.25
Real Earnings by Industry
 Weston County
 BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-1,115	3,494	815	2,371	13,196	10,321	4,669	3,295	-29.4
Forestry, fishing, related activities, and other	954	896	984	0	1,270	1,394	1,551	1,475	-4.9
Mining	13,194	14,341	14,820	16,827	16,544	14,118	10,040	10,966	9.2
Utilities	3,197	1,783	0	0	0	0	0	0	0.0
Construction	19,353	11,572	13,886	14,097	19,749	17,835	13,141	10,296	-21.6
Manufacturing	13,186	15,398	14,354	0	15,540	18,002	16,533	18,178	10.0
Wholesale trade	2,206	2,499	0	0	0	0	0	0	0.0
Retail trade	12,809	11,104	9,388	8,111	8,091	8,424	8,308	8,116	-2.3
Transportation and warehousing	9,950	11,787	13,530	21,659	25,071	35,040	23,327	15,154	-35.0
Information	1,344	1,896	2,229	1,691	1,217	1,328	1,352	1,383	2.3
Finance and insurance	3,600	3,245	3,430	3,796	3,552	3,646	3,710	3,963	6.8
Real estate and rental and leasing	2,431	2,410	2,363	3,013	3,468	4,228	3,909	3,293	-15.8
Professional and technical services	3,826	4,011	4,377	3,662	3,870	3,513	3,386	2,525	-25.4
Management of companies and enterprises	0	0	0	0	942	1,127	176	0	-100.0
Administrative and waste services	0	0	0	0	792	763	697	0	-100.0
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	0	0	0	0	0	0	195	0	-100.0
Accommodation and food services	0	0	0	0	0	0	2,942	0	-100.0
Other services, except public administration	4,141	3,683	4,463	4,668	4,446	3,992	3,612	3,587	-0.7
Government and government enterprises	48,074	48,073	49,525	52,880	52,809	52,853	54,464	52,758	-3.1
Total	152,181	151,193	153,329	167,969	188,354	193,901	165,384	150,319	-9.1

Table II.23.26, below shows the total employment by industry for Weston County. The most recent estimates show the government and government enterprises industry was the largest employer in Weston County, with employment reaching 826 jobs in 2017. Between 2016 and 2017 the information industry saw the largest percentage increase, rising by 8.3 percent to 39 jobs.

Table II.23.26
Employment by Industry
 Weston County
 BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	288	301	304	302	303	308	309	316	2.3
Forestry, fishing, related activities, and other	38	39	59	0	66	64	64	62	-3.1
Mining	341	292	360	403	403	428	437	470	7.6
Utilities	33	15	0	0	0	0	0	0	0.0
Construction	306	275	286	286	323	303	262	244	-6.9
Manufacturing	147	161	168	0	181	183	194	199	2.6
Wholesale trade	50	60	0	0	0	0	0	0	0.0
Retail trade	376	374	380	383	408	419	391	381	-2.6
Transportation and warehousing	169	176	187	189	201	230	212	216	1.9
Information	45	43	43	44	39	38	36	39	8.3
Finance and insurance	166	180	188	127	172	144	119	125	5.0
Real estate and rental and leasing	110	110	106	102	127	129	142	145	2.1
Professional and technical services	112	104	118	113	117	109	110	102	-7.3
Management of companies and enterprises	0	0	0	0	6	5	4	0	-100.0
Administrative and waste services	0	0	0	0	69	67	79	0	-100.0
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	0	0	0	0	0	0	21	0	-100.0
Accommodation and food services	0	0	0	0	0	0	250	0	-100.0
Other services, except public administration	193	201	195	194	194	193	193	195	1.0
Government and government enterprises	848	850	862	865	848	830	841	826	-1.8
Total	3,893	3,774	3,925	3,918	4,082	4,083	4,035	3,992	-1.1

Table II.23.27, below shows the real average earnings per job by industry for Weston County. These figures are calculated by dividing the total real earning displayed in Table II.23.25 and II.23.26, by industry. In 2017, the manufacturing industry had the highest average earnings reaching \$91,347 dollars. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 7.2 percent to \$91,347 dollars.

Table II.23.27									
Real Earnings Per Job by Industry									
Weston County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-3,871	11,609	2,681	7,851	43,553	33,509	15,109	10,427	-31.0
Forestry, fishing, related activities, and other	25,095	22,970	16,682	0	19,249	21,781	24,242	23,790	-1.9
Mining	38,691	49,112	41,167	41,754	41,052	32,986	22,974	23,332	1.6
Utilities	96,879	118,857	0	0	0	0	0	0	0.0
Construction	63,246	42,080	48,554	49,291	61,142	58,861	50,155	42,197	-15.9
Manufacturing	89,699	95,639	85,442	0	85,858	98,371	85,220	91,347	7.2
Wholesale trade	44,128	41,644	0	0	0	0	0	0	0.0
Retail trade	34,067	29,691	24,704	21,176	19,830	20,104	21,248	21,302	0.3
Transportation and warehousing	58,873	66,973	72,350	114,599	124,733	152,346	110,032	70,157	-36.2
Information	29,857	44,091	51,847	38,433	31,213	34,947	37,554	35,462	-5.6
Finance and insurance	21,689	18,029	18,247	29,889	20,650	25,318	31,174	31,704	1.7
Real estate and rental and leasing	22,096	21,906	22,293	29,539	27,311	32,777	27,530	22,710	-17.5
Professional and technical services	34,157	38,571	37,092	32,409	33,075	32,227	30,781	24,755	-19.6
Management of companies and enterprises	0	0	0	0	157,026	225,384	44,029	0	0.0
Administrative and waste services	0	0	0	0	11,479	11,388	8,827	0	0.0
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	0	0	0	0	0	0	9,308	0	0.0
Accommodation and food services	0	0	0	0	0	0	11,768	0	0.0
Other services, except public administration	21,453	18,324	22,888	24,062	22,918	20,685	18,715	18,395	-1.7
Government and government enterprises	56,691	56,557	57,453	61,133	62,274	63,678	64,761	63,872	-1.4
Total	39,091	40,062	39,065	42,871	46,143	47,490	40,987	37,655	-8.1

Table II.23.28, 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 \$300,215,000 a -4.1 percent change between 2016 and 2017. Table II.23.28, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 3,893 and 3,992 in 2017, which was a percentage change of -1.1 over this this period.

Table II.23.28
Total Employment and Real Personal Income
 Weston 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	97,773	6,279	4,911	17,128	7,987	121,520	19,492	3,055	32,002
1970	91,513	5,784	5,665	17,845	9,154	118,392	18,895	2,950	31,020
1971	100,412	6,153	3,297	19,067	10,014	126,637	20,644	3,053	32,890
1972	117,552	6,994	3,792	19,169	9,959	143,479	23,451	3,095	37,979
1973	117,102	8,407	3,424	21,714	10,711	144,543	23,575	3,204	36,550
1974	113,611	9,403	3,548	24,164	10,569	142,489	23,651	3,363	33,781
1975	121,859	9,700	5,081	27,226	11,664	156,130	25,013	3,466	35,157
1976	118,197	10,041	5,838	28,001	12,160	154,155	23,661	3,559	33,212
1977	131,136	10,410	6,630	29,626	12,605	169,587	24,852	3,721	35,242
1978	143,155	12,094	3,333	31,216	13,228	178,839	25,318	3,962	36,133
1979	157,384	13,193	1,092	32,561	14,029	191,872	26,439	4,132	38,089
1980	161,339	13,933	-2,021	38,758	15,035	199,177	27,710	4,196	38,451
1981	171,092	16,599	58	48,216	16,400	219,168	29,196	4,642	36,858
1982	161,609	16,265	2,111	54,592	17,583	219,630	28,197	4,462	36,218
1983	155,166	14,984	3,788	52,896	20,760	217,627	27,862	4,363	35,564
1984	147,746	15,391	6,029	55,845	20,043	214,272	27,286	4,414	33,472
1985	139,622	14,807	8,663	56,461	20,337	210,275	27,038	4,210	33,164
1986	133,221	13,483	9,206	58,063	21,836	208,842	27,504	3,985	33,430
1987	119,826	13,085	10,114	58,417	21,814	197,085	27,188	3,997	29,979
1988	117,621	14,165	10,972	54,465	21,916	190,809	27,883	4,385	26,823
1989	135,897	14,645	11,728	54,494	21,619	209,093	31,316	4,526	30,026
1990	125,116	13,486	14,191	48,993	21,204	196,018	30,129	4,417	28,327
1991	129,155	13,608	14,302	43,753	22,165	195,767	30,049	4,434	29,129
1992	129,545	13,838	14,278	43,034	24,158	197,178	29,704	4,484	28,891
1993	133,468	14,069	15,452	40,961	26,105	201,917	30,653	4,477	29,812
1994	131,842	14,578	16,160	39,158	30,003	202,584	30,255	4,728	27,885
1995	132,932	14,861	16,201	42,259	30,113	206,644	30,745	4,520	29,410
1996	130,414	14,432	17,579	42,771	31,434	207,767	30,698	4,453	29,287
1997	139,940	14,379	19,104	44,346	31,351	220,362	32,768	4,448	31,461
1998	134,066	14,325	20,200	46,491	32,448	218,880	32,480	4,513	29,707
1999	144,631	14,791	21,402	47,592	34,933	233,767	35,063	4,645	31,138
2000	155,842	15,803	23,535	47,287	37,251	248,111	37,439	4,771	32,665
2001	146,379	15,815	26,234	51,511	38,480	246,789	38,043	3,767	38,858
2002	134,973	14,217	30,075	43,265	39,142	233,238	35,457	3,663	36,847
2003	133,426	14,308	31,276	44,471	39,965	234,831	35,526	3,643	36,625
2004	124,900	13,984	36,939	43,501	40,304	231,661	34,857	3,627	34,437
2005	140,379	15,005	40,047	42,436	40,990	248,847	37,739	3,710	37,838
2006	153,852	18,020	53,089	49,626	44,060	282,607	42,073	3,737	41,170
2007	155,121	19,308	65,005	49,828	43,110	293,756	41,768	3,894	39,836
2008	161,456	19,587	71,576	56,098	47,914	317,457	44,505	4,023	40,134
2009	141,311	18,050	76,484	54,203	52,632	306,580	42,193	3,848	36,723
2010	152,181	18,846	70,917	48,511	54,104	306,866	42,632	3,893	39,091
2011	151,193	16,676	69,170	61,278	51,428	316,394	44,307	3,774	40,061
2012	153,329	17,372	70,678	64,540	51,696	322,871	45,641	3,925	39,064
2013	167,969	19,450	63,895	64,386	54,490	331,289	46,425	3,918	42,871
2014	188,354	20,305	60,673	64,821	55,181	348,724	48,828	4,082	46,143
2015	193,901	20,518	59,278	61,306	58,452	352,421	49,077	4,083	47,489
2016	165,384	19,472	47,543	58,795	60,841	313,091	43,497	4,035	40,987
2017	150,319	19,168	47,825	59,486	61,753	300,215	43,340	3,992	37,655

Diagram II.23.5, below, shows real average earnings per job for Weston County from 1990 to 2017. Over this period the average earning per job for Weston County was \$35,841 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.23.5
Real Average Earnings Per Job
 Weston County
 BEA Data 1990 - 2017

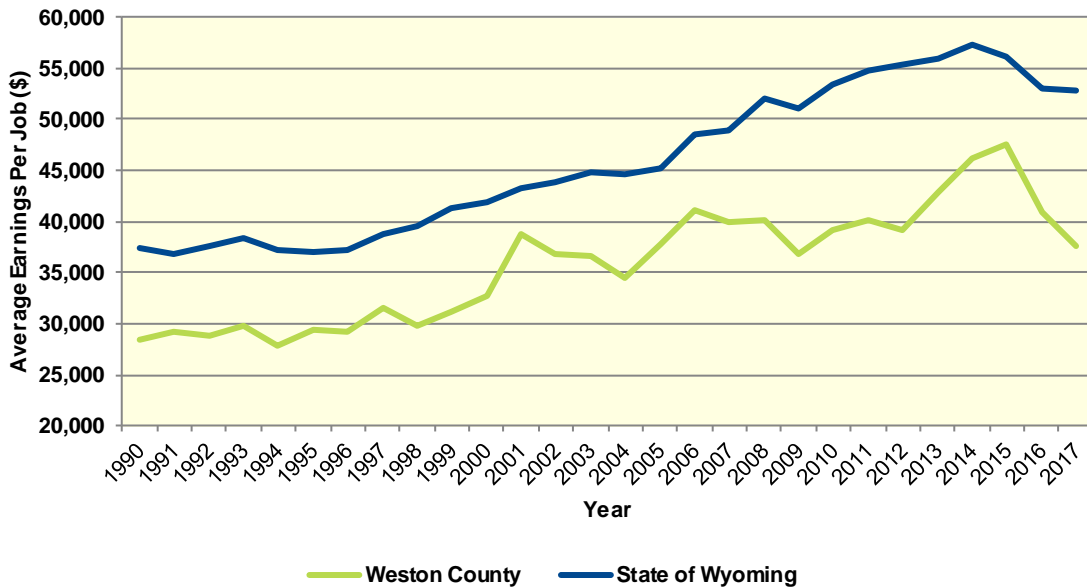


Diagram II.23.6, on the following page, shows real per capita income Weston County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Weston County was \$38,068 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.23.6
Real Per Capita Income
Weston County
BEA Data 1990 - 2017

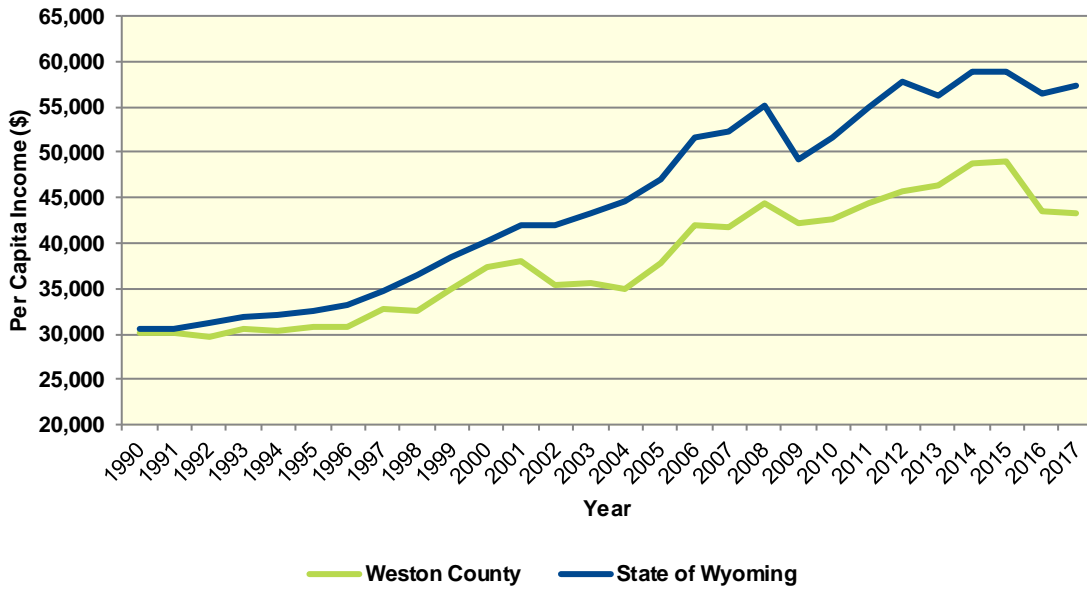


Table II.23.29 Semiannual Average Monthly Rental Prices Weston County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	552	159	510	413
Q2.87	554	156	548	426
Q4.87	574	156	563	565
Q2.88	570	145	516	379
Q4.88	355	151	451	391
Q2.89	414	153	473	390
Q4.89	391	146	456	395
Q2.90	423	195	457	408
Q4.90	377	139	433	353
Q2.91	445	253	464	408
Q4.91	370	189	452	301
Q2.92	391	145	397	370
Q4.92	0	132	402	391
Q2.93	0	129	0	0
Q4.93	0	129	0	0
Q2.94	0	128	466	400
Q4.94	0	134	516	0
Q2.95	0	122	509	422
Q4.95	422	133	479	0
Q2.96	0	130	540	435
Q4.96	407	130	485	0
Q2.97	400	128	433	0
Q4.97	503	129	516	523
Q2.98	496	141	480	424
Q4.98	498	137	449	391
Q2.99	414	113	480	460
Q4.99	0	135	487	431
Q2.00	421	125	508	454
Q4.00	471	127	500	470
Q2.01	447	131	474	474
Q4.01	462	127	477	454
Q2.02	439	124	495	472
Q4.02	389	124	507	457
Q2.03	467	127	468	450
Q4.03	435	129	497	477
Q2.04	419	121	448	439
Q4.04	397	129	529	504
Q2.05	393	132	552	490
Q4.05	432	147	612	531
Q2.06	479	130	610	524
Q4.06	549	142	678	604
Q2.07	583	146	763	470
Q4.07	612	139	787	468
Q2.08	658	137	739	453
Q4.08	643	137	751	493
Q2.09	631	137	737	492
Q4.09	640	140	721	485
Q2.10	613	138	725	491
Q4.10	625	146	716	492
Q2.11	626	157	748	490
Q4.11	628	155	707	486
Q2.12	614	162	732	490
Q4.12	623	148	695	480
Q2.13	604	159	736	487
Q4.13	614	147	784	510
Q2.14	596	145	714	500
Q4.14	603	142	762	536
Q2.15	597	156	686	529
Q4.15	596	164	692	534
Q2.16	602	161	721	573
Q4.16	605	161	666	579
Q2.17	583	159	625	523
Q4.17	566	160	638	529

Housing

Q2.18	563	163	675	526
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According to the Wyoming cost of living index, real average apartment rent in Weston decreased by 3.4 percent from second quarter 2017 to second quarter 2018 from \$566 to \$594. During that same period, detached single-family home rents increased by 8 percent, rents for mobile homes on lots increased by 0.6 percent, and rents for mobile home lots increased by 2.5 percent.

Weston rental prices experienced average annualized increases of 0.1 percent for apartments, 0.8 percent for houses, 0.7 percent for mobile homes plus a lot, and 0.1 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.23.29, at right, presents the Weston county data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Weston County decreased from 3 authorizations in 2016 to 0 in 2017.

The real value of single-family building permits decreased from \$276,562 in 2016 to \$0 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.23.30.

Table II.23.30 Building Permits and Valuation Weston 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	23	4	0	0	27	104,558	0
1981	24	0	20	8	52	75,121	52,010
1982	8	4	8	0	20	78,015	0
1983	18	0	0	0	18	72,688	0
1984	8	0	0	0	8	105,015	0
1985	7	0	0	0	7	66,304	0
1986	6	0	0	0	6	62,602	0
1987	3	0	0	0	3	57,049	0
1988	4	0	0	0	4	66,499	0
1989	6	0	0	0	6	48,255	0
1990	4	0	0	0	4	63,855	0
1991	2	0	0	0	2	66,579	0
1992	0	0	0	0	0	0	0
1993	5	0	0	0	5	57,143	0
1994	5	0	0	0	5	90,822	0
1995	5	4	0	0	9	98,633	0
1996	3	0	0	0	3	85,280	0
1997	2	2	0	0	4	84,211	0
1998	6	0	0	0	6	151,541	0
1999	3	0	0	0	3	118,053	0
2000	1	0	0	10	11	94,183	55,402
2001	3	0	0	0	3	28,440	0
2002	4	0	0	0	4	175,047	0
2003	2	0	0	0	2	98,078	0
2004	8	4	4	0	16	100,229	0
2005	5	0	0	0	5	173,366	0
2006	8	2	0	0	10	166,617	0
2007	19	0	0	0	19	131,180	0
2008	12	0	0	0	12	147,333	0
2009	7	0	0	0	7	136,101	0
2010	4	0	0	0	4	168,086	0
2011	4	0	0	0	4	136,129	0
2012	0	0	0	0	0	0	0
2013	5	0	0	0	5	188,203	0
2014	1	0	0	0	1	177,176	0
2015	6	0	0	0	6	47,634	0
2016	3	0	0	0	3	276,562	0
2017	0	0	0	0	0	0	0

Diagram II.23.7 Single Family Permits

Weston County
Census Bureau Data, 1980–2017

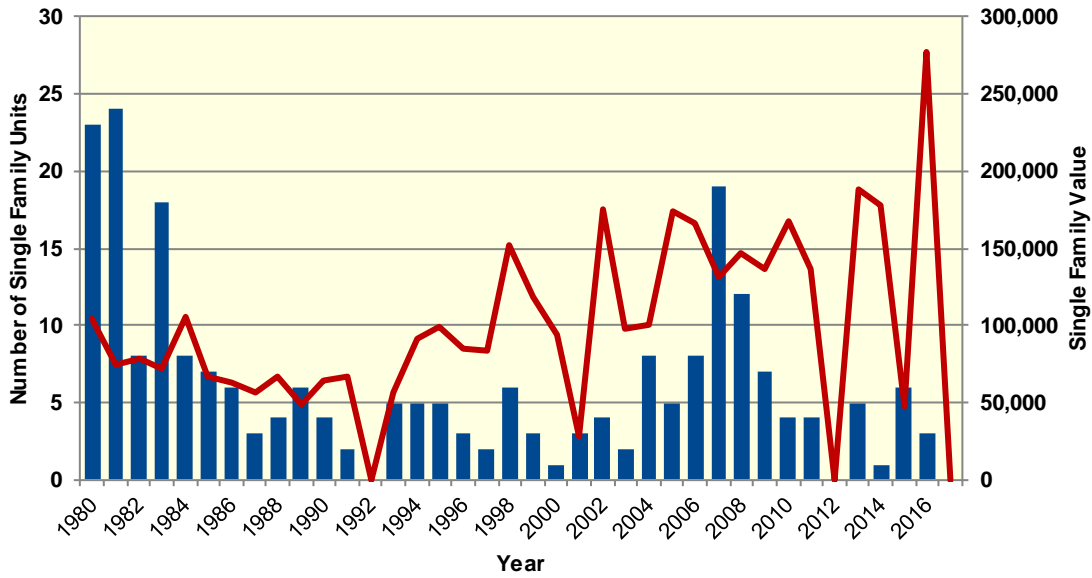
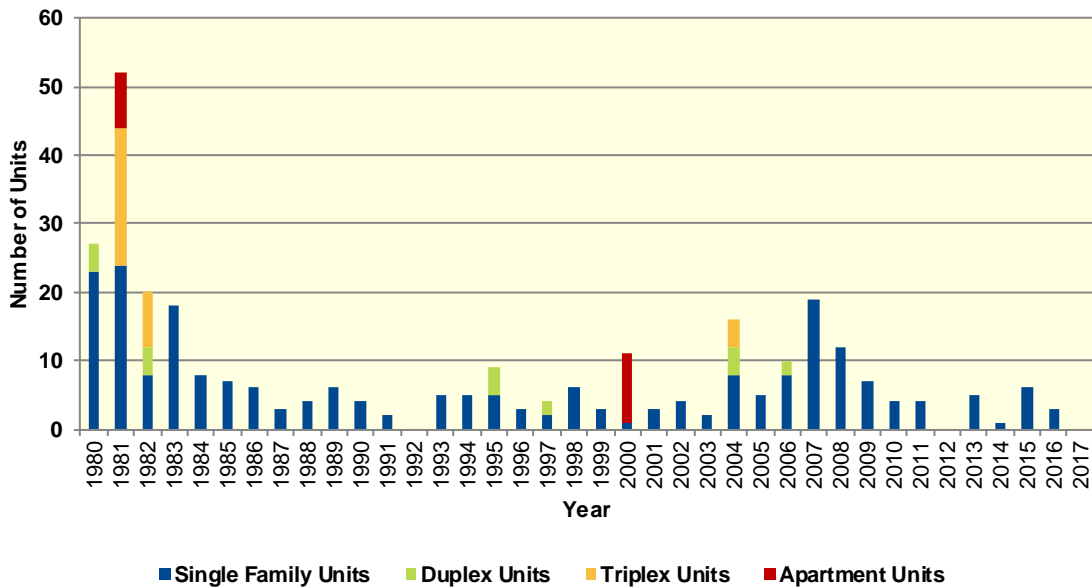


Diagram II.23.8 Total Permits by Unit Type

Weston County
Census Bureau Data, 1980–2017



At the time of the 2010 Census, there were 313 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 5.4 percent, as shown in Table II.23.31.

Table II.23.31					
Group Quarters Population					
Weston County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	194	80.2%	261	83.4%	34.5%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	48	19.8%	52	16.6%	8.3%
Other Institutions	0	0%	0	0%	%
Total	242	100.0%	313	100.0%	29.3%
Noninstitutionalized					
College Dormitories	0	0%	0	%	%
Military Quarters	0	0%	0	%	%
Other Noninstitutionalized	55	100%	0	%	-100%
Total	55	100.0%	0	100.0%	-100%
Group Quarters Population	297	100.0%	313	100.0%	5.4%

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

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

Households by type and tenure are shown in Table II.23.32. Family households represented 65.6 percent of households, while non-family households accounted for 34.4 percent. These changed from 64.8 and 35.2 percent, respectively.

Table II.23.32				
Household Type by Tenure				
Weston County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,957	64.8%	2,088	65.6%
Married-Couple Family	1,608	82.2%	1,668	79.9%
Owner-Occupied	1,421	88.4%	1,449	86.9%
Renter-Occupied	187	11.6%	219	13.1%
Other Family	349	17.8%	420	16.7%
Male Householder, No Spouse Present	140	40.1%	182	33.3%
Owner-Occupied	104	74.3%	146	80.2%
Renter-Occupied	36	25.7%	36	19.8%
Female Householder, No Spouse Present	209	59.9%	238	49.8%
Owner-Occupied	132	63.2%	169	71%
Renter-Occupied	77	36.8%	69	29%
Non-Family Households	1,064	35.2%	1,094	34.4%
Owner-Occupied	692	65%	673	61.5%
Renter-Occupied	372	35%	421	38.5%
Total	3,021	100.0%	3,182	100.0%

Housing types by unit are shown in Table II.23.33, below. In 2017, there were 3,564 housing units, up from 3,231 in 2000. Single-family units accounted for 71.6 percent of units in 2017, compared to 67.7 in 2000. Apartment units accounted for 3.8 percent in 2017, compared to 1.8 percent in 2000.

Table II.23.33				
Housing Units by Type				
Weston 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	2,186	67.7%	2,553	71.6%
Duplex	57	1.8%	75	2.1%
Tri- or Four-Plex	87	2.7%	40	1.1%
Apartment	59	1.8%	134	3.8%
Mobile Home	823	25.5%	757	21.2%
Boat, RV, Van, Etc.	19	0.6%	5	0.1%
Total	3,231	100.0%	3,564	100.0%

In 2010, there were 3,496 housing units, compared with 3,564 in 2017. Single-family units accounted for 71.6 percent of units in 2017, compared to 70.3 in 2010. Apartment units accounted for 3.8 percent in 2017, compared to 2 percent in 2010.

Table II.23.34 Housing Units by Type Weston 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	2,458	70.3%	2,553	71.6%
Duplex	60	1.7%	75	2.1%
Tri- or Four-Plex	99	2.8%	40	1.1%
Apartment	71	2%	134	3.8%
Mobile Home	808	23.1%	757	21.2%
Boat, RV, Van, Etc.	0	0%	5	0.1%
Total	3,496	100.0%	3,564	100.0%

Some 85.5 percent of housing was occupied in 2010, compared to 81.2 percent in 2000. Owner-occupied housing changed 14.9 percent between 2000 and 2010, ending with owner-occupied units representing 77.8 percent of unit. Vacant units changed by -15.7 percent, resulting in 512 vacant units in 2010.

Table II.23.35 Housing Units by Tenure Weston County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,624	81.2%	3,021	85.5%	15.1%
Owner-Occupied	2,045	77.9%	2,349	77.8%	14.9%
Renter-Occupied	579	22.1%	672	22.2%	16.1%
Vacant Housing Units	607	18.8%	512	14.5%	-15.7%
Total Housing Units	3,231	100.0%	3,533	100.0%	9.3%

Table II.23.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 3,564 housing units. An estimated 76.6 percent were owner-occupied, and 10.7 percent were vacant.

Table II.23.36 Housing Units by Tenure Weston County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,021	85.5%	3,182	89.3%
Owner-Occupied	2,349	77.8%	2,437	76.6%
Renter-Occupied	672	22.2%	745	23.4%
Vacant Housing Units	512	14.5%	382	10.7%
Total Housing Units	3,533	100.0%	3,564	100.0%

Households by household size are shown in Table II.23.37, below. There were a total of 3,021 households in 2010, up from 2,624 in 2000. One person households changed by 2,624 percent between 2000 and 2010, while two person households changed by 18 percent. Three and four person households changed by -2.9 and -9.1 respectively, representing 11.2 percent and 11 percent of the population in 2010.

Table II.23.37					
Households by Household Size					
Weston County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	655	25%	902	29.9%	37.7%
Two Persons	1,055	40.2%	1,245	41.2%	18%
Three Persons	349	13.3%	339	11.2%	-2.9%
Four Persons	364	13.9%	331	11%	-9.1%
Five Persons	148	5.6%	111	3.7%	-25%
Six Persons	36	1.4%	63	2.1%	75%
Seven Persons or More	17	0.6%	30	1%	76.5%
Total	2,624	100.0%	3,021	100.0%	15.1%

Households by income is shown in Table II.23.38, on the following page. Households earning more than \$100,000 per year represented 24.2 percent of households in 2017, compared to 5.5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.6 percent of households in 2010, compared to 17.6 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.1 percent of households in 2017, compared to 19.5 percent in 2000.

Table II.23.38				
Households by Income				
Weston 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	516	19.5%	353	11.1%
\$15,000 to \$19,999	242	9.2%	257	8.1%
\$20,000 to \$24,999	204	7.7%	119	3.7%
\$25,000 to \$34,999	457	17.3%	192	6%
\$35,000 to \$49,999	433	16.4%	449	14.1%
\$50,000 to \$74,999	464	17.6%	560	17.6%
\$75,000 to \$99,999	181	6.9%	481	15.1%
\$100,000 or More	144	5.5%	771	24.2%
Total	2,641	100.0%	3,182	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.23.39, on the following page. Households earning more than \$100,000 per year represented 24.2 percent of households in 2017, compared to 15.5 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 11.1 percent of households in 2017, compared to 10.4 percent in 2000.

Table II.23.39				
Households by Income				
Weston 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	321	10.4%	353	11.1%
\$15,000 to \$19,999	118	3.8%	257	8.1%
\$20,000 to \$24,999	95	3.1%	119	3.7%
\$25,000 to \$34,999	445	14.4%	192	6%
\$35,000 to \$49,999	481	15.5%	449	14.1%
\$50,000 to \$74,999	688	22.2%	560	17.6%
\$75,000 to \$99,999	468	15.1%	481	15.1%
\$100,000 or More	481	15.5%	771	24.2%
Total	3,097	100.0%	3,182	100.0%

Table II.23.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 14.8 percent and 3.7 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 18 percent, 11.2 percent, and 11.4, respectively. Housing units built prior to 1939 represented 14.2 percent of households in 2017.

Table II.23.40				
Households by Year Home Built				
Weston 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	284	10.8%	452	14.2%
1940 to 1949	211	8%	240	7.5%
1950 to 1959	469	17.9%	477	15%
1960 to 1969	226	8.6%	134	4.2%
1970 to 1979	660	25.2%	572	18%
1980 to 1989	465	17.7%	355	11.2%
1990 to 1999	309	11.8%	364	11.4%
2000 to 2009	.	.	470	14.8%
2010 or Later	.	.	118	3.7%
Total	2,624	100.0%	3,182	100.0%

Table II.23.41, 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 14.8 percent in 2010 and 6.2 percent of households. Housing units built prior to 1939 represented 14.2 percent of households in 2017 and 16 percent of households in 2010.

Table II.23.41
Households by Year Home Built
Weston 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	495	16%	452	14.2%
1940 to 1949	239	7.7%	240	7.5%
1950 to 1959	481	15.5%	477	15%
1960 to 1969	175	5.7%	134	4.2%
1970 to 1979	561	18.1%	572	18%
1980 to 1989	579	18.7%	355	11.2%
1990 to 1999	375	12.1%	364	11.4%
2000 to 2009	192	6.2%	470	14.8%
2010 or Later			118	3.7%
Total	3,097	100.0%	3,182	100.0%

The distribution of unit types by race are shown in Table II.23.42, on the following page. An estimated 71.1 percent of white households occupy single family homes, while 100 percent of black households do. Some 4.1 percent of white households occupy apartments, while 0 percent of black households do. An estimated 100 percent of Asian, and percent of American Indian households occupy single family homes.

Table II.23.42
Distribution of Units in Structure by Race
Weston County
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	71.1%	100%	%	100%	%	%	100%
Duplex	2.5%	0%	%	0%	%	%	0%
Tri- or Four-Plex	1.3%	0%	%	0%	%	%	0%
Apartment	4.1%	0%	%	0%	%	%	0%
Mobile Home	20.8%	0%	%	0%	%	%	0%
Boat, RV, Van, Etc.	0.2%	0%	%	0%	%	%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.23.43, below. An estimated 15.2 percent of vacant units were for rent in 2010, a -1.3 percent change since 2000. In addition, some 12.5 percent of vacant units were for sale, a change of -38.5 percent between 2000 and 2010. "Other" vacant units represented 36.3 percent of vacant units in 2010. This is a change of -15.5 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.23.43					
Disposition of Vacant Housing Units					
Weston County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	79	13%	78	15.2%	-1.3%
For Sale	104	17.1%	64	12.5%	-38.5%
Rented or Sold, Not Occupied	60	9.9%	58	11.3%	-3.3%
For Seasonal, Recreational, or Occasional Use	141	23.2%	124	24.2%	-12.1%
For Migrant Workers	3	0.5%	2	0.4%	-33.3%
Other Vacant	220	36.2%	186	36.3%	-15.5%
Total	607	100.0%	512	100.0%	-15.7%

The disposition of vacant units between 2010 and 2017 are shown in Table II.23.44. By 2017, for rent units accounted for 9.9 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 66 percent of vacant units, representing a total of 252 “other” vacant units.

Table II.23.44				
Disposition of Vacant Housing Units				
Weston County				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	78	15.2%	38	9.9%
For Sale	64	12.5%	0	0%
Rented Not Occupied	7	1.4%	0	0%
Sold Not Occupied	51	10%	0	0%
For Seasonal, Recreational, or Occasional Use	124	24.2%	92	24.1%
For Migrant Workers	2	0.4%	0	0%
Other Vacant	186	36.3%	252	66%
Total	512	100.0%	382	100.0%

Table II 23.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 63 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 9 percent of total households in Weston County. In Weston County the 1,533 households with three bedrooms accounted for 22.8 percent of all households ,and there were only 133 five-bedroom or more households, which accounted for 18.9 percent of all households.

Table II.23.45				
Households by Number of Bedrooms				
Weston County 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	63	94	100
One	113	143	319	2.6
Two	434	255	811	9
Three	1,144	251	1,533	22.8
Four	663	11	674	43
Five or more	83	22	133	18.9
Total	3,182	745	3,564	100.0

The age of a structure influences its value. As shown in Table II. 23.46, structures built in 1939 or earlier had a median value of, 107,300 while structures built between 1950 and 1959 had a median value of 170,800 and those built between 1990 to 1999 had a median value of 209,100. 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 290,500 and, 0 respectively. The total median value in Weston County was, 180,100.

Table II.23.46	
Owner Occupied Median Value by Year Structure Built	
Weston County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	107,300
1940 to 1949	123,100
1950 to 1959	170,800
1960 to 1969	280,800
1970 to 1979	110,700
1980 to 1989	190,600
1990 to 1999	209,100
2000 to 2009	275,700
2010 to 2013	290,500
2014 or later	0
Median Value	180,100

Household mortgage status is reported in Table II. 23.47. In, Weston County households with a mortgage accounted for 48.9 percent of all households or 1,192 housing units, and the remaining

46.7 percent or 1,138 units had no mortgage. Of those units with a mortgage, 54 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,138 or 46.7 percent had no second mortgage or no home equity loan.

Table II.23.47 Mortgage Status Weston County 2017 5-Year ACS Data		
Mortgage Status	Weston County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,192	48.9
With either a second mortgage or home equity loan, but not both	54	2.2
Second mortgage only	10	0.4
Home equity loan only	44	1.8
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,138	46.7
Housing units without a mortgage	1,245	51.1
Total	2,437	100.0%

The median rent in Weston County was \$561, as seen in Table II 23.48

Table II.23.48 Median Rent Weston County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$561
Median Home Value	\$180,100

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 Weston County was \$174,446. This represented an increase of 15.9 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.23.49.

Table II.23.49 Average Sales Prices Weston County vs. Wyoming DOR Data, 2000–2015				
Year	Weston County Average Price (\$)	Weston County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	74,379	.	131,207	.
2001	65,422	-12.04	128,771	-1.86
2002	70,674	8.03	138,295	7.40
2003	72,765	2.96	148,276	7.22
2004	64,784	-10.97	159,558	7.61
2005	80,313	23.97	178,183	11.67
2006	107,437	33.77	219,438	23.15
2007	140,127	30.43	265,044	20.78
2008	129,108	-7.9	256,045	-3.40
2009	164,337	27.3	241,622	-5.63
2010	145,512	-11.46	250,958	3.86
2011	142,007	-2.4	241,301	-3.85
2012	137,564	-3.1	266,406	10.4
2013	123,686	-10.1	281,345	5.6
2014	144,994	17.2	263,432	-6.4
2015	137,985	-4.8	275,611	4.6
2016	150,549	9.1	280,428	1.7
2017	174,446	15.9	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 2018.¹²¹ During December 2018, a total of 17 surveys were completed by property managers in Weston County. Of the 133 rental units surveyed 23 were vacant, indicating a vacancy rate of 17.3 percent.

From December 2018 through February of 2019¹²², a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.23.50 presents some basic statistics about the completed surveys.

Diagram II.23.9 shows the historical vacancy rate from Weston County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2003a	3	35	1	2.9%
2003b	9	91	7	7.7%
2004a	11	91	3	3.3%
2004b	9	79	4	5.1%
2005a	7	51	5	9.8%
2005b	7	53	2	3.8%
2006a	3	13	0	0.0%
2006b	10	113	0	0.0%
2007a	8	97	4	4.1%
2007b	13	193	14	7.3%
2008a	7	88	3	3.4%
2008b	9	116	6	5.2%
2009a	11	128	6	4.7%
2009b	7	89	1	1.1%
2010a	16	167	7	4.2%
2010b	13	129	8	6.2%
2011a	14	146	13	8.9%
2011b	19	206	29	14.1%
2012a	23	215	9	4.2%
2012b	22	187	14	7.5%
2013a	21	173	26	15.0%
2013b	21	123	18	14.6%
2014a	16	100	5	5.0%
2014b	20	106	4	3.8%
2015a	23	121	7	5.8%
2015b	18	158	21	13.3%
2016a	16	108	8	7.4%
2016b	22	168	37	22.0%
2017a	18	131	30	22.9%
2017b	19	126	39	31.0%
2018a	16	123	17	13.8%
2018b	17	133	23	17.3%

¹²¹ 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.

¹²² Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.23.9
Vacancy Rates by Year
 Weston County vs. Wyoming
 RVS Data, June 2001 – December 2018

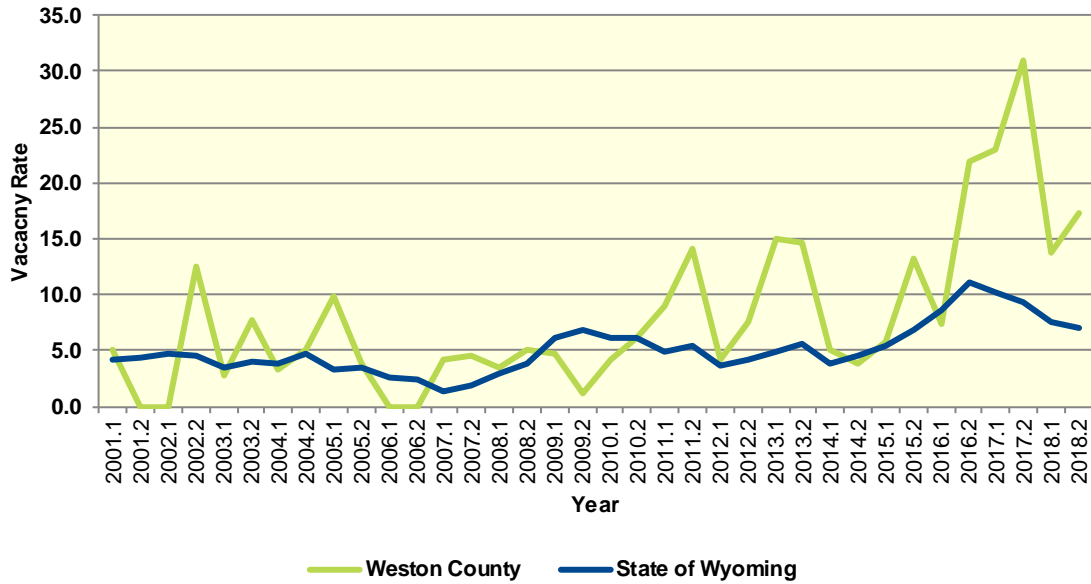


Diagram II.23.10 shows the average rent of single-family and apartment units in Weston County. In 2018, rents for single-family units were \$725.0 and average rents for apartments were \$501.7.

Diagram II.23.10
Average Rent of Single Family and Apartment Units
 Weston County
 RVS Data, June 2006 – December 2018

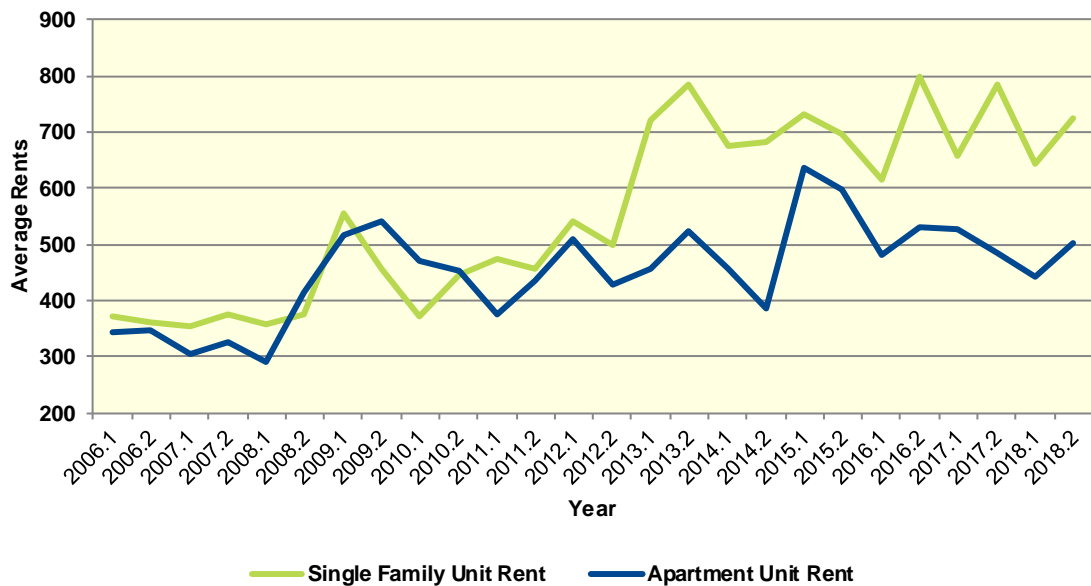


Table II.23.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 34 single family units in Weston County, with 4 of them available. This translates into a vacancy rate of 11.8 percent in Weston County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 65 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 15.4 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.23.51			
Rental Vacancy Survey by Type			
Weston County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	34	4	11.8%
Apartments	65	10	15.4%
Mobile Homes	30	8	26.7%
"Other" Units	0	0	%
Don't Know	0	0	%
Total	133	23	17.3%

Table II.23.52 reports units by bedroom size. As can be seen there were 34 two-bedroom apartment units and 0 three bedroom units. Overall, the 56 two-bedroom units accounted for 42.1 percent of all units, and the 40 three bedroom units accounted for 30.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 0 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.23.52							
Rental Units by Number of Bedrooms							
Weston County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	5	0	0	.	5
One	4	0	26	1	0	.	31
Two	14	4	34	4	0	.	56
Three	15	0	0	25	0	.	40
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0.0
Don’t Know	0	0	0	0	0	0	0
Total	34	4	65	30	0	0	133

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.23.53, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.23.53							
Available Rental Units by Number of Bedrooms							
Weston County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	2	0	0	.	2
Two	1	1	7	0	0	.	9
Three	3	0	0	8	0	.	11
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	0	0	1	0	0	0	1.0
Total	4	1	10	8	0	0	23

Table II.23.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 16.1 percent and three bedroom units had a vacancy rate of 16.1 percent.

Table II.23.54 Vacancy Rates by Number of Bedrooms Weston County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	0.0%	%	%		0.0
One	0.0%	%	7.7%	0.0%	%		6.5
Two	7.1%	25.0%	20.6%	0.0%	%		16.1
Three	20.0%	%	%	32.0%	%		27.5
Four	0.0%	%	%	%	%		0.0
Five	%	%	%	%	%		
Don’t Know	%	%	inf%	%	%	%	inf
Total	11.8%	25.0%	15.4%	26.7%	%	%	23

Table II.23.55 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 20.0 percent.

Table II.23.55 Single Family Units by Bedroom Size Weston County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	4	0	0.0%
Two	14	1	7.1%
Three	15	3	20.0%
Four	1	0	0.0%
Don't know	0	0	%
Total	34	4	11.8%

Table II.23.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 20.6 percent.

Table II.23.56 Apartment Units by Bedroom Size Weston County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	5	0	0.0%
One	26	2	7.7%
Two	34	7	20.6%
Three	0	0	%
Four	0	0	%
Don't know	0	1	inf%
Total	65	10	15.4%

Average market-rate rents by unit type are shown in Table II.23.57. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.23.57 Average Market Rate Rents by Bedroom Size Weston County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$520	\$.	\$.	\$520
One	\$300	\$.	\$538	\$475	\$.	\$442
Two	\$592	\$625	\$525	\$532	\$.	\$582
Three	\$863	\$.	\$.	\$622	\$.	\$743
Four	\$1,000	\$.	\$.	\$.	\$.	\$1,000
Five	\$.	\$.	\$.	\$.	\$.	\$
Total	\$725.0	\$625.0	\$501.7	\$607.3	\$	\$649.3

Table II.23.58 shows vacancy rates for single family units by average rental rates for Weston County. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 7.1 percent.

Table II.23.58 Single Family Market Rate Rents by Vacancy Status Weston County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	14	1	7.1%
\$500 to \$750	4	1	25.0%
\$750 to \$1,000	13	0	0.0%
\$1,000 to \$1,250	3	2	66.7%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	34	4	11.8%

The average rent and availability of apartment units is displayed in Table II.23.59. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 19.2 percent.

Table II.23.59 Apartment Market Rate Rents by Vacancy Status Weston County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	26	5	19.2%
\$500 to \$750	23	4	17.4%
\$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	16	1	6.2%
Total	65	10	15.4%

Table II.23.60 displays units designed to serve elderly occupants. In the most recent survey there were 16 units designed for elderly occupants, of which 1 units were available, which indicates a vacancy rate of 6.2.

Table II.23.60 Units Designed for Elderly Occupants Weston County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	16
Available Elderly Units	1
Elderly Vacancy Rate	6.2%

Table II.23.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0.0 percent of available units are expected to be on the market for less than seven days. An additional 4 units, or 17.4 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 5 units, or 21.7 percent are expected to be on the market for 90 days.

Table II.23.61 Number of Estimated Days to Fill a Vacant unit Weston County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0.0%
7 to 30 days	4	17.4%
31 to 60 days	1	4.3%
61 to 90 days	10	43.5%
More than 90 days	5	21.7%
Unknown	3	13.0%
Total	23	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.23.62, 7 respondents, or 41.2 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.23.63. There were 45 respondents who included electricity, 45 respondents who included natural gas, 100 respondents who included water and sewer and 100 respondents included trash collection in the rent.

Table II.23.62 Are there any utilities included with the rent? Weston County 2018b Survey of Rental Properties	
Response	Respondent
Yes	7
No	10
% Offering Utilities	41.2%

Table II.23.63 Which utilities are included with the rent? Weston County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	45
Natural Gas	45
Propane	0
Water/Sewer	100
Trash Collection	100
Cable Television	0
Other	0

Perceived Need for Rental Units

Table II.23.64, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondent said they keep a waitlist, with an estimated 5 number of persons on the wait list.

Table II.23.64 Do you keep a waiting list? Weston County 2018b Survey of Rental Properties	
Response	Respondent
Yes	1
No	16
Waitlist Size	5

Table II.23.65, shows the condition of rental units by unit type for Weston 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, 119, or 89.5 percent of units were in good condition and 1 units, or 0.8 percent, were in average condition. Details by unit type and condition are displayed.

Table II.23.65 Condition by Unit Type Weston County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	0	0.0%
Average	1	0.8%
Good	119	89.5%
Excellent	8	6.0%
Don't Know	0	0.0%
Total	133	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.23.66, 3 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table II.23.66 If you had the opportunity to own/manage more units, how many would you prefer Weston County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	3
Duplex Units	0
Apartments	0
Mobile homes	1
Other	0
All types	1
Total	5

Table, II.23.67, 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. Weston County had a total of 3 respondents, with an average persons per household of 1.7 people. Of new residents to Weston County, 100.0 percent were not married and the most common age group arriving in the state was 18 to 24 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 66.7 percent of respondents owning their residence. The average rent in Weston County was \$900. When asked if they were satisfied with their current housing, 66.7 percent said they were satisfied with their current housing.

Table II.23.67 Most Replied Response Weston County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	3
Number of persons in household (Average)	1.7
Current age	18 to 24 years old (33.3%)
Marital status	Not Married (100.0%)
Primary reason for moving to Wyoming	Other reason (66.7%)
In which industry are you primarily employed	Mining (33.3%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	\$30,000 to \$39,999 dollars (50.0%)
Current Housing Characteristics	
Current Residence	Single family home (66.7%)
Do you own or rent	Own (66.7%)
How many bedrooms (Average)	2.3
Average rental payment	\$900
Are you satisfied with your current housing	Satisfied with current housing (66.7%)

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.23.67, below. In 2017, an estimated 0.7 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	2,386	98.9%	26	1.1%	0	0%	2,412
2017 Five-Year ACS	2,425	99.5%	3	0.1%	9	0.4%	2,437
Renter							
2010 Five-Year ACS	685	100%	0	0%	0	0%	3,097
2017 Five-Year ACS	725	97.3%	20	2.7%	0	0%	745
Total							
2010 Five-Year ACS	3,071	99.2%	26	0.8%	0	0%	3,097
2017 Five-Year ACS	3,150	99%	23	0.7%	9	0.3%	3,182

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 3,182 households with incomplete plumbing facilities in 2017, representing 1.9 percent of households in Weston County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	2,613	3,097	3,123
Lacking Complete Plumbing Facilities	11	0	59
Total Households	2,624	3,097	3,182
Percent Lacking	0.4%	0%	1.9%

There were 3,182 households lacking complete kitchen facilities in 2017, compared to 2,624 households in 2000. This was a change from 0.5 percent of households in 2000 to 2.5 percent in 2017.

Table II.23.69			
Households with Incomplete Kitchen Facilities			
Weston County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	2,611	3,097	3,104
Lacking Complete Kitchen Facilities	13	0	78
Total Households	2,624	3,097	3,182
Percent Lacking	0.5%	0%	2.5%

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

In Weston County, 8.4 of households had a cost burden and 11.9 percent had a severe cost burden. Some 3.2 percent of renters were cost burdened, and 25.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.3 percent and a severe cost burden rate of 5.1 percent. Owner occupied households with a mortgage had a cost burden rate of 12.8 percent, and severe cost burden at 10.4 percent.

Table II.23.70									
Cost Burden and Severe Cost Burden by Tenure									
Weston County									
2010 & 2017 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	987	79.5%	177	14.3%	67	5.4%	10	0.8%	1,241
2017 Five-Year ACS	915	76.8%	153	12.8%	124	10.4%	0	0%	1,192
Owner Without a Mortgage									
2010 Five-Year ACS	1,027	87.7%	117	10%	27	2.3%	0	0%	1,171
2017 Five-Year ACS	1,072	86.1%	91	7.3%	63	5.1%	19	1.5%	1,245
Renter									
2010 Five-Year ACS	470	68.6%	55	8%	44	6.4%	116	16.9%	685
2017 Five-Year ACS	466	62.6%	24	3.2%	193	25.9%	62	8.3%	745
Total									
2010 Five-Year AC	2,484	80.2%	349	11.3%	138	4.5%	126	4.1%	3,097
2017 Five-Year ACS	2,453	77.1%	268	8.4%	380	11.9%	81	2.5%	3,182

Commuting Patterns

Table II.23.71, shows the place of work by county of residence. In 2010 76.4 percent of residents worked within the county they reside in with 23.1 percent working outside their home county. This compared to 74.5 percent of residents who worked within the county in which they resided and 23.9 percent of residents worked outside their home county.

Table II.23.71 Place of Work Weston 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	2,799	76.4%	2,497	74.5%
Worked outside county of residence	847	23.1%	801	23.9%
Worked outside state of residence	20	0.5%	52	1.6%
Total	3,666	100.0%	3,350	100.0%

Table II.23.72, shows the aggregate travel time to work based on place of work and residence. In Weston County the total aggregate travel time was 80,200, with residents working in their home county spending a total of 25,395.

Table II.23.72 Aggregate Travel Time to Work (in Minutes) Weston 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	0	%	25,395	31.7%
Worked outside county of residence	0	%	52,430	65.4%
Worked outside State of residence	0	%	2,380	3%
Aggregate travel time to work (in minutes):	0	100.0%	80,200	100.0%

Table II.23.73, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 0 minutes. Residents working within their home county spent an average of 10.2 minutes commuting to work, with those working outside their county of residence spending an average of 65.5 minutes on the commute.

Table II.23.73 Average Travel Time to Work (in Minutes) Weston County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	0	10.2
Worked outside county of residence	0	65.5
Worked outside State of residence	0	45.8
Average travel time to work (in minutes):	0	23.9

Table II.23.74, shows the means of transportation to work. In 2017, 72.7 percent of commuters drove alone in a car, truck or van. Only 6.7 percent carpooled, with an additional 9.1 percent taking public transportation. There were also 230 persons or 6.9 percent who worked at home.

Table II.23.74				
Means of Transportation to Work				
Weston County				
2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	2,538	69.2%	2,437	72.7%
Car, truck, or van: Carpooled:	543	14.8%	223	6.7%
Public transportation (excluding taxicab):	226	6.2%	306	9.1%
Taxicab	0	0%	0	0%
Motorcycle	34	0.9%	12	0.4%
Bicycle	0	0%	10	0.3%
Walked	68	1.9%	99	3%
Other means	24	0.7%	33	1%
Worked at home	233	6.4%	230	6.9%
Total	3,666	100.0%	3,350	100.0%

Table II.23.75 shows the breakdown of the means of transportation by tenure. In 2017 59.1% percent of commuters owned their home and commuted alone by car, which compares to 60.5% percent in 2010. There were also 457 renters who drove alone in 2017 and accounted for 13.6% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 9.1% percent of the population, which compared to 2 renters, or 0.1 percent taking public of commuters

Table II.23.75				
Means Of Transportation To Work By Tenure				
Weston County				
2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	2,217	60.5%	1,980	59.1%
Renter	321	8.8%	457	13.6%
Car, truck, or van - carpooled:				
Owner	331	9%	130	3.9%
Renter	212	5.8%	93	2.8%
Public transportation (excluding taxicab):				
Owner	147	4%	304	9.1%
Renter	79	2.2%	2	0.1%
Walked:				
Owner	31	0.8%	89	2.7%
Renter	37	1%	10	0.3%
Taxicab, motorcycle, bicycle, or other means:				
Owner	58	1.6%	37	1.1%
Renter	0	0%	18	0.5%
Worked at home:				
Owner	223	6.1%	212	6.3%
Renter	10	0.3%	18	0.5%
Total:	3,666	100.0%	3,350	100.0%

2018 Weston 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.23.76, 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 419 owner occupied and 195 renter occupied households experiencing a housing problem.

Table II.23.76			
Households with Housing Problems by Income			
Weston County 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	205	105	310
30.1-50% HAMFI	90	55	145
50.1-80% HAMFI	75	35	110
80.1-95% HAMFI	25	0	25
95 – 115% HAMFI	10	0	10
115.1% HAMFI or more	14	0	14
Total	419	195	614
Without Housing Problems			
30% HAMFI or less	140	30	170
30.1-50% HAMFI	165	45	210
50.1-80% HAMFI	190	120	310
80.1-95% HAMFI	170	60	230
95 – 115% HAMFI	240	80	320
115.1% HAMFI or more	985	105	1,090
Total	1,890	440	2,330
Not Computed			
30% HAMFI or less	20	20	40
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	20	20	40
Total			
30% HAMFI or less	365	155	520
30.1-50% HAMFI	255	100	355
50.1-80% HAMFI	265	155	420
80.1-95% HAMFI	195	60	255
95 – 115% HAMFI	250	80	330
115.1% HAMFI or more	999	105	1,104
Total	2,329	655	2,984

Table II.23.77, shows the total estimated housing by tenure for Weston County. As can be seen, in 2030 there are estimated to be a total of 2,566 owner and 761 renter occupied households or a total of 3,327 households. By 2050 there are estimated to be 2,764 owner, 811 renter for a total of 3,575 households in Weston County.

Table II.23.77			
Total Estimated Housing Forecast			
Weston County			
Strong Growth Scenario			
Year	Owner	Renter	Total
2017	2,437	745	3,182
2020	2,409	721	3,130
2025	2,490	741	3,231
2030	2,566	761	3,327
2035	2,630	777	3,407
2040	2,683	791	3,474
2045	2,727	802	3,529
2050	2,764	811	3,575

Table II.23.78, below shows the incremental housing demand for Weston 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 129 owner-occupied and 16 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 Weston County will see an additional 393 households, of which 67 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 53 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.23.78								
Incremental Housing Demand Forecast								
Weston County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	8	20	30	39	45	51
30.1-50%	0	0	6	14	21	27	32	36
50.1-80%	0	0	6	15	22	28	33	37
80.1-95%	0	0	4	11	16	21	24	27
95.1-115%	0	0	6	14	21	26	31	35
115+%	0	0	23	55	83	106	124	140
Total	0	0	53	129	193	246	290	327
Renter								
0-30%	0	0	0	4	8	11	13	16
30.1-50%	0	0	0	2	5	7	9	10
50.1-80%	0	0	0	4	8	11	13	16
80.1-95%	0	0	0	1	3	4	5	6
95.1-115%	0	0	0	2	4	6	7	8
115+%	0	0	0	3	5	7	9	11
Total	0	0	0	16	32	46	57	66
Total								
0-30%	0	0	8	24	38	49	59	67
30.1-50%	0	0	6	17	26	34	40	46
50.1-80%	0	0	6	18	30	39	46	53
80.1-95%	0	0	4	12	19	25	30	33
95.1-115%	0	0	6	16	25	32	38	43
115+%	0	0	23	58	88	113	134	151
Total	0	0	53	145	225	292	347	393

Table II.23.79 shows the Incremental Total Housing Need Forecast for Weston 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 660 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 765 owner and 288 renter occupied households for a total of 1,053 quality households.

Table II.23.79								
Incremental Total Housing Need Forecast								
Weston County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	215	212	223	235	245	253	260	266
30.1-50%	94	93	100	108	115	121	126	130
50.1-80%	78	78	85	93	100	106	111	116
80.1-95%	26	26	31	37	42	47	50	54
95.1-115%	10	10	16	24	31	37	42	46
115+%	15	14	37	70	97	120	139	155
Total	438	433	491	567	631	684	728	765
Renter								
0-30%	119	116	119	123	127	130	133	135
30.1-50%	63	61	62	65	67	70	71	73
50.1-80%	40	39	40	44	47	51	53	55
80.1-95%	0	0	0	1	3	4	5	6
95.1-115%	0	0	0	2	4	6	7	8
115+%	0	0	0	3	5	7	9	11
Total	222	215	221	238	254	268	279	288
Total								
0-30%	334	328	342	358	372	383	393	401
30.1-50%	157	154	162	173	183	191	197	203
50.1-80%	118	116	124	137	148	157	165	171
80.1-95%	26	26	31	38	45	51	56	60
95.1-115%	10	10	16	26	35	42	49	54
115+%	15	14	37	73	103	128	148	165
Total	660	648	712	805	885	952	1,007	1,053

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 410 loans purchased in Weston County between 1979 and 2018, with 4 occurring in fiscal 2017. The average home size over the period was 1,293 square feet and 1,314 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1942. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$55,945. The average purchase price in fiscal 2018 was \$143,250. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 75.0 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.**