

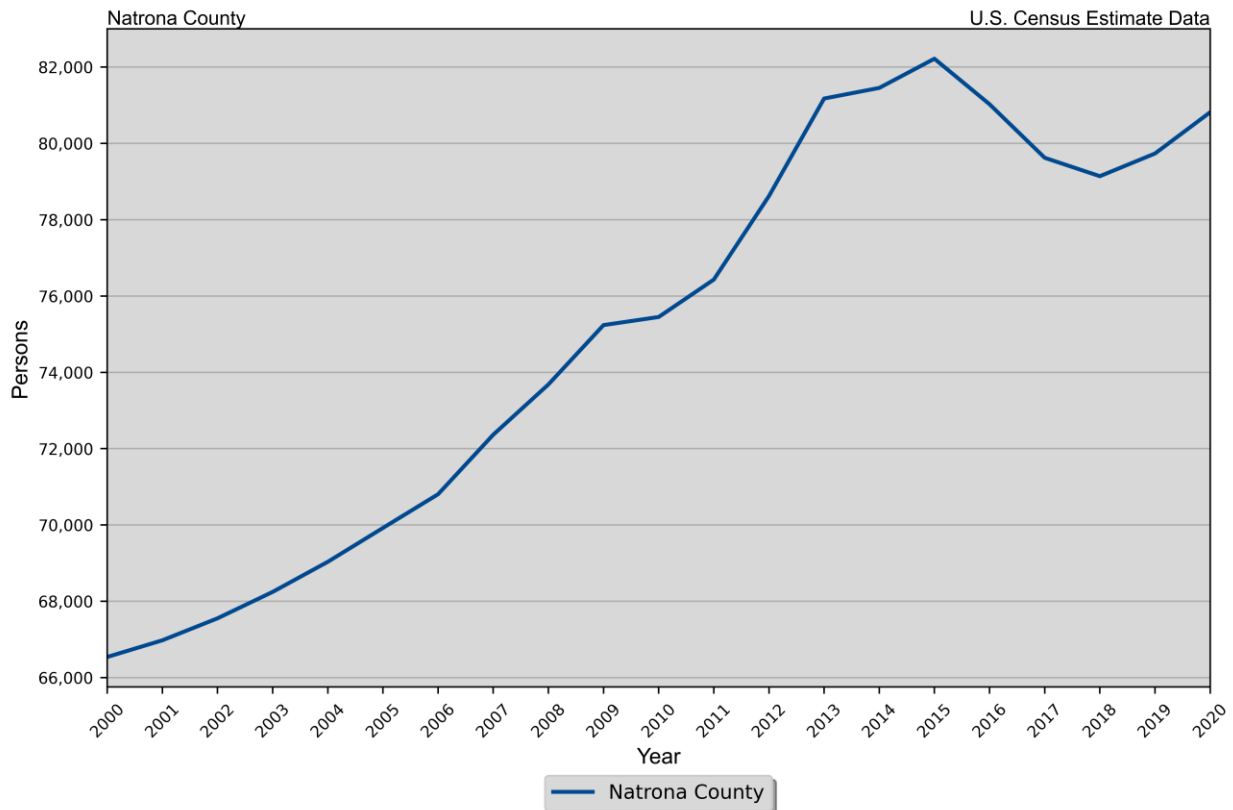
Natrona County

Demographics

The Census Bureau’s current census estimates for each year since the 2010 Census are presented in Table II.13.1. The 2020 estimates indicate that the Natrona County’s population increased from 75,450 in 2010 to 80,815 in 2020, or by 7 percent. The 2020 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2019 Five-year ACS estimates. Population trends for Natrona County since 2000 are displayed below in Diagram II.13.1.

Table II.13.1 Population Estimates Natrona County 2010-2020 Census Data and Intercensal Estimates	
2010 Census	75,450
2011 Population Estimate	76,431
2012 Population Estimate	78,620
2013 Population Estimate	81,175
2014 Population Estimate	81,453
2015 Population Estimate	82,218
2016 Population Estimate	81,025
2017 Population Estimate	79,622
2018 Population Estimate	79,140
2019 Population Estimate	79,734
2020 Population Estimate	80,815

Diagram II.13.1
Population
Natrona County



Population Estimates

The Census Bureau's current estimates indicate that Natrona County's population increased from 75,450 in 2010 to 80,815 in 2020, or by 7.1 percent. This compares to a statewide population change of 3.3 percent over the period. The number of people from 25 to 34 years of age increased by 6.7 percent, and the number of people from 55 to 64 years of age increased by 10.4 percent.

Between 2010 and 2020 the white population increased by 5.6 percent, while the black population increased by 44.1 percent. The Hispanic population increased from 5,231 to 7,285 people between 2010 and 2020 or by 39.3 percent. These data are presented in Table II.13.2.

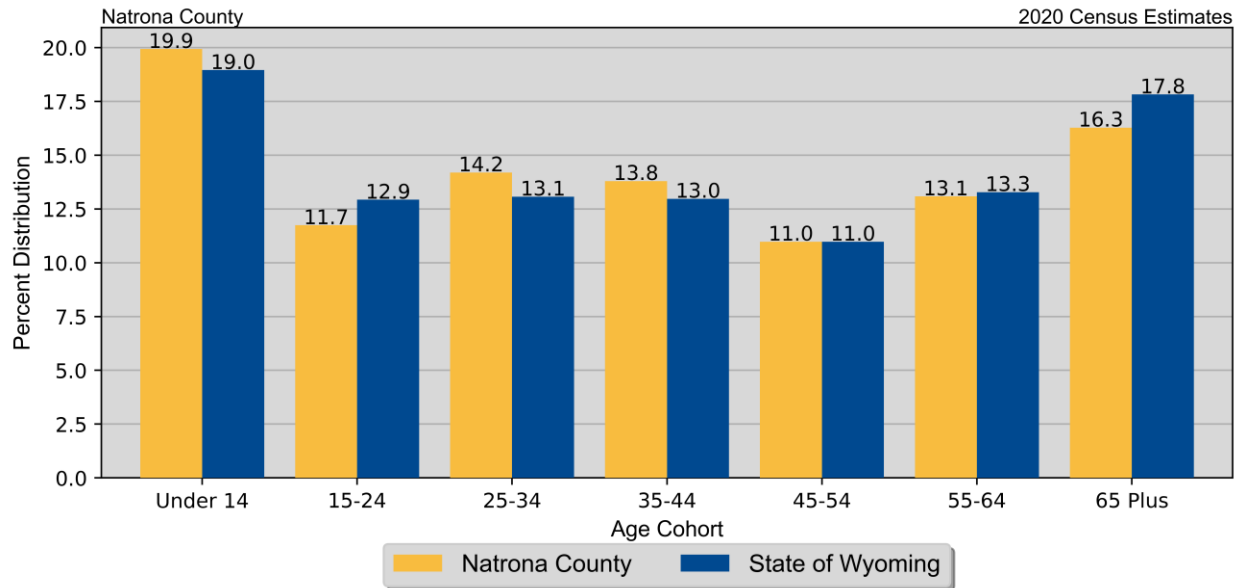
Table II.13.2						
Profile of Population Characteristics						
Natrona County vs. State of Wyoming						
2010 Census and 2020 Current Census Estimates						
Subject	Natrona County			State of Wyoming		
	2010 Census	Jul-20	% Change	2010 Census	Jul-20	% Change
Population	75,450	80,815	7.1%	563,626	582,328	3.3%
Age						
Under 14 years	15,052	16,109	7%	113,371	110,372	-2.6%
15 to 24 years	10,231	9,490	-7.2%	78,460	75,297	-4%
25 to 34 years	10,747	11,468	6.7%	77,649	76,106	-2%
35 to 44 years	9,132	11,148	22.1%	66,966	75,526	12.8%
45 to 54 years	11,322	8,873	-21.6%	83,577	63,937	-23.5%
55 to 64 years	9,574	10,574	10.4%	73,513	77,314	5.2%
65 and Over	9,392	13,153	40%	70,090	103,776	48.1%
Race						
White	71,769	75,762	5.6%	529,110	538,519	1.8%
Black	732	1,055	44.1%	5,135	7,083	37.9%
American Indian and Alaskan Native	927	1,192	28.6%	14,457	16,374	13.3%
Asian	536	721	34.5%	4,649	6,394	37.5%
Native Hawaiian or Pacific Islander	49	60	22.4%	521	617	18.4%
Two or more races	1,437	2,025	40.9%	9,754	13,341	36.8%
Ethnicity (of any race)						
Hispanic or Latino	5,231	7,285	39.3%	50,231	60,279	20%

Table II.13.3, presents the population of Natrona County by age and gender from the 2010 Census and 2020 current census estimates. The 2010 Census count showed a total of 37,982 men, who accounted for 50.3 percent of the population, and 37,468 women, representing the remaining 49.7 percent of the population. In 2020, there were 40,807 men, accounting for 50.5 percent of the population and 40,008 women, representing the remaining 49.5 percent of the population.

Table II.13.3 Population by Age and Gender Natrona County 2010 Census and Current Census Estimates							
Age	2010 Census			2019 Current Census Estimates			% Change 10-20
	Male	Female	Total	Male	Female	Total	
Under 14 years	7,784	7,268	15,052	8,330	7,779	16,109	7%
15 to 24 years	5,228	5,003	10,231	4,930	4,560	9,490	-7.2%
25 to 34 years	5,593	5,154	10,747	5,919	5,549	11,468	6.7%
35 to 44 years	4,691	4,441	9,132	5,710	5,438	11,148	22.1%
45 to 54 years	5,705	5,617	11,322	4,521	4,352	8,873	-21.6%
55 to 64 years	4,904	4,670	9,574	5,271	5,303	10,574	10.4%
65 and Over	4,077	5,315	9,392	6,126	7,027	13,153	40%
Total	37,982	37,468	75,450	40,807	40,008	80,815	7.1%
% of Total	50.3%	49.7%	.	50.5%	49.5%	.	

Diagram II.13.2 displays the percentage of the population by age in Natrona County compared to the state.

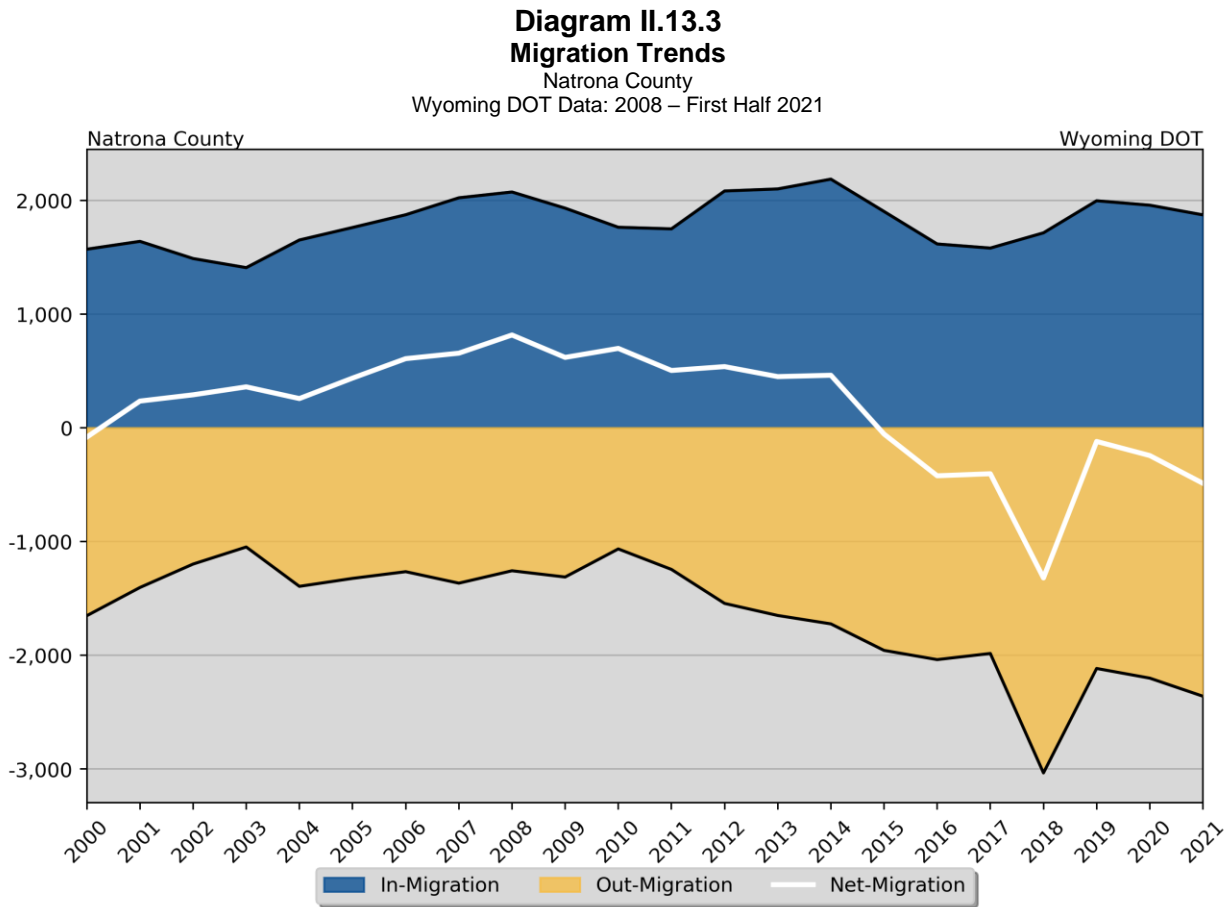
Diagram II.13.2
Age Distribution
Natrona County



Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver’s licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicates the general direction of population movement.

The shaded areas in Diagram II.13.3 represents in and out- migration, with the line depicting net migration. The maximum net migration occurred in 2008 with 816 people entering and the lowest net migration occurred in 2018 with 1,320 leaving Natrona County.



The driver's license total exchanges since 2000 for Natrona County are presented in Table II.13.4, and showed a net migration of 4,159 persons over the time period. In 2008, there were a total of 2,073 in-migrations and 1,257 out-migrations, for a net-migration of 816 people. In the first half of 2021, there were 1,872 in-migrants, 2,360 out-migrants for a net out-migration of -488 people.

During the past five years, there have been zero years of positive net-migration. This means that Empty has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 2,689 persons leaving Empty since 2017. Wyoming DOT data indicates that there was a net decrease of 488 people in the most recent year.

Year	In-Migrants	Out-Migrants	Net Change
2000	1,570	1,652	-82
2001	1,639	1,404	235
2002	1,488	1,198	290
2003	1,408	1,048	360
2004	1,651	1,394	257
2005	1,761	1,324	437
2006	1,873	1,265	608
2007	2,022	1,366	656
2008	2,073	1,257	816
2009	1,931	1,312	619
2010	1,763	1,065	698
2011	1,749	1,245	504
2012	2,082	1,544	538
2013	2,100	1,650	450
2014	2,186	1,724	462
2015	1,902	1,957	-55
2016	1,616	2,038	-422
2017	1,580	1,984	-404
2018	1,714	3,034	-1,320
2019	1,996	2,116	-120
2020	1,957	2,201	-244
2021	1,872	2,360	-488
Total	35,980	31,821	4,159

The WYDOT data also collects gender and age information. Table II.13.5, shows in- and out- migration by gender. In the most recent 2021 data, 40 percent of net-migrants, or -196 persons were male, with the remaining 60 percent, or -292 persons were female.

Table II.13.5
Migration by Gender
 Natrona County
 Wyoming DOT Data

Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
In-Migration													
Male	857	802	721	933	915	927	846	805	722	770	883	920	877
Female	1,074	961	1,028	1,149	1,185	1,259	1,056	811	858	944	1,113	1,037	995
Total	1,931	1,763	1,749	2,082	2,100	2,186	1,902	1,616	1,580	1,714	1,996	1,957	1,872
Out-Migration													
Male	603	472	510	679	684	751	827	875	826	1,368	938	966	1,073
Female	709	593	735	865	966	973	1,130	1,163	1,158	1,666	1,178	1,235	1,287
Total	1,312	1,065	1,245	1,544	1,650	1,724	1,957	2,038	1,984	3,034	2,116	2,201	2,360
Net-Migration													
Male	254	330	211	254	231	176	19	-70	-104	-598	-55	-46	-196
Female	365	368	293	284	219	286	-74	-352	-300	-722	-65	-198	-292
Total	619	698	504	538	450	462	-55	-422	-404	-1,320	-120	-244	-488

Table II.13.6, shows net-migration for Natrona County by age cohort. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 2 persons leaving Natrona County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 180 persons leaving Natrona County.

Table II.13.6
Migration by Age Cohort
 Natrona County
 Wyoming DOT Data

Age Range	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
In													
14-17	25	15	28	31	25	10	24	20	17	21	37	28	30
18-22	234	180	194	220	261	237	195	133	144	160	183	185	147
23-25	221	161	169	225	243	253	200	143	132	146	169	159	135
26-35	563	547	516	668	671	753	613	473	467	483	587	571	509
36-45	369	362	339	380	365	408	364	309	303	325	374	358	331
46-55	316	268	307	314	299	293	270	250	208	247	275	253	216
56-65	148	165	144	173	171	163	152	173	221	199	235	235	283
66 +	55	65	52	71	65	69	84	115	88	133	136	168	221
Total	1,931	1,763	1,749	2,082	2,100	2,186	1,902	1,616	1,580	1,714	1,996	1,957	1,872
Out													
14-17	21	15	9	23	17	22	31	22	24	35	24	28	32
18-22	170	118	146	170	142	165	176	168	192	253	172	185	165
23-25	152	125	116	143	149	170	176	179	160	226	184	159	181
26-35	375	313	417	431	505	505	591	665	563	908	681	571	689
36-45	213	175	220	268	294	292	378	336	399	604	395	358	475
46-55	201	169	166	229	267	279	283	274	282	486	287	253	322
56-65	114	107	128	184	185	184	226	245	228	365	242	235	292
66 +	66	43	43	96	91	107	96	149	136	157	131	168	204
Total	1,312	1,065	1,245	1,544	1,650	1,724	1,957	2,038	1,984	3,034	2,116	1,957	2,360
Net													
14-17	4	0	19	8	8	-12	-7	-2	-7	-14	13	28	-2
18-22	64	62	48	50	119	72	19	-35	-48	-93	11	185	-18
23-25	69	36	53	82	94	83	24	-36	-28	-80	-15	159	-46
26-35	188	234	99	237	166	248	22	-192	-96	-425	-94	571	-180
36-45	156	187	119	112	71	116	-14	-27	-96	-279	-21	358	-144
46-55	115	99	141	85	32	14	-13	-24	-74	-239	-12	253	-106
56-65	34	58	16	-11	-14	-21	-74	-72	-7	-166	-7	235	-9
66 +	-11	22	9	-25	-26	-38	-12	-34	-48	-24	5	168	17
Total	619	698	504	538	450	462	-55	-422	-404	-1,320	-120	1,957	-488

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data¹, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then 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. The five-year estimates are more robust than the one- or three-year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

Population Characteristics

The Natrona County population by race and ethnicity is shown in Table II.13.7. The white population represented 94.2 percent of the population in 2019, compared with black populations accounting for 1.2 percent of the population in 2019. Hispanic households represented 8.4 percent of the population in 2019.

Table II.13.7				
Population by Race and Ethnicity				
Natrona County				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	70,015	92.8%	75,689	94.2%
Black	665	0.9%	940	1.2%
American Indian	781	1%	890	1.1%
Asian	510	0.7%	473	0.6%
Native Hawaiian/ Pacific Islander	39	0.1%	138	0.2%
Other	1,630	2.2%	397	0.5%
Two or More Races	1,810	2.4%	1,806	2.2%
Total	75,450	100.0%	80,333	100.0%
Non-Hispanic	70,219	93.1%	73,546	91.6%
Hispanic	5,231	6.9%	6,787	8.4%

The change in race and ethnicity between 2010 and 2019 is shown in Table II.13.8. During this time, the total non-Hispanic population was 73,546 persons in 2019, while the Hispanic population was 6,787.

Table II.13.8				
Population by Race and Ethnicity				
Natrona County				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	67,191	95.7%	69,640	94.7%
Black	621	0.9%	864	1.2%
American Indian	612	0.9%	789	1.1%
Asian	479	0.7%	466	0.6%
Native Hawaiian/ Pacific Islander	35	0%	138	0.2%
Other	64	0.1%	44	0.1%
Two or More Races	1,217	1.7%	1,605	2.2%
Total Non-Hispanic	70,219	100.0%	73,546	100.0%
Hispanic				
White	2,824	54%	6,049	89.1%
Black	44	0.8%	76	1.1%
American Indian	169	3.2%	101	1.5%
Asian	31	0.6%	7	0.1%
Native Hawaiian/ Pacific Islander	4	0.1%	0	0%
Other	1,566	29.9%	353	5.2%
Two or More Races	593	11.3%	201	3%
Total Hispanic	5,231	100.0	6,787	100.0%
Total Population	75,450	100.0%	80,333	100.0%

Cohorts

Table II.13.9 shows the population distribution in Natrona County by age. In 2010, children under the age of 5 accounted for 7.1 percent of the total population, which compared to 6.7 percent in 2019.

Table II.13.9				
Population Distribution by Age				
Natrona County				
2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	5,377	7.1	5,384	6.7
5 to 19	14,720	19.5	15,879	19.8
20 to 24	5,186	6.9	4,701	5.9
25 to 34	10,747	14.2	12,140	15.1
35 to 54	20,454	27.1	19,657	24.5
55 to 64	9,574	12.7	10,992	13.7
65 or Older	9,392	12.4	11,580	14.4
Total	75,450	100%	80,333	100%

Table II.13.10 shows the population in Natrona County by age and gender. In 2010, there were 10,747 people aged 25 to 34, made up of 5,593 men, and 5,154 women. In comparison, in 2019, there were 12,140 people in the 25 to 34 age cohort, with 6,341 men and 5,799 women.

Table II.13.10								
Population by Age and Gender								
Natrona County								
2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACS			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	2,770	2,607	5,377	7.1%	2,835	2,549	5,384	6.7%
5 to 19	7,538	7,182	14,720	19.5%	8,077	7,802	15,879	19.8%
20 to 24	2,704	2,482	5,186	6.9%	2,303	2,398	4,701	5.9%
25 to 34	5,593	5,154	10,747	14.2%	6,341	5,799	12,140	15.1%
35 to 54	10,396	10,058	20,454	27.1%	9,954	9,703	19,657	24.5%
55 to 64	4,904	4,670	9,574	12.7%	5,605	5,387	10,992	13.7%
65 and Older	4,077	5,315	9,392	12.4%	5,227	6,353	11,580	14.4%
Total	37,982	37,468	75,450	100%	40,342	39,991	80,333	100%

Diagram II.13.4 Population Distribution by Age

Natrona County
2010 Census and 2019 Five-Year ACS Data

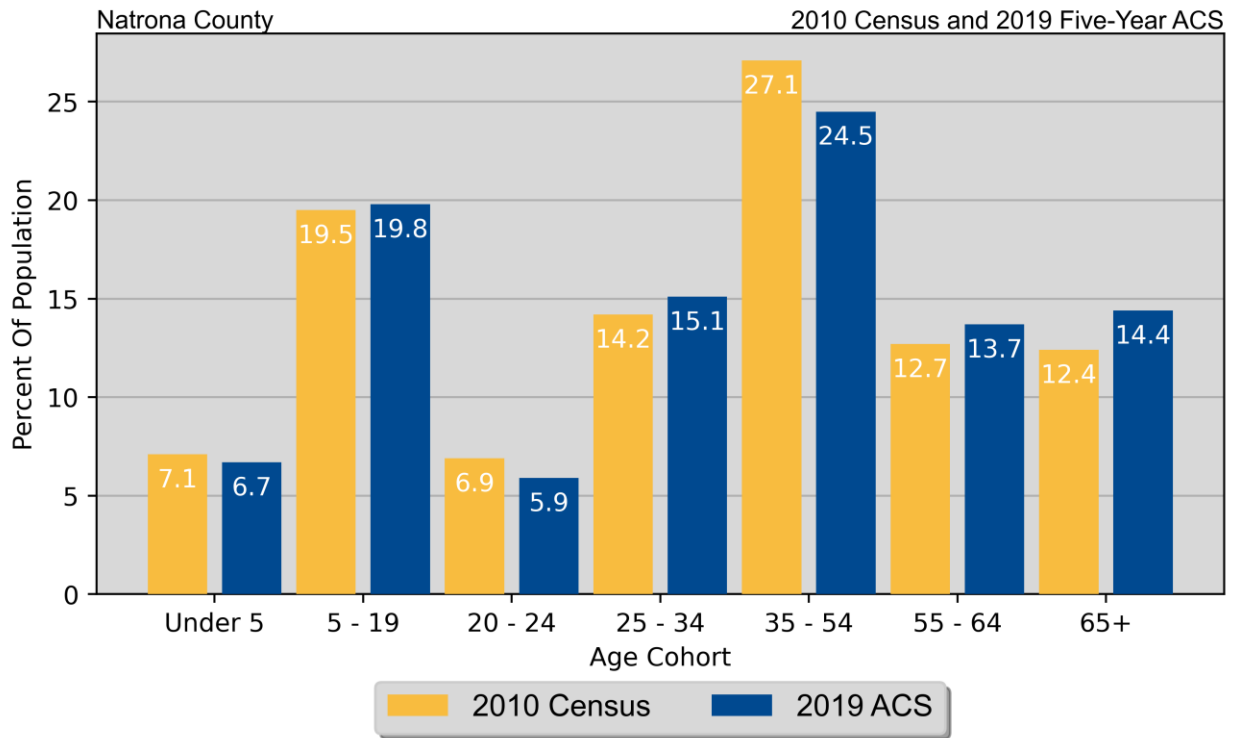
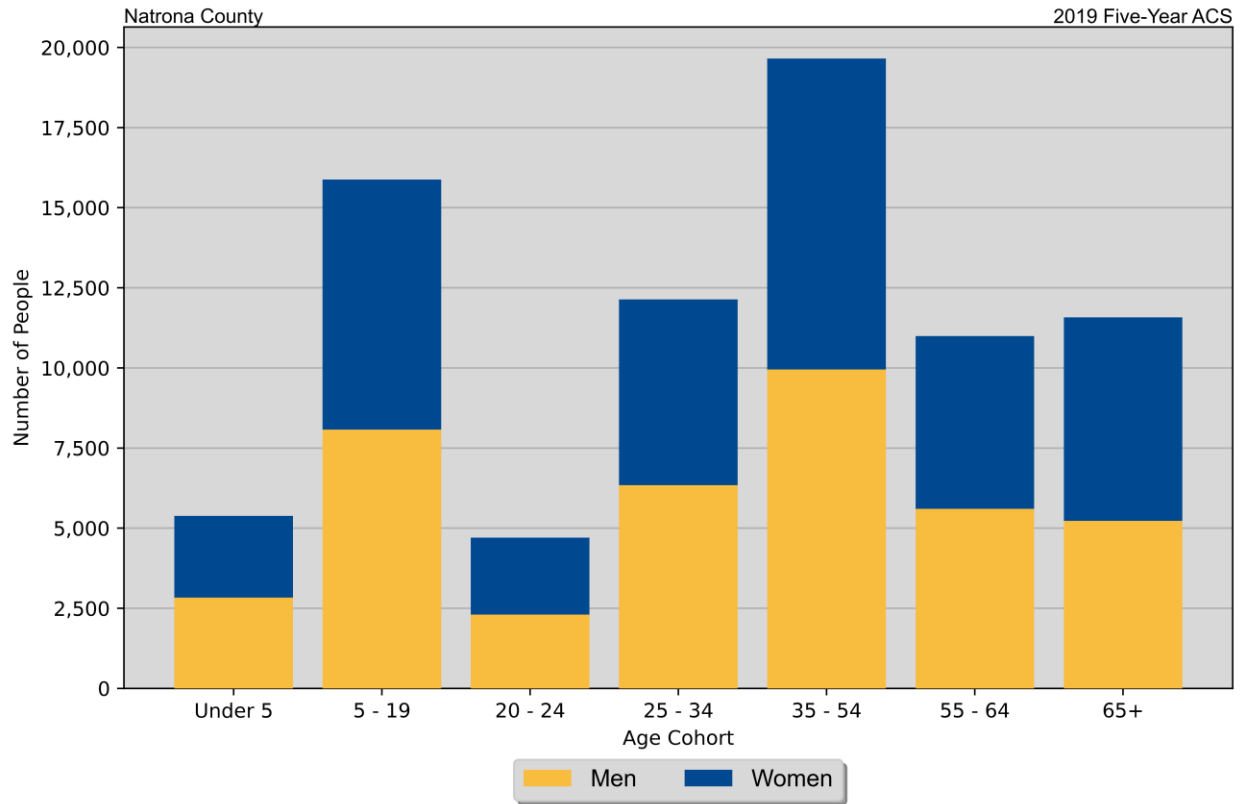


Diagram II.13.5
Population Distribution by Age and Gender
Natrona County
2019 Five-Year ACS



Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table II.13.11, between 2000 and 2010, the institutionalized population changed 21.7 percent in Natrona County, from 877 people in 2000 to 1,067 in 2010. The non-institutionalized population changed -15.4 percent, from 683 in 2000 to 578 in 2010.

Table II.13.11					
Group Quarters Population					
Natrona County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	331	37.7%	519	48.6%	56.8%
Juvenile Facilities	.	.	49	4.6%	.
Nursing Homes	470	53.6%	483	45.3%	2.8%
Other Institutions	76	8.7%	16	1.5%	-78.9%
Total	877	100.0%	1,067	100.0%	21.7%
Noninstitutionalized					
College Dormitories	331	48.5%	320	55.4%	-3.3%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	352	51.5%	258	44.6%	-26.7%
Total	683	100.0%	578	100.0%	-15.4%
Group Quarters Population	1,560	100.0%	1,645	100.0%	5.4%

Foreign Born Populations

The number of foreign born persons are shown in Table II.13.12. An estimated 0.9 percent of the population was born in Mexico , some 0.1 percent were born in Nigeria , and another 0.1 percent were born in Philippines .

Table II.13.12 Place of Birth for the Foreign-Born Population Natrona County 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	716	0.9%
#2 country of origin	Nigeria	114	0.1%
#3 country of origin	Philippines	97	0.1%
#4 country of origin	Zimbabwe	94	0.1%
#5 country of origin	Canada	87	0.1%
#6 country of origin	China, excluding Hong Kong and Taiwan	61	0.1%
#7 country of origin	England	58	0.1%
#8 country of origin	Hong Kong	41	0.1%
#9 country of origin	Costa Rica	40	0%
#10 country of origin	United Kingdom, excluding England and Scotland	40	0%

The language spoken at home for those with Limited English Proficiency are shown in Table II.13.13. An estimated 1 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other and unspecified languages .

Table II.13.13 Limited English Proficiency and Language Spoken at Home Natrona County 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	762	1%
#2 LEP Language	Other and unspecified languages	70	0.1%
#3 LEP Language	Other Asian and Pacific Island languages	46	0.1%
#4 LEP Language	Chinese	37	0%
#5 LEP Language	German or other West Germanic languages	31	0%
#6 LEP Language	Other Indo-European languages	23	0%
#7 LEP Language	Russian, Polish, or other Slavic languages	8	0%
#8 LEP Language	French, Haitian, or Cajun	5	0%
#9 LEP Language	Arabic	0	0%
#10 LEP Language	Korean	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table II.13.14, below. The disability rate for females was 13.4 percent, compared to 16 percent for males. The disability rate grew precipitously higher with age, with 56.1 percent of those over 75 experiencing a disability.

Table II.13.14						
Disability by Age						
Natrona County 2019 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	59	2.1%	25	1%	84	1.6%
5 to 17	591	8.3%	223	3.3%	814	5.8%
18 to 34	871	9.3%	664	7.3%	1,535	8.3%
35 to 64	2,455	16.1%	2,112	14.1%	4,567	15.1%
65 to 74	1,329	39.9%	826	24.2%	2,155	31.9%
75 or Older	1,028	58.2%	1,449	54.7%	2,477	56.1%
Total	6,333	16%	5,299	13.4%	11,632	14.7%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table II.13.15. Some 7.3 percent have an ambulatory disability, 5.1 have an independent living disability, and 1.8 percent have a self-care disability.

Table II.13.15		
Total Disabilities Talled: Aged 5 and Older		
Natrona County 2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	4,408	5.6%
Vision disability	2,602	3.3%
Cognitive disability	4,016	5.4%
Ambulatory disability	5,422	7.3%
Self-Care disability	1,315	1.8%
Independent living difficulty	3,081	5.1%

Education and Employment

Education and employment data from the Natrona County 2019 Five-Year ACS is presented in Table II.13.16, Table II.13.17, and Table II.13.18. In 2019, 42,958 people were in the labor force, including 41,101 employed and 1,857 unemployed people. The unemployment rate for Natrona County was estimated at 4.3 percent in 2019.

Table II.13.16	
Employment, Labor Force and Unemployment	
Natrona County 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	41,101
Unemployed	1,857
Labor Force	42,958
Unemployment Rate	4.3%

Table II.13.17 and Table II.13.18 show educational attainment in Natrona County. In 2019, 92 percent of households had a high school education or greater, including 31.3 percent with a high school diploma or equivalent, 39.8 percent with some college, 13.5 percent with a Bachelor's Degree, and 7.4 percent with a graduate or professional degree.

Table II.13.17	
High School or Greater Education	
Natrona County 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	56,088
Total Households	32,799
Percent High School or Above	92%

Table II.13.18		
Educational Attainment		
Natrona County 2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	4,857	8%
High School or Equivalent	19,081	31.3%
Some College or Associates Degree	24,283	39.8%
Bachelor's Degree	8,229	13.5%
Graduate or Professional Degree	4,495	7.4%
Total Population Above 18 years	60,945	100.0%

Commuting Patterns

Table II.13.19 shows the place of work by county of residence. In 2010 95.5 percent of residents worked within the county they reside with 3.5 percent working outside their home county. This compares to 95.4 percent of residents in 2019 who worked within the county in which they resided and 3.1 percent of residents worked outside their home county but still within the state.

Table II.13.19 Place of Work Natrona County 2010 and 2019 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	35,604	95.5%	38,845	95.4%
Worked outside county of residence	1,313	3.5%	1,282	3.1%
Worked outside state of residence	363	1%	577	1.4%
Total	37,280	100.0%	40,704	100.0%

Table II.13.20 shows the aggregate travel time to work based on place of work and residence. In Natrona County the total aggregate travel time was 664,485 minutes, with residents working in their home county spending a total of 574,400 minutes traveling.

Table II.13.20 Aggregate Travel Time to Work (in Minutes) Natrona County 2010 & 2019 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	554,525	86.5%	574,400	86.4%
Worked outside county of residence	69,895	10.9%	68,685	10.3%
Worked outside State of residence	16,960	2.6%	21,400	3.2%
Aggregate travel time to work (in minutes):	641,380	100.0%	664,485	100.0%

Table II.13.21 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 641,380 minutes. Residents working within their home county spent an average of 14.8 minutes commuting to work, with those working outside their county of residence spending an average of 53.6 minutes on their commute.

Table II.13.21
Average Travel Time to Work (in Minutes)
 Natrona County
 2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	15.6	14.8
Worked outside county of residence	53.2	53.6
Worked outside State of residence	46.7	37.1
Average travel time to work (in minutes):	17.2	16.3

Table II.13.22 shows the means of transportation to work. In 2019, 84.6 percent of commuters drove alone in a car, truck, or van. Only 8.4 percent carpooled, with an additional 0.6 percent taking public transportation. Also, there were 1,616 persons or 4 percent who worked from home.

Table II.13.22
Means of Transportation to Work
 Natrona County
 2010 & 2019 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	30,643	82.2%	34,437	84.6%
Car, truck, or van: Carpooled:	4,350	11.7%	3,417	8.4%
Public transportation (excluding taxicab):	206	0.6%	232	0.6%
Taxicab	0	0%	44	0.1%
Motorcycle	117	0.3%	42	0.1%
Bicycle	161	0.4%	115	0.3%
Walked	474	1.3%	570	1.4%
Other means	331	0.9%	231	0.6%
Worked at home	998	2.7%	1,616	4%
Total	37,280	100.0%	40,704	100.0%

Table II.13.23 shows the breakdown of the means of transportation by tenure. In 2019, 59.6 percent of commuters owned their home and commuted alone by car, which compares to 63.2 percent in 2010. There were also 10,162 renters who drove alone in 2019 and accounted for 25.1 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.2 percent of the population, which compares to 142 renters, or 0.4 percent taking public transportation.

Table II.13.23				
Means Of Transportation To Work By Tenure				
Natrona County				
2010 & 2019 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	23,454	63.2%	24,122	59.6%
Renter	7,107	19.2%	10,162	25.1%
Car, truck, or van - carpoled:				
Owner	2,942	7.9%	2,455	6.1%
Renter	1,370	3.7%	962	2.4%
Public transportation (excluding taxicab):				
Owner	143	0.4%	65	0.2%
Renter	53	0.1%	142	0.4%
Walked:				
Owner	191	0.5%	203	0.5%
Renter	235	0.6%	321	0.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	406	1.1%	248	0.6%
Renter	203	0.5%	180	0.4%
Worked at home:				
Owner	841	2.3%	1,263	3.1%
Renter	142	0.4%	352	0.9%
Total:	37,087	100.0%	40,475	100.0%

Economics

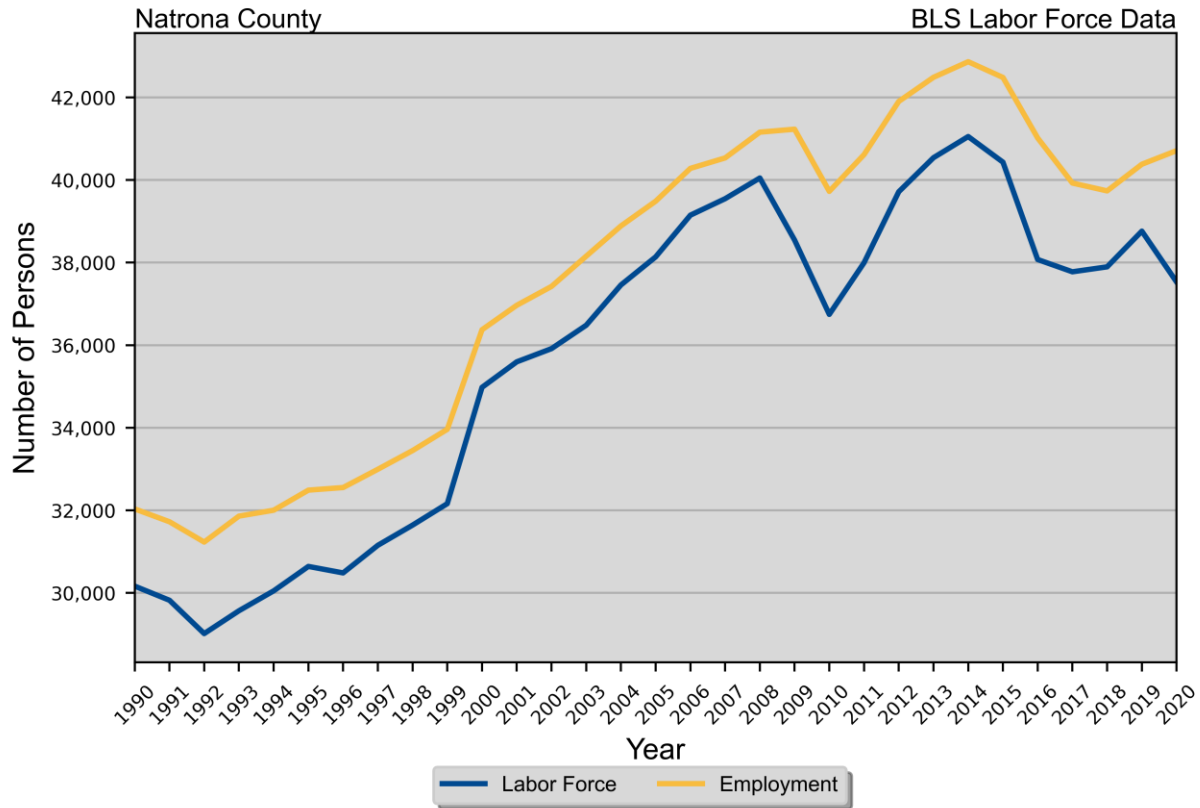
Labor Force

Table II.13.24 shows labor force statistics for Natrona County between 1990 and 2020. The unemployment rate in Natrona County was 7.8 percent in 2020, with 3,181 unemployed persons and 40,710 in the labor force. The statewide unemployment rate in 2020 was 5.8 percent. In 2020, 37,529 people were employed, 3,181 were unemployed, and the labor force totaled 40,710 people.

Table II.13.24					
Labor Force Statistics					
Natrona County 1990 - 2020 BLS Data					
Year	Natrona County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,869	30,165	32,034	5.8%	5.1%
1991	1,901	29,823	31,724	6%	5%
1992	2,216	29,016	31,232	7.1%	5.4%
1993	2,292	29,568	31,860	7.2%	5.3%
1994	1,953	30,050	32,003	6.1%	4.9%
1995	1,847	30,642	32,489	5.7%	4.8%
1996	2,067	30,485	32,552	6.3%	5%
1997	1,841	31,153	32,994	5.6%	4.8%
1998	1,805	31,642	33,447	5.4%	4.8%
1999	1,800	32,162	33,962	5.3%	4.7%
2000	1,395	34,978	36,373	3.8%	3.8%
2001	1,369	35,596	36,965	3.7%	3.8%
2002	1,506	35,915	37,421	4%	4%
2003	1,672	36,482	38,154	4.4%	4.3%
2004	1,429	37,457	38,886	3.7%	3.8%
2005	1,348	38,137	39,485	3.4%	3.6%
2006	1,133	39,147	40,280	2.8%	3%
2007	987	39,546	40,533	2.4%	2.6%
2008	1,110	40,047	41,157	2.7%	2.9%
2009	2,684	38,545	41,229	6.5%	6.3%
2010	2,979	36,745	39,724	7.5%	6.9%
2011	2,618	37,995	40,613	6.4%	6.2%
2012	2,187	39,714	41,901	5.2%	5.5%
2013	1,946	40,539	42,485	4.6%	4.8%
2014	1,812	41,051	42,863	4.2%	4.3%
2015	2,051	40,431	42,482	4.8%	4.2%
2016	2,943	38,073	41,016	7.2%	5.4%
2017	2,149	37,776	39,925	5.4%	4.3%
2018	1,839	37,896	39,735	4.6%	4%
2019	1,620	38,760	40,380	4%	3.7%
2020	3,181	37,529	40,710	7.8%	5.8%

Diagram II.13.6, shows the employment and labor force for Natrona County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 37,529 persons, with the labor force reaching 40,710, indicating there were a total of 3,181 unemployed persons

Diagram II.13.6
Employment and Labor Force
 Natrona County



Unemployment

Diagram II.13.7, shows the unemployment rate for both the State and Natrona County. During the 1990's the average rate for Natrona County was 6 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.7 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.6 percent. Over the course of the entire period the Natrona County had an average unemployment rate higher than the State, 5.1 percent for Natrona County, versus 4.6 percent statewide.

Diagram II.13.7
Annual Unemployment Rate

Natrona County
1990 – 2020 BLS Data

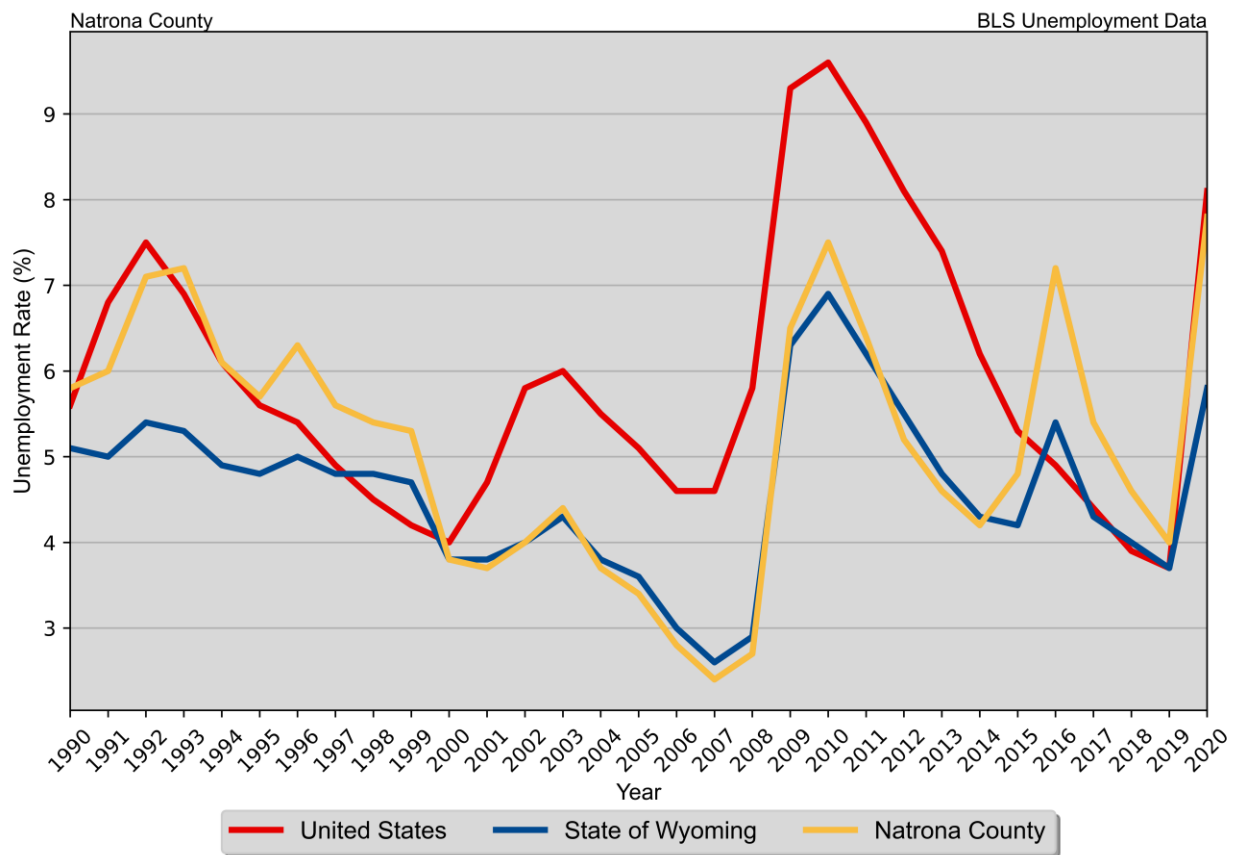
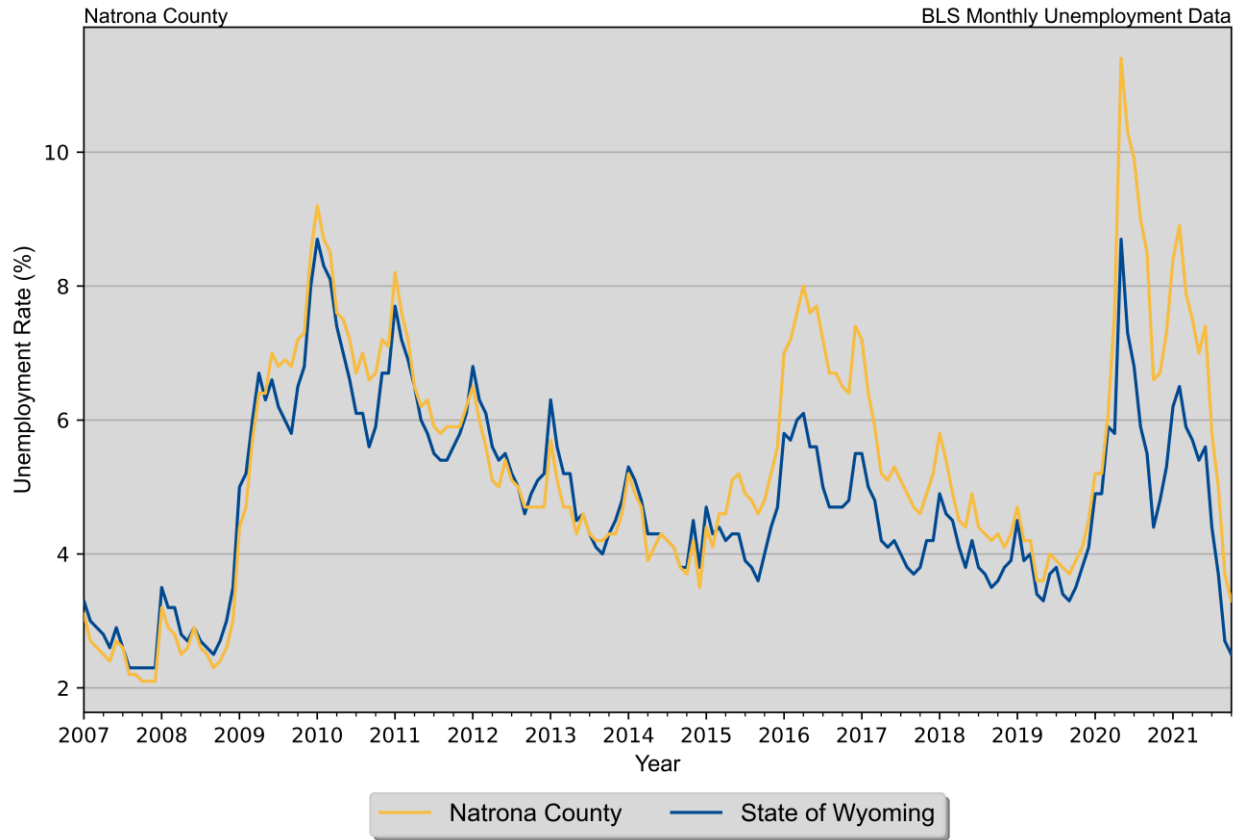


Diagram II.13.8 shows the monthly unemployment rate for both the State and Natrona County from 2007 through December of 2020.

Diagram II.13.8
Monthly Unemployment Rate
Natrona County
2007 – December 2020 BLS Data



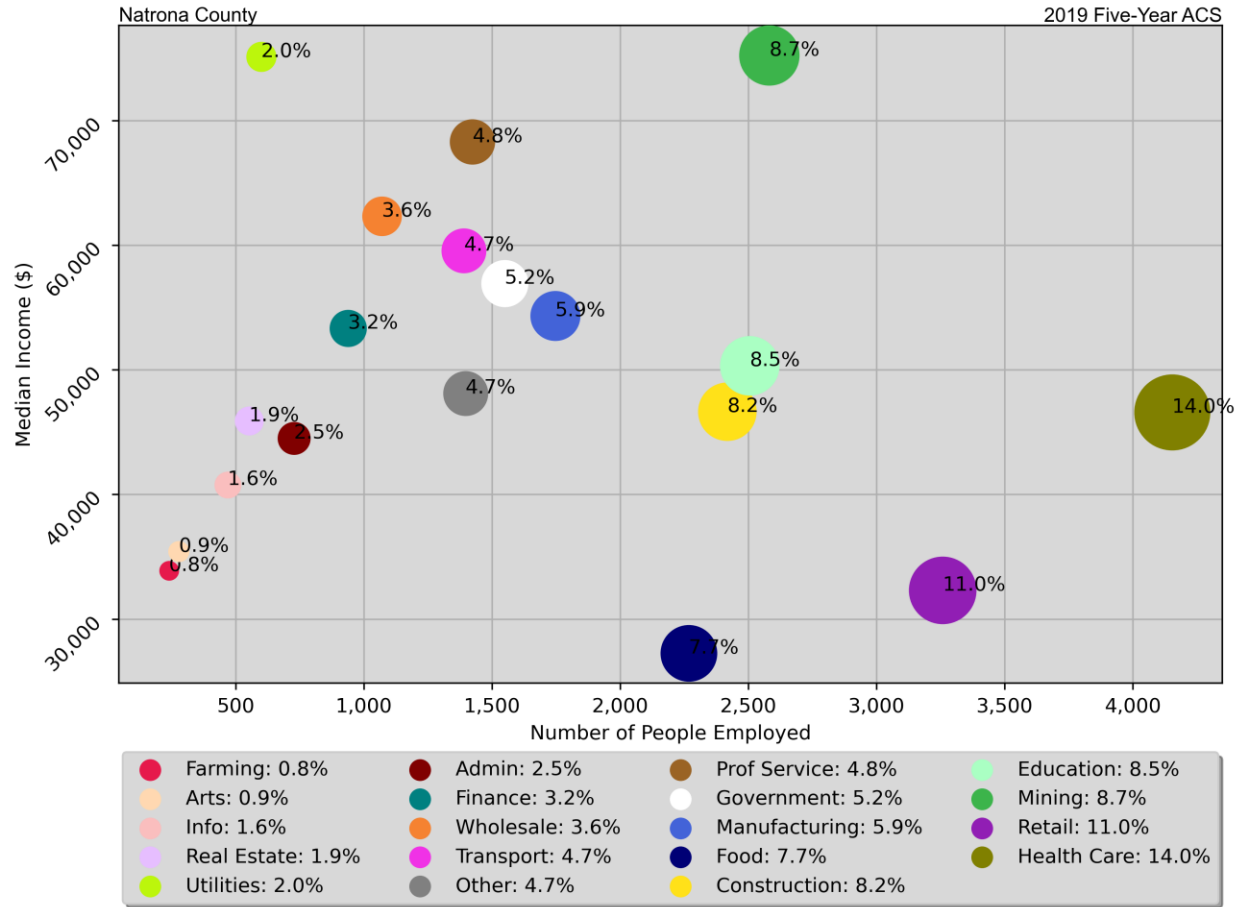
Employment

Table II.13.25 shows earnings and employment by industry in Natrona County as reported by the 2019 five year ACS. In 2019, the largest industry in Natrona County by employment was the Health Care industry, which employed 4,153 people and paid a median salary of 46,607 dollars. The highest paying industry in Natrona County was the Mining industry, which paid a median salary of 75,246 dollars in 2019. This data is also displayed in Diagram II.13.9.

Table II.13.25			
Employment by Industry			
Natrona County			
2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	727	2.5%	\$44,522
Arts, entertainment, and recreation	277	0.9%	\$35,446
Construction	2,417	8.2%	\$46,673
Educational services ²	2,505	8.5%	\$50,360
Agriculture, forestry, fishing and hunting	239	0.8%	\$33,893
Finance and insurance	938	3.2%	\$53,352
Accommodation and food services	2,267	7.7%	\$27,263
Health care and social assistance	4,153	14%	\$46,607
Information	469	1.6%	\$40,787
Management of companies and enterprises	34	0.1%	\$
Manufacturing	1,746	5.9%	\$54,335
Mining, quarrying, and oil and gas extraction	2,581	8.7%	\$75,246
Other services, except public administration	1,396	4.7%	\$48,131
Prof Service	1,423	4.8%	\$68,326
Government	1,549	5.2%	\$56,942
Real estate and rental and leasing	552	1.9%	\$45,926
Retail Trade	3,258	11%	\$32,335
Transportation and warehousing	1,390	4.7%	\$59,589
Utilities	599	2%	\$75,137
Wholesale trade	1,070	3.6%	\$62,338

² Includes both Public and Private Education

Diagram II.13.9
Earnings and Employment by Industry



Earnings and Employment

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.13.26, shows total real earnings by industry for Natrona County. In 2020, the transportation and warehousing industry had the largest total real earnings with 1,346,506,000 dollars. Between 2019 and 2020, the farm industry saw the largest percentage increase of 465.2 percent, to 10,615,000 dollars.

Table II.13.26									
Real Earnings by Industry									
Natrona County									
BEA Table CA-5N Data (1,000's of 2019 Dollars)									
NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	1,459	7,923	4,899	751	295	2,107	1,878	10,615	465.2
Forestry, fishing, related activities, and other	0	0	2,525	1,932	854	0	0	0	0
Mining	559,922	680,719	470,234	235,230	299,151	386,602	390,419	240,977	-38.3
Utilities	0	18,263	17,984	17,692	16,508	16,516	17,776	0	-100
Construction	369,290	472,485	397,388	336,478	268,233	252,348	284,960	264,604	-7.1
Manufacturing	118,229	164,317	152,139	117,855	124,298	143,402	154,214	144,951	-6
Wholesale trade	257,511	470,218	407,892	312,828	243,926	220,882	230,695	181,904	-21.1
Retail trade	220,660	242,873	246,926	223,029	205,647	202,138	197,485	210,721	6.7
Transportation and warehousing	155,481	764,229	1,060,592	1,034,068	1,120,058	1,579,276	1,507,889	1,346,506	-10.7
Information	30,412	27,253	26,928	26,837	25,435	25,633	22,978	22,048	-4
Finance and insurance	98,540	95,214	101,667	95,480	98,458	82,526	81,128	89,790	10.7
Real estate and rental and leasing	90,580	174,363	183,135	161,592	123,456	124,320	123,157	113,419	-7.9
Professional and technical services	150,326	182,426	183,970	155,157	154,655	172,378	180,562	149,506	-17.2
Management of companies and enterprises	21,766	24,169	24,505	9,578	14,612	12,234	11,698	11,680	-0.2
Administrative and waste services	64,674	85,665	88,244	84,288	83,220	81,492	76,454	66,469	-13.1
Educational services	7,208	0	9,276	9,682	10,466	0	0	0	0
Health care and social assistance	452,010	488,175	494,275	475,175	465,522	454,264	462,663	449,113	-2.9
Arts, entertainment, and recreation	14,783	15,264	13,230	13,762	17,539	16,320	16,079	15,390	-4.3
Accommodation and food services	90,923	117,963	126,168	116,421	109,631	101,550	107,272	99,248	-7.5
Other services, except public administration	152,652	149,066	145,579	124,764	120,398	132,191	136,837	121,877	-10.9
Government and government enterprises	451,696	477,946	486,502	480,310	466,056	457,096	458,938	453,925	-1.1
Total	3,330,957	4,265,528	4,671,220	4,644,057	4,032,909	3,968,418	4,475,965	4,476,601	-10

Table II.13.27, shows the total employment by industry for the Natrona County. The most recent estimates show the health care and social assistance industry was the largest employer in Natrona County, with employment reaching 6,709 jobs in 2020. Between 2019 and 2020 the government and government enterprises industry saw the largest percentage increase, rising by 1.7 percent to 6,067 jobs.

Table II.13.27									
Employment by Industry									
Natrona County BEA Table CA25 Data									
NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	469	482	495	495	509	492	502	491	-2.2%
Forestry, fishing, related activities, and other	0	0	150	185	166	0	0	0	0%
Mining	4,820	6,407	5,598	4,124	4,253	4,239	4,209	2,914	-30.8%
Utilities	0	156	150	153	134	130	136	0	-100%
Construction	3,782	4,648	4,531	4,415	3,882	3,794	4,127	3,823	-7.4%
Manufacturing	1,800	2,017	1,891	1,583	1,662	1,868	2,055	1,860	-9.5%
Wholesale trade	2,591	3,237	3,248	2,625	2,519	2,631	2,717	2,315	-14.8%
Retail trade	5,873	6,065	6,191	6,048	5,966	5,858	5,697	5,697	0%
Transportation and warehousing	1,373	1,795	1,910	1,648	1,876	1,957	2,123	2,128	0.2%
Information	588	541	524	538	574	533	493	408	-17.2%
Finance and insurance	2,219	2,291	2,338	2,433	2,490	2,602	2,626	2,386	-9.1%
Real estate and rental and leasing	2,735	3,217	3,245	3,246	3,301	3,449	3,519	3,048	-13.4%
Professional and technical services	2,373	2,526	2,483	2,331	2,413	2,528	2,648	2,365	-10.7%
Management of companies and enterprises	171	237	241	149	128	143	144	145	0.7%
Administrative and waste services	2,139	2,223	2,160	2,192	2,272	2,303	2,238	2,089	-6.7%
Educational services	385	0	426	459	472	0	0	0	0%
Health care and social assistance	6,443	6,641	6,855	6,887	6,807	6,716	6,726	6,709	-0.3%
Arts, entertainment, and recreation	872	998	968	1,014	1,177	1,153	1,165	917	-21.3%
Accommodation and food services	3,760	4,408	4,464	4,286	4,291	4,219	4,334	4,035	-6.9%
Other services, except public administration	2,863	3,100	3,001	2,749	2,737	2,823	2,871	2,588	-9.9%
Government and government enterprises	6,273	6,233	6,275	6,356	6,123	5,936	5,967	6,067	1.7%
Total	51,833	57,785	57,114	53,916	53,752	54,082	55,034	50,828	-7.6%

Table II.13.28, shows the real average earnings per job by industry for Natrona County. These figures are calculated by dividing the total real earning displayed in Table II.13.26 and Table II.13.27, by industry. In 2020, the transportation and warehousing industry had the highest average earnings reaching 632,757 dollars. Between 2019 and 2020 the farm industry saw the largest percentage increase, rising by 477.9 percent to 21,619 dollars.

Table II.13.28									
Real Earnings Per Job by Industry									
Natrona County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	3,111	16,438	9,897	1,517	579	4,283	3,741	21,619	477.9%
Forestry, fishing, related activities, and other	0	0	16,834	10,443	5,143	0	0	0	0%
Mining	116,166	106,246	84,000	57,039	70,339	91,201	92,758	82,696	-10.8%
Utilities	0	117,071	119,894	115,632	123,193	127,044	130,708	0	0%
Construction	97,644	101,653	87,704	76,213	69,097	66,513	69,048	69,214	0.2%
Manufacturing	65,683	81,466	80,454	74,450	74,788	76,768	75,043	77,931	3.8%
Wholesale trade	99,387	145,264	125,582	119,172	96,834	83,954	84,908	78,576	-7.5%
Retail trade	37,572	40,045	39,885	36,876	34,470	34,506	34,665	36,988	6.7%
Transportation and warehousing	113,241	425,754	555,284	627,469	597,046	806,988	710,263	632,757	-10.9%
Information	51,721	50,375	51,390	49,882	44,312	48,092	46,609	54,039	15.9%
Finance and insurance	44,407	41,560	43,485	39,244	39,541	31,716	30,894	37,632	21.8%
Real estate and rental and leasing	33,119	54,201	56,436	49,782	37,400	36,045	34,998	37,211	6.3%
Professional and technical services	63,349	72,219	74,092	66,563	64,093	68,188	68,188	63,216	-7.3%
Management of companies and enterprises	127,286	101,978	101,679	64,285	114,154	85,551	81,236	80,552	-0.8%
Administrative and waste services	30,236	38,536	40,853	38,453	36,629	35,385	34,162	31,819	-6.9%
Educational services	18,722	0	21,775	21,094	22,173	0	0	0	0%
Health care and social assistance	70,155	73,509	72,104	68,996	68,389	67,639	68,787	66,942	-2.7%
Arts, entertainment, and recreation	16,953	15,295	13,667	13,572	14,901	14,154	13,802	16,783	21.6%
Accommodation and food services	24,182	26,761	28,264	27,163	25,549	24,070	24,751	24,597	-0.6%
Other services, except public administration	53,319	48,086	48,510	45,385	43,989	46,826	47,662	47,093	-1.2%
Government and government enterprises	72,006	76,680	77,530	75,568	76,116	77,004	76,913	74,819	-2.7%
Total	64,263	80,838	81,269	74,800	73,828	82,763	81,342	79,230	-2.6%

Table II.13.29 shows total employment and real personal income for the years of 1969 to 2020. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was \$5,798,659,000, a -5.2 percent

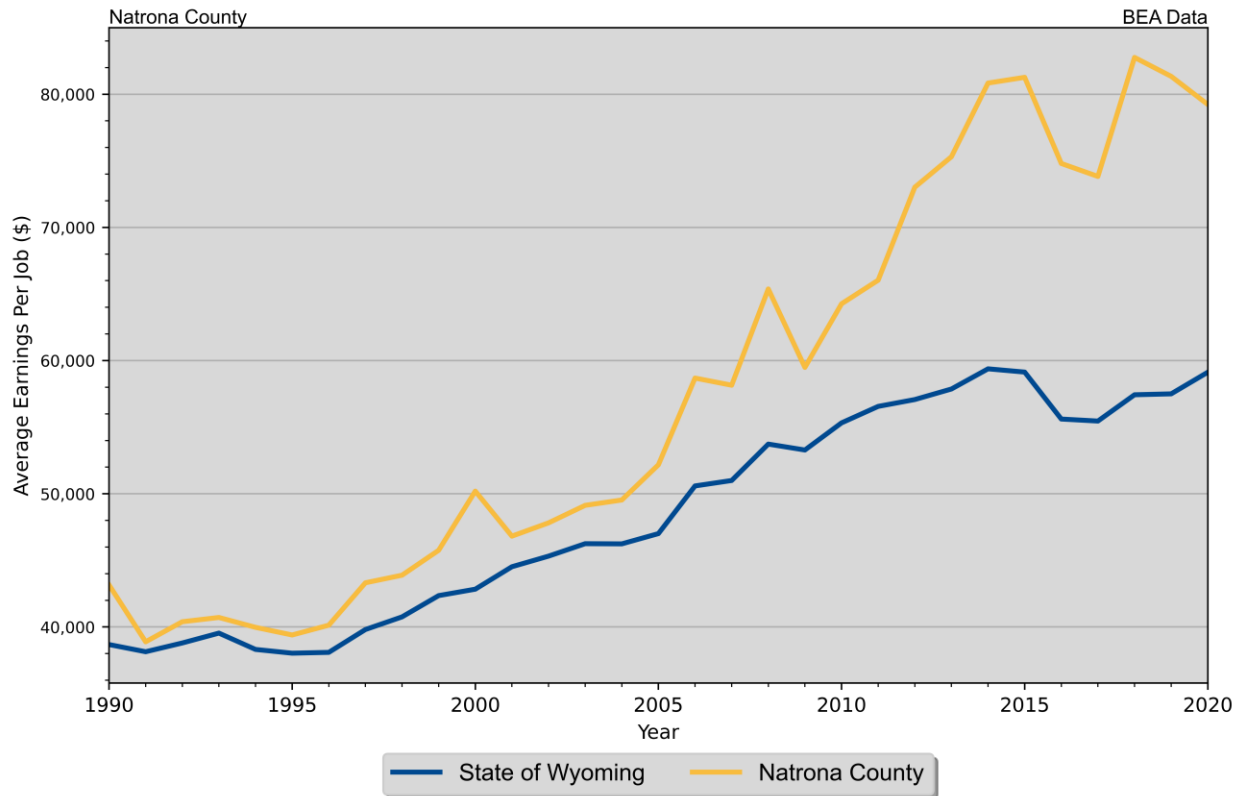
change between 2019 and 2020. Total employment was 51,833 in 2010 and 54,082 in 2020, a change of -7.6 percent over the period.

Table II.13.29
Total Employment and Real Personal Income
 Natrona County
 BEA Data 1969 Through 2019

Year	1,000s of 2018 Dollars					Personal Income	Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments				
1969	1,001,960	69,298	32,494	194,065	75,117	1,234,338	24,310	26,025	38,502
1970	1,025,696	68,639	35,282	208,918	82,858	1,284,114	24,990	25,733	39,857
1971	1,043,519	72,987	37,769	224,690	90,687	1,323,679	25,395	26,453	39,448
1972	1,084,056	79,903	36,369	231,652	93,492	1,365,667	25,717	27,009	40,139
1973	1,197,462	100,311	28,715	258,478	103,654	1,487,997	28,176	28,431	42,119
1974	1,348,414	113,850	28,976	281,949	106,387	1,651,875	30,875	30,410	44,339
1975	1,531,762	128,961	28,508	285,275	118,232	1,834,815	32,712	33,334	45,950
1976	1,619,509	144,967	20,758	304,705	121,786	1,921,791	32,814	35,183	46,031
1977	1,905,051	165,080	13,787	325,477	123,047	2,202,281	35,793	39,229	48,562
1978	2,215,650	199,983	-1,964	362,223	129,532	2,505,457	38,242	44,060	50,288
1979	2,360,272	226,058	-17,513	387,379	139,398	2,643,477	38,674	46,821	50,410
1980	2,426,605	232,427	-35,586	436,835	148,858	2,744,286	37,841	48,294	50,246
1981	2,546,981	264,426	-26,181	508,171	162,865	2,927,410	39,011	51,043	49,898
1982	2,365,366	252,774	-18,298	559,382	180,433	2,834,109	36,761	49,117	48,158
1983	1,995,754	207,696	-8,546	542,831	205,043	2,527,385	33,128	44,001	45,357
1984	1,958,635	210,974	-2,296	555,198	193,983	2,494,546	34,095	44,094	44,420
1985	1,818,047	199,763	4,857	550,542	207,085	2,380,768	33,266	42,169	43,113
1986	1,538,269	170,493	11,282	520,130	221,027	2,120,215	30,649	37,710	40,792
1987	1,501,525	160,980	12,028	495,609	217,900	2,066,081	32,006	36,574	41,055
1988	1,439,645	168,141	15,902	503,608	219,826	2,010,841	32,169	37,519	38,370
1989	1,549,845	168,279	21,565	527,318	232,439	2,162,888	35,043	37,111	41,762
1990	1,642,336	185,590	23,830	561,156	246,174	2,287,906	37,325	38,058	43,154
1991	1,509,072	183,291	20,732	618,703	260,441	2,225,657	35,717	38,809	38,885
1992	1,536,628	183,600	19,918	637,892	285,431	2,296,270	36,398	38,045	40,390
1993	1,577,920	186,039	18,789	641,963	307,848	2,360,481	36,893	38,759	40,711
1994	1,588,272	188,658	18,825	654,456	304,788	2,377,684	36,402	39,738	39,969
1995	1,590,959	188,327	16,858	627,937	320,577	2,368,004	36,050	40,383	39,396
1996	1,627,361	187,433	15,773	630,353	329,469	2,415,523	36,678	40,551	40,131
1997	1,788,018	196,920	15,001	647,352	331,336	2,584,787	38,979	41,280	43,314
1998	1,824,819	203,227	13,074	692,056	340,182	2,666,903	40,318	41,582	43,886
1999	1,936,621	210,446	10,415	705,198	344,620	2,786,408	42,039	42,325	45,755
2000	2,189,789	233,595	3,631	762,242	363,124	3,085,191	46,322	43,624	50,197
2001	2,085,167	236,801	4,900	737,946	376,916	2,968,128	44,315	44,539	46,817
2002	2,138,716	236,515	4,060	677,415	402,086	2,985,762	44,198	44,730	47,815
2003	2,238,005	248,255	396	676,437	428,815	3,095,398	45,356	45,554	49,129
2004	2,337,684	268,962	-4,335	692,085	437,849	3,194,321	46,271	47,196	49,532
2005	2,547,570	288,449	-7,938	822,934	441,621	3,515,739	50,281	48,826	52,176
2006	2,987,248	358,165	-12,437	961,313	439,116	4,017,075	56,733	50,902	58,686
2007	3,066,454	379,611	-7,377	915,889	453,389	4,048,743	55,949	52,732	58,151
2008	3,529,489	401,253	64	915,935	519,158	4,563,392	61,933	53,987	65,377
2009	3,076,306	371,818	-2,434	732,066	561,764	3,995,885	53,110	51,712	59,490
2010	3,330,957	380,757	-15,659	804,239	591,657	4,330,437	57,380	51,833	64,263
2011	3,523,434	363,599	-36,451	932,296	574,155	4,629,834	60,601	53,356	66,036
2012	4,051,899	397,069	-47,730	1,109,662	555,035	5,271,797	67,101	55,493	73,016
2013	4,265,528	447,797	-49,728	1,213,500	572,713	5,554,216	68,484	56,643	75,305
2014	4,671,220	482,652	-54,370	1,470,432	591,491	6,196,121	76,141	57,785	80,838
2015	4,644,057	463,762	-30,614	1,665,874	641,080	6,456,634	78,608	57,144	81,269
2016	4,032,909	409,601	-3,160	1,226,414	650,078	5,496,640	67,936	53,916	74,800
2017	3,968,418	414,632	-7,000	1,031,293	659,724	5,237,804	65,814	53,752	73,828
2018	4,475,965	437,383	-8,817	1,092,850	676,044	5,798,659	73,238	54,082	82,762
2019	4,476,601	442,893	15,414	1,078,543	705,371	5,833,036	73,043	55,034	81,343
2020	4,027,112	405,840	20,003	969,908	920,323	5,531,506	68,447	50,828	79,230

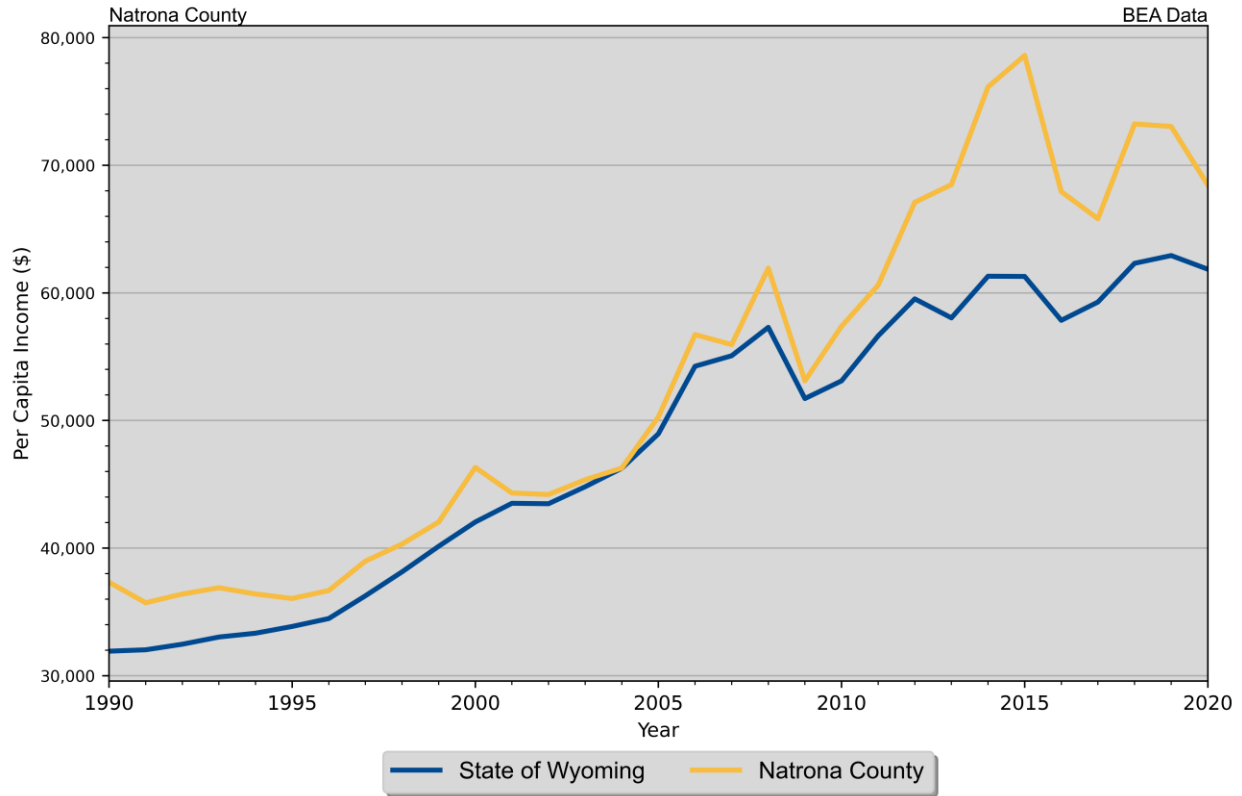
Diagram II.13.10, shows real average earnings per job for Natrona County from 1990 to 2020. Over this period the average earning per job for Natrona County was 57,602 dollars, which was higher than the statewide average of 48,507 dollars over the same period.

Diagram II.13.10
Real Average Earnings per Job
Natrona County



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.13.11 shows real per capita income for Natrona County from 1990 to 2020 of \$52,841, which was higher than the statewide average of \$47,974 over the same period.

Diagram II.13.11
Real per Capita Income
 Natrona County



Quarterly Census of Employment and Wages

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. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2010 through June 2020 and are presented in Table II.13.30. Between 2018 and 2019, total annual employment decreased from 38,605 persons in 2018 to 39,099 in 2019, a change of -6.7 percent.

Table II.13.30											
Total Monthly Employment											
Natrona County											
BLS QCEW Data, 2010–2020(p)											
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Jan	36,785	37,525	39,462	40,836	41,253	42,705	39,405	36,836	37,654	38,007	38,703
Feb	36,753	37,518	39,807	40,772	41,337	42,623	38,894	37,063	37,499	38,297	38,441
Mar	37,131	38,070	40,209	41,168	41,621	42,494	38,849	37,522	37,830	38,373	38,419

Apr	37,613	38,578	40,384	41,181	42,185	42,113	38,870	37,565	38,203	38,707	34,657
May	38,085	39,193	40,972	42,107	42,631	41,945	39,064	38,096	38,638	39,010	35,059
Jun	38,567	39,789	41,492	42,223	43,139	42,205	39,067	38,760	39,230	39,711	35,775
Jul	38,436	39,556	41,183	42,027	42,832	41,620	38,410	38,241	38,864	39,622	35,803
Aug	38,251	39,774	41,245	41,910	42,777	41,311	38,335	38,587	38,846	39,422	36,333
Sep	38,155	40,175	41,340	42,042	43,184	41,399	38,055	38,618	38,759	39,346	36,073
Oct	38,498	40,361	41,758	42,352	43,462	41,785	37,905	38,605	39,234	39,618	36,409
Nov	38,389	40,173	41,565	42,158	43,314	41,079	37,639	38,604	39,330	39,590	36,169
Dec	38,573	40,430	41,780	42,193	43,525	40,944	37,569	38,469	39,173	39,274	36,062
Annual	37,936	39,262	40,933	41,747	42,605	41,852	38,505	38,081	38,605	39,099	36,491
% Change	-0.7%	3.5%	4.3%	2%	2.1%	-1.8%	-8%	-1.1%	1.4%	1.3%	-6.7%

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 967 dollars in 2018. In 2019, average weekly wages saw an decreased of 2.3 percent over the prior year, rising to 1,000 dollars, or by 23 dollars. These data are shown in Table II.13.31.

Table II.13.31
Average Weekly Wages
 Natrona County
 BLS QCEW Data, 2002–2020

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2002	543	555	531	592	555	2%
2003	552	575	556	629	578	4.1%
2004	586	614	607	673	621	7.4%
2005	625	657	667	726	669	7.7%
2006	698	724	713	810	737	10.2%
2007	760	773	765	862	790	7.2%
2008	805	811	824	930	843	6.7%
2009	808	779	794	881	815	-3.3%
2010	779	811	873	932	849	4.2%
2011	842	863	896	952	889	4.7%
2012	902	894	901	1,002	925	4%
2013	903	892	910	1,016	930	0.5%
2014	936	938	971	1,081	982	5.6%
2015	959	938	920	1,000	954	-2.9%
2016	860	859	881	929	882	-7.5%
2017	885	899	914	976	919	4.2%
2018	934	926	958	1,049	967	5.2%
2019	979	973	980	1,065	1,000	3.4%
2020	966	958	929	1,054	977	-2.3%
2021(p)	914	951				

Total business establishments reported by the QCEW are displayed in Table II.13.32. Between 2018 and 2019, the total number of business establishments in Wyoming increased by 2.3 percent, from 3,555 to 3,548 establishments. The most recent 2020 estimates show there were Natrona County business establishments in the second quarter of 2020.

Table II.13.32
Number of Business Establishments
 Natrona County
 BLS QCEW Data, 2001–2020(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,700	2,726	2,732	2,709	2,717	
2002	2,730	2,744	2,770	2,776	2,755	1.4%
2003	2,812	2,823	2,859	2,862	2,839	3%
2004	2,875	2,899	2,936	2,949	2,915	2.7%
2005	2,957	3,003	3,023	3,036	3,005	3.1%
2006	3,050	3,122	3,145	3,133	3,113	3.6%
2007	3,132	3,161	3,163	3,170	3,157	1.4%
2008	3,159	3,196	3,204	3,214	3,193	1.1%
2009	3,191	3,190	3,195	3,186	3,191	-0.1%
2010	3,183	3,185	3,213	3,195	3,194	0.1%
2011	3,217	3,236	3,264	3,285	3,251	1.8%
2012	3,304	3,351	3,372	3,363	3,348	3%
2013	3,340	3,339	3,362	3,370	3,353	0.1%
2014	3,364	3,384	3,414	3,397	3,390	1.1%
2015	3,487	3,508	3,534	3,505	3,509	3.5%
2016	3,511	3,525	3,507	3,487	3,508	(ND)%
2017	3,487	3,519	3,548	3,565	3,530	0.6%
2018	3,538	3,572	3,559	3,551	3,555	0.7%
2019	3,518	3,571	3,552	3,584	3,548	-0.2%
2020	3,603	3,577	3,599	3,611	3,597	1.4%

Poverty

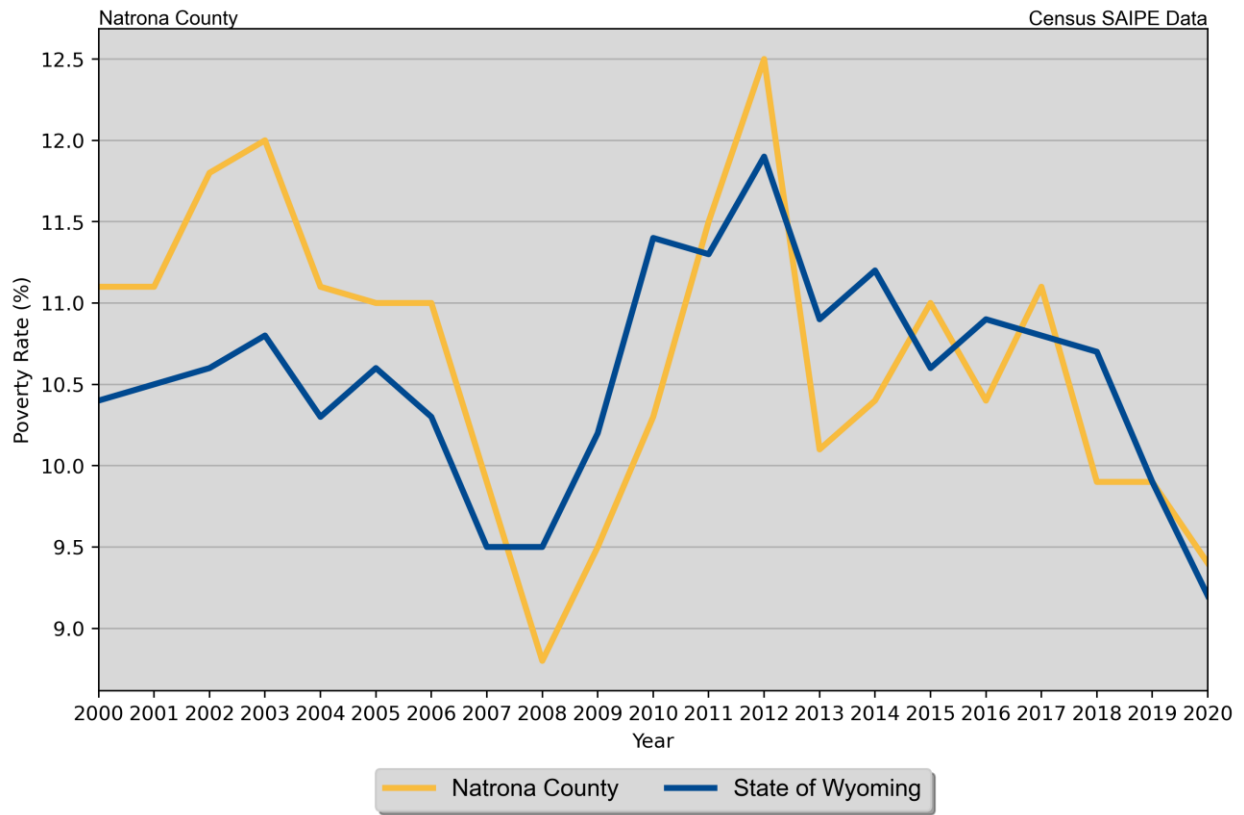
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 7,601 in 2010 to 7,420 in 2019, with the poverty rate reaching 9.4 percent in 2019. This compared to a state poverty rate of 9.2 percent and a national rate of 11.9 percent in 2019. Table II.13.33, at right, presents poverty data for 25.

The rate of poverty for Natrona County is shown in Table II.13.34. In 2019, the poverty rate was 9.4 percent meaning there were an estimated 7,393 people living in poverty, compared to 5,976 persons living in poverty in 2010. In 2019, some 13.1 percent of those in poverty were under age 6 and 7.3 percent were 65 or older.

Table II.13.33 Persons in Poverty Natrona County 2000–2019 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	7,276	11.1%
2001	7,349	11.1%
2002	7,921	11.8%
2003	8,156	12%
2004	7,594	11.1%
2005	7,446	11%
2006	7,559	11%
2007	6,970	9.9%
2008	6,319	8.8%
2009	6,905	9.5%
2010	7,601	10.3%
2011	8,559	11.5%
2012	9,595	12.5%
2013	8,003	10.1%
2014	8,262	10.4%
2015	8,827	11%
2016	8,244	10.4%
2017	8,631	11.1%
2018	7,677	9.9%
2019	7,735	9.9%
2020	7,420	9.4%

Table II.13.34 Poverty by Age Natrona County 2010 & 2019 Five-Year ACS Data				
Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	769	12.5%	815	13.1%
6 to 17	951	8.5%	1,150	9.2%
18 to 64	3,488	7.7%	4,609	9.5%
65 or Older	768	8.8%	819	7.3%
Total	5,976	100.0%	7,393	100.0%
Poverty Rate	8.4%	.	9.4%	.

Diagram II.13.12
Poverty Rates
Natrona County
SAIPE Estimates 2000 – 2019

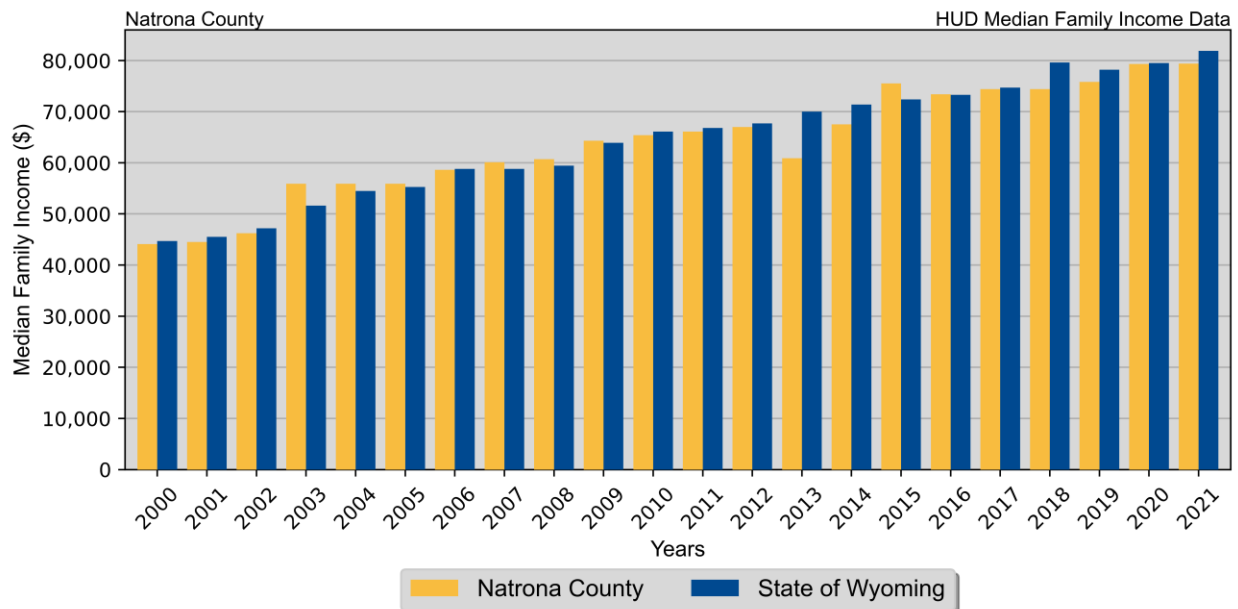


Household Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table II.13.35 shows that the HUD estimated MFI for Natrona County was \$79,400 in 2021. This compared to Wyoming’s MFI of \$81,900. Diagram II.13.13, illustrates the estimated MFI for 2000 through 2021.

Table II.13.35 Median Family Income Natrona County 2000–2020 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	44,100	44,700
2001	44,500	45,500
2002	46,200	47,200
2003	55,900	51,600
2004	55,900	54,500
2005	55,900	55,250
2006	58,600	58,800
2007	60,100	58,800
2008	60,700	59,450
2009	64,300	63,900
2010	65,400	66,100
2011	66,100	66,800
2012	67,000	67,700
2013	60,900	70,000
2014	67,500	71,400
2015	75,500	72,400
2016	73,400	73,300
2017	74,400	74,700
2018	74,400	79,600
2020	79,300	79,500
2020	79,300	79,500
2021	79,400	81,900

Diagram II.13.13
Estimated Median Family Income
Natrona County vs. Wyoming
HUD Data: 2000 - 2021



Housing

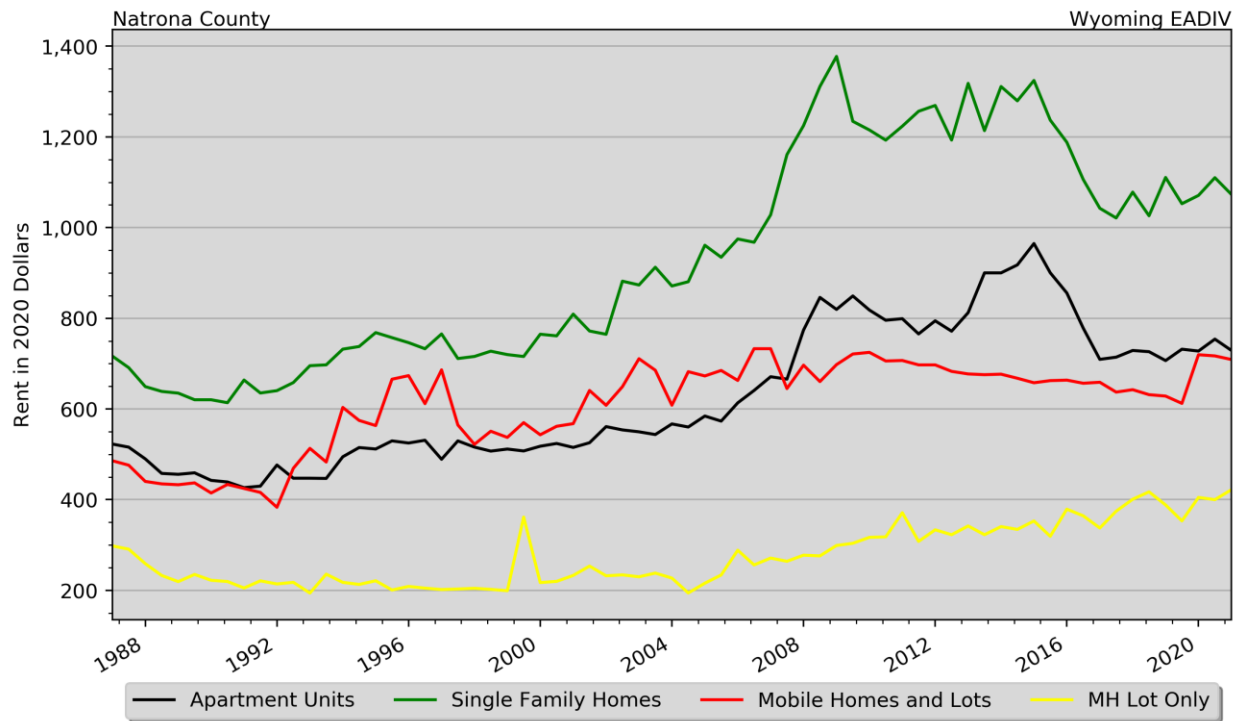
EADIV

According to the Wyoming cost of living index, real average apartment rents in Natrona County increased by 0.2 percent from fourth quarter of 2019 to fourth quarter of 2020, from \$727.5 to \$729. During that same period, detached single-family home rents increased by 0.23 percent, rents for mobile homes on lots decreased by 1.45 percent, and rents for mobile home lots increased by 4.26 percent. Beginning in fourth quarter of 1986 rental prices for apartment units experienced an average annual increase of 0.94 percent, while rental prices for single family homes experienced an average annual increase of 1.14 percent since fourth quarter of 1986.

Table II.13.36 and Diagram II.13.14, present the Natrona County county data for each rental type.

Table II.13.36				
Semiannual Average Monthly Rental Prices				
Natrona County				
EAD Data, 2000:Q2 – 2020:Q4, Real 2020 Dollars				
Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	512.8	744.9	549.8	215.1
Q4.00	504.2	791.9	555.5	227.9
Q2.01	515.2	756.8	628.3	248.5
Q4.01	550.1	749.8	596.2	227.6
Q2.02	544.4	866.9	638.1	230.2
Q4.02	540.3	858.6	698.8	226
Q2.03	533.2	895	672.2	233.5
Q4.03	556.1	854.5	596.6	222.7
Q2.04	550.6	865.4	670.4	191
Q4.04	574.3	944.4	661.2	212.1
Q2.05	564.6	920.5	674.7	230.4
Q4.05	604.3	960.2	652.9	284.2
Q2.06	632.6	955.1	723.5	252.8
Q4.06	662.5	1,014.8	723.5	267.7
Q2.07	658	1,147.3	637.4	261
Q4.07	764.9	1,210.4	688.4	274.4
Q2.08	827.8	1,282.9	646.2	270
Q4.08	801.8	1,347.8	682.7	292.4
Q2.09	839.5	1,220.3	713	300.3
Q4.09	808.8	1,201.4	716.6	313.4
Q2.10	781.8	1,172.1	693.5	312.5
Q4.10	785.3	1,202.3	694.7	364.8
Q2.11	748.9	1,229.3	682.1	301.4
Q4.11	777.2	1,241.8	682.1	326.3
Q2.12	755.2	1,167.9	668.5	315.9
Q4.12	795.3	1,290.2	662.9	334.8
Q2.13	884.5	1,192.9	663.9	317.1
Q4.13	884.5	1,288.3	665	334.7
Q2.14	904.8	1,261.6	658.4	329.7
Q4.14	951.3	1,305.9	648.6	348.1
Q2.15	894.2	1,228.6	658	317.1
Q4.15	850	1,180	659	376.4
Q2.16	773.2	1,098.9	652.5	362
Q4.16	704.8	1,035.9	654.7	335.3
Q2.17	710	1,015.2	633.5	372.3
Q4.17	724.7	1,071.9	638.7	398.5
Q2.18	723.9	1,022.7	629.5	415.9
Q4.18	704.4	1,106.9	626.4	387.1
Q2.19	754	1,110	717	400
Q4.19	729	1,073	709	422
Q2.20	754	1,110	717	400
Q4.20	729	1,073	709	422

Diagram II.13.14
Average Rents
Natrona County
EAD Data 1986 – 2020



Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Natrona County decreased from 148 authorizations in 2020 to 148 in 2020.

The real value of single-family building permits increased from 236,111 dollars in 2020 to 236,111 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,370 dollars from 344,372 dollars in 2020 to 370,742 dollars in 2020. Additional details are given in Table II.13.37 as well as in Diagram II.13.15 and Diagram II.13.16.

Table II.13.37 Building Permits and Valuation Natrona County Census Bureau Data, 1980–2020							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2020\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	433	0	35	60	528	140,962	55,952
1981	270	4	136	386	796	153,874	41,754
1982	244	28	78	98	448	144,890	87,138
1983	201	20	11	0	232	128,137	0
1984	104	0	0	0	104	131,599	0
1985	30	0	3	0	33	131,669	0
1986	8	0	0	0	8	169,093	0
1987	3	0	0	0	3	168,266	0
1988	24	0	0	0	24	183,776	0
1989	12	0	0	0	12	159,983	0
1990	30	0	0	0	30	187,102	0
1991	36	0	0	0	36	209,473	0
1992	45	0	0	0	45	199,596	0
1993	68	0	0	0	68	208,348	0
1994	81	2	4	0	87	229,118	0
1995	67	2	0	0	69	178,133	0
1996	157	0	15	0	172	107,421	0
1997	53	2	0	0	55	154,504	0
1998	79	2	0	0	81	183,801	0
1999	92	2	0	151	245	210,669	57,638
2000	107	0	0	38	145	200,442	69,211
2001	104	0	0	36	140	265,130	55,853
2002	140	0	0	10	150	258,157	55,129
2003	234	0	0	0	234	204,933	0
2004	284	0	0	0	284	230,296	0
2005	444	0	0	0	444	241,028	0
2006	423	0	0	0	423	249,244	0
2007	429	0	0	0	429	228,328	0
2008	379	0	40	0	419	182,992	0
2009	341	0	0	71	412	191,023	63,618
2010	264	0	4	539	807	209,716	81,914
2011	256	0	6	140	402	192,823	77,526
2012	347	0	0	160	507	200,306	72,516
2013	357	0	0	246	603	212,912	71,794
2014	330	0	0	0	330	237,166	0
2015	227	2	6	36	271	250,532	106,307
2016	157	0	8	0	165	247,868	0
2017	151	18	4	100	273	240,255	128,087
2018	140	20	4	10	174	228,142	125,407
2020	148	4	7	49	208	236,111	99,614
2020	148	4	7	49	208	236,111	99,614

Diagram II.13.15 Single-Family Permits

Natrona County
Census Bureau Data, 1980–2020

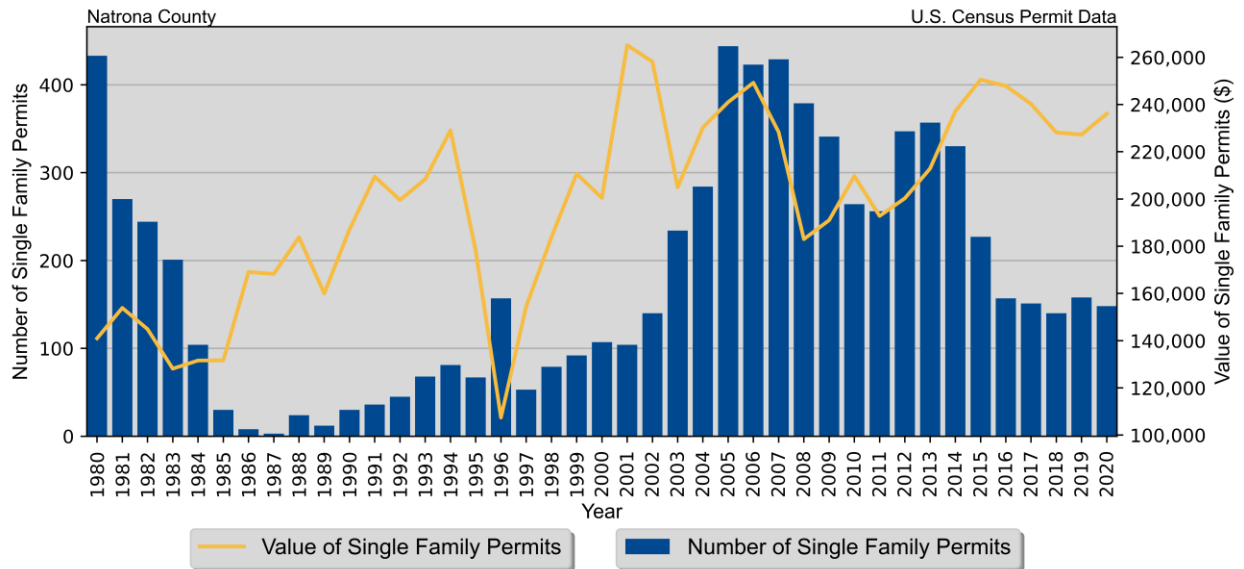
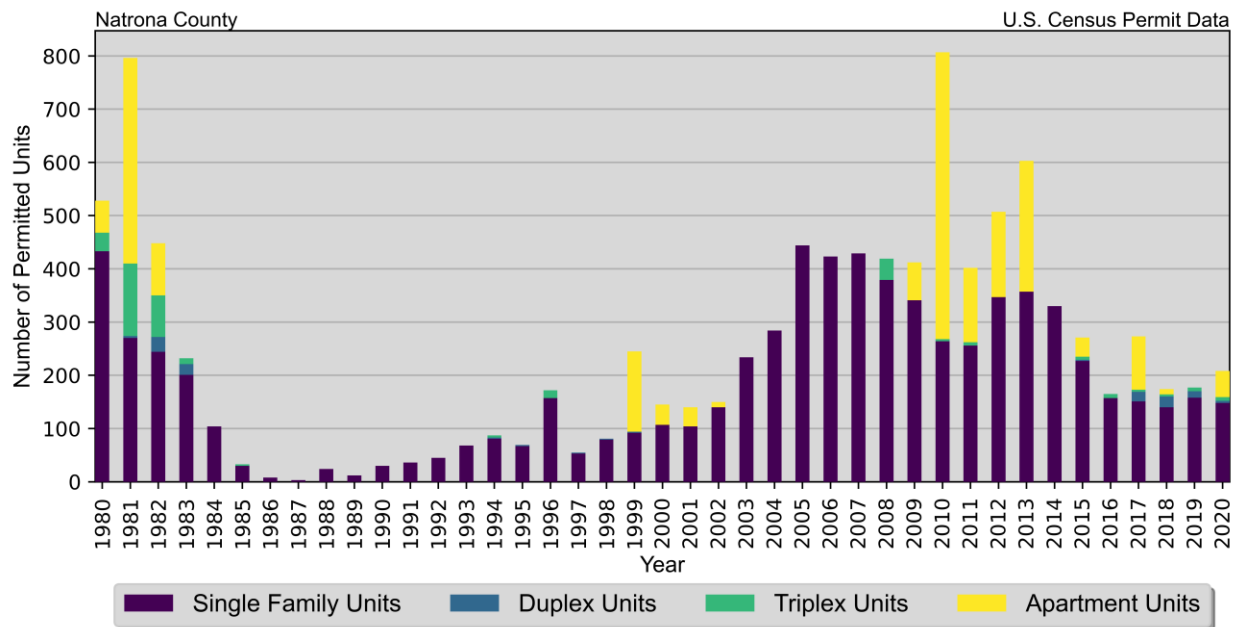


Diagram II.13.16 Total Permits by Unit Type

Natrona County
Census Bureau Data, 1980–2020



Housing Characteristics

Households by type and tenure are shown in Table II.13.38. Family households represented 62.6 percent of households, while non-family households accounted for 37.4 percent. These changed from 64.4 and 35.6 percent, respectively.

Table II.13.38				
Household Type by Tenure				
Natrona County				
2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	19,714	64.4%	20,529	62.6%
Married-Couple Family	14,722	74.7%	15,678	76.4%
Owner-Occupied	12,551	85.3%	13,288	84.8%
Renter-Occupied	2,171	14.7%	2,390	15.2%
Other Family	4,992	25.3%	4,851	24.3%
Male Householder, No Spouse Present	1,651	33.1%	1,487	34%
Owner-Occupied	1,019	61.7%	881	59.2%
Renter-Occupied	632	38.3%	606	40.8%
Female Householder, No Spouse Present	3,341	66.9%	3,364	68.9%
Owner-Occupied	1,782	53.3%	1,704	50.7%
Renter-Occupied	1,559	46.7%	1,660	49.3%
Non-Family Households	10,902	35.6%	12,270	37.4%
Owner-Occupied	6,156	56.5%	6,490	52.9%
Renter-Occupied	4,746	43.5%	5,780	47.1%
Total	30,616	100.0%	32,799	100.0%

Table II.13.39, below, shows housing units by type in 2010 and 2019. In 2010, there were 32,950 housing units, compared with 36,979 in 2019. Single-family units accounted for 69.5 percent of units in 2019, compared to 73.1 in 2010. Apartment units accounted for 12.7 percent in 2019, compared to 9.4 percent in 2010.

Table II.13.39				
Housing Units by Type				
Natrona County				
2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	24,096	73.1%	25,682	69.5%
Duplex	676	2.1%	615	1.7%
Tri- or Four-Plex	1,429	4.3%	1,840	5%
Apartment	3,099	9.4%	4,707	12.7%
Mobile Home	3,589	10.9%	4,063	11%
Boat, RV, Van, Etc.	61	0.2%	72	0.2%
Total	32,950	100.0%	36,979	100.0%

Table II.13.40 shows housing units by tenure from 2010 to 2019. By 2019, there were 36,979 housing units. An estimated 68.2 percent were owner-occupied, and 11.3 percent were vacant.

Table II.13.40				
Housing Units by Tenure				
Natrona County				
2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	30,616	90.6%	32,799	88.7%
Owner-Occupied	21,508	70.3%	22,363	68.2%
Renter-Occupied	9,108	29.7%	10,436	31.8%
Vacant Housing Units	3,191	9.4%	4,180	11.3%
Total Housing Units	33,807	100.0%	36,979	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.13.41. Households earning more than 100,000 dollars per year represented 26.8 percent of households in 2019, compared to 19.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.1 percent of households in 2019, compared to 10 percent in 2010.

Table II.13.41				
Households by Income				
Natrona County				
2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,966	10%	2,669	8.1%
\$15,000 to \$19,999	1,506	5.1%	1,644	5%
\$20,000 to \$24,999	1,639	5.5%	1,223	3.7%
\$25,000 to \$34,999	3,875	13.1%	3,223	9.8%
\$35,000 to \$49,999	4,593	15.5%	4,350	13.3%
\$50,000 to \$74,999	5,565	18.8%	6,051	18.4%
\$75,000 to \$99,999	3,808	12.9%	4,856	14.8%
\$100,000 or More	5,645	19.1%	8,783	26.8%
Total	29,597	100.0%	32,799	100.0%

Table II.13.42 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 11.1 percent of households in 2010 and 12.7 percent of households in 2019. Housing units built in 1939 or earlier represented 9.4 percent of households in 2019 and 8.5 percent of households in 2010.

Table II.13.42				
Households by Year Home Built				
Natrona County				
2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,512	8.5%	3,083	9.4%
1940 to 1949	1,463	4.9%	1,360	4.1%
1950 to 1959	5,305	17.9%	5,209	15.9%
1960 to 1969	3,124	10.6%	2,876	8.8%
1970 to 1979	8,249	27.9%	7,493	22.8%
1980 to 1989	3,962	13.4%	3,688	11.2%
1990 to 1999	1,696	5.7%	1,746	5.3%
2000 to 2009	3,286	11.1%	4,175	12.7%
2010 or Later	.	.	3,169	9.7%
Total	29,597	100.0%	32,799	100.0%

The distribution of unit types by race are shown in Table II.13.43. An estimated 72.7 percent of white households occupy single-family homes, compared to 31.5 percent of black households. Some 10.7 percent of white households occupied apartments, compared to 34 percent of black households. An estimated 89.7 percent of Asian, and 91.8 percent of American Indian households occupy single-family homes.

Table II.13.43 Distribution of Units in Structure by Race Natrona County 2019 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	72.7%	31.5%	91.8%	89.7%	100%	74.3%	76.3%
Duplex	1.4%	0%	0%	0%	0%	0%	4.1%
Tri- or Four-Plex	4.7%	21.9%	0%	0%	0%	0%	0%
Apartment	10.7%	34%	0%	0%	0%	13.3%	16.8%
Mobile Home	10.2%	12.6%	8.2%	10.3%	0%	12.4%	2.8%
Boat, RV, Van, Etc.	0.2%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2019 are shown in Table II.13.44. An estimated 28.9 percent of vacant units were for rent in 2010. In addition, some 11.6 percent of vacant units were for sale. “Other” vacant units represented 26 percent of vacant units in 2010. “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.

By 2019, for rent units accounted for 32.1 percent of vacant units, while for sale units accounted for 7.1 percent. “Other” vacant units accounted for 38.5 percent of vacant units, representing a total of 1,610 “other” vacant units.

Table II.13.44 Disposition of Vacant Housing Units Natrona County 2010 Census & 2019 Five-Year ACS Data				
Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	921	28.9%	1,343	32.1%
For Sale	370	11.6%	298	7.1%
Rented Not Occupied	59	1.8%	20	0.5%
Sold Not Occupied	92	2.9%	22	0.5%
For Seasonal, Recreational, or Occasional Use	911	28.5%	834	20%
For Migrant Workers	9	0.3%	53	1.3%
Other Vacant	829	26%	1,610	38.5%
Total	3,191	100.0%	4,180	100.0%

Table II.13.45 shows the number of households in the county by number of bedrooms and tenure. There were 208 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.85 percent of total households in Natrona County. In Natrona County the 12,318 households with three bedrooms accounted for 37.56 percent of all households, and there were 2,901 five-bedroom or more households, which accounted for 8.84 percent of all households.

Table II.13.45 Households by Number of Bedrooms Natrona County 2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	50	208	258	0.79
One	480	2,049	2,529	7.71
Two	3,353	4,471	7,824	23.85
Three	9,631	2,687	12,318	37.56
Four	6,080	889	6,969	21.25
Five or more	2,769	132	2,901	8.84
Total	22,363	10,436	32,799	100.0

The age of a structure influences its value. As shown in Table II.13.46, structures built in 1939 or earlier had a median value of, 161,200 dollars while structures built between 1950 and 1959 had a median value of 167,400 dollars and those built between 1990 to 1999 had a median value of 188,000 dollars. 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 276,700 dollars and 321,000 dollars, respectively. The total median value in Natrona County was 208,700 dollars.

Table II.13.46 Owner Occupied Median Value by Year Structure Built Natrona County 2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	161,200
1940 to 1949	161,200
1950 to 1959	167,400
1960 to 1969	202,300
1970 to 1979	213,800
1980 to 1989	228,800
1990 to 1999	188,000
2000 to 2009	266,200
2010 to 2013	276,700
2014 or later	321,000
Median Value	208,700

Household mortgage status is reported in Table II.13.47. In, Natrona County households with a mortgage accounted for 61.1 percent of all households or 13,665 housing units, and the remaining 55.2 percent or 12,347 units had no mortgage. Of those units with a mortgage, 1,297 had either a second mortgage or home equity loan, 21 had both a second mortgage and home equity loan, and 12,347 or 55.2 percent had no second mortgage or no home equity loan.

Table II.13.47 Mortgage Status Natrona County 2019 Five-Year ACS Data		
Mortgage Status	Natrona County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	13,665	61.1
With either a second mortgage or home equity loan, but not both	1,297	5.8
Second mortgage only	516	2.3
Home equity loan only	781	3.5
Both second mortgage and home equity loan	21	0.1
No second mortgage and no home equity loan	12,347	55.2
Housing units without a mortgage	8,698	38.9
Total	22,363	100.0%

Table II.13.48 lists the Natrona County median rent as 740 dollars and the median home value as 208,700 dollars in 2019.

Table II.13.48 Median Rent Natrona County 2019 Five-Year ACS Data	
Place	Rent
Median Rent	\$740
Median Home Value	\$208,700

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.13.49. In 2019, an estimated 1.9 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.

Table II.13.49 Overcrowding and Severe Overcrowding Natrona County 2010 & 2019 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	20,648	99.1%	123	0.6%	73	0.4%	20,844
2019 Five-Year ACS	22,004	98.4%	307	1.4%	52	0.2%	22,363
Renter							
2010 Five-Year ACS	8,682	99.2%	60	0.7%	11	0.1%	8,753
2019 Five-Year ACS	10,105	96.8%	311	3%	20	0.2%	10,436
Total							
2010 Five-Year ACS	29,330	99.1%	183	0.6%	84	0.3%	29,597
2019 Five-Year ACS	32,109	97.9%	618	1.9%	72	0.2%	32,799

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. This data is displayed in Table II.13.50 and Table II.13.51, below.

There were a total of 42 households with incomplete plumbing facilities in 2019, representing 0.1 percent of households in Natrona County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2010.

Table II.13.50		
Households with Incomplete Plumbing Facilities		
2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	29,505	32,757
Lacking Complete Plumbing Facilities	92	42
Total Households	29,597	32,799
Percent Lacking	0.3%	0.1%

There were 221 households lacking complete kitchen facilities in 2019, compared to 256 households in 2010. This was a change from 0.9 percent of households in 2010 to 0.7 percent in 2019.

Table II.13.51		
Households with Incomplete Kitchen Facilities		
Natrona County		
2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	29,341	32,578
Lacking Complete Kitchen Facilities	256	221
Total Households	29,597	32,799
Percent Lacking	0.9%	0.7%

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

As seen in Table II.13.52, in Natrona County 15.6 percent of households had a cost burden and 9.5 percent had a severe cost burden. Some 24.1 percent of renters were cost burdened, and 15.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.3 percent and a severe cost burden rate of 4.1 percent. Owner occupied households with a mortgage had a cost burden rate of 15.6 percent, and severe cost burden at 8.4 percent.

Table II.13.52
Cost Burden and Severe Cost Burden by Tenure
 Natrona County
 2010 & 2019 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	10,161	76.8%	2,189	16.5%	859	6.5%	22	0.2%	13,231
2019 Five-Year ACS	10,351	75.7%	2,128	15.6%	1,151	8.4%	35	0.3%	13,665
Owner Without a Mortgage									
2010 Five-Year ACS	6,977	91.6%	379	5%	213	2.8%	44	0.6%	7,613
2019 Five-Year ACS	7,809	89.8%	459	5.3%	358	4.1%	72	0.8%	8,698
Renter									
2010 Five-Year ACS	4,880	55.8%	1,696	19.4%	1,683	19.2%	494	5.6%	8,753
2019 Five-Year ACS	5,503	52.7%	2,515	24.1%	1,593	15.3%	825	7.9%	10,436
Total									
2010 Five-Year ACS	22,018	74.4%	4,264	14.4%	2,755	9.3%	560	1.9%	29,597
2019 Five-Year ACS	23,663	72.1%	5,102	15.6%	3,102	9.5%	932	2.8%	32,799

Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

Housing Problems by Income, Race, and Tenure

Table II.13.53 through Table II.13.58 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing).). In Natrona County, housing problems are faced by 3,590 white homeowner households, 0 black homeowner households, 40 Asian homeowner households, and 315 Hispanic homeowner households.

Table II.13.53								
Percent of Homeowner Households with Housing Problems by Income and Race								
Natrona County 2014–2018 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$23,820	72.8%	0%	100%	100%	0%	0%	100%	74.4%
\$23,821 to \$39,700	45.3%	0%	0%	0%	0%	0%	50%	43%
\$39,701 to \$63,520	33.8%	0%	100%	0%	0%	0%	44.6%	34.5%
\$63,521 to \$79,400	14.7%	0%	0%	100%	0%	0%	40.9%	16.1%
Above \$79,400	4.1%	0%	0%	0%	0%	0%	10.6%	4.2%
Total	17.7%	0%	27.6%	17.4%	0%	0%	31.7%	18.2%
Without Housing Problems								
\$0 to \$23,820	27.2%	0%	0%	0%	0%	0%	0%	25.6%
\$23,821 to \$39,700	54.7%	100%	0%	100%	0%	0%	50%	57%
\$39,701 to \$63,520	66.2%	100%	0%	0%	0%	0%	55.4%	65.5%
\$63,521 to \$79,400	85.3%	100%	0%	0%	0%	0%	59.1%	83.9%
Above \$79,400	95.9%	0%	100%	100%	100%	0%	89.4%	95.8%
Total	82.3%	100%	72.4%	82.6%	100%	0%	68.3%	81.8%

Table II.13.54
Homeowner Households with Housing Problems by Income and Race
 Natrona County
 2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$23,820	950	0	10	15	0	0	55	1,030
\$23,821 to \$39,700	770	0	0	0	0	0	40	810
\$39,701 to \$63,520	1,075	0	30	0	0	0	125	1,230
\$63,521 to \$79,400	305	0	0	4	0	0	45	354
Above \$79,400	490	0	0	0	0	0	50	540
Total	3,590	0	40	19	0	0	315	3,964
Without Housing Problems								
\$0 to \$23,820	355	0	0	0	0	0	0	355
\$23,821 to \$39,700	930	90	0	15	0	0	40	1,075
\$39,701 to \$63,520	2,105	80	0	0	0	0	155	2,340
\$63,521 to \$79,400	1,765	20	0	0	0	0	65	1,850
Above \$79,400	11,560	0	105	75	15	0	420	12,175
Total	16,715	190	105	90	15	0	680	17,795
Not Computed								
\$0 to \$23,820	0	0	0	0	0	0	0	0
\$23,821 to \$39,700	0	0	0	0	0	0	0	0
\$39,701 to \$63,520	0	0	0	0	0	0	0	0
\$63,521 to \$79,400	0	0	0	0	0	0	0	0
Above \$79,400	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$23,820	1,305	0	10	15	0	0	55	1,385
\$23,821 to \$39,700	1,700	90	0	15	0	0	80	1,885
\$39,701 to \$63,520	3,180	80	30	0	0	0	280	3,570
\$63,521 to \$79,400	2,070	20	0	4	0	0	110	2,204
Above \$79,400	12,050	0	105	75	15	0	470	12,715
Total	20,305	190	145	109	15	0	995	21,759

In total, some 4,104 renter households face housing problems in Natrona County. Of these, some 3,625 white renter households, 105 black renter households, 0 Asian renter households, and 329 Hispanic renter households face housing problems.

Table II.13.55								
Renter Households with Housing Problems by Income and Race								
Natrona County								
2014-2018 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$23,820	1,170	30	0	25	0	0	150	1,375
\$23,821 to \$39,700	1,295	60	0	20	0	0	165	1,540
\$39,701 to \$63,520	730	15	0	0	0	0	4	749
\$63,521 to \$79,400	205	0	0	0	0	0	10	215
Above \$79,400	225	0	0	0	0	0	0	225
Total	3,625	105	0	45	0	0	329	4,104
Without Housing Problems								
\$0 to \$23,820	395	0	0	0	0	0	15	410
\$23,821 to \$39,700	455	0	0	0	0	0	15	470
\$39,701 to \$63,520	1,540	185	0	60	0	0	80	1,865
\$63,521 to \$79,400	1,020	0	0	0	0	0	165	1,185
Above \$79,400	2,395	0	0	0	0	0	300	2,695
Total	5,805	185	0	60	0	0	575	6,625
Not Computed								
\$0 to \$23,820	0	0	0	0	0	0	0	0
\$23,821 to \$39,700	0	0	0	0	0	0	0	0
\$39,701 to \$63,520	0	0	0	0	0	0	0	0
\$63,521 to \$79,400	0	0	0	0	0	0	0	0
Above \$79,400	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$23,820	1,565	30	0	25	0	0	165	1,785
\$23,821 to \$39,700	1,750	60	0	20	0	0	180	2,010
\$39,701 to \$63,520	2,270	200	0	60	0	0	84	2,614
\$63,521 to \$79,400	1,225	0	0	0	0	0	175	1,400
Above \$79,400	2,620	0	0	0	0	0	300	2,920
Total	9,430	290	0	105	0	0	904	10,729

Table II.13.56
Percent of Renter Households with Housing Problems by Income and Race
 Natrona County
 2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$23,820	74.8%	100%	0%	100%	0%	0%	90.9%	77%
\$23,821 to \$39,700	74%	100%	0%	100%	0%	0%	91.7%	76.6%
\$39,701 to \$63,520	32.2%	7.5%	0%	0%	0%	0%	4.8%	28.7%
\$63,521 to \$79,400	16.7%	0%	0%	0%	0%	0%	5.7%	15.4%
Above \$79,400	8.6%	0%	0%	0%	0%	0%	0%	7.7%
Total	38.4%	36.2%	0%	42.9%	0%	0%	36.4%	38.3%
Without Housing Problems								
\$0 to \$23,820	25.2%	0%	0%	0%	0%	0%	9.1%	23%
\$23,821 to \$39,700	26%	0%	0%	0%	0%	0%	8.3%	23.4%
\$39,701 to \$63,520	67.8%	92.5%	0%	100%	0%	0%	95.2%	71.3%
\$63,521 to \$79,400	83.3%	0%	0%	0%	0%	0%	94.3%	84.6%
Above \$79,400	91.4%	0%	0%	0%	0%	0%	100%	92.3%
Total	61.6%	63.8%	0%	57.1%	0%	0%	63.6%	61.7%

Overall, there are 8,068 households, or 24.8 percent of households with housing problems in Natrona County. This includes 7,215 white households, 105 black households, 40 Asian households, 64 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 644 Hispanic households with housing problems. This is shown in Table II.13.57 and Table II.13.58.

Table II.13.57
Percent of Total Households with Housing Problems by Income and Race

Natrona County
 2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$23,820	73.9%	100%	100%	100%	0%	0%	93.2%	75.9%
\$23,821 to \$39,700	59.9%	40%	0%	57.1%	0%	0%	78.8%	60.3%
\$39,701 to \$63,520	33.1%	5.4%	100%	0%	0%	0%	35.4%	32%
\$63,521 to \$79,400	15.5%	0%	0%	100%	0%	0%	19.3%	15.8%
Above \$79,400	4.9%	0%	0%	0%	0%	0%	6.5%	4.9%
Total	24.3%	21.9%	27.6%	29.9%	0%	0%	33.9%	24.8%
Without Housing Problems								
\$0 to \$23,820	26.1%	0%	0%	0%	0%	0%	6.8%	24.1%
\$23,821 to \$39,700	40.1%	60%	0%	42.9%	0%	0%	21.2%	39.7%
\$39,701 to \$63,520	66.9%	94.6%	0%	100%	0%	0%	64.6%	68%
\$63,521 to \$79,400	84.5%	100%	0%	0%	0%	0%	80.7%	84.2%
Above \$79,400	95.1%	0%	100%	100%	100%	0%	93.5%	95.1%
Total	75.7%	78.1%	72.4%	70.1%	100%	0%	66.1%	75.2%

Table II.13.58
Total Households with Housing Problems by Income and Race
 Natrona County
 2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$23,820	2,120	30	10	40	0	0	205	2,405
\$23,821 to \$39,700	2,065	60	0	20	0	0	205	2,350
\$39,701 to \$63,520	1,805	15	30	0	0	0	129	1,979
\$63,521 to \$79,400	510	0	0	4	0	0	55	569
Above \$79,400	715	0	0	0	0	0	50	765
Total	7,215	105	40	64	0	0	644	8,068
Without Housing Problems								
\$0 to \$23,820	750	0	0	0	0	0	15	765
\$23,821 to \$39,700	1,385	90	0	15	0	0	55	1,545
\$39,701 to \$63,520	3,645	265	0	60	0	0	235	4,205
\$63,521 to \$79,400	2,785	20	0	0	0	0	230	3,035
Above \$79,400	13,955	0	105	75	15	0	720	14,870
Total	22,520	375	105	150	15	0	1,255	24,420
Not Computed								
\$0 to \$23,820	0	0	0	0	0	0	0	0
\$23,821 to \$39,700	0	0	0	0	0	0	0	0
\$39,701 to \$63,520	0	0	0	0	0	0	0	0
\$63,521 to \$79,400	0	0	0	0	0	0	0	0
Above \$79,400	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$23,820	2,870	30	10	40	0	0	220	3,170
\$23,821 to \$39,700	3,450	150	0	35	0	0	260	3,895
\$39,701 to \$63,520	5,450	280	30	60	0	0	364	6,184
\$63,521 to \$79,400	3,295	20	0	4	0	0	285	3,604
Above \$79,400	14,670	0	105	75	15	0	770	15,635
Total	29,735	480	145	214	15	0	1,899	32,488

Table II.13.59 through Table II.13.62 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 3,065 white households, 90 black households, 10 Asian households, as well as 259 Hispanic homeowner households.

Table II.13.59								
Percent of Homeowner Households with Severe Housing Problems by Income and Race								
Natrona County 2014-2018 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$23,820	51.7%	0%	100%	100%	0%	0%	100%	54.5%
\$23,821 to \$39,700	21.5%	0%	0%	0%	0%	0%	11.8%	19.8%
\$39,701 to \$63,520	9.4%	0%	0%	0%	0%	0%	0%	8.4%
\$63,521 to \$79,400	1.7%	0%	0%	100%	0%	0%	0%	1.8%
Above \$79,400	1%	0%	0%	0%	0%	0%	8.5%	1.3%
Total	7.4%	0	6.9%	17.4%	0%	0%	10.5%	7.5%
Without A Severe Housing Problems								
\$0 to \$23,820	48.3%	0%	0%	0%	0%	0%	0%	45.5%
\$23,821 to \$39,700	78.5%	100%	0%	100%	0%	0%	88.2%	80.2%
\$39,701 to \$63,520	90.6%	100%	100%	0%	0%	0%	100%	91.6%
\$63,521 to \$79,400	98.3%	100%	0%	0%	0%	0%	100%	98.2%
Above \$79,400	99%	0%	100%	100%	100%	0%	91.5%	98.7%
Total	92.6%	100%	93.1%	82.6%	100%	0%	89.5%	92.5%

Table II.13.60
Percent of Renter Households with Severe Housing Problems by Income and Race
 Natrona County
 2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$23,820	67.9%	100%	0%	0%	0%	0%	67.6%	67.5%
\$23,821 to \$39,700	18.6%	100%	0%	0%	0%	0%	19.4%	20.9%
\$39,701 to \$63,520	3.1%	0%	0%	0%	0%	0%	4.8%	2.8%
\$63,521 to \$79,400	0.8%	0%	0%	0%	0%	0%	0%	0.7%
Above \$79,400	4%	0%	0%	0%	0%	0%	0%	3.6%
Total	16.7%	31.6%	0%	0%	0%	0%	17%	16.9%
Without A Severe Housing Problems								
\$0 to \$23,820	32.1%	0%	0%	100%	0%	0%	32.4%	32.5%
\$23,821 to \$39,700	81.4%	0%	0%	100%	0%	0%	80.6%	79.1%
\$39,701 to \$63,520	96.9%	100%	0%	100%	0%	0%	95.2%	97.2%
\$63,521 to \$79,400	99.2%	0%	0%	0%	0%	0%	100%	99.3%
Above \$79,400	96%	0%	0%	0%	0%	0%	100%	96.4%
Total	83.3%	68.4%	0%	100%	0%	0%	83%	83.1%

Table II.13.61
Percent of Total Households with Severe Housing Problems by Income and Race
 Natrona County
 2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$23,820	60.6%	100%	100%	37.5%	0%	0%	75.6%	61.8%
\$23,821 to \$39,700	20%	40%	0%	0%	0%	0%	17%	20.4%
\$39,701 to \$63,520	6.8%	0%	0%	0%	0%	0%	1.1%	6.1%
\$63,521 to \$79,400	1.4%	0%	0%	100%	0%	0%	0%	1.4%
Above \$79,400	1.5%	0%	0%	0%	0%	0%	5.2%	1.7%
Total	10.3%	18.9%	6.9%	8.9%	0%	0%	13.6%	10.6%
Without A Severe Housing Problems								
\$0 to \$23,820	39.4%	0%	0%	62.5%	0%	0%	24.4%	38.2%
\$23,821 to \$39,700	80%	60%	0%	100%	0%	0%	83%	79.6%
\$39,701 to \$63,520	93.2%	100%	100%	100%	0%	0%	98.9%	93.9%
\$63,521 to \$79,400	98.6%	100%	0%	0%	0%	0%	100%	98.6%
Above \$79,400	98.5%	0%	100%	100%	100%	0%	94.8%	98.3%
Total	89.7%	81.1%	93.1%	91.1%	100%	0%	86.4%	89.4%

Table II.13.62
Total Households with Severe Housing Problems by Income and Race
 Natrona County
 2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$23,820	1,735	30	10	15	0	0	170	1,960
\$23,821 to \$39,700	690	60	0	0	0	0	45	795
\$39,701 to \$63,520	370	0	0	0	0	0	4	374
\$63,521 to \$79,400	45	0	0	4	0	0	0	49
Above \$79,400	225	0	0	0	0	0	40	265
Total	3,065	90	10	19	0	0	259	3,443
Without A Severe Housing Problems								
\$0 to \$23,820	1,130	0	0	25	0	0	55	1,210
\$23,821 to \$39,700	2,755	90	0	35	0	0	220	3,100
\$39,701 to \$63,520	5,080	275	30	60	0	0	360	5,805
\$63,521 to \$79,400	3,250	20	0	0	0	0	280	3,550
Above \$79,400	14,440	0	105	75	15	0	730	15,365
Total	26,655	385	135	195	15	0	1,645	29,030
Not Computed								
\$0 to \$23,820	0	0	0	0	0	0	0	0
\$23,821 to \$39,700	0	0	0	0	0	0	0	0
\$39,701 to \$63,520	0	0	0	0	0	0	0	0
\$63,521 to \$79,400	0	0	0	0	0	0	0	0
Above \$79,400	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$23,820	2,865	30	10	40	0	0	225	3,170
\$23,821 to \$39,700	3,445	150	0	35	0	0	265	3,895
\$39,701 to \$63,520	5,450	275	30	60	0	0	364	6,179
\$63,521 to \$79,400	3,295	20	0	4	0	0	280	3,599
Above \$79,400	14,665	0	105	75	15	0	770	15,630
Total	29,720	475	145	214	15	0	1,904	32,473

Housing problems are explored by type and income in Table II.13.63 and Table II.13.64. More than 4,665 households have a cost burden and 2,665 have a severe cost burden. Some 2,340 renter households are impacted by cost burdens, and 1,345 are impacted by severe cost burdens. On the other hand, some 2,325 owner-occupied households have cost burdens, and 1,320 have severe cost burdens. Overall there are 24,505 households without a housing problem.

Table II.13.63						
Percent of Housing Problems by Income and Tenure						
Natrona County 2014-2018 HUD CHAS Data						
Housing Problem	\$0 to \$23,820	\$23,821 to \$39,700	\$39,701 to \$63,520	\$63,521 to \$79,400	Above \$79,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	1.8%	0.8%	0%	0%	0.2%	0.3%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0.2%	0.3%	0%	0%	0.1%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	5%	0.4%	0.5%	0.8%	1%
Housing cost burden greater that 50% of income (and none of the above problems)	52.9%	13.8%	7.7%	1.1%	0.2%	6%
Housing cost burden greater than 30% of income (and none of the above problems)	19.8%	23.1%	26.1%	14.1%	2.9%	10.6%
Zero/negative income (and none of the above problems)	7.2%	0%	0%	0%	0%	0.5%
Has none of the 4 housing problems	18.3%	57.1%	65.5%	84.4%	95.9%	81.6%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	5.9%	2.7%	0%	0%	0.8%	1.7%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0.8%	0%	0%	0.2%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1.1%	5.6%	1.5%	0.7%	2.7%	2.4%
Housing cost burden greater that 50% of income (and none of the above problems)	60.4%	12.1%	0.8%	0%	0%	12.4%
Housing cost burden greater than 30% of income (and none of the above problems)	9.6%	57%	25.6%	14.3%	4.1%	21.6%
Zero/negative income (and none of the above problems)	7.9%	0%	0%	0%	0%	1.3%
Has none of the 4 housing problems	15.2%	22.6%	71.3%	85%	92.4%	60.3%
Total	100%	100%	100%	100%	100%	100%

Table II.13.64
Housing Problems by Income and Tenure
 Natrona County
 2014-2018 HUD CHAS Data

Housing Problem	\$0 to \$23,820	\$23,821 to \$39,700	\$39,701 to \$63,520	\$63,521 to \$79,400	Above \$79,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	25	15	0	0	20	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	10	0	4	18
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	95	15	10	110	230
Housing cost burden greater that 50% of income (and none of the above problems)	735	260	275	25	25	1,320
Housing cost burden greater than 30% of income (and none of the above problems)	275	435	930	310	375	2,325
Zero/negative income (and none of the above problems)	100	0	0	0	0	100
Has none of the 4 housing problems	255	1,075	2,340	1,860	12,440	17,970
Total	1,390	1,884	3,570	2,205	12,974	22,023
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	105	55	0	0	25	185
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	20	0	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	115	40	10	80	265
Housing cost burden greater that 50% of income (and none of the above problems)	1,075	250	20	0	0	1,345
Housing cost burden greater than 30% of income (and none of the above problems)	170	1,175	670	205	120	2,340
Zero/negative income (and none of the above problems)	140	0	0	0	0	140
Has none of the 4 housing problems	270	465	1,865	1,215	2,720	6,535
Total	1,780	2,060	2,615	1,430	2,945	10,830
Total						
Lacking complete plumbing or kitchen facilities	130	70	0	0	45	245
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	30	0	4	38
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	210	55	20	190	495
Housing cost burden greater that 50% of income (and none of the above problems)	1,810	510	295	25	25	2,665
Housing cost burden greater than 30% of income (and none of the above problems)	445	1,610	1,600	515	495	4,665
Zero/negative income (and none of the above problems)	240	0	0	0	0	240
Has none of the 4 housing problems	525	1,540	4,205	3,075	15,160	24,505
Total	3,170	3,944	6,185	3,635	15,919	32,853

Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 26.5 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 76.5 percent of elderly non-family and 0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.13.65

Table II.13.66 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 2,465 renter occupied households faced cost burdens, compared to 2,380 owner occupied households. Of these, there are 195 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table II.13.65
Owner-Occupied Households by Income and Family Status and Cost Burden
 Natrona County
 2014-2018 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$23,820	20	0	0	155	80	255
\$23,821 to \$39,700	255	190	40	540	90	1,115
\$39,701 to \$63,520	595	700	140	600	325	2,360
\$63,521 to \$79,400	395	780	120	250	325	1,870
Above \$79,400	2,350	6,720	1,050	940	1,520	12,580
Total	3,615	8,390	1,350	2,485	2,340	18,180
Cost Burden						
\$0 to \$23,820	35	55	0	150	35	275
\$23,821 to \$39,700	45	175	20	190	65	495
\$39,701 to \$63,520	130	400	95	95	205	925
\$63,521 to \$79,400	40	190	0	15	65	310
Above \$79,400	80	230	0	10	55	375
Total	330	1,050	115	460	425	2,380
Severe Cost Burden						
\$0 to \$23,820	50	145	0	355	195	745
\$23,821 to \$39,700	55	80	4	35	95	269
\$39,701 to \$63,520	40	165	0	40	35	280
\$63,521 to \$79,400	10	4	0	4	10	28
Above \$79,400	0	15	0	0	10	25
Total	155	409	4	434	345	1,347
Cost Burden Not Computed						
\$0 to \$23,820	0	0	0	0	0	0
\$23,821 to \$39,700	0	0	0	0	0	0
\$39,701 to \$63,520	0	0	0	0	0	0
\$63,521 to \$79,400	0	0	0	0	0	0
Above \$79,400	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
\$0 to \$23,820	105	200	0	660	310	1,275
\$23,821 to \$39,700	355	445	64	765	250	1,879
\$39,701 to \$63,520	765	1,265	235	735	565	3,565
\$63,521 to \$79,400	445	974	120	269	400	2,208
Above \$79,400	2,430	6,965	1,050	950	1,585	12,980
Total	4,100	9,849	1,469	3,379	3,110	21,907

Table II.13.66						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Natrona County						
2014-2018 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$23,820	10	35	0	80	180	305
\$23,821 to \$39,700	10	205	0	195	90	500
\$39,701 to \$63,520	70	700	135	155	855	1,915
\$63,521 to \$79,400	20	520	70	105	510	1,225
Above \$79,400	95	1,100	280	165	1,185	2,825
Total	205	2,560	485	700	2,820	6,770
Cost Burden						
\$0 to \$23,820	0	45	0	85	65	195
\$23,821 to \$39,700	20	385	90	280	500	1,275
\$39,701 to \$63,520	25	360	40	60	190	675
\$63,521 to \$79,400	0	40	45	10	105	200
Above \$79,400	0	45	0	25	50	120
Total	45	875	175	460	910	2,465
Severe Cost Burden						
\$0 to \$23,820	20	360	10	135	580	1,105
\$23,821 to \$39,700	0	70	0	65	155	290
\$39,701 to \$63,520	4	0	0	0	15	19
\$63,521 to \$79,400	0	0	0	0	0	0
Above \$79,400	0	0	0	0	0	0
Total	24	430	10	200	750	1,414
Cost Burden Not Computed						
\$0 to \$23,820	0	0	0	0	0	0
\$23,821 to \$39,700	0	0	0	0	0	0
\$39,701 to \$63,520	0	0	0	0	0	0
\$63,521 to \$79,400	0	0	0	0	0	0
Above \$79,400	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
\$0 to \$23,820	30	440	10	300	825	1,605
\$23,821 to \$39,700	30	660	90	540	745	2,065
\$39,701 to \$63,520	99	1,060	175	215	1,060	2,609
\$63,521 to \$79,400	20	560	115	115	615	1,425
Above \$79,400	95	1,145	280	190	1,235	2,945
Total	274	3,865	670	1,360	4,480	10,649

In total, some 4,860 households face cost burdens, and 2,755 face severe cost burdens. This includes 2,385 owner households and 2,475 renter households with a cost burden, as seen in Table II.13.67.

Table II.13.67					
Households with Cost Burden by Tenure and Race					
Natrona County					
2014-2018 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	16,790	2,145	1,265	100	20,300
Black	185	0	0	0	185
Asian	105	30	10	0	145
American Indian	90	0	15	0	105
Pacific Islander	15	0	0	0	15
Other Race	275	0	0	0	275
Hispanic	725	210	50	15	1,000
Total	18,185	2,385	1,340	115	22,025
Renter-Occupied					
White	5,905	2,095	1,255	175	9,430
Black	185	75	30	0	290
Asian	0	0	0	0	0
American Indian	60	40	0	0	100
Pacific Islander	0	0	0	0	0
Other Race	50	60	0	0	110
Hispanic	570	205	130	0	905
Total	6,770	2,475	1,415	175	10,835
Total					
White	22,695	4,240	2,520	275	29,730
Black	370	75	30	0	475
Asian	105	30	10	0	145
American Indian	150	40	15	0	205
Pacific Islander	15	0	0	0	15
Other Race	325	60	0	0	385
Hispanic	1,295	415	180	15	1,905
Total	24,955	4,860	2,755	290	32,860

Lead-Based Paint Risks

Table II.13.68 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 2,225 households built between 1940 and 1979 with young children present, and 350 built prior to 1939.

Table II.13.68 Vintage of Households by Income and Presence of Young Children Natrona County 2014-2018 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$23,820	0	460	460
\$23,821 to \$39,700	75	375	450
\$39,701 to \$63,520	105	770	875
\$63,521 to \$79,400	25	280	305
Above \$79,400	145	1,135	1,280
Total	350	3,020	3,370
Built 1940 to 1979			
\$0 to \$23,820	245	1,640	1,885
\$23,821 to \$39,700	250	2,100	2,350
\$39,701 to \$63,520	505	2,875	3,380
\$63,521 to \$79,400	190	1,760	1,950
Above \$79,400	1,035	6,585	7,620
Total	2,225	14,960	17,185
Built 1980 or Later			
\$0 to \$23,820	150	670	820
\$23,821 to \$39,700	210	940	1,150
\$39,701 to \$63,520	460	1,465	1,925
\$63,521 to \$79,400	345	1,050	1,395
Above \$79,400	1,320	5,700	7,020
Total	2,485	9,825	12,310
Total			
\$0 to \$23,820	395	2,770	3,165
\$23,821 to \$39,700	535	3,415	3,950
\$39,701 to \$63,520	1,070	5,110	6,180
\$63,521 to \$79,400	560	3,090	3,650
Above \$79,400	2,500	13,420	15,920
Total	5,060	27,805	32,865

Elderly Housing Needs

Table II.13.69 shows the rate of housing problems for elderly households. Some 1,565 elderly and 755 extra-elderly households have housing problems. Of these, some 530 elderly households with housing problems have incomes less than 30 percent HAMFI, and 370 extra-elderly households have incomes below 30 percent HAMFI.

Table II.13.69 Households with Housing Problems by Income and Elderly Status Natrona County 2014-2018 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$23,820	530	370	1,505	2,405
\$23,821 to \$39,700	545	215	1,645	2,405
\$39,701 to \$63,520	340	75	1,560	1,975
\$63,521 to \$79,400	40	45	480	565
Above \$79,400	110	50	600	760
Total	1,565	755	5,790	8,110
Without Housing Problems				
\$0 to \$23,820	140	130	255	525
\$23,821 to \$39,700	550	495	495	1,540
\$39,701 to \$63,520	810	680	2,715	4,205
\$63,521 to \$79,400	640	230	2,205	3,075
Above \$79,400	3,040	1,020	11,095	15,155
Total	5,180	2,555	16,765	24,500
Not Computed				
\$0 to \$23,820	55	60	130	245
\$23,821 to \$39,700	0	0	0	0
\$39,701 to \$63,520	0	0	0	0
\$63,521 to \$79,400	0	0	0	0
Above \$79,400	0	0	0	0
Total	55	60	130	245
Total				
\$0 to \$23,820	725	560	1,890	3,175
\$23,821 to \$39,700	1,095	710	2,140	3,945
\$39,701 to \$63,520	1,150	755	4,275	6,180
\$63,521 to \$79,400	680	275	2,685	3,640
Above \$79,400	3,150	1,070	11,695	15,915
Total	6,800	3,370	22,685	32,855

Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2020, the average sales price in Natrona County was 260,681.94 dollars. This represented a change of **5.97** percent from the previous year. Wyoming's average was 402,110.24 dollars, a change of **25.54** percent over the previous year. Table II.13.70 compares the average sales prices between 2000 and 2020.

Table II.13.70 Average Sales Prices Natrona County vs. Wyoming DOR Data, 2000–2019						
Year	Average Price (\$)	Median Sales Price	Number of Sales	Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	93,579	.	876	.	131,207	.
2001	95,948	.	1,377	2.53	128,771	-1.86
2002	113,059	.	978	17.83	138,295	7.4
2003	130,446	.	1,094	15.38	148,276	7.22
2004	139,651	.	1,335	7.06	159,558	7.61
2005	156,281	.	1,804	11.91	178,183	11.67
2006	158,950	.	1,147	1.71	219,438	23.15
2007	201,269	.	1,618	26.62	265,044	20.78
2008	204,154	.	854	1.43	256,045	-3.4
2009	202,006	.	882	-1.05	241,622	-5.63
2010	201,425	176,250	736	-0.29	250,958	3.86
2011	197,348	176,000	815	-2.02	241,301	-3.85
2012	215,792	189,900	988	9.35	266,406	10.4
2013	217,761	192,500	1,068	0.91	281,345	5.61
2014	230,008	205,000	1,309	5.62	263,432	5.62
2015	230,430	209,000	1,180	0.18	275,611	4.62
2016	222,462	200,000	907	-3.46	280,428	1.75
2017	217,615	194,950	1,132	-2.18	292,759	4.4
2018	224,798.52	200,000	1,208	3.3	325,776.95	11.28
2019	246,003.28	220,500	1,395	9.43	320,316.99	-1.68
2020	260,681.94	228,500	1,361	5.97	402,110.24	25.54

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.13.71, of the Natrona County loans in 2020, Natrona County loans were for Home Purchases, Natrona County were for Home Improvement and Natrona County were for refinancing.

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	1,433	255	1,200	N/A	2,888
2009	1,269	220	1,947	N/A	3,436
2010	1,046	168	1,287	N/A	2,501
2011	1,072	123	1,024	N/A	2,219
2012	1,367	149	1,512	N/A	3,028
2013	1,502	158	1,098	N/A	2,758
2014	1,603	111	569	N/A	2,283
2015	1,589	121	769	N/A	2,479
2016	1,360	107	902	N/A	2,369
2017	1,319	94	517	N/A	1,930
2018	1,535	43	342	37	1,957
2019	1,752	49	566	58	2,425

Table II.13.72, shows the average loan value by loan type. In 2012 the average home purchase loan was 188,170 dollars, compared to and Natrona County dollars in 2020. Overall, average loans were 176,514 dollars in 2012 and Natrona County dollars in 2020.

Table II.13.72
Owner-Occupied Single-Family Home Loans by Average Loan Amount
 Natrona County
 2008 – 2020 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	\$154,281	\$80,290	\$161,588	N/A	\$150,784
2009	\$165,497	\$112,973	\$170,701	N/A	\$165,083
2010	\$173,167	\$85,131	\$168,032	N/A	\$164,611
2011	\$172,367	\$83,927	\$164,968	N/A	\$164,050
2012	\$188,170	\$115,503	\$171,988	N/A	\$176,514
2013	\$200,180	\$89,272	\$171,008	N/A	\$182,213
2014	\$201,906	\$85,297	\$170,747	N/A	\$188,470
2015	\$201,310	\$123,107	\$193,010	N/A	\$194,919
2016	\$175,655	\$116,645	\$192,293	N/A	\$179,325
2017	\$174,869	\$124,840	\$177,801	N/A	\$173,218
2018	\$166,068	\$57,326	\$175,819	\$64,730	\$163,467
2019	\$189,897	\$51,531	\$210,742	\$99,828	\$189,812

Table II.13.73, shows the total volume of owner-occupied single-family loans. The average home purchase loan was 257,229,000 dollars in 2012 and Natrona County dollars in 2020. Overall, average loans were 534,485,000 dollars in 2012 and Natrona County dollars in 2020.

Table II.13.73
Total Volume of Owner-Occupied Single-Family Loans
 Natrona County
 2008 – 2017 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	\$221,085,000	\$20,474,000	\$193,906,000	N/A	\$435,465,000
2009	\$210,016,000	\$24,854,000	\$332,355,000	N/A	\$567,225,000
2010	\$181,133,000	\$14,302,000	\$216,257,000	N/A	\$411,692,000
2011	\$184,777,000	\$10,323,000	\$168,927,000	N/A	\$364,027,000
2012	\$257,229,000	\$17,210,000	\$260,046,000	N/A	\$534,485,000
2013	\$300,671,000	\$14,105,000	\$187,767,000	N/A	\$502,543,000
2014	\$323,655,000	\$9,468,000	\$97,155,000	N/A	\$430,278,000
2015	\$319,882,000	\$14,896,000	\$148,425,000	N/A	\$483,203,000
2016	\$238,891,000	\$12,481,000	\$173,448,000	N/A	\$424,820,000
2017	\$230,652,000	\$11,735,000	\$91,923,000	N/A	\$334,310,000
2018	\$254,915,000	\$2,465,000	\$60,130,000	N/A	\$319,905,000
2019	\$332,700,000	\$2,525,000	\$119,280,000	N/A	\$460,295,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in July 2021.³ From June through July of 2021⁴, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 103 surveys were completed by property managers in Natrona County. Of the 4,695 rental units surveyed 214 were vacant, indicating a vacancy rate of 4.6 percent. Table II.13.74 presents some basic statistics about the completed surveys. Diagram II.13.17 shows the historical vacancy rate from Natrona County and Wyoming over the period of June 2001 to December 2021.

Table II.13.74 Total Units, Vacant Units, and Vacancy Rate Natrona County RVS Data, December 2003 – June 2021				
Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
2004a	39	3,501	90	2.6
2004b	40	3,586	101	2.8
2005a	27	2,457	65	2.7
2005b	38	4,384	86	2
2006a	35	3,118	49	1.6
2006b	40	3,226	54	1.7
2007a	55	4,220	24	0.6
2007b	69	4,117	44	1.1
2008a	66	4,348	46	1.1
2008b	68	4,000	39	1
2009a	75	3,268	103	3.2
2009b	101	4,304	208	4.8
2010a	113	5,232	211	4
2010b	106	4,660	214	4.6
2011a	125	4,787	176	3.7
2011b	110	4,609	340	7.4
2012a	116	5,048	106	2.1
2012b	129	5,580	91	1.6
2013a	119	5,560	202	3.6
2013b	123	5,666	196	3.5
2014a	132	5,931	160	2.7
2014b	140	5,543	205	3.7
2015a	150	6,364	416	6.5
2015b	152	6,447	470	7.3
2016a	147	5,639	833	14.8
2016b	157	6,392	1,026	16.1
2017a	156	5,778	715	12.4
2017b	124	5,178	496	9.6
2018a	161	6,403	471	7.4
2018b	126	5,069	326	6.4
2020a	117	4,002	224	5.6
2020b	64	2,665	133	5
2020a	117	4,002	224	5.6
2020b	64	2,665	133	5
2021a	90	3,068	142	4.6
2021b	103	4,695	214	4.6

³ 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.

⁴ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.13.17
Vacancy Rates by Year**

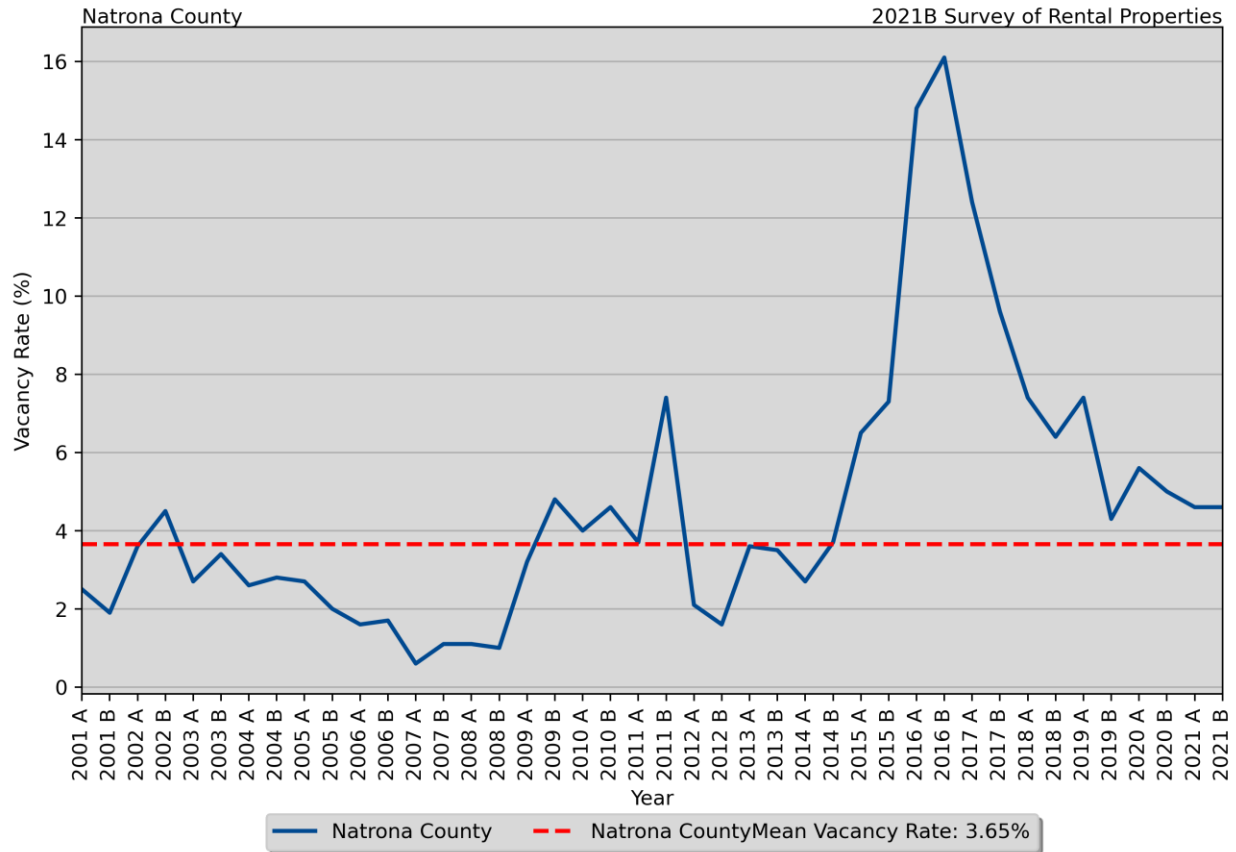


Diagram II.13.18 shows the average rent of single-family and apartment units in Natrona County. In 2020, rents for single-family units were \$984.1 and average rents for apartments were \$778.5.

Diagram II.13.18
Average Rent of Single Family and Apartment Units

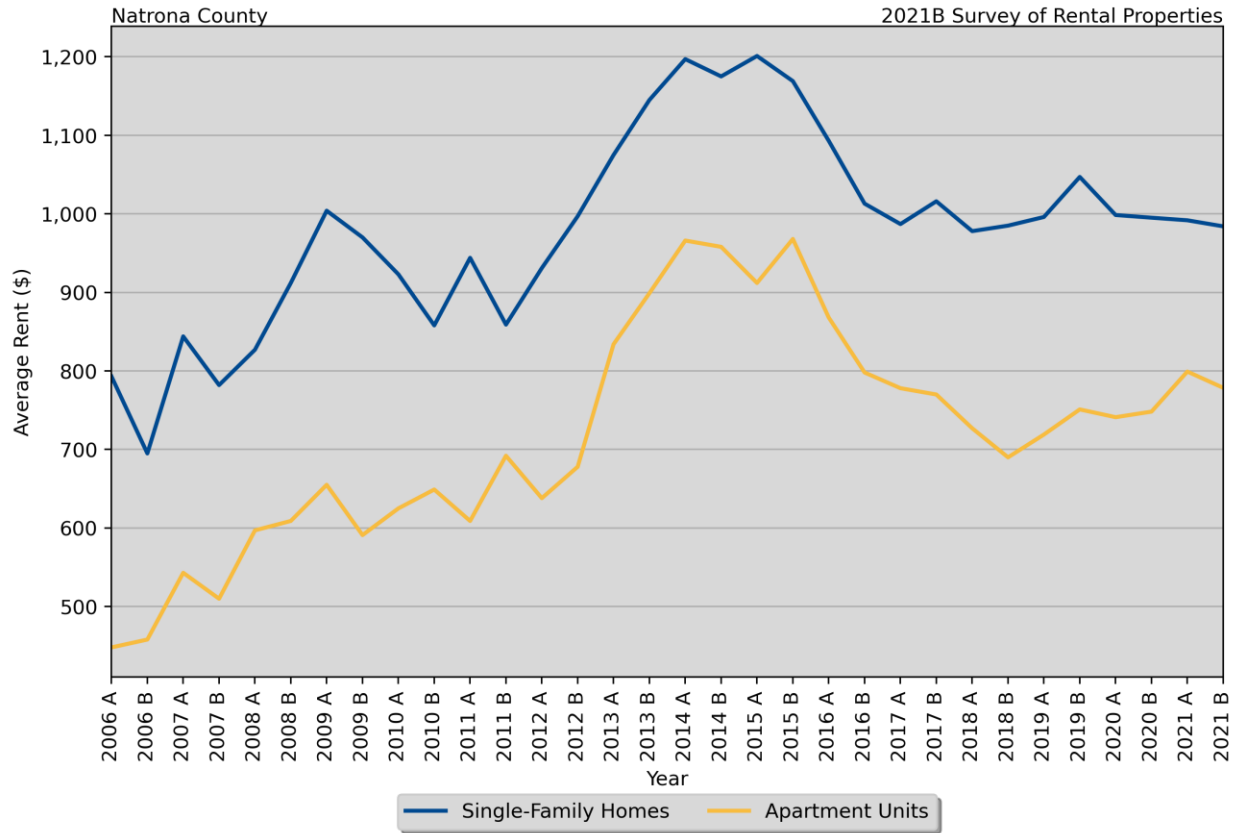


Table II.13.75, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 275 single family units in Natrona County, with 11 of them available. This translates into a vacancy rate of 4 percent in Natrona County, which compares to a single family vacancy rate of 3.8 percent for the State of 56. There were 3,037 apartment units reported in the survey, with 222 of them available, which resulted in a vacancy rate of 7.3 percent. This compares to a statewide vacancy rate of 3.8 percent for apartment units across Wyoming.

Table II.13.75			
Rental Vacancy Survey by Type			
Natrona County			
2021b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	275	11	4%
Apartments	3,037	222	7.3%
Mobile Homes	122	5	4.1%
"Other" Units	12	1	8.3%
Don't Know	1,193	-27	-2.3%
Total	4,695	214	4.6%

Table II.13.76, reports units by bedroom size. As can be seen there were 518 two-bedroom apartment units and 1 three bedroom units. Overall, the 575 two-bedroom units accounted for 12.2 percent of all units, and the 70 three bedroom units accounted for 1.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 3,674 units listed as "Don't Know". Additional details for additional unit types are reported below.

Table II.13.76							
Rental Units by Number of Bedrooms							
Natrona County							
2021b 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	19	0	0	.	19
One	7	3	344	0	0	.	354
Two	36	15	518	6	0	.	575
Three	46	1	1	22	0	.	70
Four	7	0	0	0	0	.	7
Five	2	0	0	0	0	.	2
Don't Know	177	37	2,155	94	12	1,193	3,674
Total	275	56	3,037	122	12	1,193	4,695

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.13.77, One apartments were the most available apartment units, with Two units being the most available single family units.

Table II.13.77							
Available Rental Units by Number of Bedrooms							
Natrona County							
2021b 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	2	0	0		2
One	0	0	37	0	0		37
Two	3	0	29	1	0		33
Three	1	0	0	0	0		1
Four	1	0	0	0	0		1
Five	0	0	0	0	0		0
Don’t Know	6	2	154	4	1	-27	140
Total	11	2	222	5	1	-27	214

Table II.13.78, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 5.7 percent and three bedroom units had a vacancy rate of 5.7 percent.

Table II.13.78 Vacancy Rates by Number of Bedrooms Natrona County 2021b 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%	10.5%	0%	0%		10.5
One	0%	0%	10.8%	0%	0%		10.5
Two	8.3%	0%	5.6%	16.7%	0%		5.7
Three	2.2%	0%	0%	0%	0%		1.4
Four	14.3%	0%	0%	0%	0%		14.3
Five	0%	0%	0%	0%	0%		0
Don't Know	3.4%	5.3%	7.1%	4%	8.3%	-2.3%	3.8
Total	4%	3.6%	7.3%	4.1%	8.3%	-2.3%	214

Table II.13.79 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 **2.2** percent.

Table II.13.79 Single Family Units by Bedroom Size Natrona County 2021b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	7	0	0%
Two	36	3	8.3%
Three	46	1	2.2%
Four	7	1	14.3%
Don't know	177	6	3.4%
Total	275	11	4%

Table II.13.80 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were **Two**-bedroom units, which had a vacancy rate of **5.6** percent.

Table II.13.80 Apartment Units by Bedroom Size Natrona County 2021b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	19	2	10.5%
One	344	37	10.8%
Two	518	29	5.6%
Three	1	0	0%
Four	0	0	0%
Don't know	2,155	154	7.1%
Total	3,037	222	7.3%

Average market-rate rents by unit type are shown in Table II.13.81. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.13.81						
Average Market Rate Rents by Bedroom Size						
Natrona County						
2021b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$421	\$0	\$0	\$421
One	\$538	\$0	\$671	\$0	\$0	\$654
Two	\$805	\$875	\$807	\$0	\$0	\$812
Three	\$1,087	\$0	\$1,012	\$0	\$0	\$1,056
Four	\$1,200	\$0	\$999	\$0	\$0	\$1,133
Five	\$1,500	\$0	\$0	\$0	\$0	\$1,500
Total	\$984.1	\$864.7	\$778.5	\$816.1	\$1,018.8	\$870.6

Table II.13.82, shows vacancy rates for single family units by average rental rates for Natrona 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 2.8 percent.

Table II.13.82			
Single Family Market Rate Rents by Vacancy Status			
Natrona County			
2021b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	24	0	0%
\$750 to \$1,000	142	4	2.8%
\$1,000 to \$1,250	62	2	3.2%
\$1,250 to \$1,500	44	5	11.4%
Above \$1,500	0	0	0%
Missing	3	0	0%
Total	275	11	4%

The average rent and availability of apartment units is displayed in Table II.13.83. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 8.1 percent.

Table II.13.83 Apartment Market Rate Rents by Vacancy Status Natrona County 2021b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	32	3	9.4%
\$500 to \$750	1,169	95	8.1%
\$750 to \$1,000	590	82	13.9%
\$1,000 to \$1,250	401	11	2.7%
\$1,250 to \$1,500	215	0	0%
Above \$1,500	419	17	4.1%
Missing	211	14	6.6%
Total	3,037	222	7.3%

Table II.13.84, displays units designed to serve elderly occupants. In the most recent survey there were 205 units designed for elderly occupants, of which 3 units were available, which indicates a vacancy rate of 1.5 percent.

Table II.13.84 Units Designed for Elderly Occupants Natrona County 2021b Survey of Rental Properties	
Elderly	Units
Elderly Units	205
Available Elderly Units	3
Elderly Vacancy Rate	1.5%

Table II.13.85, shows the number of estimated days an available unit is expected to be on the market. As can be seen 1 units, or 0.5 percent of available units are expected to be on the market for less than seven days. An additional 75 units, or 35 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 0 units, or 0 percent are expected to be on the market for 90 days.

Table II.13.85 Number of Estimated Days to Fill a Vacant Unit Natrona County 2021b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	1	0.5%
7 to 30 days	75	35%
31 to 60 days	120	56.1%
61 to 90 days	2	0.9%
More than 90 days	0	0%
Unknown	16	7.5%
Total	214	100.0%

Respondents were asked if utilities are included in the rent, responses are shown in Table II.13.86, 69 respondents, or 75 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.13.87. There were 844 respondents who included electricity, 1,696 respondents who included natural gas, 3,341 respondents who included water and sewer and 3,215 respondents included trash collection in the rent.

Table II.13.86 Are there any utilities included with the rent? Natrona County 2021b Survey of Rental Properties	
Period	Respondent
Yes	69
No	23
% Offering Utilities	75%

Table II.13.87 Which utilities are included with the rent? Natrona County 2021b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	844
Natural Gas	1,696
Propane	60
Water/Sewer	3,341
Trash Collection	3,215
Cable Television	466
Other	

Perceived Need for Housing Units

Table II.13.88, shows the number of survey respondents who keep a waiting list. As can be seen 17 respondents said they keep a waitlist, with an estimated 63 number of persons on the wait list.

Table II.13.88 Do you keep a waiting list? Natrona County 2021b Survey of Rental Properties	
Period	Respondent
Yes	17
No	73
Waitlist Size	63

Table II.13.89, shows the condition of rental units by unit type for Natrona County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 3,436 units were in good condition, or 73.2 percent and 52 units, or 1.1 percent, being in average condition. Details by unit type and condition are displayed.

Table II.13.89 Condition by Unit Type Natrona County 2021b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	4	0.1%
Average	52	1.1%
Good	3,436	73.2%
Excellent	864	18.4%
Don't Know	0	0%
Total	4,695	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.13.90, 0 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 6 respondents indicated they would prefer more units of any type.

Table II.13.90 If you had the opportunity to own/manage more units, how many would you prefer Natrona County 2021b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	1
Apartments	1
Mobile homes	0
Other	0
All types	6
Total	8

2020 Household Forecast

The 2020 Housing Needs Forecast reports housing demand projections from 2020 to 2050, with 2020 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 2020 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table II.13.91, shows the current CHAS housing problem estimates for the period of 2014-2018. 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

Table II.13.91			
Households with Housing Problems by Income			
Natrona County			
2014-2018 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	1,035	1,375	2,410
30.1-50% HAMFI	810	1,595	2,405
50.1-80% HAMFI	1,225	750	1,975
80.1-95% HAMFI	215	170	385
95 – 115% HAMFI	365	135	500
115.1% HAMFI or more	310	135	445
Total	3,960	4,160	8,120
Without Housing Problems			
30% HAMFI or less	255	270	525
30.1-50% HAMFI	1,075	465	1,540
50.1-80% HAMFI	2,340	1,865	4,205
80.1-95% HAMFI	1,355	930	2,285
95 – 115% HAMFI	2,020	1,070	3,090
115.1% HAMFI or more	10,925	1,930	12,855
Total	17,970	6,530	24,500
Not Computed			
30% HAMFI or less	100	140	240
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	100	140	240
Total			
30% HAMFI or less	1,390	1,785	3,175
30.1-50% HAMFI	1,885	2,060	3,945
50.1-80% HAMFI	3,565	2,615	6,180
80.1-95% HAMFI	1,570	1,100	2,670
95 – 115% HAMFI	2,385	1,205	3,590
115.1% HAMFI or more	11,235	2,065	13,300
Total	22,030	10,830	32,860

be seen there were a total of 3,960 owner occupied and 4,160 renter occupied households experiencing a housing problem.

Table II.13.92, shows the total estimated housing by tenure for Natrona County. As can be seen, in 2030 there are estimated to be a total of 22,585 owner and 12,146 renter occupied households or a total of 34,731 households. By 2050 there are estimated to be 24,864 owner, 13,054 renter for a total of 37,918 households in Natrona County.

Year	Owner	Renter	Total
2020	21,419	11,643	33,062
2025	21,905	11,851	33,756
2030	22,585	12,146	34,731
2035	23,217	12,412	35,629
2040	23,788	12,639	36,427
2045	24,324	12,845	37,169
2050	24,864	13,054	37,918

Table II.13.93 shows the incremental housing demand for Natrona County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2020, 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 1,876 owner-occupied and 0 renter occupied households will be needed above current 2020 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Natrona County will see an additional 5,067 households, of which 412 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 893 household’s above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.13.93
Incremental Housing Demand Forecast
 Natrona County
 Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	0	75	118	158	194	228	262
30.1-50%	0	102	161	215	263	309	356
50.1-80%	0	194	304	406	498	585	672
80.1-95%	0	85	134	179	219	258	296
95.1-115%	0	129	203	272	333	391	450
115+%	0	610	957	1,279	1,570	1,844	2,119
Total	0	1,196	1,876	2,508	3,079	3,615	4,155
Renter							
0-30%	0	0	1	45	82	116	150
30.1-50%	0	0	1	51	95	134	173
50.1-80%	0	0	1	65	120	170	220
80.1-95%	0	0	0	27	50	71	93
95.1-115%	0	0	0	30	55	78	101
115+%	0	0	1	51	95	134	174
Total	0	0	0	270	497	703	912
Total							
0-30%	0	75	119	203	276	344	412
30.1-50%	0	102	161	266	358	443	529
50.1-80%	0	194	305	471	618	755	893
80.1-95%	0	85	134	206	270	329	389
95.1-115%	0	129	204	302	389	470	551
115+%	0	610	957	1,331	1,665	1,978	2,293
Total	0	1,196	1,876	2,778	3,576	4,318	5,067

Table II.13.94 shows the Incremental Total Housing Need Forecast for Natrona County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2020, the base year, the total housing need set at the 8,905 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 7,878 owner and 5,576 renter occupied households for a total of 13,454 quality households.

Table II.13.94
Incremental Total Housing Need Forecast
 Natrona County
 Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	1,018	1,048	1,091	1,131	1,167	1,201	1,235
30.1-50%	822	864	922	976	1,025	1,071	1,117
50.1-80%	1,266	1,345	1,455	1,557	1,650	1,737	1,824
80.1-95%	253	287	336	381	422	460	498
95.1-115%	420	473	546	615	676	734	793
115+%	654	901	1,248	1,570	1,862	2,135	2,410
Total	4,433	4,919	5,599	6,231	6,802	7,338	7,878
Renter							
0-30%	1,478	1,505	1,542	1,586	1,623	1,657	1,692
30.1-50%	1,715	1,745	1,789	1,840	1,883	1,922	1,962
50.1-80%	806	821	842	906	961	1,011	1,061
80.1-95%	183	186	191	218	241	262	283
95.1-115%	145	148	152	181	207	230	253
115+%	145	148	152	203	246	285	325
Total	4,472	4,552	4,664	4,934	5,161	5,367	5,576
Total							
0-30%	2,496	2,553	2,634	2,717	2,791	2,858	2,927
30.1-50%	2,537	2,609	2,711	2,816	2,908	2,993	3,079
50.1-80%	2,073	2,166	2,297	2,463	2,611	2,747	2,885
80.1-95%	435	473	527	599	663	722	781
95.1-115%	565	620	698	796	883	964	1,046
115+%	799	1,049	1,400	1,773	2,108	2,420	2,736
Total	8,905	9,471	10,263	11,165	11,963	12,705	13,454