

A PROFILE OF WYOMING

DEMOGRAPHICS, ECONOMICS, AND HOUSING

Semiannual Report, Ending December 31, 2002



Final Report

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Wyoming Housing Database Partnership

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A Profile of Wyoming

Demographics, Economics, and Housing

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Prepared by:
Western Economic Services, LLC
212 S.E. 18th Avenue
Portland, Oregon 97214
(503) 239-9091
Toll-free: 1-866-937-9437
Fax: (503) 239-0236
E-mail: rgaudin@wes.info

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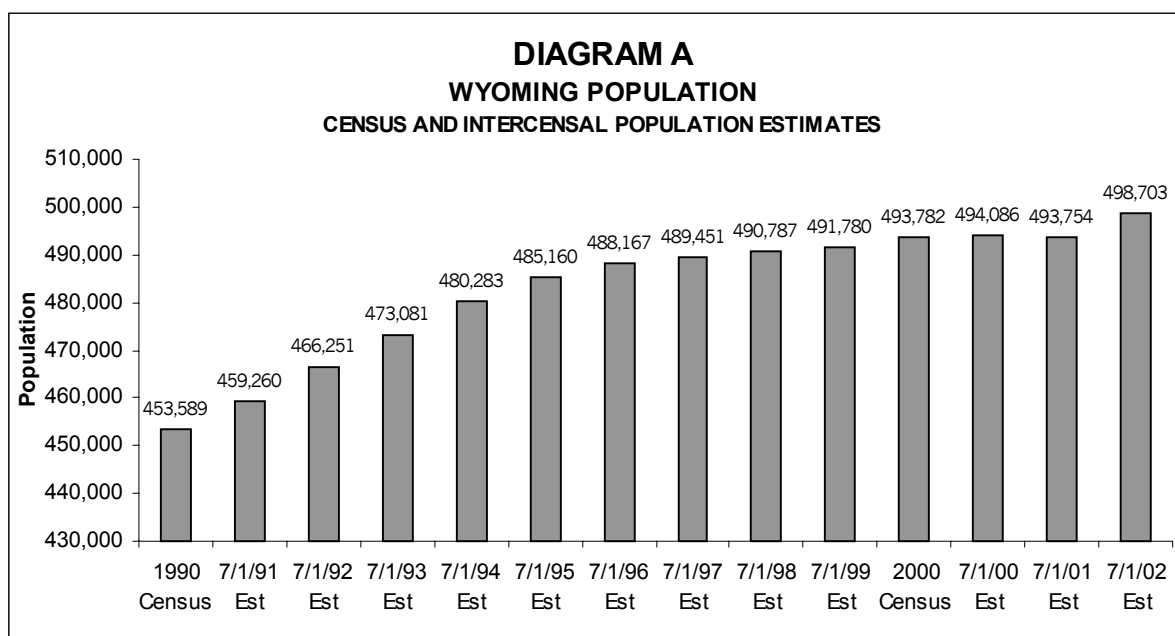
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Executive Summary

Demographic and Economic Conditions

Wyoming's population rose by 8.86 percent, or nearly 40,200 people, from 453,588 in 1990 to 493,782 in 2000. Earlier Census estimates indicated a modest increase of only 641 persons from April 2000 to July 2001. However, the latest revised estimate suggests substantial in-migration to Wyoming, with a total population increase of 4,949 persons over the period from July 1, 2001 to July 1, 2002. Decennial Census and intercensal population estimates for Wyoming are presented in Diagram A, below.



Total population change is a combination of births, deaths, and the net migration of those persons arriving in and leaving the state. The result of births minus deaths is termed the *natural increase*. Over the period from July 2001 to July 2002, Wyoming's natural increase was estimated at 1,860 people. The population estimate for this period is estimated at 4,949 persons, indicating a net migration of 3,089 persons into the state. Further, a majority, or 83.11 percent of the in-migrants to Wyoming, comprised persons migrating from within the U.S.

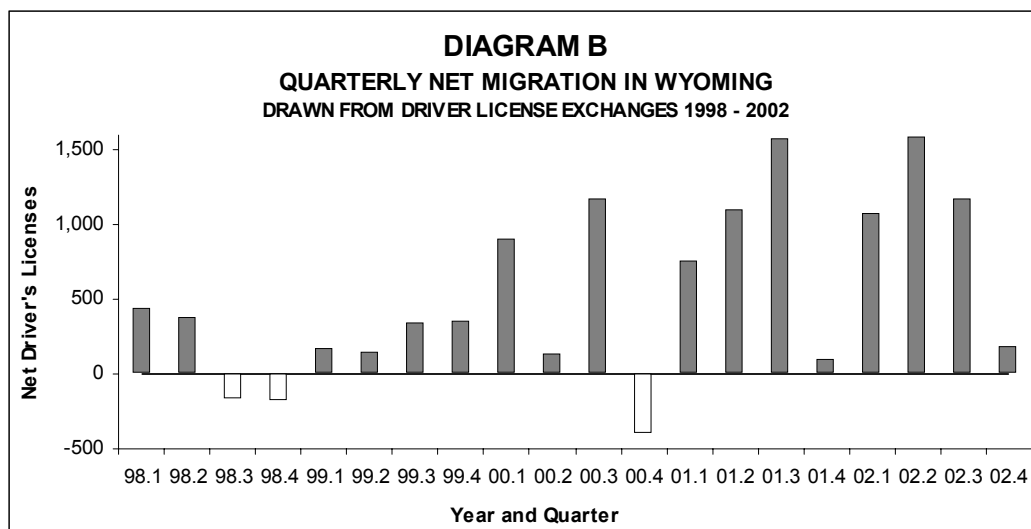
The Wyoming Department of Transportation (DOT) tracks those that exchange driver's licenses from other areas and those surrendering their driver's licenses to other states. There were 4,010 net new residents identified in the 2002 data, which is an increase of 13.82 percent over 2001. The largest age group, 57.86 percent of those arriving in Wyoming, comprised persons in their prime working years. Over 3,197 persons between 26 and 55 came to Wyoming in 2002. It is important to note that the data only represent the net change in driver's licenses, not total migrating persons or households. It is, however, an indication of migration trends for Wyoming.

As seen in Table A, below, age groups ranging from 26 to 55 comprised a majority of the influx. There were more male in-migrants compared to female in-migrants during 2002.

TABLE A
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002: STATE OF WYOMING DATA BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
Net Migration by Age and Gender									
Male	21	77	156	690	546	487	264	57	2,298
Female	38	-172	85	693	391	390	178	109	1,712
Total	59	-95	241	1,383	937	877	442	166	4,010

Diagram B, below, presents the quarterly fluctuation in driver's license exchanges from 1998 through 2002. The first half of the year 2002 witnessed a greater increase in net migration compared with the same time frame in 2001. The Census Bureau's population estimates indicated that there was an increase of 3,089 persons from July 2001 to July 2002. The driver's license exchange data, on the other hand, indicated a net migration of 4,325 persons during the same period.¹



Between 2000 and 2001 Wyoming's labor force increased by 1.6 percent, or 4,317 persons, while employment gained 4,028 persons. This resulted in a mild increase in unemployment of 289 persons. However, the unemployment rate held steady at 3.9 percent for 2001, matching the rate of the previous year. Wyoming's unemployment rate continued to be below the national unemployment rate of 4.8 percent in 2001. This was the second consecutive year that Wyoming recorded an unemployment rate below that of the U.S. While the annual labor force statistics for 2002 are not yet available, monthly unemployment rates in 2002 were slightly higher than in 2001. The average of the monthly unemployment rates in 2002 is 4.0 percent, and this compares to the same average of 3.9 percent during 2001.² However, the Wyoming unemployment rate continues to be below the national average unemployment rate of 5.8 percent.

¹ However, the DOT data cannot be interpreted as a precise measure of net migration for a variety of reasons, e.g. not everyone possesses a driver's license, or some people may let them expire prior to surrendering them. Hence, it is the upward trend and absolute level of increased change in the DOT data that is especially noteworthy.

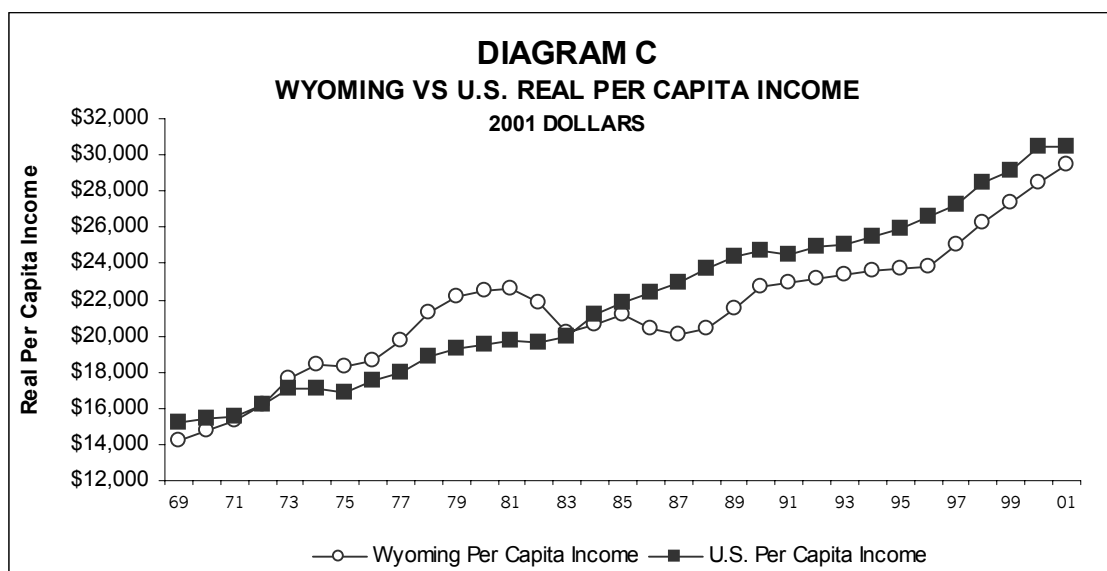
² The annualized data for both 2001 and 2002 may be slightly different than these values.

Over the last two decades, the fortunes of Wyoming's wage earners have not improved in accordance with national trends. While the total earnings of all workers rose substantially from 1969 through 1981, Wyoming's *real earnings per job* in 2001 still did not exceed earnings received in 1981. High-paying jobs continued to be scarce in Wyoming, while lesser-paying jobs such as service jobs saw an increase. Even though mining gained 2,429 jobs between 2000 and 2001, real wage earnings declined by \$5,201 from 2001. The mix of low-paying and high-paying jobs led to a low average wage rate for Wyoming's working population. In 2001, Wyoming's real average earnings per job was \$28,667, while the U.S. average was \$37,257.

Still, the citizens of Wyoming tend to work more jobs and work harder. Labor force participation rates, that portion of the population aged 16 to 65 who are working or seeking work, was considerably higher than national norms. Males had a 78.8 percent labor force participation rate in Wyoming compared to only 74.4 percent nationally. Females had a 66.4 percent labor force participation rate in Wyoming, compared to a national rate of 60.1 percent. Furthermore, the percentage of persons working more than one job rose from 8.8 percent in 2000 to 9.1 percent in 2001, fifth highest in the nation.

Total real personal income has risen from about \$4.7 billion in 1969 to nearly \$14.5 billion in 2001, but the largest growth has been due to unearned income sources, such as dividends, interest, rents (DIR), and transfer payments, with DIR and transfer payments both increasing nearly five-fold. Together, these non-wage forms of income comprised over 24 percent of all personal income received in Wyoming. Preliminary BEA figures for 2002 indicate that statewide, personal income increased by 1.5 percent from the second quarter to the third quarter of 2002, the third fastest growth of a state in the nation. The largest contributor to the rise in personal income was farm earnings.

Furthermore, per capita income, at \$29,416 in Wyoming in 2001, a 3.5 percent rise over 2000, is closing any gap with the national average, which is now down slightly from 2000, reaching \$30,472, as seen in Diagram C, below.



Housing Supply and Market Conditions

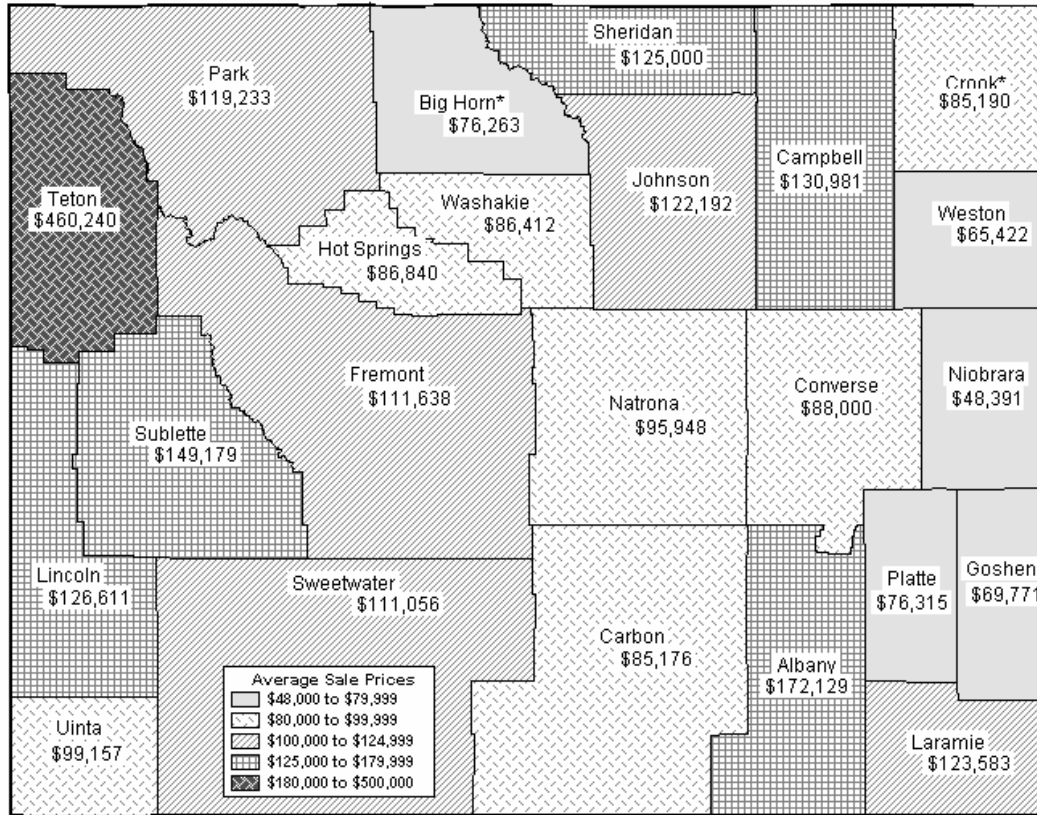
Over the last fifteen years, rental rates have seen very moderate increases. In the last few years, however, there have been more substantive changes in the statewide average rental rates. In 1995, the average rent for an apartment was about \$380. By the second quarter of 2001, average rents increased by \$35 more per month, or \$415 per month. One year later, rents jumped \$21 per month, to an average of \$436. The rent for a mobile home lot rose from about \$131 per month in 1986 to \$179 by the second quarter of 2002. The statewide average rental cost for a two- or three-bedroom home rose from about \$359 per month in 1986 to \$604 by the second quarter of 2002. Rental costs for a mobile home (on a lot) swelled from \$273 per month in 1986 to \$391 in 1997. This sum rose again, to \$450, by the second quarter of 2002.

While all these rates have increased, apartment rents and the rent for homes recorded the largest increases. This, in turn, suggests that market demand is greater in this segment of the rental housing market. These rental values are expressed in nominal dollars, or dollars without the effects of inflation taken into consideration. Even though inflation rates have been low over the last several years, the inflation that has existed has only slightly dulled or completely reversed the impacts of increases in rental costs, with the exception of the last year or two when rental rates far surpassed the inflation rates.

According to figures reported by County Assessors, the cost of purchasing a home continued to rise unabated, with the statewide average sales price of existing housing rising to \$118,032 in 2001. This constituted an increase of 5.92 percent over the 2000 average.³ The diversity of average prices between counties was extensive. The highest average price was in Teton County, at \$460,240. The second highest was in Albany County, with an average of \$172,129, followed by Sublette County, with an average of \$149,179. The lowest average price was in Niobrara County, at \$48,391. The distribution of 2001 average home prices is seen in Diagram D.

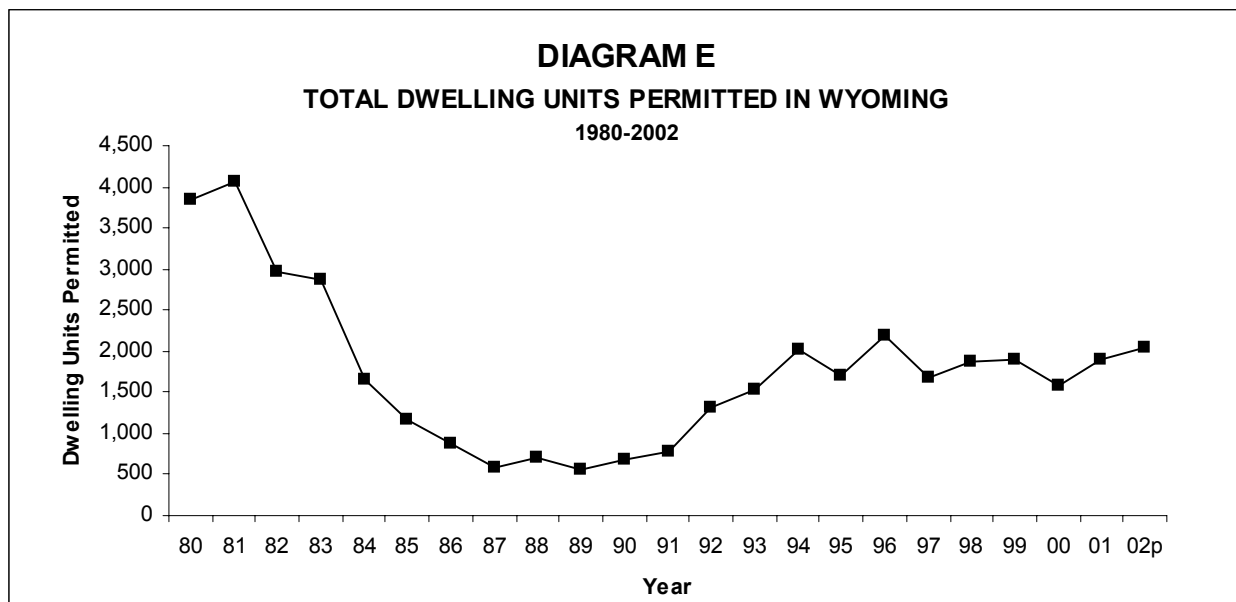
³ Big Horn and Crook Counties did not provide sales data, but data for these counties was received from the Wyoming Department of Revenue.

DIAGRAM D
AVERAGE WYOMING SINGLE FAMILY HOME SALE PRICES BY COUNTY
2001



Average sales prices for these counties were obtained from the State of Wyoming Department of Revenue.

Newly permitted residential construction is still far below the peak seen in the early 1980s. However, the 2002 preliminary permit data indicates a significant increase of total units permitted, from 1,907 in 2001 to 2,041 during 2002, as shown in Diagram E, below.



Housing in Wyoming is more affordable than it is nationally. The 2000 Census indicates that the median value of an owner-occupied house was \$96,600 in Wyoming versus \$119,600 nationally. In addition, the median gross rent was \$437 in Wyoming, versus a national average of \$602. Furthermore, even while average wages per job are considerably lower in Wyoming than in the nation, the percent of households facing a cost burden is lower in Wyoming compared to the nation. Renter households spending 50 percent or more of their income on housing was 17.64 percent nationally, but only 12.87 percent in Wyoming. Homeowners with a mortgage that must spend 50 percent or more of their income on housing exceeds 9 percent nationally, but only 6.50 percent in Wyoming.

These cost advantages are threatened by recent surges in the cost of rental and homeownership options. Furthermore, over 2,000 homeowners who have completely paid off their mortgages still spend more than 50 percent of their income on housing. For these homeowners, some property tax abatement should be considered.

The Department of Transportation administers a voluntary survey to all drivers exchanging out-of-state driver's licenses. The results developed in this survey, the Housing Needs Assessment Survey of new Wyoming residents, indicate that almost 79.3 percent of the survey respondents want to own their own homes, with only 1 in 5 desiring to rent. According to apartment rental costs, persons anticipating rents between \$366 and \$474 tend to have expectations within current market conditions. Unfortunately, a little more than a third (39.7 percent) of new residents hope to spend less than \$365 per month on rent, and 62.8 percent of the newcomers hope to buy a house for less than \$100,000. In areas experiencing growth, this is a difficult proposition for potential homebuyers.

The Implications of These Events on the Provision of Affordable Housing

The effects of Wyoming's migration patterns experienced over the last decade as depicted by the DOT data suggest that selected communities have experienced significant pressure on their housing markets, while others have seen demand fall as population declined. In-migrating households are more likely to be younger, and if working age, available affordable housing is more likely to be quickly absorbed. New housing is likely to be larger and more expensive for these younger households.

The wage-earning citizens of Wyoming have not seen significant wage improvements. The largest increases in income have come from transfer payments (such as welfare), and dividends, interest, and rents (DIR), all of which are unearned income sources. Households with incomes from these sources were doing quite well, as the average per capita income has kept pace with national trends. The dichotomy in the housing market manifests itself as a strong demand for larger and higher-end housing for one group, and a shortage of suitable and affordable housing for the average wage earner and first-time homebuyer.

The Housing Needs Assessment Survey of new residents confirmed that people are looking for homes to buy. However, average-wage households are looking for homes under \$100,000. Unfortunately, homes in this price range are not typically located in areas where new residents are finding work.

The Findings:

- Housing in Wyoming costs less than it does nationally. There are cost advantages, and lower housing cost burdens. However, these cost advantages are now threatened.
- Extremely low income homeowner households may need property tax abatement.
- Economic and demographic trends are thwarting Wyoming's younger and average-wage earning households, constraining homeownership and forcing limited choices for housing consumers. Housing prices reached a statewide average of \$118,032 in 2001, rising 5.92 percent in one year.
- In 2001, statewide average apartment rental rates rose 5.06 percent.
- ***New trends may be emerging in Wyoming.*** Data from 2001 and 2002 suggest that:
 - Significant increases in employment and the overall labor force continue to propel growth in Wyoming.
 - Preliminary BEA figures for 2002 indicate that statewide, personal income increased by 1.5 percent from the second quarter to the third quarter of 2002, the third fastest growth of a state in the nation.
 - Driver's license exchange data indicated a net in-flow of over 4,000 people in 2002. The Census Bureau's population estimates indicated that there was an increase of 3,089 persons for the one year period ending July 2002.
 - Those persons now coming to Wyoming tend to be younger than in the past. The state may not be aging as it has in past decades.
 - As a result of recent increases in rental rates, rental property managers have voiced interest in investment and additional rental units. New construction permit data indicated an increase of 7.0 percent, or an increase from 1,907 units in 2001 to 2,041 units in 2002.
- With evidence of higher household growth trends, high home prices reported by County Assessors, continued low wage rates, and the persistence of in-need lower income households, the need for affordable new construction continues to mount.

Introduction

The Wyoming Housing Database Partnership (the Partnership) was created in 1997 to provide information about Wyoming's homeownership and rental housing needs. The intent was to provide quality, relevant information so that decisions pertaining to housing development could be soundly made. This information is currently used by developers, lenders, units of state and local government, as well as nonprofit and for-profit organizations involved with the provision of housing and housing-related services.

The Partnership is jointly funded through cooperative agreements with the Wyoming Community Development Authority, the Wyoming Financial Group, and organizations such as FannieMae, Bear, Stearns and Company, Inc., and Merrill Lynch. In addition, other organizations provide data, review, and oversight assistance.

A Profile of Wyoming presents demographic, economic, and housing statistics. Inferences are made about the needs and issues facing Wyoming's citizens, and Wyoming's housing market in general. In Section II, entitled *County Profiles*, similar statistics are reviewed for each county. Section III, entitled *Data Tables*, presents state and county labor force data, the Census 2000 households and housing cost data by county, and the housing needs assessment survey data.

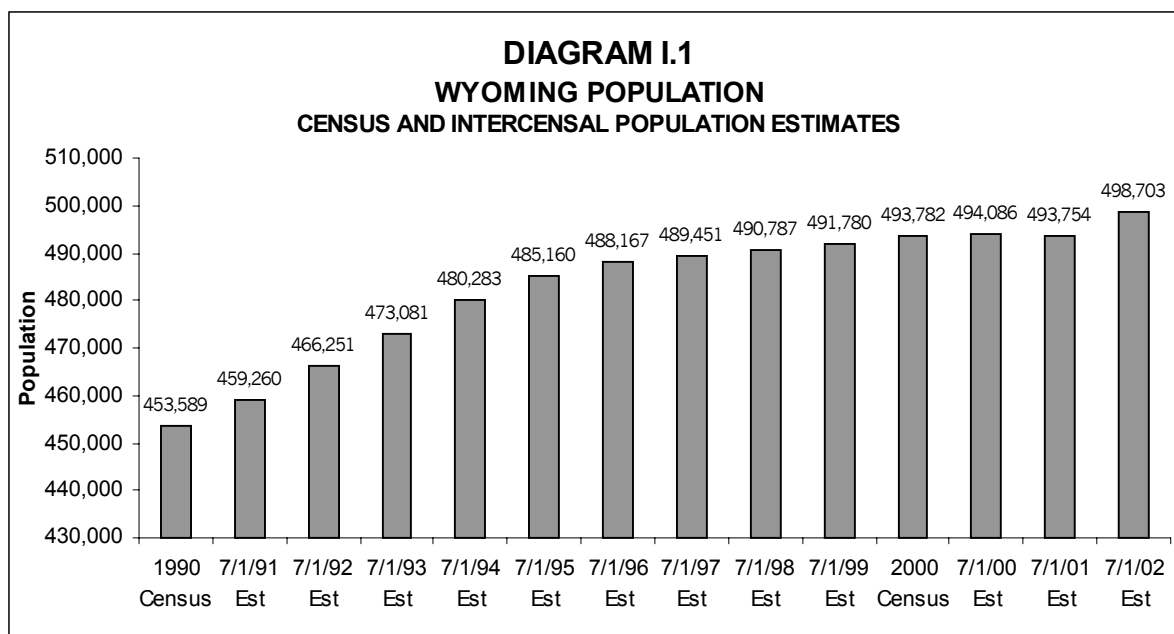
The document is available free of charge and may be downloaded from the WCDA website: <http://www.wyomingcda.com>. On the website, select the button entitled *Homebuyer Programs*, and then select *Wyoming Demographics, Economics, and Housing* for a list of available publications.

Section I – State of Wyoming

I.A. Demographics

I.A.1. Population

Wyoming's population rose by 8.86 percent, or nearly 40,200 people, from 453,588 in 1990 to 493,782 in 2000. Earlier Census estimates indicated a modest increase of only 641 persons from April 2000 to July 2001. However, the latest revised estimate suggests substantial immigration to Wyoming, with an increase of 4,949 persons over the July 1, 2001 – July 1, 2002 period. Diagram I.1, below, presents annual population estimates over the last 12 years.



I.A.2. Migration

Total population change is a combination of births, deaths, and the net migration of those persons arriving in and leaving the state. The result of births minus deaths is termed the *natural increase*. Over the period from July 2001 to July 2002, Wyoming's natural increase was estimated at 1,860 people. The population change for this period is estimated at 4,949 persons, indicating a net migration of 3,089 persons into the state. Of these, a majority, 83.11 percent, or 2,559 net migrants, were from within the U.S.

The Wyoming Department of Transportation (DOT) tracks those persons that exchange driver's licenses from other areas, as well as those surrendering Wyoming driver's licenses to other states. For those moving to Wyoming, new residents are requested to surrender their driver's license within one year. Table I.1, on the following page, presents driver's licenses exchanged and surrendered during 2001 by gender and age. It is important to note that the data only represent the net change in driver's licenses, not total migrating persons or households. It is, however, an indication of migration trends for Wyoming. Using these data as a precise measure of net migration may lead to spurious results. However, the trends seen in the data as

well as the actual number of new Wyoming licenses provide insight into net migration and population trends in Wyoming.

TABLE I.1
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2001 STATE OF WYOMING DATA BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	113	1,093	895	2,566	1,879	1,376	746	357	9,025
Female	96	824	768	2,094	1,591	1,237	622	344	7,576
Total	209	1,917	1,663	4,660	3,470	2,613	1,368	701	16,601
Out-migrants									
Male	72	1,038	828	1,781	1,275	975	455	283	6,707
Female	63	1,216	782	1,635	1,161	867	392	255	6,371
Total	135	2,254	1,610	3,416	2,436	1,842	847	538	13,078
Net Change by Age and Gender									
Male	41	55	67	785	604	401	291	74	2,318
Female	33	-392	-14	459	430	370	230	89	1,205
Total	74	-337	53	1,244	1,034	771	521	163	3,523

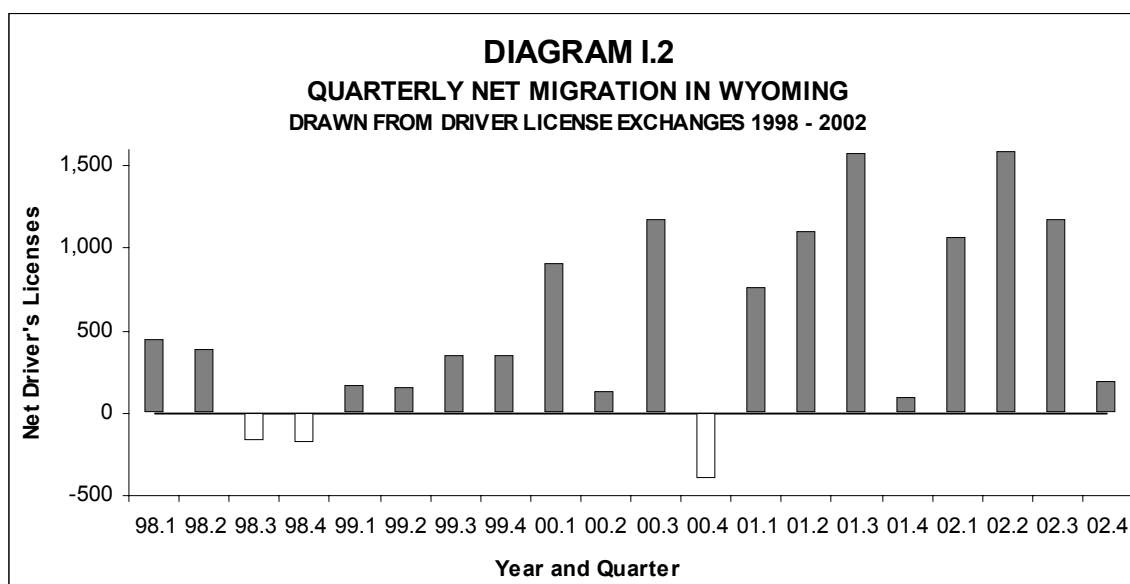
Net in-flow of new driver's licenses to Wyoming in 2001 was nearly twice that of 2000, increasing from 1,800 to 3,523. Interestingly, far fewer young persons were leaving the state, and fewer of those over age 65 were arriving in the state than previously. In addition, large numbers of those in their prime working years, 26 through 45, flocked to the state. These two groups rose over 2,275 in 2001.

This trend continued during 2002. Net exchanged licenses during 2002 increased by 13.82 percent from 2001, with a net of 4,010 new licensed drivers moving into Wyoming. As seen in Table I.2, below, the gender and age groups ranging from 26 to 55 again experienced a majority of the influx.

TABLE I.2
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 STATE OF WYOMING DATA BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	120	1,071	891	2,282	1,643	1,304	743	290	8,344
Female	104	886	762	1,953	1,393	1,172	570	331	7,171
Total	224	1,957	1,653	4,235	3,036	2,476	1,313	621	15,515
Out-migrants									
Male	99	994	735	1,592	1,097	817	479	233	6,046
Female	66	1,058	677	1,260	1,002	782	392	222	5,459
Total	165	2,052	1,412	2,852	2,099	1,599	871	455	11,505
Net Change by Age and Gender									
Male	21	77	156	690	546	487	264	57	2,298
Female	38	-172	85	693	391	390	178	109	1,712
Total	59	-95	241	1,383	937	877	442	166	4,010

Diagram I.2, on the following page, presents quarterly fluctuation in driver's license exchanges from January 1998 through 2002. The year 2002 witnessed a greater increase in net migration compared with the same time frame in earlier years. The Census Bureau's birth, death, and total population estimates indicate that there was a net inflow of 3,089 persons from July 2001 to July 2002. The driver's license exchange data also indicate a net inflow of 4,325 persons during the same period. Together, these sources of information indicate strong net immigration to Wyoming.



However, inflows and outflows of population in Wyoming vary significantly by county. During most of 2001, there was no appreciable net outflow from driver's license exchanges in any of the counties in Wyoming. Only Albany County experienced a decline, with a loss of 15. It would appear that Wyoming's population growth is on the upswing. The influx that began in 2001 seems to have continued during 2002, as the total increase presented in the 2002 driver's license exchange data indicates that population increased by 13.63 percent, or 4,010 persons. The county-by-county data are tabulated in Table I.3, at right. As seen, the greatest levels of increase are in Laramie, Teton, and Campbell Counties, even though both Sweetwater and Washakie had very small amounts of net migration.

TABLE I.3
TOTAL MIGRATION BY COUNTY
DRAWN FROM DRIVER'S LICENSE EXCHANGES

County	2001			2002		
	IN	OUT	NET	IN	OUT	NET
Albany	1,239	1,254	-15	1,282	1,122	160
Big Horn	258	211	47	269	194	75
Campbell	1,425	860	565	1,204	756	448
Carbon	524	412	112	527	318	209
Converse	355	247	108	337	245	92
Crook	202	146	56	191	131	60
Fremont	856	688	168	866	582	284
Goshen	317	294	23	341	256	85
Hot Springs	153	89	64	140	122	18
Johnson	246	140	106	224	141	83
Laramie	3,007	2,294	713	2,822	1,978	844
Lincoln	539	468	71	506	365	141
Natrona	1,639	1,404	235	1,488	1,198	290
Niobrara	82	47	35	57	52	5
Park	942	733	209	887	628	259
Platte	237	191	46	231	153	78
Sheridan	795	563	232	731	553	178
Sublette	264	155	109	286	148	138
Sweetwater	1,076	1,039	37	912	927	-15
Teton	1,399	827	572	1,305	729	576
Uinta	677	648	29	591	568	23
Washakie	184	170	14	155	183	-28
Weston	196	166	30	169	135	34
Out of state*	3	40	-37	2	25	-23
Wyoming **	16,615	13,086	3,529	15,523	11,509	4,014

*Out-of-state comprises mostly military personnel stationed elsewhere in the county

** Some records lacked a gender classification and are therefore not counted in Tables I.1 and I.2

Another element in the migration equation is the identification of where people have moved from, or where were they prior to coming to Wyoming. The U.S. Census Bureau gathers data where Wyoming's citizenry resided in 1995. Table I.4, at right, presents the location of the people of Wyoming in 1995. As shown, slightly over half of those five years of age and older were residing in the same house, 2.81 percent below the national figure. Of those living in a different location, 23.50 percent were in a different county, 15.74 percent were in a different state, with 8.89 percent of those in a western state. This implies that Wyoming's population is slightly more fluid than nationally.

TABLE I.4
RESIDENCE FOR THOSE 5 YEARS AND OLDER IN 1995
2000 CENSUS

Subject	U.S.	% of U.S.	Wyoming	% of Wyoming
Total*	262,375,152		462,809	
Same house in 1995	142,027,478	54.13	237,506	51.32
Different house in 1995:	120,347,674	45.87	225,303	48.68
In United States in 1995:	112,851,828	43.01	220,066	47.55
Same county	65,435,013	24.94	111,306	24.05
Different county:	47,416,815	18.07	108,760	23.50
Same state	25,327,355	9.65	35,926	7.76
Different state:	22,089,460	8.42	72,834	15.74
Northeast	4,345,115	1.66	3,506	0.76
Midwest	4,659,175	1.78	16,216	3.50
South	7,688,697	2.93	11,988	2.59
West	5,396,473	2.06	41,124	8.89
In Puerto Rico in 1995:	242,973	0.09	109	0.02
Same municipio	0	0.00	0	0.00
Different municipio	0	0.00	0	0.00
Elsewhere in 1995:	7,252,873	2.76	5,128	1.11
U.S. Island Areas	80,941	0.03	94	0.02
Foreign country or at sea	7,171,932	2.73	5,034	1.09

* Total represents those 5 years of age and older.

I.A.3. The Effects of the Complex Demographic Picture on Housing

Over the past decade, migration patterns have caused selected communities with increases in population to experience significant pressures on their housing markets, while others have seen demand fall as the population declined. Recently, in-migrating households have shifted from being predominantly older persons to those in their prime wage-earning years. Driver's license exchange data over the last few years has suggested that more individuals moved to Wyoming than was estimated by the U.S. Census Bureau. However, the newest Census estimates of population now concur with the DOT data. Significant numbers of people are moving to Wyoming. For this reason, available, affordable housing is likely being quickly absorbed, and new homes are likely to be more expensive. With additional households in the prime wage-earning years of 26 through 55, even further pressure is being placed on the affordable housing market.

I.A.4. Poverty in Wyoming

The U.S. Census Bureau defines poverty as situations in which total family income is less than a threshold amount based on the Consumer Price Index (CPI), family size, number of children, and the age of the householder. For example, the poverty threshold for a four-person household in the U.S. in 1999 (those households enumerated in the 2000 Census) was \$17,029. In 2000 this value was \$17,603, and in 2001 this value was \$18,104.

Wyoming's impoverished were distributed throughout a variety of age ranges. Wyoming's poverty rate compares favorably with the U.S. poverty rate, 11.42 versus 12.38 percent. Table I.5, on the following page, provides the age distributions for those whom poverty status was determined for Wyoming. As shown, the greatest numbers of those in poverty were in the age groups 18 to 64 years. These 31,709 citizens comprised 6.61 percent of those in poverty in Wyoming.

TABLE I.5
POVERTY STATUS BY AGE
FOR THOSE WHOM POVERTY STATUS WAS DETERMINED
2000 CENSUS

Subject	US	% of Poverty Status	Wyoming	% of Poverty Status
Total For Whom Poverty Status Was Determined	273,882,232		479,485	
Income Below Poverty Level	33,899,812	12.38	54,777	11.42
Under 5 years	3,412,025	1.25	5,449	1.14
5 years	689,664	0.25	870	0.18
6 to 11 years	4,148,573	1.51	6,136	1.28
12 to 17 years	3,496,596	1.28	5,760	1.20
18 to 64 years	18,865,180	6.89	31,709	6.61
65 to 74 years	1,550,969	0.57	2,112	0.44
75 years and over	1,736,805	0.63	2,741	0.57

Figures reflect the population for whom poverty was determined.

I.B. Economics

I.B.1. Employment

Employment in the state of Wyoming was examined through a variety of perspectives. Labor force, employment, and unemployment figures were collected from the Bureau of Labor Statistics (BLS). Employment by industry was derived from the Bureau of Economic Analysis (BEA).

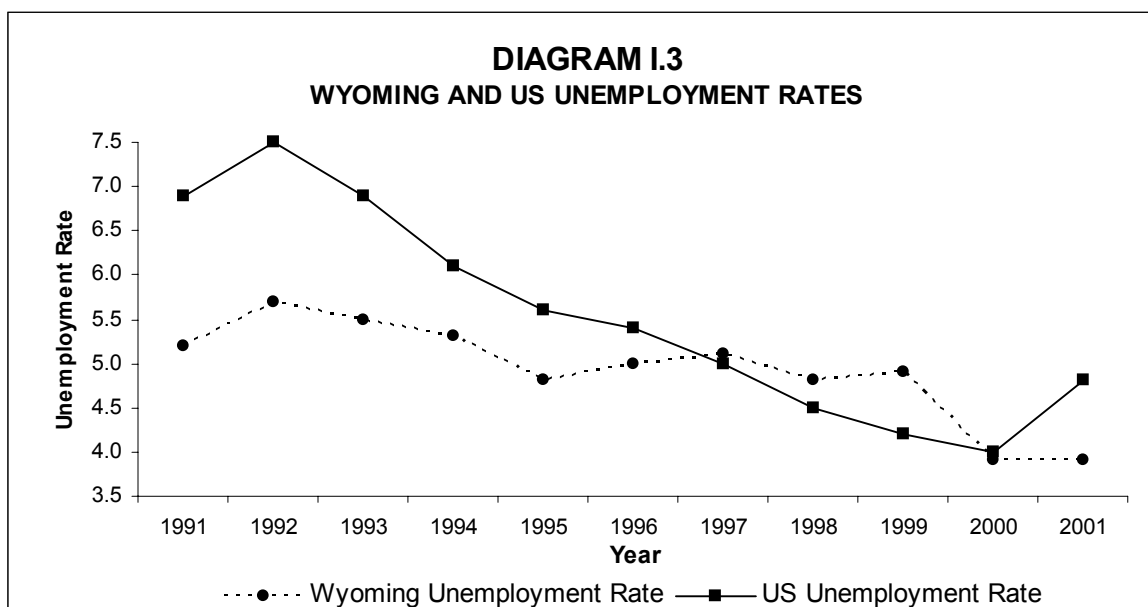
Wyoming's labor force, defined as the total number of people working or seeking work, increased by 1.6 percent, or 4,317 persons, between 2000 and 2001. In 2001 there were 4,028 additional persons employed over the 2000 total. The unemployment rate, the number of unemployed persons as a percentage of the labor force, held steady at 3.9 percent for 2001, the lowest rate over the last 12 years. The aforementioned statistics are presented in Table I.6, below. Such a low unemployment rate and such strong increases in the labor force are attractive to in-migrating persons.

TABLE I.6
WYOMING LABOR FORCE STATISTICS
1990 THROUGH 2001

Year	Labor Force	Employment	Unemployment	Wyoming Unemployment Rate
1990	235,977	222,951	13,026	5.5
1991	234,135	221,887	12,248	5.2
1992	238,895	225,256	13,639	5.7
1993	241,387	228,158	13,229	5.5
1994	251,696	238,307	13,389	5.3
1995	255,336	243,152	12,184	4.8
1996	256,198	243,343	12,855	5.0
1997	251,288	238,520	12,768	5.1
1998	257,266	244,938	12,328	4.8
1999	262,069	249,323	12,746	4.9
2000	266,945	256,568	10,377	3.9
2001	271,262	260,596	10,666	3.9

Still, Wyoming's unemployment rate, at 3.9 percent, continued to be below that of the nation, which jumped to 4.8 percent in 2001. Diagram I.3, on the following page, presents a comparison of the Wyoming and U.S. unemployment rates. While the annual labor force

statistics for 2002 are not yet available, monthly unemployment rates in 2002 were slightly higher than in 2001. The average of the monthly unemployment rates in 2002 is 4.0 percent, and this compares to the same average of 3.9 percent in 2001.⁴ However, Wyoming's current unemployment rate continues to be below the national average unemployment rate, which appears to be almost 5.8 percent.



The BEA provides an additional set of employment statistics. These are collected, in part, through income tax filings and represent the number of full and part-time jobs that are being filled.⁵ The data are segmented by industry and contain figures that represent employment from 1969 through 2001. Table I.7, on the following page, presents the employment figures, by industry, for Wyoming. As shown, mining's employment level peaked in 1981, with 41,921 jobs. The sector has yet to recover from its decline seen in the early 1980s.

Furthermore, most industrial sectors followed mining's decline in the early 1980s, and Wyoming's economy effectively collapsed. Only the services and government sectors managed small increases during this time. Mining continued to experience tough times in the 1990s while other industries began to recover.

Today, manufacturing employs more people than ever, having increased its ranks to 13,330 in 2001; there was a strong gain of 2,429 jobs in this category from 2000 to 2001. The services sector continues to provide the most jobs and has increased significantly, now representing 85,476 positions. Since Wyoming's recovery began in 1987, employment has increased 1.9 percent per year, reaching 336,437 jobs in 2001. This data is presented in Table 1.7.

⁴ The annualized data for both 2001 and 2002 may be slightly different than these values.

⁵ BEA statistics include labor and proprietors, as well as agricultural, domestic, and casual-labor employment. The earned income from each of these types of workers, by their respective industries, is also included. However, 2001 is the most current data available.

TABLE I.7
WYOMING EMPLOYMENT BY INDUSTRY
BEA DATA 1969 THROUGH 2001

Year	Farm	AFF	Mining	Constr.	Mfg	TCPU	W. Trd	R. Trd	FIRE	Srvcs	Gov't	Total
1969	14,393	1,307	13,064	8,949	7,634	11,338	4,195	25,139	7,633	27,626	36,677	157,955
1970	14,292	1,294	12,811	9,320	7,741	11,497	4,145	25,781	7,657	28,051	36,796	159,385
1971	14,124	1,400	12,136	10,176	7,954	11,501	4,364	26,826	7,520	29,571	39,311	164,883
1972	14,066	1,575	13,182	11,820	8,239	11,667	4,533	28,069	7,810	30,452	40,889	172,302
1973	14,033	1,684	14,121	14,474	8,971	12,320	4,651	29,222	8,541	32,086	42,186	182,289
1974	14,413	1,722	16,928	17,566	8,881	13,124	5,311	30,671	9,352	33,432	42,369	193,769
1975	13,989	1,568	19,747	18,244	8,979	13,675	5,885	32,547	10,302	34,958	42,786	202,680
1976	14,223	1,799	21,874	18,986	9,126	13,837	6,409	35,614	11,052	37,640	43,538	214,098
1977	13,824	1,831	26,845	21,324	9,830	14,723	7,180	38,130	12,533	39,316	45,055	230,591
1978	13,642	1,885	30,911	23,874	10,529	16,374	8,215	41,207	13,759	43,184	46,290	249,870
1979	14,526	1,998	34,622	26,059	10,780	17,895	9,126	42,933	15,615	45,462	47,589	266,605
1980	14,504	2,016	38,523	25,805	10,512	19,169	10,055	43,998	16,334	48,437	50,297	279,650
1981	14,109	2,121	41,921	26,738	10,750	20,189	11,863	46,025	15,331	50,005	51,423	290,475
1982	13,688	2,309	38,001	24,900	9,902	19,725	11,248	46,363	15,516	52,033	53,993	287,678
1983	14,771	2,448	32,265	20,110	9,232	18,324	9,773	44,545	15,136	52,099	56,156	274,859
1984	14,045	2,672	31,618	20,615	9,150	18,392	9,893	45,055	15,127	53,784	56,687	277,038
1985	12,969	2,785	28,843	23,783	9,208	18,018	9,928	45,131	14,878	54,384	58,124	278,051
1986	13,048	2,852	22,416	21,961	9,002	16,681	8,939	42,964	14,500	53,835	58,961	265,159
1987	12,965	3,524	20,519	15,583	9,454	16,219	7,883	43,239	17,363	55,269	57,786	259,804
1988	12,850	3,424	20,876	15,305	10,151	16,681	7,839	44,668	17,644	57,688	58,024	265,150
1989	12,455	3,154	20,111	15,124	10,449	16,560	8,017	45,609	17,532	59,554	58,483	267,048
1990	12,476	3,353	20,840	15,782	11,203	16,583	7,633	47,252	17,167	61,294	58,888	272,471
1991	12,256	3,514	20,982	16,996	10,949	16,551	7,920	48,533	16,921	64,619	59,433	278,674
1992	12,335	3,524	19,941	17,109	11,117	16,099	8,099	49,910	16,695	65,689	61,203	281,721
1993	12,357	3,887	19,928	17,567	11,285	16,484	7,807	51,497	17,391	67,377	61,251	286,831
1994	12,090	4,372	20,162	19,767	12,184	16,697	8,097	55,053	17,182	72,256	62,147	300,007
1995	12,449	4,183	19,096	20,243	11,988	16,556	8,336	56,065	18,687	73,594	61,825	303,022
1996	12,309	4,393	17,749	20,313	13,183	16,361	8,289	57,641	19,429	75,300	61,460	306,427
1997	11,595	4,573	18,914	21,282	13,060	16,312	8,604	57,228	19,827	76,548	61,567	309,510
1998	12,385	5,203	18,802	22,848	13,265	16,869	8,857	56,250	21,276	78,491	61,858	316,104
1999	12,117	5,682	18,359	24,361	13,241	17,216	8,704	56,574	19,926	80,815	62,379	319,374
2000	12,624	5,769	19,385	24,878	13,583	17,158	8,812	57,825	21,305	83,161	64,106	328,606
2001	12,346	5,899	21,814	25,376	13,330	17,016	9,110	58,031	22,347	85,476	65,692	336,437

AFF = agricultural, forestry, and fishery services TCPU = transportation, communication, and public utilities
W. Trd & R. Trd = wholesale and retail trade FIRE = finance, insurance, and real estate

Combined, these indicators portend good economic trends for Wyoming. While the labor force is on the rise, jobs are increasing more rapidly than they have in decades. In addition, the state's average unemployment rate in 2002 appears to have increased very slightly.

I.B.2. Occupation and Class of Workers

Additionally, the labor force may be viewed by occupation and class. The U.S. Census Bureau collects data on the occupation of the civilian population 16 years and over and the class of worker. Here, the management, professional, and related occupations category comprise the greatest percentage of Wyoming's workforce, with approximately 30 percent of its workforce falling in this category. As shown in Table I.8, on the following page, the U.S. registered 33.7 percent of the workforce in management and professional category, 3.67 percent higher than Wyoming's percentage. Farming, fishing, and forestry occupations recorded the lowest percentages of the workforce for both Wyoming and the U.S., with 1.53 percent and 0.73 percent respectively.

The majority of Wyoming's workforce is in the private wage and salary workers classification, just over 70 percent. However, this is 8.27 percent fewer than seen nationally, as seen in Table I.8.

TABLE I.8
OCCUPATION AND CLASS OF WORKER
U.S. VERSUS WYOMING
2000 CENSUS

Subject	U.S.	% of Employed U.S.	Wyoming	% of Employed Wyoming
Employed civilian population 16 years and over	129,721,512		241,055	
OCCUPATION				
Management, professional, and related occupations	43,646,731	33.65	72,258	29.98
Service occupations	19,276,947	14.86	40,290	16.71
Sales and office occupations	34,621,390	26.69	58,397	24.23
Farming, fishing, and forestry occupations	951,810	0.73	3,700	1.53
Construction, extraction, and maintenance occupations	12,256,138	9.45	35,567	14.75
Production, transportation, and material moving occupations	18,968,496	14.62	30,843	12.80
CLASS OF WORKER				
Private wage and salary workers	101,794,361	78.47	169,210	70.20
Government workers	18,923,353	14.59	49,187	20.40
Self-employed workers in own not incorporated business	8,603,761	6.63	21,466	8.91
Unpaid family workers	400,037	0.31	1,192	0.49

I.B.3. Personal Income

Income for the workers of Wyoming was analyzed using BEA data. The latest available and comprehensive data from the BEA were for 2001. Personal income, per capita income, and average earnings per job were converted into real 2001 dollars, removing the effects of inflation.

There was appreciable increase in both the real per capita income and total personal income for workers in Wyoming, as seen in the BEA data. Real per capita income increased from \$14,214 to \$29,416 between 1969 and 2001.

In 1969, total real personal income in Wyoming was nearly \$4.7 billion. This figure rose to over \$14.5 billion in 2001. However, the largest growth came in the unearned income categories that include property income (dividends, interest, and rents), and transfer payments. In fact, both property income and transfer payments increased nearly five-fold over this period.

Combined, the unearned income categories make up almost 38 percent of all the personal income received in Wyoming. Table I.9, on the following page, displays Wyoming's real personal income figures for 1969 through 2001.⁶

⁶ Earnings are developed from place of work data and represent all workers, labor, and proprietors. Social security contributions are subtracted. Residence adjustment corrects for earnings of persons living out-of-state. Personal income represents place of residence data.

TABLE I.9
REAL PERSONAL INCOME IN WYOMING

BEA DATA 1969 THROUGH 2001: 1,000s OF 2001 DOLLARS

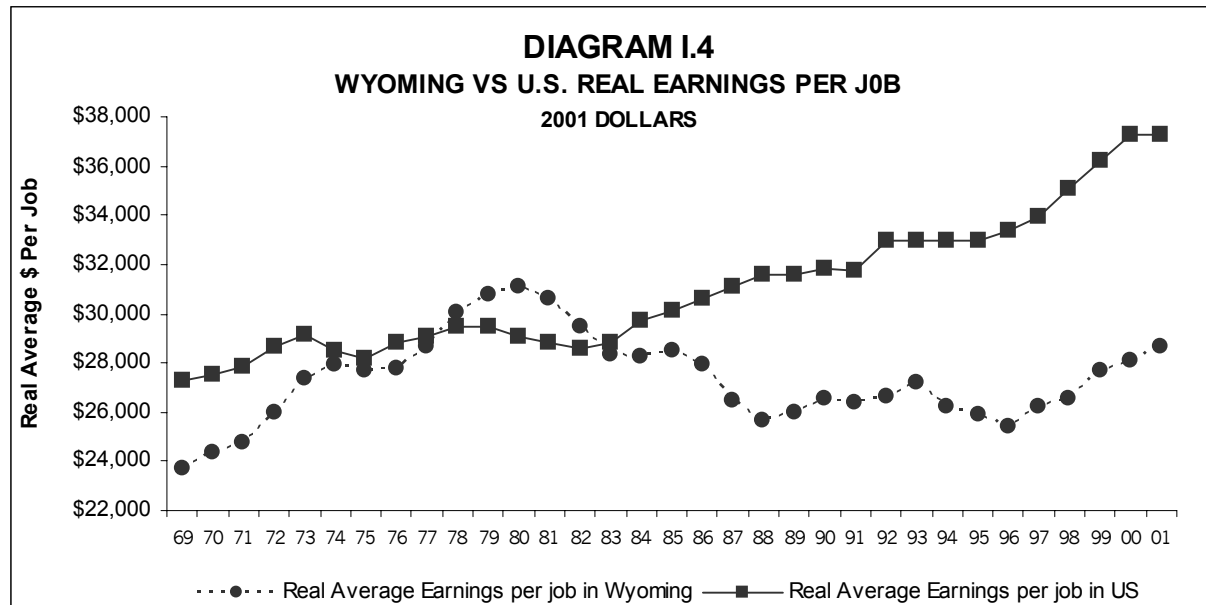
Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income
1969	3,745,480	133,216	N/A	716,382	347,396	4,676,105	14,214
1970	3,885,374	137,114	497	791,936	385,406	4,926,099	14,756
1971	4,078,968	145,454	-2,882	844,867	426,620	5,202,120	15,300
1972	4,483,005	162,727	-10,381	861,413	445,606	5,616,915	16,193
1973	4,991,490	204,505	-22,617	969,038	491,667	6,225,073	17,618
1974	5,417,375	228,016	-40,335	1,063,971	509,921	6,722,915	18,442
1975	5,612,306	237,632	-44,085	1,082,523	556,429	6,969,540	18,317
1976	5,945,847	259,538	-58,590	1,157,687	592,011	7,377,417	18,656
1977	6,602,836	281,205	-71,627	1,253,617	617,412	8,121,034	19,734
1978	7,515,357	326,946	-88,355	1,424,953	648,829	9,173,838	21,290
1979	8,200,582	372,466	-117,179	1,603,819	689,095	10,003,851	22,139
1980	8,703,791	398,959	-147,040	1,781,806	751,204	10,690,802	22,546
1981	8,902,621	450,185	-152,411	1,985,983	824,008	11,110,016	22,595
1982	8,485,406	441,880	-137,615	2,283,946	892,922	11,082,779	21,886
1983	7,779,573	392,481	-96,449	2,009,709	1,014,011	10,314,363	20,211
1984	7,816,218	393,901	-84,165	2,145,039	950,814	10,434,006	20,666
1985	7,915,605	418,947	-79,737	2,172,629	977,901	10,567,451	21,148
1986	7,401,216	403,732	-61,543	2,091,311	1,056,960	10,084,212	20,347
1987	6,865,917	381,327	-38,731	2,058,783	1,043,703	9,548,345	20,019
1988	6,805,683	404,431	-30,316	2,082,105	1,044,151	9,497,192	20,419
1989	6,945,901	411,159	-20,538	2,276,623	1,076,978	9,867,805	21,528
1990	7,229,357	425,969	-15,197	2,412,366	1,119,703	10,320,260	22,748
1991	7,347,377	441,478	-4,786	2,435,177	1,203,448	10,539,738	22,949
1992	7,506,920	453,444	-15,417	2,457,085	1,300,594	10,795,739	23,154
1993	7,803,960	463,599	-19,450	2,381,150	1,368,073	11,070,135	23,400
1994	7,876,437	481,881	-23,147	2,558,350	1,414,790	11,344,550	23,621
1995	7,845,693	487,232	-22,639	2,681,733	1,463,398	11,480,952	23,664
1996	7,785,989	488,859	-20,903	2,808,308	1,523,728	11,608,264	23,779
1997	8,128,930	498,174	-17,996	3,110,666	1,547,729	12,271,156	25,072
1998	8,381,782	522,729	-20,458	3,461,162	1,560,798	12,860,556	26,204
1999	8,851,666	536,109	-23,953	3,555,243	1,588,496	13,435,343	27,320
2000	9,228,717	551,199	-34,106	3,759,986	1,638,089	14,041,487	28,424
2001	9,644,738	581,530	-36,407	3,788,302	1,728,981	14,544,084	29,416

Economic theory suggests that as unemployment rates fall below 4.0 percent, signifying the full utilization of the labor force, pressure should be placed on wage rates, causing increases in salaries and wages. Unfortunately, the fortunes of Wyoming's wage earners have not fared as well as their national counterparts. While total earnings of all workers rose considerably from 1969 through 1981, Wyoming's real earnings per worker in 2001 were less than the real earnings per worker seen in 1981, 28,667 versus 30,648.

This stagnation may be the result of the fact that the most prevalent jobs in Wyoming are in the lower-paying industries, such as retail sales and services. The higher-paying sectors tend to have far fewer persons employed and have grown more slowly. This combination has, in part, led to a reduction in the average wage rate for Wyoming's working population. In addition, comparisons to the U.S. average reveal that Wyoming has been performing poorly for many years.

In the late 1970s, Wyoming exceeded the national average real wage rate, but this was short-lived. Since 1983, Wyoming has fallen behind the U.S. average. By 2001, Wyoming's real average earnings per job were \$28,667 while the U.S. average was \$37,257. Over the past several years, the average wage has been increasing in the state, but at a rate that continued to

be well below the national average. In 2001, this leveled off and Wyoming made a small move towards closing that gap, as seen in Diagram I.4, below.



Mining recorded a decrease of \$5,201 in its average annual wage from 2000 to 2001, lowering it to \$65,556 in 2001. A decline in mining earnings, particularly in oil and gas extraction, contributed to weak growth. However, over the last four quarters, Wyoming's personal income growth was more than double the national average.⁷ Preliminary BEA figures for 2002 indicate that statewide, personal income increased by 1.5 percent from the second quarter to the third quarter of 2002, the third fastest growth of a state in the nation. The largest contributor to the rise in personal income was farm earnings. Wyoming's real earnings per job by industry are presented in Table I.10, on the following page.

Wyoming's real wages per job have been significantly lower than the national average wages. However, Wyoming's citizens tend to work more. For example, the labor force participation of males was 78.6 percent compared to 74.4 percent nationally. The percentage of females in the labor force was 66.4 percent compared to 60.1 percent nationally in 2001. The percent of persons working at more than one job in Wyoming increased from 8.8 percent of the employed in 2000 to 9.1 percent in 2001, or fifth in the nation.

⁷ The Bureau of Economic Analysis News Release, October 24, 2002 < <http://www.bea.gov/bea/newsrel/sqpinewsrelease.htm> >

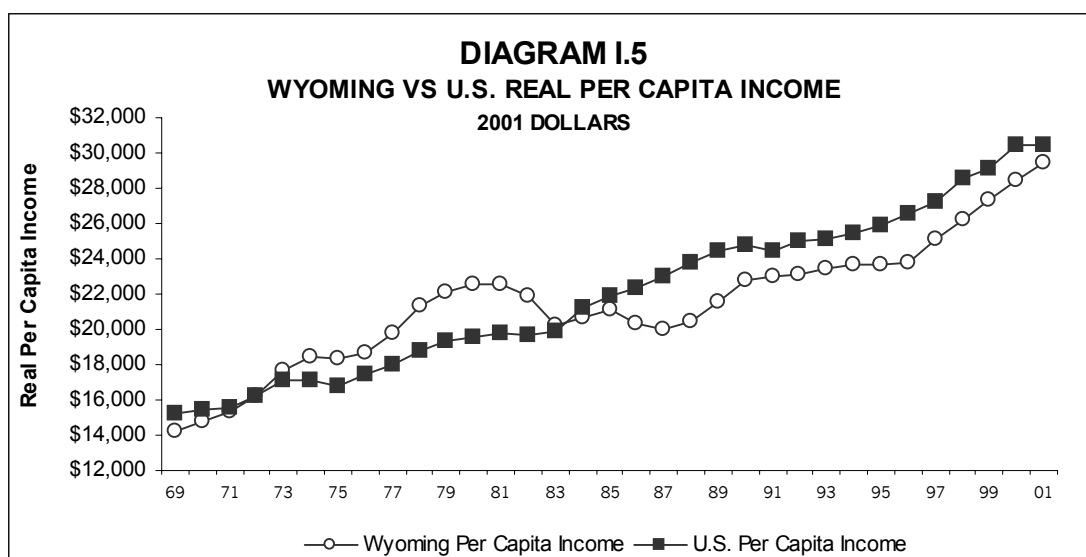
TABLE I.10
WYOMING REAL EARNINGS BY INDUSTRY
BEA DATA 1969 THROUGH 2001: REAL 2001 DOLLARS

Year	Farm	AFF	Mining	Constr.	Mfg	TCPU	W. Trd	R. Trd	FIRE	Srvcs	Gov't	Total
1969	20,585	19,308	34,426	33,790	29,888	34,694	28,253	17,842	17,491	17,216	23,834	23,712
1970	22,018	17,843	36,260	34,336	30,105	35,521	29,514	17,639	17,281	17,333	25,167	24,377
1971	23,717	18,865	37,510	35,609	29,280	36,985	29,973	17,614	18,715	17,180	25,175	24,739
1972	32,657	18,501	37,246	36,289	30,141	39,024	29,792	17,869	19,371	17,633	25,584	26,018
1973	36,947	19,497	41,674	39,535	30,483	40,685	30,998	18,435	17,295	17,749	26,186	27,382
1974	24,169	19,592	51,935	40,409	32,108	40,864	34,013	18,299	15,678	18,595	26,308	27,958
1975	13,902	18,615	54,041	38,475	33,608	40,741	33,383	18,155	15,446	18,857	26,994	27,690
1976	9,112	19,759	47,065	39,955	35,975	43,850	34,207	18,443	18,244	19,480	28,632	27,772
1977	8,088	15,470	52,042	38,212	37,269	43,070	33,760	18,196	16,949	20,380	28,863	28,634
1978	11,519	15,313	53,838	38,228	39,792	43,478	35,444	18,769	18,073	21,650	29,671	30,077
1979	14,317	15,760	54,725	40,042	40,483	44,701	36,113	18,721	16,617	22,084	29,206	30,759
1980	11,391	13,853	56,429	40,244	37,874	44,253	37,833	18,275	16,348	22,368	30,160	31,124
1981	6,287	12,453	54,429	38,936	37,214	44,306	38,650	17,507	17,991	21,145	30,584	30,648
1982	3,922	11,679	54,747	37,249	37,220	43,702	38,126	17,064	15,993	20,064	30,635	29,496
1983	4,571	11,948	55,995	31,385	34,367	44,152	35,772	16,974	17,487	18,669	31,620	28,304
1984	1,923	12,132	55,440	31,972	33,308	44,577	35,217	16,750	17,268	18,842	32,503	28,214
1985	2,433	13,025	56,112	35,309	32,064	44,537	34,333	17,249	16,484	18,448	33,102	28,468
1986	4,519	12,430	57,068	35,413	32,009	45,215	33,326	16,377	16,348	18,620	33,353	27,912
1987	6,249	12,230	55,091	34,062	31,137	45,672	32,198	14,911	14,418	17,805	33,096	26,427
1988	5,049	13,582	56,113	31,230	30,520	43,000	31,947	14,083	13,334	17,509	32,624	25,667
1989	8,494	14,177	61,008	30,917	30,500	42,488	31,773	13,964	13,733	18,158	31,886	26,010
1990	14,700	14,538	60,380	30,339	31,315	42,856	31,539	14,120	13,837	18,903	32,171	26,533
1991	21,417	15,808	56,548	30,075	31,685	44,044	30,546	14,001	14,151	18,066	32,432	26,365
1992	19,340	17,087	60,175	29,034	31,715	45,909	30,403	14,107	16,137	18,814	32,094	26,647
1993	22,988	16,218	62,509	29,291	32,486	45,672	30,981	14,040	19,040	19,374	32,257	27,208
1994	9,240	13,044	63,859	29,871	31,362	44,814	30,797	13,706	20,490	18,761	31,984	26,254
1995	8,026	12,343	63,884	28,408	30,971	43,736	31,063	13,741	18,263	19,382	32,459	25,891
1996	5,662	11,989	62,310	29,528	34,029	43,064	31,400	13,124	18,515	19,141	32,329	25,409
1997	16,193	12,763	64,113	28,414	33,069	44,181	31,837	13,611	19,932	19,392	32,168	26,264
1998	5,540	12,558	65,733	29,037	33,726	45,378	32,908	14,379	20,360	20,043	32,800	26,516
1999	12,846	13,384	63,873	31,122	34,188	45,359	34,364	14,797	24,819	21,518	33,438	27,716
2000	7,765	13,840	70,757	31,635	36,037	45,367	35,190	14,888	21,459	22,113	33,650	28,084
2001	10,869	14,102	65,556	32,860	36,261	44,918	36,590	15,203	21,441	22,839	34,538	28,667

Furthermore, there is some evidence that the persistence of these lower wage rates may be ebbing. *Wyoming's Labor Force Trends* report a total wage increase of 6.7 percent between the first quarter of 2001 and 2002, and an increase of 4.7 percent between the second quarter of 2001 and 2002.⁸

Coupled with higher labor force participation rates, and the high incidence of multiple job holders, and strong growth in unearned income sources, per capita income in Wyoming should have kept pace with the U.S. over the last 32 years. In fact, Wyoming per capita income was slightly higher than the U.S. average until the recession of the early 1980s. However, Wyoming has been recovering and has nearly caught up with the U.S., as seen in Diagram I.5, on the following page.

⁸ Wyoming Department of Employment, Research & Planning. *Wyoming Labor Force Trends*, Vol. 39, No. 12, December 2002. These data are presented as a percent change in nominal dollars, or average weekly earnings without the effects of inflation included.



When the U.S. average per capita income was \$15,254 in 1969, Wyoming was \$14,214, some \$1,040 less, or about 7 percent less than the national average. By 2001, when the national average per capita income sank slightly, to \$30,472, the Wyoming real per capita income increased strongly to \$29,416. This is just 3.5 percent less than the nation, thereby indicating a much stronger economic well being in Wyoming than by simply comparing wages.

I.B.4. Household Income

The U.S. Census Bureau gathers statistics on household incomes by tenure. Households are defined as all people who occupy a housing unit.⁹ Household income includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Further, because many households consist of only one person, average household income is usually less than average family income. These household incomes are tabulated by income range in Table I.11, on the following page. As shown, the largest number of owner-occupied households, 24.17 percent, had an income in the \$50,000 to \$74,999 range; this is slightly higher compared to 22.44 percent owner-occupied households in the U.S. However, owner-occupied households with an income below \$24,999 comprised 23.46 percent in Wyoming, compared to 20.29 percent in this range in the U.S. Renter-occupied households had incomes that were dispersed fairly evenly throughout many income ranges. While the \$25,000 to \$34,999 range comprised the largest income group at 17.04 percent, 51.38 percent of the renter-occupied households fall in the below \$24,999 income range, compared to 45.62 percent in that income group in the U.S. Further, the Median Household Income for renter-occupied households is far lower than owner-occupied households both in Wyoming and the U.S.

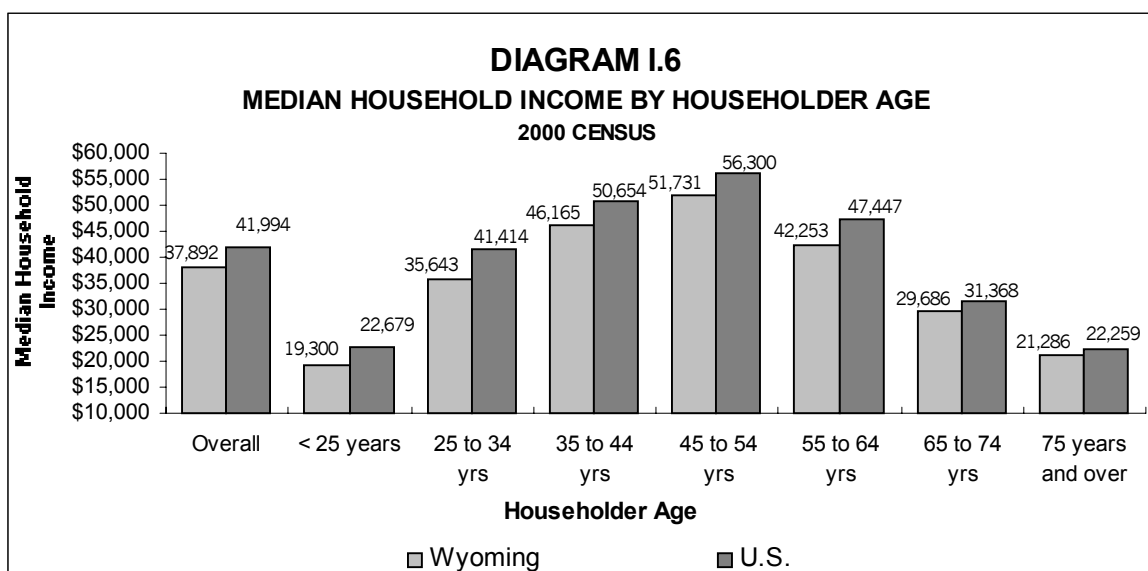
⁹ U.S. Census Bureau Demographic Profile: 2000, 2000 Census of Population and Housing, Technical Documentation, May 2002, p. 5-10.

TABLE I.11
HOUSEHOLDS BY INCOME RANGE
2000 CENSUS

Income Range	U.S.				WYOMING			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	1,479,542	2.12	2,594,489	7.27	2,882	2.13	3,633	6.25
\$5,000 to \$9,999	2,316,846	3.32	3,746,012	10.50	4,756	3.51	6,530	11.24
\$10,000 to \$14,999	3,161,116	4.53	3,543,877	9.94	7,187	5.30	7,405	12.74
\$15,000 to \$19,999	3,418,787	4.90	3,218,102	9.02	8,246	6.09	6,747	11.61
\$20,000 to \$24,999	3,788,273	5.43	3,168,499	8.88	8,711	6.43	5,546	9.54
\$25,000 to \$34,999	7,957,097	11.40	5,570,302	15.62	17,805	13.14	9,902	17.04
\$35,000 to \$49,999	11,630,455	16.66	5,781,520	16.21	26,322	19.36	9,176	15.79
\$50,000 to \$74,999	15,663,739	22.44	4,789,335	13.43	32,742	24.17	6,060	10.43
\$75,000 to \$99,999	9,010,380	12.91	1,737,526	4.87	15,330	11.31	1,810	3.11
\$100,000 to \$149,999	7,104,233	10.18	1,001,252	2.81	7,683	5.67	948	1.63
\$150,000 or more	4,286,045	6.14	512,674	1.44	3,914	2.89	363	0.62
Total	69,816,513	100.00	35,663,588	100.00	135,488	100.00	58,120	100.00
Median Household Income (\$)	51,123	.	27,362	.	45,157	.	24,183	.

I.B.5. Median Household Income

The 2000 Census revealed that the median household income (MHI) in Wyoming was \$37,892. This was \$4,102 less than the national MHI for the same year. Likewise, households in Wyoming of every age range trailed the nation in terms of MHI. Diagram I.6, below, illustrates that householders 45 to 54 years of age possessed the highest MHI at \$51,731, still \$4,569 less than the U.S. in the same age category. Those under 25 years of age and those 75 years and over recorded the lowest MHI in Wyoming, with \$19,300 and \$21,286 respectively. While these age groups also had the lowest MHI in the nation, Wyoming citizens under the age of 25 earned \$3,770 less and those 75 years and older earned \$973 less than the U.S. The greatest discrepancy appeared in the 25 to 34 age range. Here, Wyoming households had \$5,771 less than the national MHI. Household income was not distributed evenly throughout the state. Albany County recorded the low of \$28,790, while Teton County had a high of \$54,614. The DOT driver's license exchange data indicates that a substantial number of the incoming population was moving to areas where the MHI is higher, thereby placing additional pressures on affordable housing markets in those areas.



I.B.6. Type of Income

Earlier discussions of income may be enhanced with an examination of the various types of income in Wyoming. The U.S. Census Bureau collects data on the composition of household incomes. Table I.12, below, displays the structure of income for Wyoming households compared with the U.S. As shown, over 82 percent of Wyoming's households had some type of earnings. Over three quarters of the households had income from wages or salaries. Only 5,077 households, or 2.62 percent, had public assistance income. This was 0.82 percent below the national average. Wyoming did have a greater percentage of households with interest, dividends, or net rental income than the rest of the nation, 38.20 percent versus 35.87 percent. This reinforces the aforementioned statement that increases in earnings in Wyoming have come from non-wage sources.

TABLE I.12
TYPE OF INCOME
2000 CENSUS

Subject	U.S.	% of U.S.	Wyoming	% of Wyoming
Total Households¹⁰	105,539,122	.	193,959	.
With earnings	84,962,743	80.50	160,066	82.53
With wage or salary income	82,024,820	77.72	152,865	78.81
With self-employment income	12,556,526	11.90	32,344	16.68
With interest, dividends, or net rental income	37,860,638	35.87	74,093	38.20
With Social Security income	27,084,417	25.66	47,608	24.55
With Supplemental Security Income (SSI)	4,615,885	4.37	5,381	2.77
With public assistance income	3,629,732	3.44	5,077	2.62
With retirement income	17,659,058	16.73	28,279	14.58
With other types of income	13,888,738	13.16	28,426	14.66

I.B.7. Family Income

Income may also be analyzed by the family unit. The Census Bureau defines a family as a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption.¹¹ Family income includes the income of all members 15 years old and over related to the householder. Family incomes were reported by income range and are displayed in Table I.13, on the following page. As shown, the largest income range for families was \$50,000 to \$74,999, with 24.60 percent of the families in Wyoming compared to 22.32 percent in the same range in the U.S. Families with an income below \$24,999 comprised about 21.0 percent both in Wyoming and the U.S. Wyoming has a smaller concentration of families in income ranges above \$100,000 and \$150,000 compared to the U.S. Wyoming's Median Family Income (MFI), at \$45,685, is lower than the U.S. MFI at \$50,046. However, this income measurement varied a great deal throughout the state. Niobrara County had a MFI of \$33,714, while Teton County was up to \$63,916.

¹⁰ The number of total households in this tabulation is from the 2000 Census "1 in 6" sample data (SF3), which is an estimate. Hence the total household number varies from the 2000 Census 100 percent data (SF1). The estimates differ because they are subject to sampling and non-sampling errors.

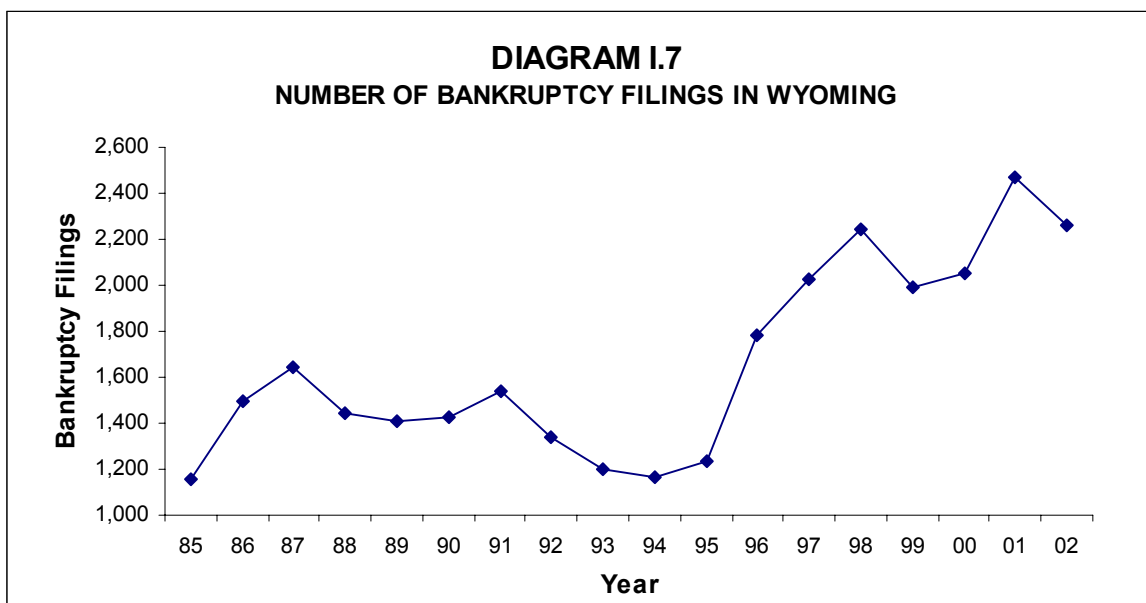
¹¹ U.S. Census Bureau Demographic Profile: 2000, 2000 Census of Population and Housing, Technical Documentation, May 2002, p. 5-9.

TABLE I.13
FAMILY INCOME BY INCOME RANGE
2000 CENSUS

Income Range	U.S.		WYOMING	
	Families	Percent	Families	Percent
Less than \$10,000	4,155,386	5.75	6,372	4.85
\$10,000 to \$14,999	3,115,586	4.31	6,049	4.60
\$15,000 to \$19,999	3,640,373	5.04	7,545	5.74
\$20,000 to \$24,999	4,117,024	5.70	8,058	6.13
\$25,000 to \$34,999	8,684,429	12.02	18,613	14.15
\$35,000 to \$49,999	12,377,108	17.13	26,424	20.09
\$50,000 to \$74,999	16,130,100	22.32	32,354	24.60
\$75,000 to \$99,999	9,009,327	12.47	15,106	11.49
\$100,000 to \$149,999	6,936,210	9.60	7,481	5.69
\$150,000 or more	4,096,237	5.67	3,506	2.67
Total Families	72,261,780	100.00	131,508	100.00
Median Family Income	50,046	.	45,685	..

I.B.8. Personal Bankruptcy

Bankruptcy statistics have been obtained from the Wyoming Bankruptcy Court. Bankruptcies, since the latter 1990s, continued their upward trend over the first half of the decade. There were about 2,056 bankruptcies in 2000 and 2,472 in 2001. There were a total of 2,257 bankruptcy filings in 2002, a decline of 8.70 percent since 2001. The 2002 decline is still higher compared to the bankruptcy filings during 1999-2000. These data are presented in Diagram I.7.



I.B.8. The Economy and Its Effect on Housing

As seen earlier in the report, the strong labor force participation and the number of multiple jobholders in Wyoming indicate that the citizens of Wyoming work harder than most of their counterparts nationally. However, until recently, wage earners have not substantially improved their economic situation. While the mining sector saw sizable increases in jobs, real wage earnings in the sector declined. The majority of additional jobs were in lower-paying sectors.

Personal income levels have been increasing, but the largest income increases have come from unearned income sources, such as dividends, interest, and rents, and transfer payments. Households with sizable unearned income sources have done rather well, but average wage earners continue to struggle for affordable housing. The dichotomy in the housing market manifests itself as a strong demand for larger, higher-end housing for one group, and a shortage of suitable, affordable housing for the average wage earner.

I.C. Housing

I.C.1. Households and Selected Housing Characteristics

The number of owner-occupied households in Wyoming increased 14.67 percent, to 193,608, from 1990 to 2000. This was on par with the national increase of 14.72 percent over that same period. One-person and two-person households saw the greatest gains, increasing 30.76 percent and 30.62 percent respectively. Over that 10-year period, Wyoming realized a decrease in the number of owner-occupied households having four or more persons. Seven or more person households experienced the greatest decrease, dropping 12.67 percent to 1,406 households in 2000.

Renter-occupied households increased 7.05 percent over the aforementioned ten-year period, 1.3 percent lower than the national increase. Again, the greatest gains were seen in the one-person and two-person households. As with the owner-occupied households, renter-occupied households experienced a decrease in the number of households having four or more persons. Here, households with seven or more persons fell more than 18 percent from 1990 to 2000. The statistics for both owner- and renter-occupied households are presented in Table I.14, below. County level data by household size are available in Section III, *Data Tables* of this document.

TABLE I.14
HOUSEHOLD SIZE
U.S. VERSUS WYOMING
1990 and 2000 CENSUS

Subject	U.S.		Wyoming		
	1990	2000	1990	2000	% Change
Total Households	91,947,410	105,480,101	168,839	193,608	14.67
Owner occupied:	59,031,378	69,816,513	114,545	135,488	18.28
1-person household	11,125,024	14,198,895	21,901	28,638	30.76
2-person household	20,512,178	24,924,614	40,609	53,045	30.62
3-person household	10,730,797	11,963,292	18,604	21,291	14.44
4-person household	9,944,940	10,976,673	19,906	19,683	-1.12
5-person household	4,335,868	4,959,172	9,002	8,765	-2.63
6-person household	1,479,457	1,736,001	2,913	2,660	-8.69
7-or-more-person household	903,114	1,057,866	1,610	1,406	-12.67
Renter occupied:	32,916,032	35,663,588	54,294	58,120	7.05
1-person household	11,467,126	13,029,087	19,497	22,337	14.57
2-person household	8,935,437	9,495,020	14,046	16,384	16.65
3-person household	5,240,859	5,489,061	8,528	8,734	2.42
4-person household	3,912,183	3,993,386	7,244	6,028	-16.79
5-person household	1,903,680	2,088,260	3,206	3,019	-5.83
6-person household	808,082	888,779	1,164	1,121	-3.69
7-or-more-person household	648,665	679,995	609	497	-18.39

* 1990 Data titled *Tenure by persons per unit*, but represents the same universe of data.

As per the 2000 Census, both the U.S. and Wyoming had the greatest concentration of housing units built between 1970 and 1979. The stock of housing units in Wyoming built during the

period is higher at 26.67 compared to 18.50 percent in the U.S. Housing units in Wyoming tended to be larger, with 86.10 percent having four or more rooms and 87.03 percent having more than 2 or 3 bedrooms. Over 4.0 percent of the housing units lacked complete plumbing and kitchen facilities¹². This compares to 2.46 percent housing units in the U.S. lacking complete plumbing and kitchen facilities. These statistics are presented in Table I.15, below.

TABLE I.15
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
UNITED STATES VS WYOMING

SUBJECT	UNITED STATES	% OF U.S.	WYOMING	% OF WYOMING
TOTAL HOUSING UNITS	115,904,641		223,854	
Year Structure Built				
Built 1999 to March 2000	2,755,075	2.38	4,975	2.22
Built 1995 to 1998	8,478,975	7.32	15,752	7.04
Built 1990 to 1994	8,467,008	7.31	10,382	4.64
Built 1980 to 1989	18,326,847	15.81	38,803	17.33
Built 1970 to 1979	21,438,863	18.50	59,700	26.67
Built 1960 to 1969	15,911,903	13.73	23,048	10.30
Built 1950 to 1959	14,710,149	12.69	24,680	11.03
Built 1940 to 1949	8,435,768	7.28	15,435	6.90
Built 1939 or earlier	17,380,053	15.00	31,079	13.88
Number of Rooms Per Dwelling Unit				
1 room	2,551,061	2.20	3,602	1.61
2 rooms	5,578,182	4.81	8,619	3.85
3 rooms	11,405,588	9.84	18,890	8.44
4 rooms	18,514,383	15.97	38,303	17.11
5 rooms	24,214,071	20.89	46,376	20.72
6 rooms	21,385,794	18.45	33,098	14.79
7 rooms	13,981,917	12.06	27,211	12.16
8 rooms	9,343,740	8.06	21,586	9.64
9 or more rooms	8,929,905	7.70	26,169	11.69
Bedrooms				
No bedroom	3,422,876	2.95	4,406	1.97
1 bedroom	15,509,740	13.38	24,627	11.00
2 bedrooms	32,906,513	28.39	63,314	28.28
3 bedrooms	44,469,684	38.37	82,274	36.75
4 bedrooms	16,011,823	13.81	36,898	16.48
5 or more bedrooms	3,584,005	3.09	12,335	5.51
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	1,335,167	1.15	4,309	1.92
Lacking complete plumbing facilities	1,515,854	1.31	5,034	2.25

Source: US Census Bureau, 2000 Census of Population and Housing

I.C.2. Percentage of Income Spent on Housing

A method of measuring the cost of housing is to examine the percentage of income that is spent on housing. These figures may then be used to identify and analyze the *cost burden* of housing. *Cost burden*, in the housing industry, refers to the amount of household income being spent on housing. It is properly defined as a percentage of monthly income spent for total monthly housing costs. A *cost burden* is incurred if 30 percent or more of monthly income is spent on housing. A *severe cost burden* is incurred if 50 percent or more of monthly income is spent for housing.

¹² As per the Census Bureau, a housing unit is classified as lacking complete plumbing/kitchen facilities when any of the following plumbing facilities are not present in a housing unit: (1) hot and cold piped water, (2) a flush toilet, and (3) a bathtub or shower; and kitchen facilities: (1) a sink with piped water, (2) a range, or cook top and over; and (3) a refrigerator

The U.S. Census Bureau tabulates the percentage of income spent on housing by tenure. For rental housing, this is done by gross rent as a percentage of household income. This is a computed ratio of monthly gross rent to monthly household income (total household income in 1999 divided by 12). For homeowners, the Census Bureau tabulates selected housing costs as a percentage of income. Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fees or mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees).¹³

Table I.16, below, provides these statistics by percent of income spent on housing. The table shows that 59.21 percent of Wyoming's renters spend less than 29.9 percent of their income on housing, which compares to 55.61 percent nationally. An additional 16.82 percent incurred a cost burden of 30 to 49.9 percent of their income on rent. Another 12.87 percent incurred a severe cost burden by spending 50 percent or more of their income on housing. However, in both cases Wyoming had a lower percentage of persons suffering a cost burden than the nation.

Homeowner or owner-occupied housing units are divided into those with and those without a mortgage. Here, 8,939 or 14.23 percent of those with a mortgage were incurring a cost burden by spending 30 to 49.9 percent of their income on housing. A severe cost burden was placed on 4,081 additional homeowners, who spent 50 percent or more of their income on housing. For those homeowners without a mortgage, 3.74 percent were still suffering a cost burden and 2.81 percent incurred a severe cost burden. Nationally, there were 3.39 percent more homeowners with a cost burden and 2.60 percent more homeowners with a severe cost burden. There were also a greater percentage of homeowners without a mortgage with a severe cost burden nationally, at 4.21 percent versus Wyoming's 2.81 percent. This means that while incomes may be slightly less than nationally, housing is more affordable. Still, it may be pertinent to consider property tax abatement for those low income households that are suffering from cost burdens, especially those without mortgages that are likely to be elderly.

TABLE I.16
PERCENTAGE OF INCOME SPENT ON HOUSING
U.S. VERSUS WYOMING
2000 CENSUS

Subject	U.S.	% of U.S.	Wyoming	% of Wyoming
Specified Renter-Occupied Units	35,199,502		55,793	
Less than 29.9 percent	15,906,848	55.61	33,037	59.21
30 to 49.9 percent	6,759,718	19.20	9,387	16.82
50 percent or more	6,209,568	17.64	7,179	12.87
Not computed	2,657,135	7.55	6,190	11.09
Specified Owner-Occupied Units	55,212,108		95,591	
Housing units with a mortgage	38,663,887		62,809	
Less than 29.9 percent	28,173,536	72.87	49,579	78.94
30 to 49.9 percent	6,799,133	17.59	8,939	14.23
50 percent or more	3,508,716	9.07	4,081	6.50
Not computed	182,502	0.47	210	0.33
Housing units without a mortgage	16,548,221		32,782	
Less than 29.9 percent	14,552,438	87.94	30,346	92.57
30 to 49.9 percent	1,051,459	6.35	1,215	3.71
50 percent or more	685,423	4.14	911	2.78
Not computed	258,901	1.56	310	0.95

¹³ U.S. Census Bureau Glossary, <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

However, the percentage of income spent for housing varied a great deal throughout the state. In terms of renters, Niobrara County recorded the low of 6.31 percent of its citizens incurring a cost burden, while Albany County accounted for the high of 22.68 percent. Converse County had the lowest percentage of renters suffering a severe cost burden with 5.60 percent, while Albany County again registered the highest percentage at 28.61 percent. For homeowners with a mortgage, Teton County had the highest percentage of those with both a cost and severe cost burden, with 21.06 percent and 14.49 percent respectively. The lowest figure for those with a cost burden was turned in by Platte County with 8.06 percent. The county with the lowest severe cost burden was Carbon County, with 3.60 percent.

I.C.3. Housing Values

According to the U.S. Census Bureau, the median value for homes in Wyoming was \$96,600, \$23,000 less than the U.S. figure. The average monthly cost for homeowners with a mortgage was \$825, \$263 less than that of the U.S. Those without a mortgage spent an average of \$229 in Wyoming, while the U.S. average was \$295. Both median contract rent and median gross rent was lower in Wyoming than in the rest of the nation, by \$146 and \$165 respectively, as seen in Table I.17, below.

TABLE I.17
HOUSING VALUES
U.S. VERSUS WYOMING
2000 CENSUS

Subject	U.S.	Wyoming
Occupied Housing Units	105,480,101	193,608
Specified Owners		
Median Value (\$)	119,600	96,600
Median Selected Monthly Owner Costs		
Mortgage	1,088	825
No Mortgage	295	229
Specified Renters		
Median Contract Rent (\$)	519	373
Median Gross Rent (\$)	602	437

I.C.4. Existing Home Sales Prices

In the spring of each year the Wyoming Housing Database Partnership requests from all County Assessors the average price of existing, detached, single-family homes sold. The average price is defined as sales prices of existing, detached, single-family homes on 10 acres or less sold during the calendar year. Over the last five years, sales prices have increased, rising from a statewide average of \$91,714 to \$118,032, an annual rate of increase of 5.18 percent.¹⁴ Average home prices reported during 2001 increased by 5.92 percent from 2000. However, the change in home prices varied significantly throughout Wyoming. For example, the Assessors for Carbon, Hot Springs, and Sublette Counties reported average sales price increases of 19.08 percent, 22.96 percent, and 18.47 percent respectively. Conversely, Campbell, Goshen, and Weston County Assessors provided figures that reflected sale price decreases of 13.61 percent, 13.83 percent, and 12.04 percent. Additionally, Teton County's average sales price was \$460,240, with the next highest average price being Albany County at \$172,129, while Niobrara County's average sales price was a mere \$48,391. These data are

¹⁴ These values represent the simple average of the 23 sales price numbers presented each year. Counties with many home sales are weighted equally with counties with very few home sales.

presented in Table I.18, below.¹⁵ If one were to use a “weighted” average of all individual sales, the statewide average would rocket to over \$137,149.

The real value of new construction, however, is far higher. In 2001, the statewide average was \$160,439, with Teton County a whopping \$475,796. These construction values exclude the cost of land, as well.¹⁶

TABLE I.18
AVERAGE SALES PRICES REPORTED BY ASSESSORS
1997 THROUGH 2001: DOLLARS AND PERCENT CHANGE

County	1997	1998	1999	2000	2001	# of 2001 Sales	1997-98%	1998-99%	1999-00%	2000-01%
Albany	96,367	103,724	109,849	118,196	172,129	1,595	7.63	5.91	7.60	45.63
Big Horn*	56,000	61,088	61,022	68,816	76,263	87	9.09	-0.11	12.77	10.82
Campbell	99,500	105,356	104,221	151,615	130,981	426	5.89	-1.08	45.47	-13.61
Carbon	65,000	68,157	70,471	71,526	85,176	231	4.86	3.40	1.50	19.08
Converse	90,000	77,723	77,507	87,792	88,000	208	-13.64	-0.28	13.27	0.24
Crook *	66,000	61,906	76,326	76,326	85,190	42	-6.20	23.29	0.00	11.61
Fremont	73,332	96,154	110,033	102,957	111,638	374	31.12	14.43	-6.43	8.43
Goshen	64,562	71,735	63,195	80,968	69,771	78	11.11	-11.90	28.12	-13.83
Hot Springs	66,962	66,044	74,022	70,625	86,840	55	-1.37	12.08	-4.59	22.96
Johnson	90,648	102,678	115,531	122,354	122,192	101	13.27	12.52	5.91	-0.13
Laramie	99,097	109,518	110,429	119,107	123,583	1,366	10.52	0.83	7.86	3.76
Lincoln	85,000	99,065	115,692	123,266	126,611	224	16.55	16.78	6.55	2.71
Natrona	78,500	81,521	85,880	93,579	95,948	1,377	3.85	5.35	8.97	2.53
Niobrara	55,300	41,077	47,987	58,804	48,391	28	-25.72	16.82	22.54	-17.71
Park	108,360	108,286	111,893	113,178	119,233	377	-0.07	3.33	1.15	5.35
Platte	62,525	64,230	85,996	83,310	76,315	83	2.73	33.89	-3.12	-8.40
Sheridan	99,341	101,160	104,167	115,003	125,000	460	1.83	2.97	10.40	8.69
Sublette	122,608	104,375	114,020	125,922	149,179	88	-14.87	9.24	10.44	18.47
Sweetwater	106,000	105,356	108,324	108,633	111,056	350	-0.61	2.82	0.29	2.23
Teton	300,000	374,882	365,909	422,897	460,240	370	24.96	-2.39	15.57	8.83
Uinta	93,340	87,911	85,806	89,238	99,157	200	-5.82	-2.39	4.00	11.11
Washakie	75,814	79,433	80,338	84,564	86,412	113	4.77	1.14	5.26	2.19
Weston	55,169	57,462	56,283	74,379	65,422	70	4.16	-2.05	32.15	-12.04
Wyoming (simple avg)	91,714	96,906	101,517	111,437	118,032	8,303	5.66	4.76	9.77	5.92
WY weighted average				131,207	137,149					

* These counties did not provide sales data, the figures were obtained from the state of Wyoming Department of Revenue.

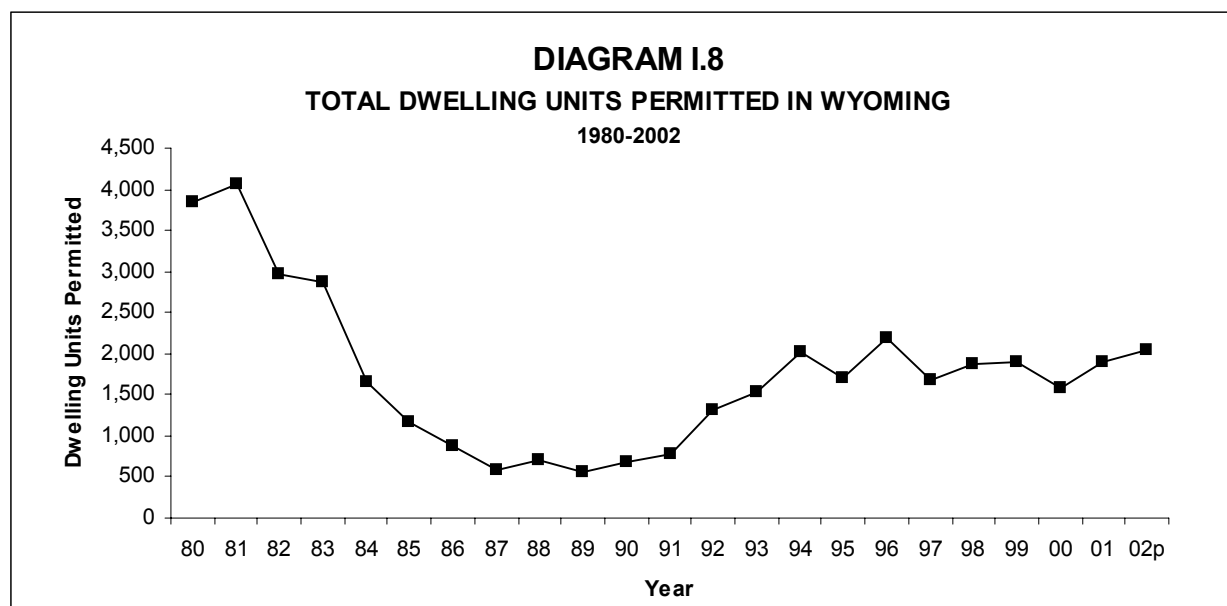
I.C.5. New Construction Building Permits

Over the last 23 years, Wyoming has seen both boom and bust in its site-built housing markets. The peak year for new construction permits was 1981, when 2,213 single-family homes and 4,074 total dwelling units were permitted. After 1981, the collapse of the new construction market was severe, falling to 555 units permitted in 1989. Since that time, there has been a slow, unsteady recovery, with the late 1990s growing in a lackluster fashion. The 2002 permit data indicate an increase in permitting activity since 2001. Total units increased from 1,907 in 2001 to 2,041 in 2002¹⁷. Total new dwelling units permitted over this twenty-three-year period are presented in Diagram I.8, on the following page.

¹⁵ Big Horn and Crook Counties were unable to produce average housing prices. Figures for these two counties were obtained from the State of Wyoming Department of Revenue.

¹⁶ The value of construction data for each county, in real dollar terms, can be found in the *County Profiles*, Section II of this report.

¹⁷ The 2002 data reported by the Census Bureau is preliminary. It is a cumulative total of permits in counties that are requested to report monthly, with annual data released later in 2003. The county permit data does not add up to the total for the state, because the state data includes estimates for those counties that are not required to report monthly. The final annual figures may therefore be revised upward.



New construction statistics for single-family homes, duplexes, tri- and four-plex structures, and those with five or more units are presented in Table I.19, below. Single family units, duplex and 3-4 plex units experienced significant increases during 2001. New construction for apartment buildings (of 5 or more units) evaporated in 1989, falling from over 1,100 in 1981 to 0 in 1989. The 2002 permits indicate a considerable decline of the apartment buildings, which fell from 362 in 2001 to 75 in 2002.

TABLE I.19
NEW CONSTRUCTION UNITS PERMITTED
IN PERMIT ISSUING PLACES 1980 THROUGH 2002

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	2,303	174	414	954	3,845	91.65
1981	2,213	322	435	1,104	4,074	83.11
1982	2,019	122	247	589	2,977	76.84
1983	1,938	120	442	368	2,868	80.47
1984	1,224	18	127	280	1,649	78.30
1985	807	26	79	262	1,174	81.97
1986	784	18	26	50	878	83.92
1987	500	10	24	44	578	98.99
1988	501	12	4	190	707	115.09
1989	521	14	20	0	555	126.97
1990	544	8	30	110	692	131.73
1991	691	4	16	58	769	122.74
1992	1,266	14	36	8	1,324	120.62
1993	1,391	42	57	40	1,530	132.14
1994	1,719	46	106	149	2,020	129.94
1995	1,429	68	105	107	1,709	120.98
1996	1,649	84	139	320	2,192	116.10
1997	1,288	62	77	242	1,669	143.26
1998	1,562	72	12	221	1,867	160.40
1999	1,456	20	76	348	1,900	177.22
2000	1,429	42	3	108	1,582	217.08
2001	1,485	38	22	362	1,907	171.54
2002p	1,755	116	95	75	2,041	160.44

I.C.6. Gross Rent by Number of Bedrooms

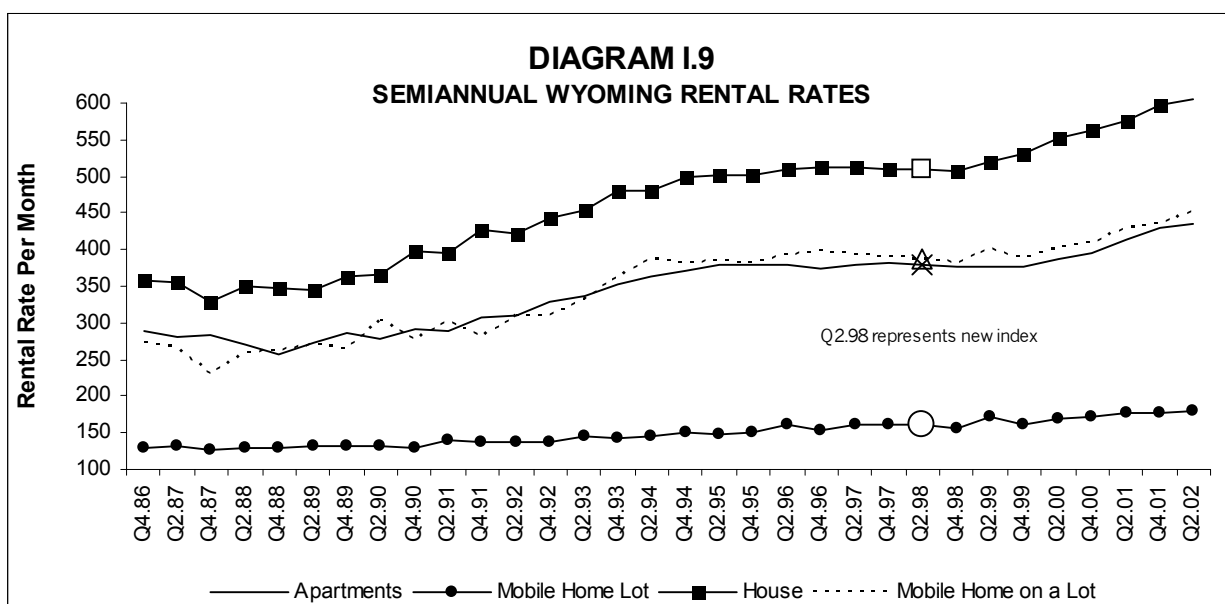
Overall, 22,954 (41.14%) of rental housing units had two bedrooms. An additional 16,900 (30.29%) comprised of three or more bedrooms. Table I.20, below, shows that nearly 42 percent of housing units with cash rent had two bedrooms. Of those, 54.61 percent paid rent from \$300 to \$499 a month. Conversely, of the 5,477 rental units where no rent was paid, 52.05 percent of those had three or more bedrooms. The majority of units with no bedrooms paid cash rent, again with the greatest concentration paying rent of \$300 to \$499 a month. Rental units in Wyoming seem to have a “price floor” in the range of \$300 to \$499. In fact, of all the cash rent ranges, the \$300 to \$499 rent range accounted for 46.59 percent of the units that paid rent.

TABLE I.20
GROSS RENT BY NUMBER OF BEDROOMS
2000 CENSUS

Subject	No bedrooms	1 bedroom	2 bedrooms	3 or more bedrooms	Wyoming Total
Total	2,250	13,689	22,954	16,900	55,793
With cash rent	2,173	12,992	21,102	14,049	50,316
Less than \$200	204	1,884	1,081	396	3,565
\$200 to \$299	611	2,620	1,591	762	5,584
\$300 to \$499	930	6,507	11,523	4,482	23,442
\$500 to \$749	318	1,413	5,653	5,766	13,150
\$750 to \$999	45	305	844	1,882	3,076
\$1,000 or more	65	263	410	761	1,499
No cash rent	77	697	1,852	2,851	5,477

I.C.7. Rental Rates

The Wyoming Department of Administration and Information, Division of Economic Analysis, has conducted a semi-annual study since 1986 estimating a Cost of Living Index for geographic areas throughout Wyoming. There is a housing component to this index; housing costs are reported separately for apartments, mobile home lots, houses, and mobile homes plus a lot.¹⁸ Diagram I.9, below, presents the information from the Division of Economic Analysis through the second quarter of 2002, unadjusted for any effects due to inflation in Wyoming's economy.



¹⁸ County level data is reported in Section II of this document.

Statistics on additional rural geographic areas were added to the urban areas in 1998. Incorporating these areas resulted in slightly lower average costs for rental dwellings. As a result, the slight decline seen in 1998 is due to revision of the index rather than a decline in rental prices, as seen in Table I.21, below.

Nevertheless, between 1986 and 1997, the rent for a two-bedroom apartment rose from \$289 to \$382 per month. This represents a rise in cost of 2.6 percent per year. There was very little change in the statewide average price from that period until 2001. Average rents increased by 5.06 percent between the second quarter of 2001 and the second quarter of 2002.

The rent for a mobile home lot rose from about \$131 per month in 1986 to \$160 by 1997, and to \$179 per month by the second quarter of 2002. The statewide average rental cost for a two- or three-bedroom home rose from about \$359 per month in 1986 to about \$509 by 1997. In the last few years, since the index was revised to include more rural areas of the state, costs have continued to increase, with a 5.04 percent increase from second quarter 2001 to the second quarter of 2002. Rental costs for a mobile home (on a lot) swelled from \$273 per month in 1986 to \$391 in 1997 and again to \$450 by the close of the second quarter in 2002. The rents for apartments and houses showed the largest increase. This, in turn, suggests that market demand is greater in this segment of the rental housing market. Table I.21 presents all the nominal price data collected since 1986¹⁹, with the parenthesized values

in 1998 representing the old index and offered only to document the difference between the two data series. Recent strength in rental rates underscores the pressures that affordable housing markets are now suffering.

TABLE I.21
WYOMING COST OF LIVING INDEX
STATE OF WYOMING RENTAL HOUSING COSTS

Quarter. Year	Apart- ment	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	289	131	359	273
Q2.87	281	132	356	265
Q4.87	284	126	328	231
Q2.88	271	130	351	260
Q4.88	258	128	347	262
Q2.89	274	131	346	271
Q4.89	286	131	362	265
Q2.90	279	133	366	301
Q4.90	291	130	398	277
Q2.91	288	140	394	302
Q4.91	308	136	426	282
Q2.92	310	138	423	311
Q4.92	328	137	442	309
Q2.93	336	145	454	332
Q4.93	352	143	481	362
Q2.94	364	145	480	386
Q4.94	372	151	500	383
Q2.95	380	148	501	385
Q4.95	379	150	501	382
Q2.96	378	161	509	392
Q4.96	375	154	512	398
Q2.97	379	160	513	392
Q4.97	382	160	509	390
Q2.98	370 (379)	154 (161)	495 (510)	383 (388)
Q4.98	377 (385)	157 (164)	507 (521)	383 (394)
Q2.99	376	172	520	400
Q4.99	377	162	531	386
Q2.00	386	170	553	403
Q4.00	396	172	562	408
Q2.01	415	178	575	429
Q4.01	429	177	598	436
Q2.02	436	179	604	450

¹⁹ Apartments are 2 bedroom units, excluding gas and electricity. Mobile home lots are for singlewide units and include water costs. Houses are for 2 or three bedroom dwelling units, excluding gas and electricity. Mobile home on a lot includes a combined rent for mobile home and lot.

I.D. Semiannual Rental Vacancy Survey

The Wyoming Rental Vacancy Survey has been completed six times: semiannually over the last three years, with the most recent conducted in December of 2002.

Following completion of the first semi-annual 2001 survey, about 6 percent of the sample had invalid or disconnected telephone numbers. Over 6 percent indicated that they did not own or manage rental property. Just over 9 percent of the sample refused to participate. Notably, some 17.5 percent had answering machines or simply were unavailable after three call attempts. In total, about 56.5 percent of the selected call sample, or 249 responses, were completed. From the resulting successful sample set, fifty more contacts were added. For the 2002 survey, additional work was conducted to both expand and reconnect with previously surveyed properties under new management.

The second Semi-Annual 2002 Rental Vacancy Survey had 276 completed surveys, covering 13,362 rental units. A majority of the units managed were one, two, and three-bedrooms.

Statewide, the survey indicates that the vacancy rate in December 2002 was 4.62 percent. However, the range is extremely wide, with Niobrara County at 33.3 percent and Albany County at 1.98 percent, as seen in Table I.22, at right.

The survey results indicate that mobile homes had a higher vacancy rate at 6.49 percent, and apartment vacancy rates were the lowest at 4.31 percent.

The telephone survey asked each of the respondents whether their rental units were designed to serve particular groups of people. Of the 276 respondents to the survey, 30 indicated that they had units designed to serve the elderly, 18 indicated that they had units for the handicapped, and 8 indicated they had units for families.

A similar question was asked in regard to the income groups that the units were designed to serve. There were 8 respondents who said that they had units designed for those having incomes less than 30 percent of median family income (MFI), 8 indicated that they had units for those with incomes 31 to 50 percent of MFI, and only 2 indicated that they had units for those with incomes 51-90 percent of MFI. About 12 respondents indicated that they had units serving low income groups but were not sure of the income range. The larger portion, or about 237 respondents, indicated that their units were market rate units or had units designed to serve “anyone”.

TABLE I.22
SECOND SEMI-ANNUAL 2002 RENTAL VACANCY SURVEY
SAMPLE, TOTAL UNITS AND VACANCY RATES

County	Sample	Total Units	Vacant Units	Vacancy Rate
Albany	18	1210	24	1.98
Big Horn	14	169	8	4.73
Campbell	18	1395	51	3.66
Carbon	9	335	32	9.55
Converse	8	183	6	3.28
Crook	7	58	10	17.24
Fremont	21	485	41	8.45
Goshen	7	160	7	4.38
Hot Springs	9	162	19	11.73
Johnson	5	99	9	9.09
Laramie	19	1,917	45	2.35
Lincoln	7	151	22	14.57
Natrona	24	2,760	124	4.49
Niobrara	3	21	7	33.33
Park	10	399	18	4.51
Platte	9	80	9	11.25
Sheridan	18	935	42	4.49
Sublette	5	37	2	5.41
Sweetwater	21	1,439	65	4.52
Teton	13	621	44	7.09
Uinta	19	570	20	3.51
Washakie	8	160	10	6.25
Weston	4	16	2	12.50
Wyoming	276	13,362	617	4.62

Another question on the survey asked whether the units had full or partial rental assistance. The responses indicate that about 2,349 units or 17.58 percent of all types of units included in this survey had either full or partial assistance, with a majority, 15.93 percent of those, being apartments.

Of the 276 persons interviewed, 95 indicated that there was a waiting list for their facilities. The sum of all persons on waiting lists comprised 1,326 households. One rental property manager had a waiting list of 4 in Washakie County. However, Campbell and Teton Counties had larger waiting lists, totaling 217 and 185 households respectively. This data is presented in Table I.23, at right.

The respondents were asked to rate the condition of their units. Some 75.82 percent rated their units to be in good/excellent condition, and 24.18 percent gave a rating of fair/average. In addition, in response to the question asking whether there were any crime or nuisance problems at the dwellings, 80.59 percent indicated that they had no problems.

The survey asked property managers or owners if utilities were included in the cost of the rent. Of the 276 persons answering the survey, 217 indicated that utilities were included. Of these, 66 indicated that electricity was included, 70 said that natural gas was included, 160 indicated that water and sewer service was included and another 158 indicated that trash collection was included in the cost of the rent. Only 1 respondent indicated that they covered the cost of propane. In addition, 12 respondents noted that cable television was included.

One of the last questions on the survey inquired how many, and which types of units would be preferred if the individual were to own or manage any more rental units. About 228 persons out of the 276 surveyed indicated that they would like to own or manage more units, some 5,491 units. The largest demand was for 4,192 apartments, followed by 1,042 single-family units. These responses support a perceived need for additional units.

The survey also included a question asking for the average number of days a unit remained vacant. 84.56 percent indicated that units would be filled within 60 days, 69.80 percent indicated that units would be filled within 30 days, and 20.86 percent stated that it took less than 7 days for a vacant unit to be occupied. However, 95.65 percent of the property managers expected vacancies within the next 30 days.

TABLE I.23
2001 RENTAL SURVEY
ASSISTED UNITS, WAIT LIST

County	Units with Rental Assistance	Have Waitlist	Waitlist Size
Albany	224	8	97
Big Horn	51	4	17
Campbell	116	7	217
Carbon	128	2	19
Converse	.	5	34
Crook	.	1	5
Fremont	204	4	95
Goshen	14	3	6
Hot Springs	75	2	28
Johnson	26	2	16
Laramie	271	6	112
Lincoln	18	3	46
Natrona	385	10	155
Niobrara	1	.	.
Park	67	3	33
Platte	45	3	24
Sheridan	243	8	126
Sublette	.	3	31
Sweetwater	308	5	32
Teton	42	5	185
Uinta	107	9	44
Washakie	24	2	4
Weston	.	.	.
TOTAL	2,349	95	1,326

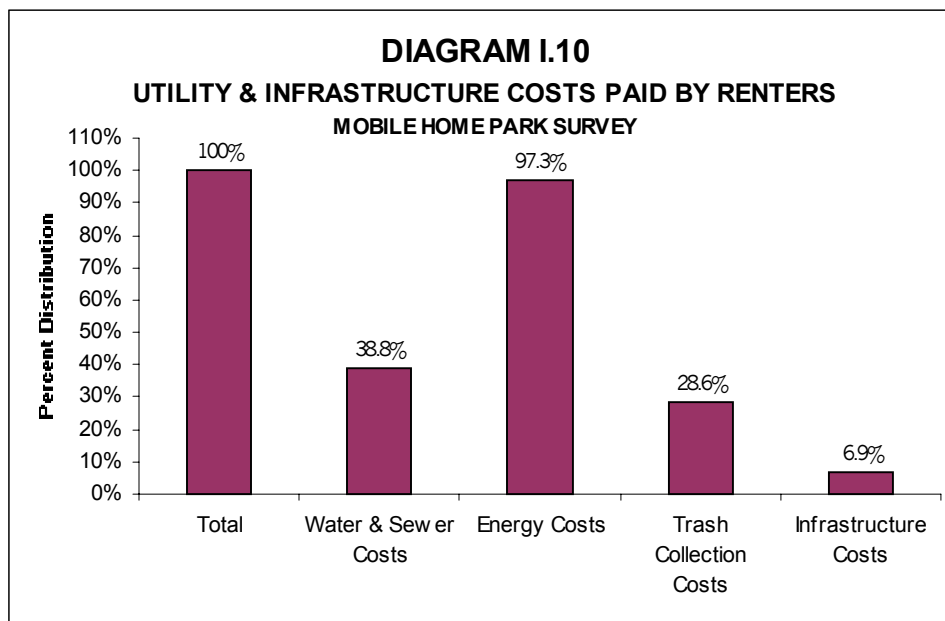
I.E. Available Mobile Home Lots in Wyoming

During January 2003, the Partnership conducted the semi-annual telephone survey of mobile home parks throughout Wyoming. There were 80 surveys completed, and 8,561 lots were identified from this subjective sample. Of these, 1,120 were vacant, a 13.1 percent vacancy rate. The analysis included lots available for rent monthly and excluded RV campsites and lots. Table I.24, at right, presents the results of the survey. Vacancy rates have decreased since the June 2002 mobile home lot survey, decreasing from the previous statewide average of 19.9 percent to 13.1 percent. However, the number of completed surveys fell from 167 to 80.

The survey indicated that the majority of renters of these lots are responsible for payment of their utilities. Nearly 97.3 percent of the renters pay energy utility costs, 38.8 percent pay water and sewer costs, 28.6 percent pay trash collection costs, and 6.9 percent pay infrastructure costs such as street, landscaping or permitting. Diagram I.10, below, represents the results of the survey.

TABLE I.24
AVAILABLE MOBILE HOME LOTS TO RENT
DECEMBER 2002

County	Surveys	Lots	Available	Vacancy Rate	Average Day on Mkt
Albany	6	635	7	1.1%	54
Big Horn	.	.	.	.	.
Campbell	4	1,374	151	11.0%	253
Carbon	2	161	78	48.4%	365
Converse	1	189	3	1.6%	.
Crook	.	.	.	.	.
Fremont	8	454	87	19.2%	146
Goshen	1	41	2	4.9%	14
Hot Springs	3	57	15	26.3%	365
Johnson	1	52	0	0.0%	.
Laramie	26	1,950	107	5.5%	49
Lincoln	2	22	4	18.2%	97
Natrona	5	545	17	3.1%	49
Niobrara	.	.	.	.	.
Park	.	.	.	.	.
Platte	.	.	.	.	.
Sheridan	3	293	6	2.0%	12
Sublette	2	104	52	50.0%	365
Sweetwater	11	1,509	269	17.8%	255
Teton	.	.	.	.	.
Uinta	5	1,175	322	27.4%	298
Washakie	.	.	.	.	.
Weston	.	.	.	.	.
Total	80	8,561	1,120	13.1%	151



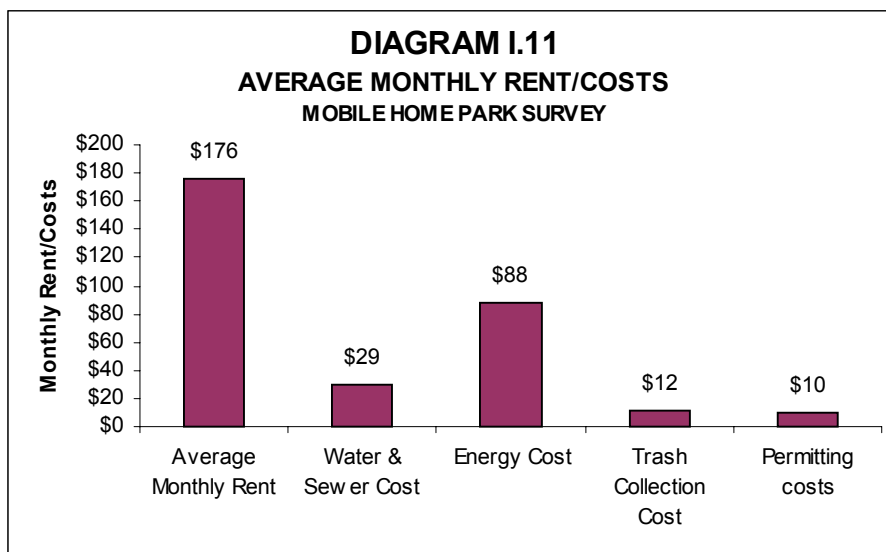
The survey respondents were asked to rate the need for new mobile home lots on a scale from 1 to 5, with 1 indicating no need and 5 indicating extreme need. As noted in Table I.25, at right, an average rating of 3.0 indicates a moderate need for new lots. However, those surveyed in Carbon, Johnson, Natrona and Park Counties all indicated strong needs for more mobile home lots, ranking the needs at an average of 4.0.

About 18.4 percent of the respondents pointed out that there are barriers to bringing more lots into the marketplace, such as water, development costs and zoning fees. The survey also indicated that a majority, 92.8 percent of the existing mobile home parks, have restrictions on the types of manufactured homes that they will accept. Most of these parks have restrictions based upon the age of the home.

TABLE I.25
NEED FOR MOBILE HOME LOTS
AND RESTRICTIONS ON PARK ADMISSION
DECEMBER 2002

County	Need for MH Lots	Barriers	Restrictions	Restrictions due to				
				Age	Size	Appearance	Condition	Other
Albany	3.0	50	504	454	.	50	.	.
Big Horn	1.0	.	.	.	.	.	.	.
Campbell	3.0	200	1,322	840	100	.	.	382
Carbon	4.0	.	54	54	.	.	.	.
Converse	3.0	.	189	189	.	.	.	.
Crook	.	.	.	.	.	.	.	.
Fremont	2.5	66	206	.	67	25	14	100
Goshen	.	.	.	.	.	.	.	.
Hot Springs	1.0	.	71	54	17	.	.	.
Johnson	4.0	.	52	.	52	.	.	.
Laramie	3.5	489	2,370	1,116	633	.	435	186
Lincoln	2.0	12	12	.	.	12	.	.
Natrona	4.0	213	426	363	.	.	.	63
Niobrara	.	.	.	.	.	.	.	.
Park	4.0	.	.	.	.	.	.	.
Platte	.	.	.	.	.	.	.	.
Sheridan	1.0	168	193	193	.	.	.	.
Sublette	3.5	.	23	.	.	23	.	.
Sweetwater	2.0	379	1,356	961	.	153	84	158
Teton	.	.	.	.	.	.	.	.
Uinta	2.0	.	1,170	1,170	.	.	.	.
Washakie	.	.	.	.	.	.	.	.
Weston	.	.	.	.	.	.	.	.
Total	3.0	1,577	7,948	5,394	869	263	533	889

Diagram I.11 below provides a breakdown of average rents/costs paid by tenants as reported by park managers. The average rent in Wyoming was \$176 per month. Of all the other costs, energy utility costs were the highest at \$88 per month.



I.F. Housing Needs Assessment Survey

Beginning in 1998, the Wyoming Housing Database Partnership, in cooperation with the Wyoming Department of Transportation (DOT), began a new survey process. The intent was to collect perceived housing needs expressed by new residents of the state. New residents were defined as those who were exchanging their previous state driver's licenses for Wyoming licenses in DOT driver's license offices throughout the state. The following narrative summarizes selected statewide quarterly data since the inception of the survey process.

In 2001, nearly 5,285 surveys were completed. According to DOT records, there were 16,615 driver's licenses exchanged in 2001. Hence, the voluntary survey captured 31.8 percent of all persons exchanging driver's licenses.²⁰ There were 4,923 completed surveys during 2002. According to DOT records, there were 15,523 driver's licenses exchanged in 2002, or 31.7 percent of all persons exchanging driver's licenses. The percentage of new residents completing the survey in 2002 has remained the same compared to 2001.

Over the past five years, the two-person household has been the most frequent in-migrant to Wyoming, commanding about one-third of all newly arriving households. Households with five or more persons arrived much less often, comprising about 12 percent of all households moving into Wyoming.

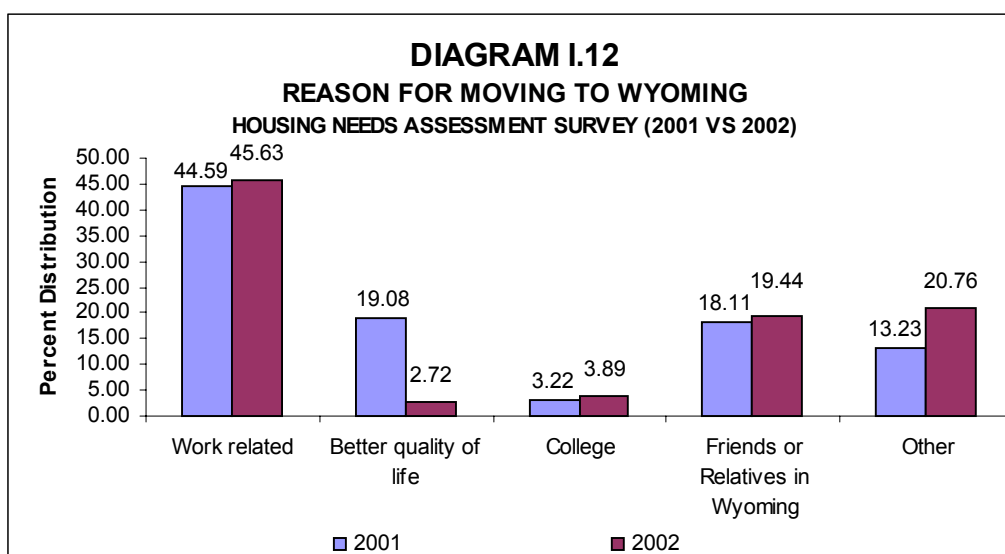
The Housing Needs Assessment survey asked new Wyoming residents about the number of bedrooms in the resident's current dwelling unit. Statistics for the year 2002 indicate that about 36.6 percent of new resident households have three bedrooms, followed by those with two bedrooms at 29.3 percent.

During the years 2001 and 2002, over 50 percent of those responding to the survey were between the ages of 26 and 45, the prime working years. The share of all persons moving into Wyoming aged 16 to 25 fell from 22.6 percent in 2001 to 18.9 percent during 2002. Those aged 55 or older increased from 10.8 percent during 2001 to 12.3 percent during 2002.

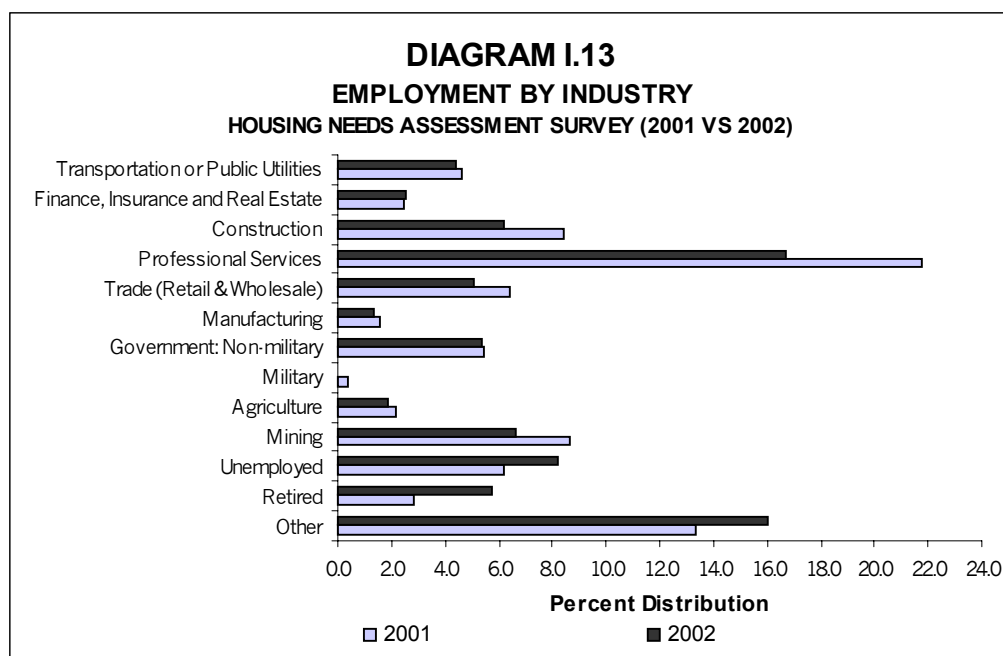
The results of the survey question asking for the respondent's reason for moving to Wyoming showed that 45.6 percent of the responses indicated work-related reasons. These reasons were listed as job transfers, better employment opportunities, new jobs, or starting or expanding a business. Those that moved to be close to friends or relatives in Wyoming comprised 19.4 percent. Diagram I.12, on the following page, depicts the percentage distribution of the responses.

During the year 2002, 24.4 percent of the respondents indicated having less than \$25,000 annual income. Another 29.2 percent of the respondents of the 2002 survey anticipated an income in the range of \$25,000 to \$50,000 per year, and 27.9 percent in the range of \$50,000 to \$100,000.

²⁰ It was discovered that a number of outdated survey forms were returned in 2001. These were discarded.

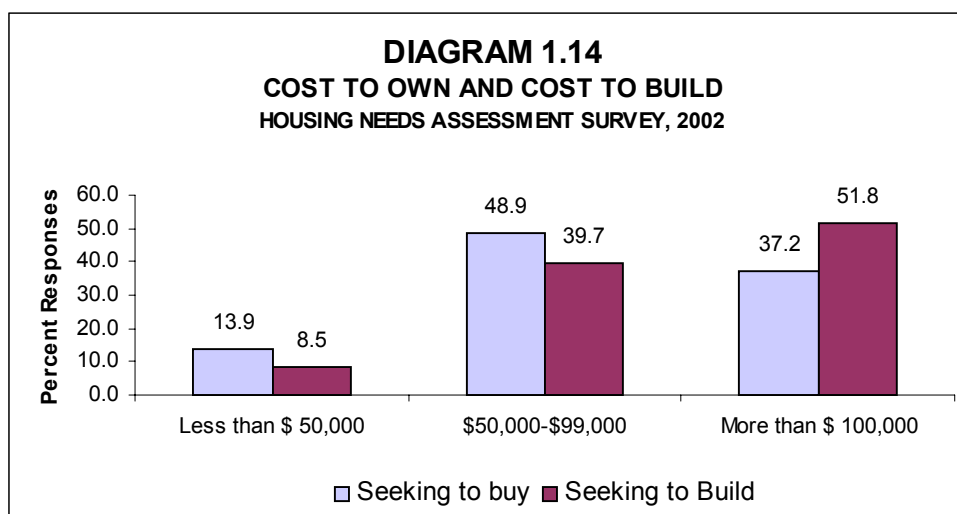


The 2002 survey responses on employment indicate a general decline compared to 2001, except for those employed in the Finance, Insurance and Real Estate sectors and Government employment, which remained almost the same over the period. The service category includes those in the professional, educational, and medical services. The responses on the percentage of those unemployed increased from 6.2 percent in 2001 to 8.2 percent in 2002. This is consistent with the 2002 monthly unemployment figures from the Bureau of Labor Statistics, which indicates a slight increase in unemployment rates compared to 2001. The responses in the “other” category, which includes students, workers in the communications industry, disabled, homemakers, and clergy, increased from 13.3 percent in 2001 to 16.0 percent during 2002. Further, retirement data also indicates an increase from 2.9 percent in 2001 to 5.7 percent in 2002. Diagram I.13, below, depicts the aforementioned employment.



One of the survey questions asked whether the incoming population was satisfied with their current housing. Of those that indicated that they were not satisfied, a majority, 79.3 percent, said that they were seeking to own a home. Another 20.7 percent indicated that they were seeking to rent.

Of those that were seeking to own a home, 41.5 percent wished to buy existing units, and about 58.5 percent wanted to build. Further, of those seeking to purchase an existing home, 13.9 percent wanted a home that cost less than \$50,000. About 48.9 percent of all respondents seeking to buy an existing home were looking in the range of \$50,000 to \$99,000. This implies a strong demand for affordable housing. Of those that wished to build, about 8.5 percent expected to build for less than \$50,000; another 39.7 percent expected to build for less than \$100,000, and 51.8 percent expected to build for more than \$100,000. Diagram I.14, below, represents the distribution of housing costs. It appears that a substantive portion of those wishing to own a home do not have accurate perceptions of Wyoming's housing costs. Their expectations are much lower than current market conditions indicate.



Of those seeking to rent, 39.7 percent hoped to spend less than \$365, 22.4 percent anticipated spending \$366 to \$474 per month, about 15.5 percent were willing to spend \$475 to \$599, and 22.4 percent over \$600. According to the apartment rental costs collected by the Wyoming Housing Cost of Living Index presented earlier in this report, persons anticipating between \$366 and \$474 tended to have expectations similar to current market conditions. Unfortunately, 39.7 percent of the new residents hoping to rent wanted to spend less than the prevailing market rate. New residents may face limited choices due to the current market prices. The outcome of limited choice usually results in overcrowded conditions, selecting less suitable housing, or both.²¹

A detailed table with the aforementioned statistics and other data representing housing needs for the state of Wyoming is enclosed in Section III, *Data Tables* of this document.

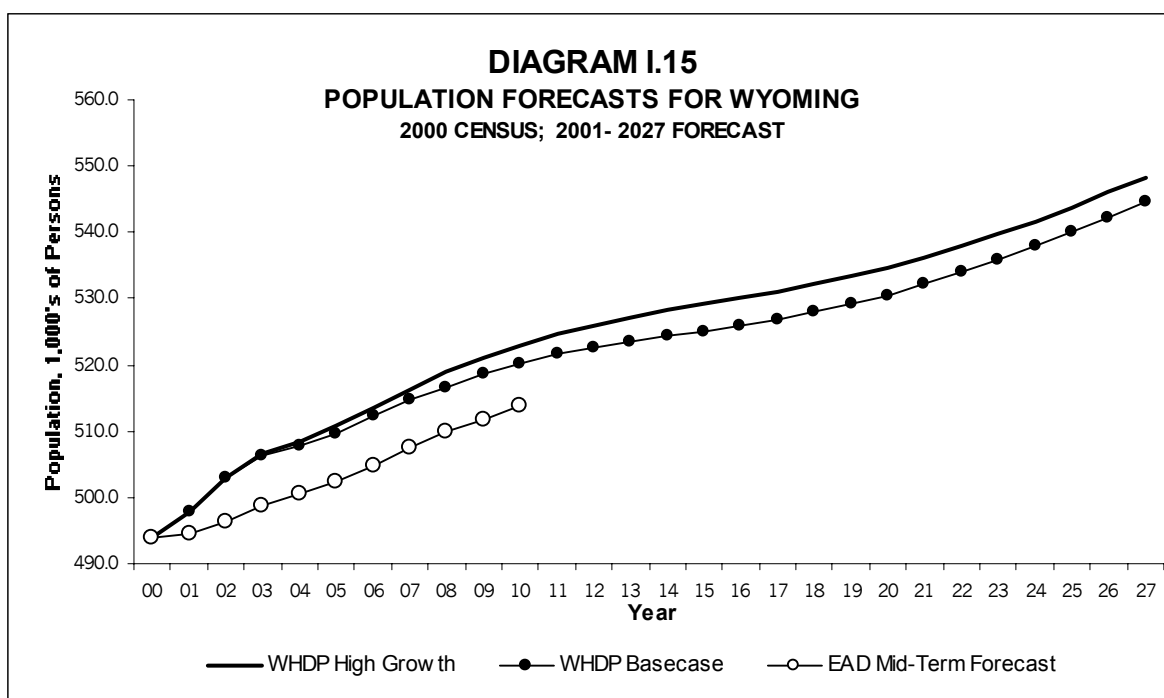
²¹ Less suitable housing is defined as housing with substantive physical condition deficiencies.

I.G. Housing Needs Forecast

The 2002 Wyoming Housing Needs Forecast is a prediction of the demand for housing within the state. Three separate viewpoints of the future were developed: a 9-year forecast based upon the state's mid-term forecast released by the Department of Administration and Information, Economic Analysis Division (EAD); a *Basecase* 25-year forecast, and a *High Growth Scenario*, also spanning 25 years. The latter two are based upon long-term employment forecasts released by DRI-WEFA in March of 2002. The Wyoming Housing Database Partnership (WHDP) presents the 2002 Wyoming Housing Needs Forecast, a prediction of the demand for housing within the State. Three separate viewpoints of the future were developed: a 9-year forecast based upon the State's mid-term forecast released by the Department of Administration and Information, Economic Analysis Division (EAD); a *Basecase* 25-year forecast, and a *High Growth Scenario*, also spanning 25 years. The latter two are based upon long-term employment forecasts released by DRI-WEFA in March of 2002.

The housing need predictions represent unconstrained demand forecasts. That is, they refer to how the housing market will likely behave if future consumer choices are similar to choices made in the past. The year-to-year supply of housing is not modeled.

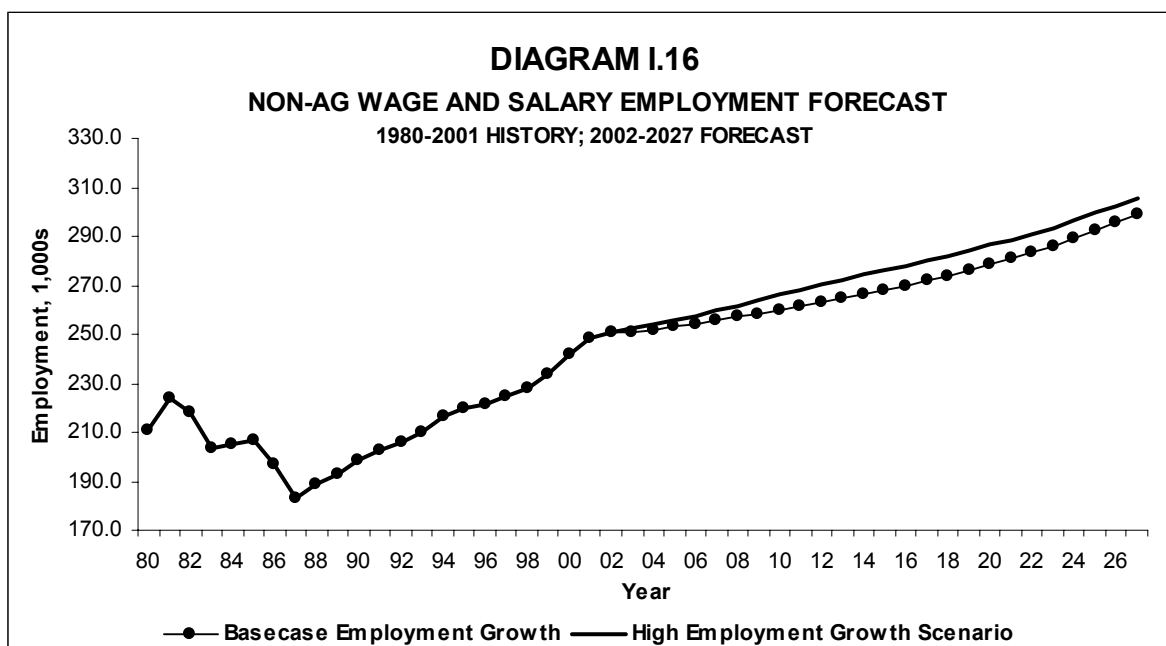
Household formation, interpreted as housing demand, is a product of several factors, but chiefly population growth. Diagram I.15 presents the population forecasts from each of the three scenarios as well as the 2000 population estimate released by the Census Bureau.



The EAD forecast is the most conservative and indicates that the population of Wyoming will expand to 513,930 by 2010. On the other hand, the *Basecase* indicates that Wyoming's population will reach 520,155 by 2010 and continue expanding to 544,710 by 2027. The *High*

Growth Scenario is more robust, predicting that population will reach 522,993 by 2010 and rise to 548,341 by 2027.

Employment data, by county, is used to predict population for both 25-year forecasts. The Basecase data was purchased from DRI-WEFA's²² March 2002 trendlong model. The High Growth Scenario modified the DRI-WEFA forecast with selected employment growth assumptions for both mining and manufacturing. For the EAD prediction, no employment data are currently available. Diagram I.16 presents 22 years of history and 25 years of forecast total non-agricultural wage and salary employment for the DRI-WEFA-inspired predictions.

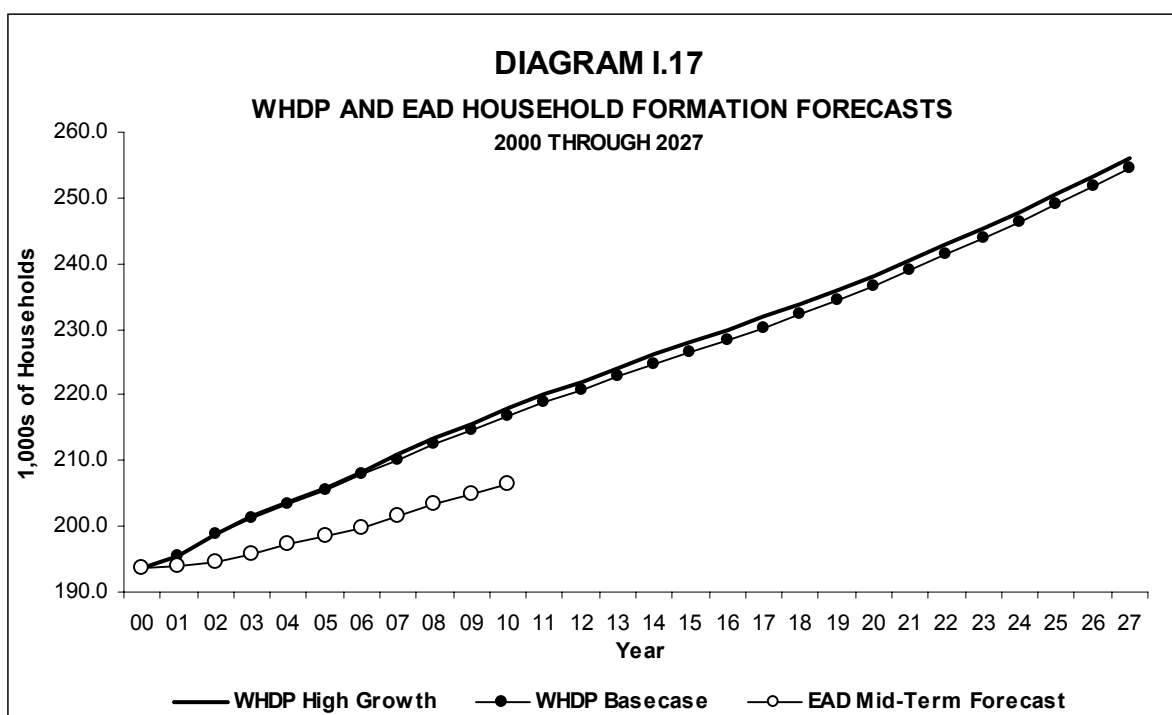


In the Basecase, non-agricultural wage and salary employment rises from 248,049 in 2001²³ to 298,807 by the year 2027. However, recent rises in manufacturing and mining dissipate. This is due chiefly to declines in the production of energy products and precipitated by weakening prices in 2004. In addition, declines in the mining sector cause further weakness in 2015. The High Growth Scenario assumes modest growth in the industrial sectors, with only mining beginning some declines in 2015 due to slipping employment in coal-bed methane exploration.

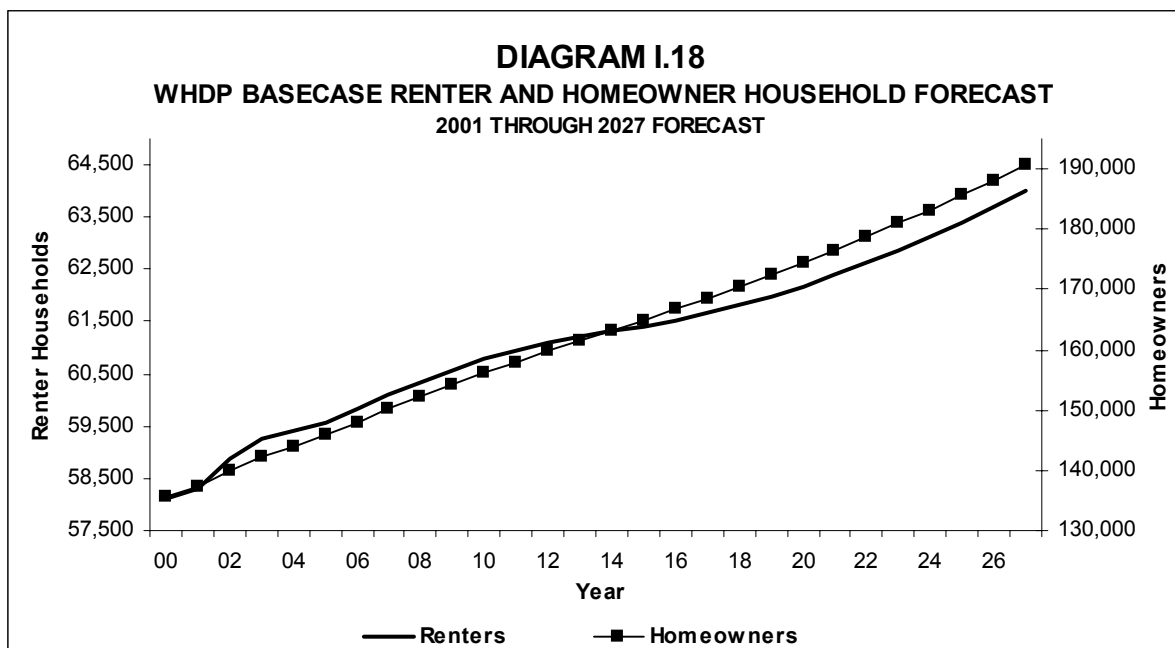
Diagram I.17, on the following page, presents the household forecasts from each of the three scenarios. The mid-term household forecast, as released by the EAD, is quite conservative and reaches only 206,560 by the year 2010. The Basecase forecast reaches 216,846 by the year 2010 and rises to 254,564 by the end of the forecast horizon, or 2027. The High Growth Scenario begins diverging from the Basecase in 2003, and is some 1,440 higher than the Basecase by the year 2027.

²² DRI-WEFA took on the name of its parent company, Global Insight, Inc. during October 2002.

²³ The employment figure is from the DRI-WEFA trendlong model forecast, March 2002.



The Basecase forecast indicates that there will be some weakening in the rental markets at certain periods over the forecast horizon. In particular, when the economy slows in 2004, rental demand declines substantively. Furthermore, as homeownership rises, rental markets continue with some relative weakness. In particular, when the mining declines begin in 2015, the rate of change in demand for rental units ebbs considerably, as seen in Diagram I.18, below.



Overall, there will continue to be significant demand in lower income groups for affordable housing. By 2027, the Basecase indicates that there will be some 13,373 renters having

incomes at 30 percent or less of median family income. There will also be some 11,853 homeowners with incomes in the same range. These data are presented in Table I.26, below.

TABLE I.26
BASECASE HOUSEHOLD FORECAST BY TENURE AND INCOME
WYOMING 2000 THROUGH 2027

Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	8,498	12,208	21,318	11,687	81,803	135,514
2005	9,122	13,111	22,867	12,576	88,236	145,913
2010	9,755	14,006	24,468	13,435	94,405	156,069
2015	10,299	14,783	25,882	14,204	99,807	164,975
2020	10,864	15,596	27,370	15,027	105,528	174,386
2027	11,853	17,011	29,938	16,443	115,330	190,576
Renters by Percent of Median Family Income						
2000	12,103	10,355	13,184	4,982	17,470	58,094
2005	12,452	10,618	13,483	5,102	17,929	59,585
2010	12,692	10,836	13,758	5,200	18,292	60,777
2015	12,825	10,949	13,918	5,256	18,472	61,421
2020	12,991	11,081	14,104	5,324	18,681	62,181
2027	13,373	11,400	14,533	5,482	19,200	63,988
Total Households by Percent of Median Family Income						
2000	20,602	22,563	34,502	16,669	99,273	193,608
2005	21,575	23,730	36,350	17,678	106,166	205,498
2010	22,446	24,842	38,226	18,635	112,697	216,846
2015	23,124	25,732	39,801	19,459	118,279	226,396
2020	23,855	26,677	41,475	20,351	124,209	236,567
2027	25,226	28,410	44,471	21,925	134,530	254,564

I.H. 2003 Housing Conditions

The analysis contained within the *Wyoming Housing Conditions* report addresses housing units that fall within the Assessor's residential/agricultural property tax class and commercial property used for residential purposes (apartment buildings). Additionally, manufactured housing or mobile homes that have been placed on a permanent foundation often find their way into the residential/agricultural property class and are consequently included here. Those not on permanent foundations, or not known by the Assessor to be so situated, are not presented in this report. The residential dwellings discussed herein are predominantly single-family homes with a small number of condominium or town home units mixed in. All will be referred to as "single-family homes" throughout this report. Commercial property used for residential purposes are designated as "apartment buildings" in this document.

The appraisal data, which describes characteristics of the buildings for the purpose of valuation and assessment, are drawn from two types of systems utilized throughout the state. 11 counties utilize the Boeckh system, while 12 Wyoming counties make use of the CLT appraisal system. The Wyoming Department of Revenue (DOR) has a centralized system that receives copies of all the property tax records from each county. Using the DOR to extract selected data from the appraisal systems enabled the research to use a uniform and consistent set of selection criteria. The data is therefore comparable within each of the two appraisal systems.²⁴ Exhibit A, at right, presents the counties that are in each of the two appraisal systems.²⁵

EXHIBIT A APPRAISAL SYSTEMS BY COUNTY

CLT	BOECKH
Albany	Carbon
Big Horn	Hot Springs
Campbell	Laramie
Converse	Park
Crook	Platte
Fremont	Sheridan
Goshen	Sublette
Johnson	Teton
Lincoln	Uinta
Natrona	Washakie
Niobrara	Weston
Sweetwater	

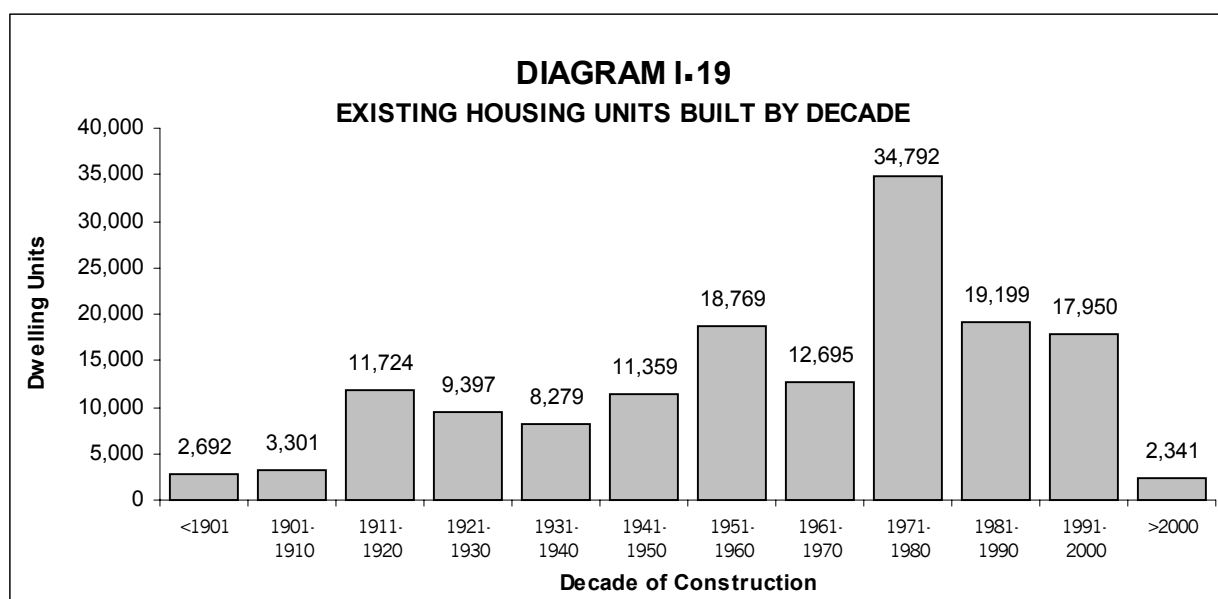
Residential Data

The year that the building was first constructed is recorded in both the appraisal systems. Buildings constructed prior to the 1950s tend to have estimated construction dates, with those buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all the data were segmented into 10-year increments, as presented in Diagram I.19, on the following page.

All structures built in 1900 or before were placed in a single category. Likewise, structures constructed after 2000 were positioned in an additional category. The data indicate that the period of time with the largest addition to the Wyoming housing stock occurred during the 1970s, when nearly 35,000 housing units were constructed. Wyoming's population rose during this period, from 332,416 to 469,557, reflecting an increase of over 137,000.

²⁴ The lone exception is Natrona County. The County Assessor provided the data.

²⁵ The County Assessors in Big Horn and Crook Counties indicated that appraisal data for the county is a matter of public record, but declined to allow the data to be released in a format useful for analysis. These two counties are missing from this report.



Fewer than 20,000 units were built in each of the next two decades. Interestingly, from 1911 through 1920, nearly 12,000 units were built. This also was a time of great population growth in Wyoming, with the state's population expanding nearly 50,000. Since 2000, 2,341 new dwellings have been added to Wyoming's housing stock.

Table I.27, below presents single-family homes tabulated by quality and physical condition for the Boeckh system²⁶. The data indicate that homes originally constructed of lower quality materials and workmanship are likely to fall into a more decrepit state of physical condition over time. Approximately 27 percent of homes having substandard quality of materials and workmanship ended up in poor, very poor, or unsound condition, herein termed unsuitable housing. Only about 2.6 percent of homes using basic quality materials and workmanship are in unsuitable condition, with 1.6 percent of average quality homes in unsuitable condition. These figures mirror the results of the previous housing conditions report.²⁷

TABLE I.27
QUALITY OF MATERIALS AND WORKMANSHIP
BY PHYSICAL CONDITION: BOECKH SYSTEM

Quality	Physical Condition								Total
	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor	Unsound	
Substandard	11	39	363	2,213	1,891	845	507	330	6,199
Basic	273	425	3,982	12,737	2,696	397	98	50	20,658
Average	228	1,823	7,860	23,279	2,533	420	107	49	36,299
Above average	527	2,023	2,862	3,524	142	12	3	3	9,096
Excellent	688	541	493	318	8	.	.	1	2,049
Superior	621	141	104	94	4	.	.	.	964
Boeckh Total	2,348	4,992	15,664	42,165	7,274	1,674	715	433	75,265

Table I.28, on the following page presents similar data for the CLT system, tabulated by quality and condition, desirability, and usefulness (CDU). Of the 5,156 homes having an unsound, very poor, or poor CDU, 90.4 percent were originally constructed with either basic

²⁶ The total is a 102 less in Table I.27, because there are 102 records that are missing a physical condition.

²⁷ Wyoming Housing Database Partnership, *Wyoming Housing Conditions*, February 2002.

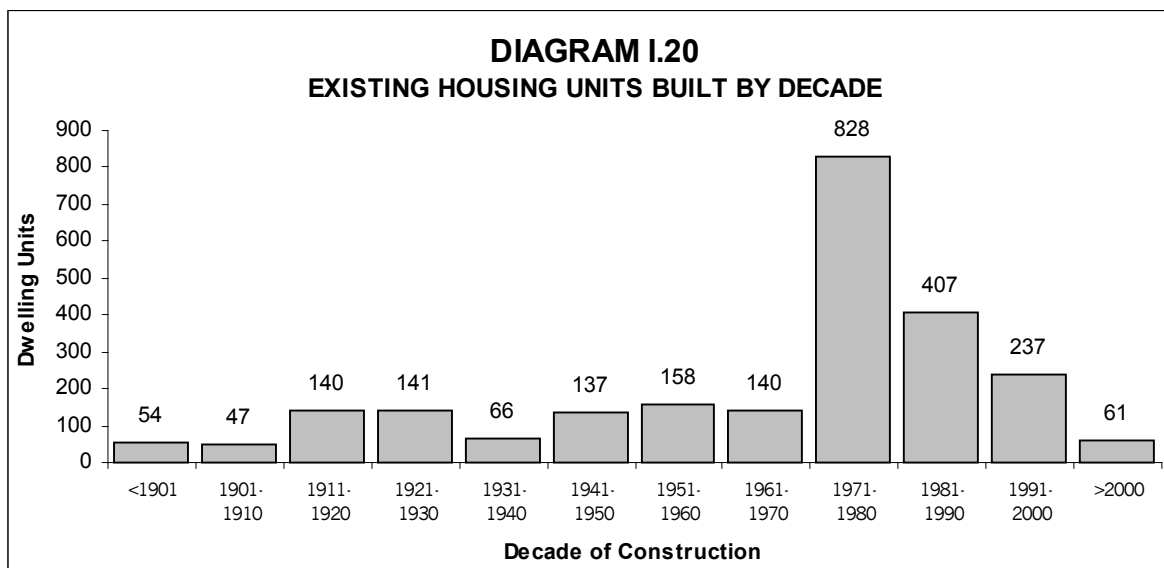
or poor quality materials or workmanship. This again demonstrates that homes using lower quality materials and workmanship tend to cluster in categories representing poorer condition.

TABLE I.28
QUALITY OF MATERIALS AND WORKMANSHIP
BY CONDITION, DESIRABILITY, AND USEFULNESS

Condition, Desirability, & Usefulness	Quality of Materials and Workmanship Used in Construction							Total
	Superior	Excellent	Above Average	Average	Basic	Poor	Missing	
Unsound	.	.	.	24	306	392	.	722
Very poor	.	.	1	72	528	480	.	1,081
Poor	.	.	10	389	2,227	727	.	3,353
Fair	.	5	125	3,448	6,518	527	.	10,623
Average	5	69	1,968	33,467	13,248	207	.	48,964
Good	4	177	2,165	6,613	1,065	10	.	10,034
Very good	6	116	645	685	524	6	.	1,982
Excellent	17	62	227	52	11	1	.	370
Missing data	.	.	.	.	.	.	2	2
CLT Total	32	429	5,141	44,750	24,427	2,350	2	77,131

Commercial Data

The year a building was first constructed is also recorded in both appraisal systems for commercial properties used for residential purposes. Here again, apartment properties constructed prior to the 1950s tend to have estimated construction dates, often rounded to the nearest decade. Therefore, all the data were segmented into 10-year increments. All structures built in 1900 or before were placed in a single category. Those constructed after 2000 were likewise placed in an additional category. The results are illustrated in Diagram I.20.



As was true of the residential class property records, the largest addition of Wyoming apartments occurred during the 1970s, when 828 commercial buildings used for residential purposes were constructed.²⁸ Fewer than 650 were built in the next two decades combined.

²⁸ The total number of apartment structures displayed in the Boeckh system data appears to be low. This was confirmed by the Laramie County Assessor, who indicated that there should be several hundred for Laramie County, not 92 as noted in this report. However, the Department of Revenue states that these data represent the most accurate and current information available on September 10, 2002, when it was extracted. Another extract of just the Boeckh data was performed and received on January 6, 2003. The latest extract indicated only 562 records. Hence, the DOR extract methods for the Boeckh commercial data result in an incomplete count of commercial buildings used for residential purposes.

During the high population growth period between 1911 and 1920, there were 140 structures built. The next decade saw 141 buildings added to Wyoming's stock. However, during the fairly severe recession and population decline of the 1980s, additions to the apartment stock surpassed what the Assessors have on file for the decade of the 1990s. There have been 61 structures added since 2000.

The quality of materials and workmanship are tabulated by building condition for the Boeckh system in Table I.29, at right. The data reveal that buildings rated in better condition were constructed with a higher quality of materials and workmanship. In fact, as shown, 46 buildings in poor or very poor condition were originally constructed with economy quality materials and workmanship.

TABLE I.29
QUALITY OF MATERIALS AND WORKMANSHIP
BY PHYSICAL CONDITION

Building Condition	Quality			Total
	Economy	Average	Superior	
Excellent	.	6	9	15
Good	23	63	6	92
Average	191	201	5	397
Poor	38	2	.	40
Very Poor	8	.	.	8
Boeckh Total	260	272	20	552

TABLE I.30
QUALITY OF MATERIALS AND WORKMANSHIP
BY PHYSICAL CONDITION

Quality	Poor	Fair	Normal	Good	Rehabilitated	Total
Excellent	.	.	2	.	.	2
Above Average	.	.	13	11	.	24
Average	11	153	875	107	21	1,167
Basic	21	163	371	2	10	567
Poor	12	8	8	.	.	28
Missing	.	18	57	1	.	76
CLT Total	44	342	1,326	121	31	1,864

The quality of materials and workmanship for the CLT apartment data is displayed by physical condition in Table I.30, at right. As shown, no structures built with poor quality materials and workmanship are in good condition.

SUMMARY

Wyoming's greatest increase in housing stock took place during the 1970s, when 34,643 homes and 828 apartment buildings were built. However, growth dropped significantly in the 1980s, when just 19,130 single-family homes and 407 apartment buildings were added to the housing stock. Even fewer residences were built in Wyoming during the 1990s, when just over 18,000 homes and 237 apartment buildings were constructed. The latest decade has added 2,341 additional homes and 61 new apartments to Wyoming's housing stock. Unfortunately, many homes built over the past several decades appear to be aging quicker than homes built in other decades.

There are 75,369 single-family homes from the Boeckh system evaluated in this report. Of these, 2,822 homes are considered unsuitable, being in poor, very poor, or unsound physical condition. This represents 3.7 percent of the housing stock and is a slight percentage decrease over last year. Also, there are now 433 housing units that are unsound. These units are not likely to be cost effectively repaired and may need to be either replaced or destroyed. Another 715 units, being constructed with basic or substandard quality materials and workmanship, are currently in very poor condition. These are at risk of becoming unsound.

Also, there are 552 apartment buildings from the Boeckh system evaluated in this report, although data extract problems compromise the completeness of the database. Some 48 of these structures are considered to be in poor or very poor condition, with 46 of those having been

built with economy quality materials and workmanship. Eight may be unsound and in need of major rehabilitation. Several other apartment buildings were built with average quality materials and workmanship but are now in poor condition. These buildings will need rehabilitation in the future in order to preserve them in the existing apartment stock.

The CLT system contributed 77,131 homes for evaluated in this report. Of these, 5,156 homes are considered unsuitable, having a poor, very poor, or unsound CDU (condition, desirability, and usefulness), which is 6.7 percent of the housing stock. This also is a slight increase over last year. Moreover, there are 722 housing units that are considered unsound by the Assessor. These units are not likely to be cost effectively repaired and may need to be either replaced or destroyed. Another 1,008 units that were constructed with basic or poor quality materials and workmanship are in very poor condition and at risk of becoming unsound.

There were 1,864 apartment buildings from the CLT system evaluated in this report. Some 386 of these structures are considered in poor or fair condition. Of those, 44 are in poor condition, 33 of these were built with basic or poor quality materials and workmanship. These are considered unsound and in need of major rehabilitation. There are 171 buildings in fair condition that were built with basic or poor quality materials and workmanship. These buildings, with a significant deterioration, will need rehabilitation in order to preserve them in the existing apartment stock.

Analysis shows that homes and apartment buildings constructed with lower quality materials and workmanship tended to fall into disrepair with more frequency than those constructed with a higher quality of materials and workmanship. Preservation of the existing housing stock is contingent on the rehabilitation of many existing homes and apartment buildings throughout the state.

Findings

Single Family Homes

- There is a significant need for rehabilitation of existing homes throughout Wyoming. Approximately 7,978 units may need substantive repair.
- Of these, 1,155 units are at risk of being lost due to their unsound condition. Considering rehabilitation for these units is likely of some urgency.
- Of those categorized as needing substantive repair, there appear to be about 722 housing units that may not be suitable for rehabilitation.
 - ♦ The original construction consisted of very substandard quality materials and workmanship.
 - ♦ These units are now in extremely dilapidated and the Assessors have judged them as in unsound condition.

Apartment Buildings

- There are at least 20 apartment buildings in need of rehabilitation throughout Wyoming, being in poor condition and constructed with low quality materials and workmanship.
- Another 38 buildings are at risk of being lost without rehabilitation due to their very poor condition.

Overall, there is strong evidence that homes built with low quality materials and workmanship tend to be those in the poorest physical conditions. Furthermore, the data reveal that lower quality building continues, thereby increasing future maintenance and repair costs as well as increased risks to the integrity of the housing stock.

I.I. Commentary on Wyoming Housing

Between 1990 and 2000, household formation rose by 24,769. However, only 20,443 new housing units were created in Wyoming during that period, forming a difference of 4,326. Vacant housing that was either for sale or for rent decreased by 4,587 units to 9,191. This indicates that the Wyoming housing market is much tighter than it was ten years ago.

Migration figures based on Wyoming DOT driver's license exchange data and the Census Bureau's estimate suggest a larger influx of new citizens during 2002. The increase in households creates a demand for additional housing.

Statewide average housing prices have continued increasing, rising to \$118,032 in 2001, a 5.9 percent increase over prices in 2000. New construction permitting for homes continued, with 1,755 new permits issued for single-family homes in 2002. This was an additional 270 permits over the 2001 total. Even so, the discrepancies in existing home sales prices throughout Wyoming were astounding, with Niobrara County prices near \$48,391 in 2001 while Teton County prices averaged at \$460,240. No county had an average in the \$200,000 to \$400,000 range. In comparison, Laramie, Campbell, and Teton Counties recorded the highest net migration in 2002 and boasted three of the seven top average sales prices for existing homes. Conversely, Goshen, Niobrara, and Weston Counties had the lowest average sales prices and recorded minimal net driver's license exchanges.

The Housing Needs Assessment surveys of new residents confirmed that people are looking for homes to buy, but average wage earners, those with families and jobs, are looking for homes under \$100,000. These persons are having difficulty finding suitable and affordable choices in the current housing marketplace. Their options are limited to perhaps overcrowd or to select less suitable housing.

On the other hand, the incremental additions to the rental housing stock have shown robust activity lately. Preliminary data on new construction permitting for rental units indicate an increase in the permits for duplex, tri-, and four plex unit dwellings. However, there was a decline in permits for five or more units. Further, a survey on rental vacancy rates in Wyoming indicates low vacancy rates and a greater demand for additional housing. Rental prices have heated up and have caused some development activity in the state. Still, low wages present a barrier to large increases, and almost 40 percent of new residents are actually looking for rentals below current market rates.

Rental prices for mobile homes also increased by 4.9 percent from the second quarter of 2001 to the second quarter of 2002. A survey of available mobile home lots indicated a decrease of vacancy rates from 19.0 percent during the June 2002 survey to 13.1 percent during the January 2003 survey. There also seems to be a moderate need for additional mobile homes in Wyoming.

I.J. Summary and Conclusions

The population of Wyoming rose 8.86 percent, or nearly 40,200 people, to total 493,782 citizens in 2000. Earlier Census estimates indicated a modest increase of only 641 persons from April 2000 to July 2001. However the latest revised estimate as of July 1, 2002 suggests a substantial rise of 4,949 persons over the July 1, 2001-July 1, 2002 period.

Wyoming's population is a combination of those born in the state and the net change in persons arriving in and leaving the state. The Wyoming Department of Transportation (DOT) tracks those that exchange driver's licenses from other areas and those surrendering their driver's licenses to other states. The data suggested that net migration in 2001 was double that of 2000, with fewer young persons leaving the state, fewer elderly persons arriving in the state, and many more persons in their prime wage-earning years arriving in Wyoming. In 2002, net migration continued to rise, to 4,014 persons. These data suggest a strong influx into Wyoming.

Monthly unemployment rates in 2002 were slightly higher than in 2001. However, Wyoming's average of the monthly unemployment rates in 2002 at about 4.0 percent is much lower than the 2002 U.S. unemployment rate of 5.8 percent.

However, the fortunes of Wyoming's wage earners have not progressed in accordance with national trends. While the total earnings of all workers rose substantially from 1969 through 2001, Wyoming's *real earnings per worker* in 2001 still did not exceed earnings received in 1981. In 2001, Wyoming's real average earnings per job were \$28,667 but the U.S. average was \$37,257. Preliminary BEA figures for 2002 indicate that statewide, personal income increased by 1.5 percent from the second quarter to the third quarter of 2002, the third fastest growth of a state in the nation. The largest contributor to the rise in personal income was farm earnings. However, the best-paying jobs continued to be scarce in Wyoming, while lesser paying jobs, such as retail and service jobs, expanded. Even though mining gained 2,429 jobs between 2000 and 2001, its average real wage decreased from \$70,757 in 2000 to \$65,556 in 2001. The mix of low-paying and high-paying jobs led to a low average wage rate for Wyoming's working population.

Interestingly, even with generally lower wage rates and household incomes, housing is more affordable in Wyoming. Far fewer people experience housing cost burdens than nationally. However, recent trends threaten Wyoming's cost advantages.

Over a sixteen-year period, rental rates did not rise greatly. However, over the last few years, this has changed. In 1999, the average apartment rent was about \$376, but in three years' time this has jumped 16 percent, to \$436 per month. The cost of a house also jumped 16 percent over this three-year period, from \$520 per month to an average of \$604. The cost of a mobile home on a lot jumped 12.5 percent, from \$400 to \$450 per month. Vacancy rates are down and prices are up, indicating substantial pressure on the affordable housing market.

Housing prices continued to rise, according to the Assessors of each county. The average sales price of existing, detached, single-family residences in Wyoming was \$118,032 in 2001. This was an increase of 5.92 percent over 2000, when the average sales price was \$111,437. This continued a steady increase that has transpired over the past five years, increasing 5.18 percent

each year. There was a great deal of diversity in the average sales prices between counties. These average prices range from a low of \$48,391 in Niobrara County to a high of \$460,240 in Teton County.

The Housing Needs Assessment Survey of new Wyoming residents revealed that a large number of persons were interested in finding quality, affordable housing. According to the apartment rental costs collected by the Wyoming Housing Cost of Living Index, persons anticipating between \$366 and \$474 tend to have expectations within current market conditions. Unfortunately, 39.7 percent of new residents hope to spend less than \$365 per month. For this reason, along with inferring the need for the provision of additional lower-cost housing, new residents may face limited choices due to current market prices. The outcome of limited choice usually results in overcrowded conditions, the selection of less suitable housing, or both.

With evidence of higher population growth trends, continued low wage rates, and the persistence of in-need lower-income households, the need for affordable new construction remains. While there was some increase in new construction permits, these were not on par with potential migration figures. This inevitably leads to a general shortage of housing, especially for lower income citizens and for areas where economic development efforts are successful.

Section II – County Profiles

The following section provides selected economic and housing statistics for each of Wyoming's 23 counties, and the Wind River Indian Reservation (including off-reservation trust land). These elements provide a view of the economic well-being of each county. The narratives incorporate tables that provide Census data on selected housing characteristics, household and family income, and income spent on housing. Each county profile also addresses migration and driver's license exchanges, rental prices, labor force statistics, annual building permits and per unit valuation, and the DOT Housing Needs Assessment Survey results for 2002.

The Census data are based on the "1 in 6" sample. As a result, the numbers may possibly differ from the 100 percent data released earlier. While the 100 percent data furnish basic information about the population's demographic and general housing characteristics, such as total number of units and tenure, the "1 in 6" sample data provide further sampled (and hence estimated) details of economic and housing characteristics of the population.

Labor force, employment, and unemployment figures were collected from the Bureau of Labor Statistics (BLS). The rental prices were obtained from the Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

The Wyoming Department of Transportation (DOT) provided driver's license exchange information. The DOT tracks the exchange of driver's licenses from other areas, as well as those surrendering their driver's license in other states. For those moving to Wyoming, new residents are requested to exchange their driver's license within one year. It is important to note that the data represent the net change in driver's licenses, not total migrating persons or households. It is, however, an indication of migration trends for Wyoming.

The U.S. Census Bureau reports the "per unit" value of building permits. This relates to the cost of construction per unit in real 2001 dollars. These values exclude the cost of land and therefore are a reasonable indicator of the combined effects of increases in the cost of materials, building codes, and consumer tastes.²⁹

The following terms are frequently used throughout this report, as defined by the Census Bureau:

Lacking complete plumbing and kitchen facilities. A housing unit is classified as lacking these facilities, when any of the following plumbing facilities are not present in a housing unit: (1) hot and cold water, (2) a flush toilet, and (3) a bathtub or shower; and lacking kitchen facilities: (1) a sink with piped water, (2) a range, or cook top and oven, and (3) a refrigerator.

Household. A household includes all of the people who occupy a housing unit. People not living in households are classified as living in group quarters.

Family. A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption

Rooms. For each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use and lodger's rooms. Excluded are strips or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

²⁹ Cost is the value of construction as shown on the building permit.

Albany County

As per the 2000 Census, Albany County had the greatest concentration of its housing units built between 1970 and 1979, when 23.52 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 76.16 percent of the housing stock. Some 70.02 percent of the stock had more than 2 or 3 bedrooms. About 2.23 percent of the stock lacked complete kitchen facilities and 2.24 percent lacked complete plumbing facilities. These statistics are presented in Table 1.1, below.

TABLE 1.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS ALBANY COUNTY

SUBJECT	WYOMING	% OF WYOMING	ALBANY COUNTY	% OF ALBANY COUNTY
TOTAL HOUSING UNITS	223,854		15,215	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	242	1.59
Built 1995 to 1998	15,752	7.04	930	6.11
Built 1990 to 1994	10,382	4.64	547	3.60
Built 1980 to 1989	38,803	17.33	2,154	14.16
Built 1970 to 1979	59,700	26.67	3,578	23.52
Built 1960 to 1969	23,048	10.30	2,119	13.93
Built 1950 to 1959	24,680	11.03	1,962	12.90
Built 1940 to 1949	15,435	6.90	1,112	7.31
Built 1939 or earlier	31,079	13.88	2,571	16.90
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	547	3.60
2 rooms	8,619	3.85	959	6.30
3 rooms	18,890	8.44	2,122	13.95
4 rooms	38,303	17.11	3,402	22.36
5 rooms	46,376	20.72	2,561	16.83
6 rooms	33,098	14.79	1,704	11.20
7 rooms	27,211	12.16	1,283	8.43
8 rooms	21,586	9.64	1,251	8.22
9 or more rooms	26,169	11.69	1,386	9.11
Bedrooms				
No bedroom	4,406	1.97	538	3.54
1 bedroom	24,627	11.00	2,077	13.65
2 bedrooms	63,314	28.28	4,307	28.31
3 bedrooms	82,274	36.75	4,050	26.62
4 bedrooms	36,898	16.48	1,593	10.47
5 or more bedrooms	12,335	5.51	704	4.63
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	340	2.23
Lacking complete plumbing facilities	5,034	2.25	341	2.24

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Albany County with a household income of less than \$10,000 comprised 5.82 percent of all owner-occupied households and 28.52 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 1.2, on the following page. The median household income of owner-occupied households was \$47,720, and the median household income of renter-occupied households was \$16,704. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 1.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS ALBANY COUNTY, 2000 CENSUS

Income Range	WYOMING				ALBANY COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	192	2.82	773	11.96
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	204	3.00	1070	16.56
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	293	4.30	1074	16.62
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	336	4.94	792	12.26
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	546	8.02	637	9.86
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	788	11.57	926	14.33
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	1252	18.39	665	10.29
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	1816	26.67	336	5.20
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	732	10.75	108	1.67
\$100,000 to \$149,999	7,683	5.67	948	1.63	426	6.26	41	0.63
\$150,000 or more	3,914	2.89	363	0.62	223	3.28	39	0.60
Total	135,488	100.00	58,120	100.00	6,808	100.00	6,461	100.00
Median Household Income (\$)	45,157	.	24,183	.	47,720	.	16,704	.

Albany County's median family income was \$44,334 in 2000. This compares to Wyoming's median family income of \$45,685. Table 1.3, below, provides the breakdown of families in the county by income ranges.

TABLE 1.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS ALBANY COUNTY, 2000 CENSUS

Income Range	WYOMING		ALBANY COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	570	8.05
\$10,000 to \$14,999	6,049	4.60	327	4.62
\$15,000 to \$19,999	7,545	5.74	438	6.19
\$20,000 to \$24,999	8,058	6.13	537	7.59
\$25,000 to \$34,999	18,613	14.15	894	12.63
\$35,000 to \$49,999	26,424	20.09	1,281	18.10
\$50,000 to \$74,999	32,354	24.60	1,662	23.48
\$75,000 to \$99,999	15,106	11.49	749	10.58
\$100,000 to \$149,999	7,481	5.69	426	6.02
\$150,000 or more	3,506	2.67	193	2.73
Total Families	131,508	100.00	7,077	100.00
Median Family Income	45,685	.	44,334	.

According to the U.S. Census Bureau, the median value for a home in Albany County was \$118,600 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 22.68 percent of Albany County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 28.61 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 15.46 percent of Albany County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 4.75 percent spent 50 percent or

more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 1.4, below.

TABLE 1.4
INCOME SPENT ON HOUSING
WYOMING VS ALBANY COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
ALBANY COUNTY						
Less than 29.9 percent	2,678	42.21	2,577	79.54	1,645	93.63
30 to 49.9 percent	1,439	22.68	501	15.46	50	2.85
50 percent or more	1,815	28.61	154	4.75	45	2.56
Not computed	413	6.51	8	0.25	17	0.97
Total	6,345	100.00	3,240	100.00	1,757	100.00

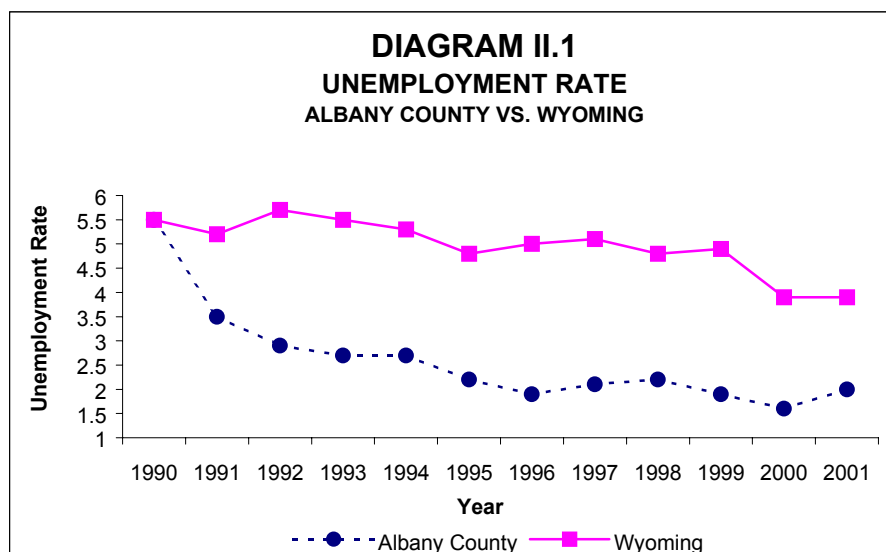
The driver's license exchange data indicates a net migration of 159 persons in Albany County during 2002, of which 112 were males and 47 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 1.5, below.

TABLE 1.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR ALBANY COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	5	222	102	172	94	76	33	8	712
Female	6	139	83	158	79	71	23	10	569
Total	11	361	185	330	173	147	56	18	1,281
Out-migrants									
Male	5	92	102	232	71	56	29	13	600
Female	4	91	106	153	67	57	25	19	522
Total	9	183	208	385	138	113	54	32	1,122
Net Migration by Age and Gender									
Male	0	130	0	-60	23	20	4	-5	112
Female	2	48	-23	5	12	14	-2	-9	47
Total	2	178	-23	-55	35	34	2	-14	159

Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Albany County's labor force, defined as the number of people working or actively seeking work, changed from 18,660 in 2000 to 19,187 in 2001. Employment only increased by 447 persons. Unemployment, therefore, increased by 80 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 1.6 percent in 2000 to 2.0 percent in 2001. In spite of this increase, Albany County continued to enjoy significantly better labor force utilization than the state of Wyoming, as seen in Diagram II.1, on the following page. The average of the monthly unemployment rates in 2002 is 1.9 percent, and this compares to the same average of 2.0 percent in 2001³⁰.

³⁰ The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 6.54 percent, from \$459 in the second quarter 2001 to \$489 in the second quarter 2002. Detached single-family homes changed by 6.29 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by -5.13 percent and 8.33 percent respectively.

Albany County rental prices have experienced average annualized increases of 3.20 percent for apartments, 3.56 percent for houses, 4.09 percent for mobile homes plus a lot, and 3.62 percent for mobile home lots since second quarter 1987³². These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 1.6, at right, presents the Albany County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most

TABLE 1.6
WYOMING COST OF LIVING INDEX³¹
ALBANY COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	306	128	360	263
Q2.87	305	130	380	264
Q4.87	333	131	379	281
Q2.88	306	134	394	253
Q4.88	305	129	378	259
Q2.89	323	138	385	292
Q4.89	336	132	401	269
Q2.90	323	140	406	313
Q4.90	336	138	439	272
Q2.91	333	138	425	306
Q4.91	381	139	485	308
Q2.92	359	139	471	342
Q4.92	400	139	416	363
Q2.93	385	143	448	417
Q4.93	415	152	510	409
Q2.94	404	154	489	446
Q4.94	427	160	544	435
Q2.95	417	161	520	435
Q4.95	430	161	531	431
Q2.96	433	166	584	422
Q4.96	455	164	566	443
Q2.97	443	166	606	467
Q4.97	445	169	594	459
Q2.98	429	177	559	417
Q4.98	439	180	589	472
Q2.99	447	207	611	531
Q4.99	449	195	608	466
Q2.00	454	197	603	491
Q4.00	460	198	609	462
Q2.01	459	204	604	507
Q4.01	488	205	718	486
Q2.02	489	221	642	481

³¹ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

³² Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

residential development in the county. Single-family building permit authorizations in Albany County changed from 135 in 2001 to 153 in 2002³³. Total units authorized also changed from 283 in 2001 to 163 in 2002.

The value of single-family building permits changed from \$113,100 in 2001 to \$123,800 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$134,000 in 1997 to a low of \$104,200 in 1998. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 1.7, below.

TABLE 1.7
BUILDING PERMITS AND VALUATION³⁴
ALBANY COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	128	4	4	6	142	63.50
1981	121	8	19	80	228	60.00
1982	93	8	28	134	263	52.80
1983	138	2	103	47	290	52.50
1984	55	.	47	78	180	61.20
1985	29	2	.	76	107	86.10
1986	13	.	.	.	13	59.20
1987	14	.	.	8	22	69.50
1988	11	2	.	.	13	137.50
1989	15	.	.	.	15	121.60
1990	12	.	4	8	24	109.80
1991	31	.	.	16	47	98.10
1992	56	.	16	.	72	111.90
1993	69	.	4	.	73	114.20
1994	106	.	39	69	214	116.50
1995	102	4	20	48	174	121.50
1996	109	2	12	12	135	114.00
1997	98	4	52	.	154	134.00
1998	97	4	4	34	139	104.20
1999	101	.	12	92	205	126.10
2000	105	2	.	.	107	118.40
2001	135	.	4	144	283	113.10
2002p	153	2	8	.	163	123.80

The Housing Needs Assessment Survey had 244 respondents in Albany County. Of the incoming population, 68.1 percent said they were seeking to own a home and 31.9 percent wished to rent. Of those seeking to own a home, 70.6 percent wished to buy existing units, of which 58.3 percent in the range of \$50,000 to \$99,999 and 41.7 percent for more than \$100,000. Another 29.4 percent wished to build, of which 10.0 percent expected to build for less than \$50,000, another 30.0 percent for less than \$100,000 and 60.0 percent for more than \$100,000. Of those seeking to rent, 33.3 percent hoped to spend less than \$365 per month, 20.0 percent anticipated spending \$366 to \$474, about 33.3 percent were willing to spend \$475 to \$599, and 13.3 percent over \$600.

³³ The 2002 data is preliminary.

³⁴ Data Source: U.S. Bureau of Census.

Big Horn County

As per the 2000 Census, Big Horn County had the greatest concentration of its housing units built between 1939 or earlier, when 23.37 percent of its overall stock was constructed. This compares to 13.88 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 86.68 percent of the housing stock. Some 77.30 percent of the stock had more than 2 or 3 bedrooms. About 3.37 percent of the stock lacked complete kitchen facilities and 3.10 percent lacked complete plumbing facilities. These statistics are presented in Table 2.1, below.

TABLE 2.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS BIG HORN COUNTY

SUBJECT	WYOMING	% OF WYOMING	BIG HORN COUNTY	% OF BIG HORN COUNTY
TOTAL HOUSING UNITS	223,854		5,105	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	61	1.19
Built 1995 to 1998	15,752	7.04	233	4.56
Built 1990 to 1994	10,382	4.64	143	2.80
Built 1980 to 1989	38,803	17.33	603	11.81
Built 1970 to 1979	59,700	26.67	976	19.12
Built 1960 to 1969	23,048	10.30	416	8.15
Built 1950 to 1959	24,680	11.03	673	13.18
Built 1940 to 1949	15,435	6.90	807	15.81
Built 1939 or earlier	31,079	13.88	1,193	23.37
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	30	0.59
2 rooms	8,619	3.85	144	2.82
3 rooms	18,890	8.44	506	9.91
4 rooms	38,303	17.11	831	16.28
5 rooms	46,376	20.72	1,086	21.27
6 rooms	33,098	14.79	909	17.81
7 rooms	27,211	12.16	662	12.97
8 rooms	21,586	9.64	423	8.29
9 or more rooms	26,169	11.69	514	10.07
Bedrooms				
No bedroom	4,406	1.97	11	0.22
1 bedroom	24,627	11.00	355	6.95
2 bedrooms	63,314	28.28	1,276	25.00
3 bedrooms	82,274	36.75	1,673	32.77
4 bedrooms	36,898	16.48	722	14.14
5 or more bedrooms	12,335	5.51	275	5.39
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	172	3.37
Lacking complete plumbing facilities	5,034	2.25	158	3.10

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Big Horn County with a household income of less than \$10,000 comprised 6.79 percent of all owner-occupied households and 20.94 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 2.2, on the following page. The median household income of owner-occupied households was \$36,534, and the median household income of renter-occupied households was \$21,684. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 2.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS BIG HORN COUNTY, 2000 CENSUS

Income Range	WYOMING				BIG HORN COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	80	2.49	65	5.89
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	138	4.30	166	15.05
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	272	8.48	142	12.87
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	227	7.07	130	11.79
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	255	7.95	127	11.51
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	546	17.01	188	17.04
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	739	23.03	150	13.60
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	584	18.20	96	8.70
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	221	6.89	24	2.18
\$100,000 to \$149,999	7,683	5.67	948	1.63	102	3.18	8	0.73
\$150,000 or more	3,914	2.89	363	0.62	45	1.40	7	0.63
Total	135,488	100.00	58,120	100.00	3,209	100.00	1,103	100.00
Median Household Income (\$)	45,157	.	24,183	.	36,534	.	21,684	.

Big Horn County's median family income was \$38,237 in 2000. This compares to Wyoming's median family income of \$45,685. Table 2.3, below, provides the breakdown of families in the county by income ranges.

TABLE 2.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS BIG HORN COUNTY, 2000 CENSUS

Income Range	WYOMING		BIG HORN COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	180	5.83
\$10,000 to \$14,999	6,049	4.60	197	6.38
\$15,000 to \$19,999	7,545	5.74	200	6.48
\$20,000 to \$24,999	8,058	6.13	255	8.26
\$25,000 to \$34,999	18,613	14.15	560	18.13
\$35,000 to \$49,999	26,424	20.09	717	23.22
\$50,000 to \$74,999	32,354	24.60	595	19.27
\$75,000 to \$99,999	15,106	11.49	240	7.77
\$100,000 to \$149,999	7,481	5.69	102	3.30
\$150,000 or more	3,506	2.67	42	1.36
Total Families	131,508	100.00	3,088	100.00
Median Family Income	45,685	.	38,237	.

According to the U.S. Census Bureau, the median value for a home in Big Horn County was \$71,800 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 13.31 percent of Big Horn County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 8.54 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 11.71 percent of Big Horn County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 6.03 percent spent 50 percent or

more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 2.4, below.

TABLE 2.4
INCOME SPENT ON HOUSING
WYOMING VS BIG HORN COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
BIG HORN COUNTY						
Less than 29.9 percent	548	55.69	939	82.08	844	92.14
30 to 49.9 percent	131	13.31	134	11.71	32	3.49
50 percent or more	84	8.54	69	6.03	34	3.71
Not computed	221	22.46	2	0.17	6	0.66
Total	984	100.00	1,144	100.00	916	100.00

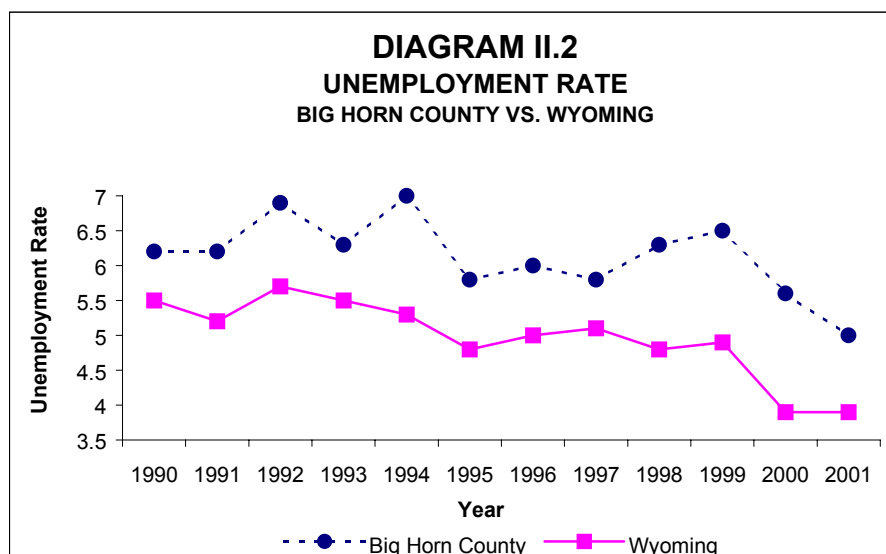
The driver's license exchange data indicates a net migration of 75 persons in Big Horn County during 2002, of which 34 were males and 41 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 2.5, below.

TABLE 2.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR BIG HORN COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	3	22	8	34	27	28	16	5	143
Female	0	13	10	36	20	21	20	6	126
Total	3	35	18	70	47	49	36	11	269
Out-migrants									
Male	1	19	15	23	21	19	9	2	109
Female	0	26	7	24	11	10	6	1	85
Total	1	45	22	47	32	29	15	3	194
Net Migration by Age and Gender									
Male	2	3	-7	11	6	9	7	3	34
Female	0	-13	3	12	9	11	14	5	41
Total	2	-10	-4	23	15	20	21	8	75

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Big Horn County, defined as the number people working or actively seeking work, dropped from 5,994 in 2000 to 5,948 in 2001. This reversed a trend of labor force increases that had been in effect since 1992. Employment was down marginally, from 5,659 in 2000 to 5,652 in 2001. Unemployment dropped 39 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, dropped from 5.6 percent in 2000 to 5.0 percent in 2001. The county continued to experience a higher unemployment rate than the state, as seen in Diagram II.2 on the following page. The average of the monthly

unemployment rates in 2002 is 5.1 percent, and this compares to the same average of 5.0 percent in 2001³⁵.



Average apartment rent changed by -3.75 percent, from \$320 in the second quarter 2001 to \$308 in the second quarter 2002. Detached single-family homes changed by -8.33 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by -5.39 percent and 1.03 percent respectively.

Big Horn County rental prices have experienced average annualized increases of 3.16 percent for apartments, -1.67 percent for houses, 4.77 percent for mobile homes plus a lot³⁸, and 3.93 percent for mobile home lots since second quarter 1998. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 2.6, at right, presents the Big Horn County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of

TABLE 2.6
WYOMING COST OF LIVING INDEX³⁶
BIG HORN COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98 ³⁷	272	84	353	.
Q4.98	301	117	338	263
Q2.99	310	78	288	256
Q4.99	291	77	363	307
Q2.00	318	92	325	254
Q4.00	296	98	342	296
Q2.01	320	97	360	297
Q4.01	344	89	375	290
Q2.02	308	98	330	281

³⁵ The annualized data for both 2001 and 2002 may be slightly different than these values.

³⁶ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

³⁷ The Cost of Living Index was expanded to include more rural geographic areas, such as Big Horn County, in 1998.

³⁸ Fourth quarter 1988 data for Mobile home on a Lot is not included to avoid seasonality errors calculating annualized increases in rents.

building permits by county annually. Single-family building permit authorizations in Big Horn County fell from 12 in 2000 to 7 in 2001. Total units authorized in Big Horn County fell from 12 in 2000 to 7 in 2001.³⁹

The reported value of single-family building permits authorized increased from \$85,200 in 2000 to \$102,000 in 2001. The 2001 value, in real dollars, is a six-year high and the 2000 value is a low for the past six years. These figures compare to the state average six-year high of \$217,080 in 2000 and the six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 2.7, below.

TABLE 2.7
BUILDING PERMITS AND VALUATION⁴⁰
BIG HORN COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	18	.	.	.	24	76.90
1981	14	2	16	.	32	63.90
1982	7	.	8	6	21	79.30
1983	8	.	.	.	8	72.00
1984	17	.	.	.	17	48.10
1985	5	.	.	.	5	65.30
1986	4	.	.	.	4	59.90
1987	2	.	.	.	2	78.60
1988	3	.	.	.	3	75.00
1989	4	.	.	.	4	84.80
1990	3	.	.	.	3	53.80
1991	6	.	.	.	6	93.00
1992	2	.	.	.	2	71.50
1993	7	.	.	.	7	97.30
1994	5	.	.	.	5	70.70
1995	8	.	.	.	8	81.30
1996	13	2	.	.	15	94.80
1997	7	2	.	.	9	92.60
1998	8	.	.	.	8	89.80
1999	11	.	.	.	11	97.30
2000	12	.	.	.	12	85.20
2001	7	.	.	.	7	102.00
2002p	.	.	.	.	0	.

The Housing Needs Assessment Survey had 163 respondents in Big Horn County. Of the incoming population, 95.2 percent said they were seeking to own a home and 4.8 percent wished to rent. Of those seeking to own a home, 38.1 percent wished to buy existing units, of which 37.5 percent were looking to buy homes that cost less than \$50,000, and 62.5 percent in the range of \$50,000 to \$99,999. Another 61.9 percent wished to build, of which 7.7 percent expected to build for less than \$50,000, another 46.2 percent for less than \$100,000, and 46.2 percent for more than \$100,000. All of those seeking to rent hoped to spend less than \$365 per month.

³⁹ The 2002 data is preliminary, and so is not yet available for Big Horn County.

⁴⁰ Data Source: U.S. Bureau of Census.

Campbell County

As per the 2000 Census, Campbell County had the greatest concentration of its housing units built between 1970 and 1979, when 36.69 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 89.48 percent of the housing stock. Some 84.02 percent of the stock had more than 2 or 3 bedrooms. About 1.08 percent of the stock lacked complete kitchen facilities, and 0.96 percent lacked complete plumbing facilities. These statistics are presented in Table 3.1, below.

TABLE 3.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS CAMPBELL COUNTY

SUBJECT	WYOMING	% OF WYOMING	CAMPBELL COUNTY	% OF CAMPBELL COUNTY
TOTAL HOUSING UNITS	223,854		13,288	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	437	3.29
Built 1995 to 1998	15,752	7.04	1,246	9.38
Built 1990 to 1994	10,382	4.64	721	5.43
Built 1980 to 1989	38,803	17.33	4,119	31.00
Built 1970 to 1979	59,700	26.67	4,876	36.69
Built 1960 to 1969	23,048	10.30	764	5.75
Built 1950 to 1959	24,680	11.03	364	2.74
Built 1940 to 1949	15,435	6.90	279	2.10
Built 1939 or earlier	31,079	13.88	482	3.63
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	133	1.00
2 rooms	8,619	3.85	447	3.36
3 rooms	18,890	8.44	818	6.16
4 rooms	38,303	17.11	2,100	15.80
5 rooms	46,376	20.72	3,173	23.88
6 rooms	33,098	14.79	1,953	14.70
7 rooms	27,211	12.16	1,832	13.79
8 rooms	21,586	9.64	1,238	9.32
9 or more rooms	26,169	11.69	1,594	12.00
Bedrooms				
No bedroom	4,406	1.97	115	0.87
1 bedroom	24,627	11.00	928	6.98
2 bedrooms	63,314	28.28	2,824	21.25
3 bedrooms	82,274	36.75	5,217	39.26
4 bedrooms	36,898	16.48	2,465	18.55
5 or more bedrooms	12,335	5.51	658	4.95
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	144	1.08
Lacking complete plumbing facilities	5,034	2.25	127	0.96

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Campbell County with a household income of less than \$10,000 comprised 3.44 percent of all owner-occupied households and 13.84 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 3.2, on the following page. The median household income of owner-occupied households was \$55,346, and the median household income of renter-occupied households was \$30,679. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 3.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS CAMPBELL COUNTY, 2000 CENSUS

Income Range	WYOMING				CAMPBELL COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	157	1.75	129	4.00
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	152	1.69	317	9.84
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	217	2.42	305	9.47
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	365	4.06	253	7.85
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	384	4.27	313	9.71
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	966	10.75	484	15.02
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	1,592	17.72	586	18.19
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	2,634	29.32	573	17.78
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	1,584	17.63	135	4.19
\$100,000 to \$149,999	7,683	5.67	948	1.63	695	7.74	108	3.35
\$150,000 or more	3,914	2.89	363	0.62	239	2.66	19	0.59
Total	135,488	100.00	58,120	100.00	8,985	100.00	3,222	100.00
Median Household Income (\$)	45,157	.	24,183	.	55,346	.	30,679	.

Campbell County's median family income was \$53,927 in 2000. This compares to Wyoming's median family income of \$45,685. Table 3.3, below, provides the breakdown of families in the county by income ranges.

TABLE 3.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS CAMPBELL COUNTY, 2000 CENSUS

Income Range	WYOMING		CAMPBELL COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	321	3.52
\$10,000 to \$14,999	6,049	4.60	257	2.82
\$15,000 to \$19,999	7,545	5.74	307	3.36
\$20,000 to \$24,999	8,058	6.13	394	4.32
\$25,000 to \$34,999	18,613	14.15	1,077	11.80
\$35,000 to \$49,999	26,424	20.09	1,702	18.65
\$50,000 to \$74,999	32,354	24.60	2,631	28.84
\$75,000 to \$99,999	15,106	11.49	1,538	16.86
\$100,000 to \$149,999	7,481	5.69	681	7.46
\$150,000 or more	3,506	2.67	216	2.37
Total Families	131,508	100.00	9,124	100.00
Median Family Income	45,685	.	53,927	.

According to the U.S. Census Bureau, the median value for a home in Campbell County was \$102,900 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 12.6 percent of Campbell County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 8.29 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 10.54 percent of Campbell County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 3.85 percent spent 50 percent or

more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 3.4, below.

TABLE 3.4
INCOME SPENT ON HOUSING
WYOMING VS CAMPBELL COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
CAMPBELL COUNTY						
Less than 29.9 percent	2,211	69.66	3,768	85.38	835	89.69
30 to 49.9 percent	400	12.60	465	10.54	45	4.83
50 percent or more	263	8.29	170	3.85	30	3.22
Not computed	300	9.45	10	0.23	21	2.26
Total	3,174	100.00	4,413	100.00	931	100.00

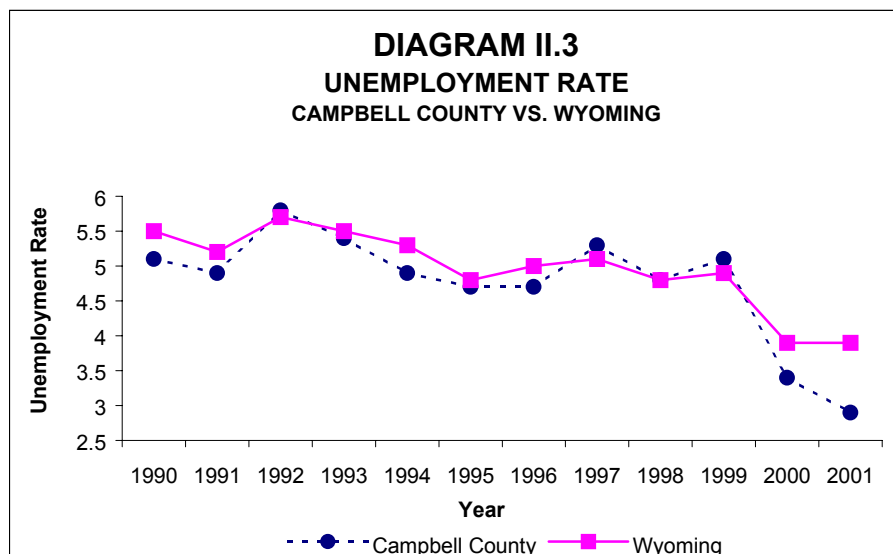
The driver's license exchange data indicates a net migration of 448 persons in Campbell County during 2002, of which 276 were males and 172 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 3.5, below.

TABLE 3.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR CAMPBELL COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	14	85	88	215	149	91	29	11	682
Female	13	79	55	154	106	78	28	9	522
Total	27	164	143	369	255	169	57	20	1,204
Out-migrants									
Male	12	91	55	75	82	57	25	9	406
Female	8	91	55	71	54	51	11	9	350
Total	20	182	110	146	136	108	36	18	756
Net Migration by Age and Gender									
Male	2	-6	33	140	67	34	4	2	276
Female	5	-12	0	83	52	27	17	0	172
Total	7	-18	33	223	119	61	21	2	448

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Campbell County, defined as the number of persons working or seeking work, increased from 20,617 in 2000 to 22,360 in 2001. Employment increased by 1,783 persons, while unemployment decreased by 40. The unemployment rate, the number of unemployed persons as a percentage of the labor force, continued to fall, even after its sharp decline in 2000, from 3.4 percent to 2.9 percent in 2001. The county continued to experience a higher unemployment rate than the state, as seen in Diagram II.3, on the following page. The average of the monthly unemployment rates in 2002 is 3.3 percent, and this compares to the same average of 2.9 percent in 2001⁴¹.

⁴¹ The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 18.41 percent, from \$478 in the second quarter 2001 to \$566 in the second quarter 2002. Detached single-family homes changed by 4.25 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 2.87 percent and 4.76 percent respectively.

Campbell County rental prices have experienced average annualized increases of 5.37 percent for apartments, 2.79 percent for houses, 4.76 percent for mobile homes plus a lot, and 1.54 percent for mobile home lots since second quarter 1987⁴³. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 3.6, at right, presents the Campbell County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most

TABLE 3.6
WYOMING COST OF LIVING INDEX⁴²
CAMPBELL COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	290	175	415	295
Q2.87	258	175	422	286
Q4.87	277	175	423	313
Q2.88	258	166	431	296
Q4.88	260	170	389	292
Q2.89	255	163	407	278
Q4.89	253	177	418	312
Q2.90	257	165	408	296
Q4.90	273	165	429	319
Q2.91	279	165	427	339
Q4.91	303	153	465	299
Q2.92	316	168	460	438
Q4.92	306	161	438	333
Q2.93	313	168	476	297
Q4.93	291	165	483	406
Q2.94	316	173	455	305
Q4.94	332	183	502	391
Q2.95	338	165	497	378
Q4.95	339	173	516	355
Q2.96	329	163	556	436
Q4.96	339	160	537	414
Q2.97	340	159	484	440
Q4.97	354	172	506	399
Q2.98	342	173	537	395
Q4.98	352	176	527	421
Q2.99	359	158	524	378
Q4.99	351	158	537	450
Q2.00	434	184	650	500
Q4.00	432	197	632	483
Q2.01	478	210	612	558
Q4.01	537	228	653	575
Q2.02	566	220	638	574

⁴² Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁴³ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

residential development in the county. Single-family building permit authorizations in Campbell County changed from 105 in 2001 to 144 in 2002⁴⁴. Total units authorized also changed from 105 in 2001 to 144 in 2002.

The value of single-family building permits changed from \$129,700 in 2001 to \$139,200 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$150,300 in 1997 to a low of \$129,700 in 2001. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 3.7, below.

TABLE 3.7
BUILDING PERMITS AND VALUATION⁴⁵
CAMPBELL COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	123	60	92	95	370	96.10
1981	198	164	50	182	594	84.40
1982	24	18	16	.	58	136.40
1983	115	8	.	60	183	110.80
1984	100	2	.	.	102	82.70
1985	101	.	4	48	153	94.30
1986	32	.	.	.	32	109.00
1987	15	.	.	.	15	143.90
1988	11	.	.	.	11	124.10
1989	9	.	.	.	9	177.20
1990	15	.	.	.	15	145.00
1991	20	.	.	.	20	147.50
1992	82	.	.	.	82	112.50
1993	41	.	.	.	41	160.90
1994	48	.	.	.	48	155.60
1995	53	.	.	.	53	134.70
1996	68	.	.	.	68	133.90
1997	38	.	.	.	38	150.30
1998	50	.	.	.	50	132.50
1999	40	.	.	.	40	141.80
2000	61	.	.	.	61	130.40
2001	105	.	.	.	105	129.70
2002p	144	.	.	.	144	139.20

The Housing Needs Assessment Survey had 227 respondents in Campbell County. Of the incoming population, 84.6 percent said they were seeking to own a home and 15.4 percent wished to rent. Of those seeking to own a home, 62.9 percent wished to buy existing units, of which 13.6 percent were looking to buy homes that cost less than \$50,000, 40.9 percent in the range of \$50,000 to \$99,999, and 45.5 percent for more than \$100,000. Another 37.1 percent wished to build, of which 8.3 percent expected to build for less than \$50,000, another 50.0 percent for less than \$100,000, and 41.7 percent for more than \$100,000. Of those seeking to rent, 28.6 percent hoped to spend less than \$365 per month, about 28.6 percent were willing to spend \$475 to \$599, and 42.9 percent over \$600.

⁴⁴ The 2002 data is preliminary.

⁴⁵ Data Source: U.S. Bureau of Census.

Carbon County

As per the 2000 Census, Carbon County had the greatest concentration of its housing units built between 1970 and 1979, when 28.05 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 86.84 percent of the housing stock. Some 65.22 percent of the stock had more than 2 or 3 bedrooms. About 3.79 percent of the stock lacked complete kitchen facilities, and 4.41 percent lacked complete plumbing facilities. These statistics are presented in Table 4.1, below.

TABLE 4.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS CARBON COUNTY

SUBJECT	WYOMING	% OF WYOMING	CARBON COUNTY	% OF CARBON COUNTY
TOTAL HOUSING UNITS	223,854		8,307	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	198	2.38
Built 1995 to 1998	15,752	7.04	358	4.31
Built 1990 to 1994	10,382	4.64	173	2.08
Built 1980 to 1989	38,803	17.33	1,277	15.37
Built 1970 to 1979	59,700	26.67	2,330	28.05
Built 1960 to 1969	23,048	10.30	627	7.55
Built 1950 to 1959	24,680	11.03	953	11.47
Built 1940 to 1949	15,435	6.90	665	8.01
Built 1939 or earlier	31,079	13.88	1,726	20.78
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	115	1.38
2 rooms	8,619	3.85	325	3.91
3 rooms	18,890	8.44	653	7.86
4 rooms	38,303	17.11	1,639	19.73
5 rooms	46,376	20.72	1,976	23.79
6 rooms	33,098	14.79	1,288	15.50
7 rooms	27,211	12.16	931	11.21
8 rooms	21,586	9.64	652	7.85
9 or more rooms	26,169	11.69	728	8.76
Bedrooms				
No bedroom	4,406	1.97	37	0.45
1 bedroom	24,627	11.00	674	8.11
2 bedrooms	63,314	28.28	1,646	19.81
3 bedrooms	82,274	36.75	2,490	29.97
4 bedrooms	36,898	16.48	908	10.93
5 or more bedrooms	12,335	5.51	374	4.50
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	315	3.79
Lacking complete plumbing facilities	5,034	2.25	366	4.41

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Carbon County with a household income of less than \$10,000 comprised 7.69 percent of all owner-occupied households and 21.39 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 4.2, on the following page. The median household income of owner-occupied households was \$41,600, and the median household income of renter-occupied households was \$24,931. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 4.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS CARBON COUNTY, 2000 CENSUS

Income Range	WYOMING				CARBON COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	105	2.42	139	7.78
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	229	5.27	243	13.61
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	328	7.55	153	8.57
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	278	6.40	201	11.25
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	294	6.77	159	8.90
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	581	13.38	326	18.25
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	836	19.25	271	15.17
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	1014	23.35	208	11.65
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	381	8.77	49	2.74
\$100,000 to \$149,999	7,683	5.67	948	1.63	183	4.21	22	1.23
\$150,000 or more	3,914	2.89	363	0.62	114	2.62	15	0.84
Total	135,488	100.00	58,120	100.00	4,343	100.00	1,786	100.00
Median Household Income (\$)	45,157	.	24,183	.	41,600	.	24,931	.

Carbon County's median family income was \$41,991 in 2000. This compares to Wyoming's median family income of \$45,685. Table 4.3, below, provides the breakdown of families in the county by income ranges.

TABLE 4.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS CARBON COUNTY, 2000 CENSUS

Income Range	WYOMING		CARBON COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	258	6.17
\$10,000 to \$14,999	6,049	4.60	206	4.93
\$15,000 to \$19,999	7,545	5.74	235	5.62
\$20,000 to \$24,999	8,058	6.13	275	6.58
\$25,000 to \$34,999	18,613	14.15	690	16.51
\$35,000 to \$49,999	26,424	20.09	839	20.07
\$50,000 to \$74,999	32,354	24.60	1,046	25.02
\$75,000 to \$99,999	15,106	11.49	372	8.90
\$100,000 to \$149,999	7,481	5.69	177	4.23
\$150,000 or more	3,506	2.67	82	1.96
Total Families	131,508	100.00	4,180	100.00
Median Family Income	45,685	.	41,991	.

According to the U.S. Census Bureau, the median value for a home in Carbon County was \$76,500 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 9.54 percent of Carbon County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 11.18 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 9.99 percent of Carbon County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 3.6 percent spent 50 percent or more. The state

average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 4.4, below.

TABLE 4.4
INCOME SPENT ON HOUSING
WYOMING VS CARBON COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
CARBON COUNTY						
Less than 29.9 percent	1,059	62.00	1,564	85.37	1,161	91.85
30 to 49.9 percent	163	9.54	183	9.99	58	4.59
50 percent or more	191	11.18	66	3.60	34	2.69
Not computed	295	17.27	19	1.04	11	0.87
Total	1,708	100.00	1,832	100.00	1,264	100.00

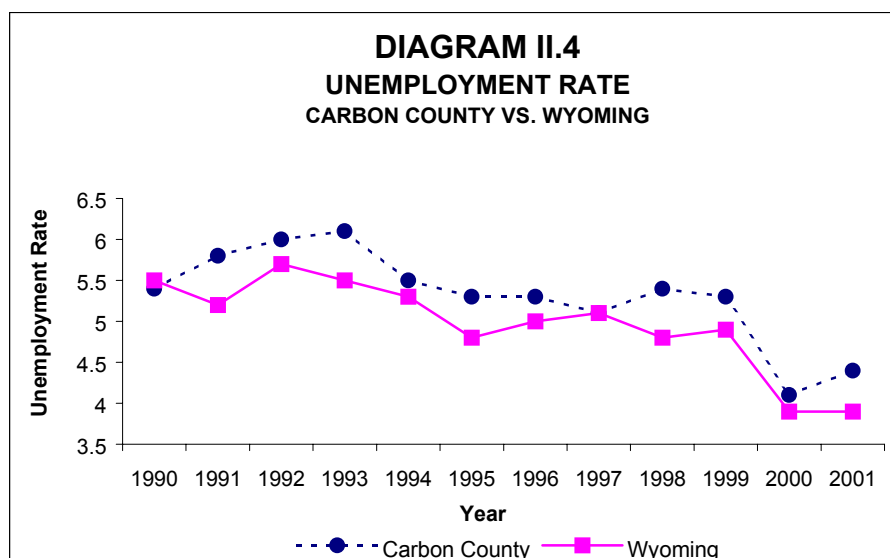
The driver's license exchange data indicates a net migration of 209 persons in Carbon County during 2002, of which 119 were males and 90 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 4.5, below.

TABLE 4.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR CARBON COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	9	23	28	73	61	51	37	5	287
Female	5	23	17	67	53	43	20	12	240
Total	14	46	45	140	114	94	57	17	527
Out-migrants									
Male	2	21	15	43	36	22	22	7	168
Female	0	18	27	36	28	22	15	4	150
Total	2	39	42	79	64	44	37	11	318
Net Migration by Age and Gender									
Male	7	2	13	30	25	29	15	-2	119
Female	5	5	-10	31	25	21	5	8	90
Total	12	7	3	61	50	50	20	6	209

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Carbon County, defined as the number of persons working or actively seeking work, continued to decline from 8,324 in 2000 to 8,222. Employment fell by 128, unemployment rose by 26, and the unemployment rate, the number of unemployed persons as a percentage of the labor force, rose from 4.1 percent in 2000 to 4.4 percent in 2001. As Diagram II.4 shows on the following page, Carbon County's unemployment rate has been consistently higher than that of the state of Wyoming. The average of the monthly unemployment rates in 2002 is 4.4 percent, and this compares to the same average of 4.4 percent in 2001⁴⁶.

⁴⁶ The annualized data for both 2001 and 2002 may be slightly different than these values.



Average apartment rent changed by -7.87 percent, from \$381 in the second quarter 2001 to \$351 in the second quarter 2002. Detached single-family homes changed by 1.72 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by -1.69 percent and -2.65 percent respectively.

Carbon County rental prices have experienced average annualized increases of 2.55 percent for apartments, 2.36 percent for houses, 2.78 percent for mobile homes plus a lot, and -0.71 percent for mobile home lots since second quarter 1987⁴⁸. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 4.6, at right, presents the Carbon County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most

TABLE 4.6
WYOMING COST OF LIVING INDEX⁴⁷
CARBON COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	240	123	301	222
Q2.87	241	123	333	232
Q4.87	237	123	300	265
Q2.88	236	123	337	255
Q4.88	227	123	335	247
Q2.89	222	123	327	229
Q4.89	211	128	323	243
Q2.90	221	128	304	303
Q4.90	211	123	320	284
Q2.91	213	123	303	295
Q4.91	223	110	279	267
Q2.92	233	110	300	233
Q4.92	223	113	252	263
Q2.93	268	113	279	.
Q4.93	.	110	368	.
Q2.94	251	125	308	.
Q4.94	219	125	333	.
Q2.95	233	125	325	.
Q4.95	281	107	300	.
Q2.96	291	123	319	.
Q4.96	289	124	322	.
Q2.97	296	143	351	.
Q4.97	289	143	340	248
Q2.98	308	132	374	350
Q4.98	364	132	408	246
Q2.99	361	140	413	316
Q4.99	344	107	401	314
Q2.00	340	110	434	271
Q4.00	343	115	393	338
Q2.01	381	113	464	356
Q4.01	383	118	443	304
Q2.02	351	110	472	350

⁴⁷ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁴⁸ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

residential development in the county. Single-family building permit authorizations in Carbon County changed from 37 in 2001 to 19 in 2002⁴⁹. Total units authorized also changed from 37 in 2001 to 19 in 2002.

The value of single-family building permits changed from \$111,900 in 2001 to \$114,500 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$126,500 in 2000 to a low of \$65,700 in 1999. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 4.7, below.

TABLE 4.7
BUILDING PERMITS AND VALUATION⁵⁰
CARBON COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	86	8	16	.	110	97.30
1981	65	.	.	96	161	76.00
1982	41	2	.	.	43	63.70
1983	39	10	.	.	49	69.90
1984	25	.	.	.	25	65.60
1985	25	.	.	.	25	101.80
1986	14	.	.	.	14	257.80
1987	16	.	.	.	16	67.70
1988	26	.	.	.	26	93.60
1989	17	.	.	.	17	78.10
1990	9	.	.	.	9	45.50
1991	10	.	.	.	10	38.00
1992	13	.	.	.	13	95.10
1993	12	.	.	.	12	145.10
1994	21	.	.	.	21	80.20
1995	24	.	.	.	24	55.50
1996	49	4	.	.	53	77.90
1997	36	.	.	.	36	73.80
1998	28	10	.	36	74	90.10
1999	31	.	.	.	31	65.70
2000	33	.	.	.	33	126.50
2001	37	.	.	.	37	111.90
2002p	19	.	.	.	19	114.50

The Housing Needs Assessment Survey had 45 respondents in Carbon County. Of the incoming population, 80.0 percent said they were seeking to own a home and 20.0 percent wished to rent. Of those seeking to own a home, 50.0 percent wished to buy existing units, of which 66.7 percent were looking to buy homes that cost less than \$50,000, and 33.3 percent in the range of \$50,000 to \$99,999. Another 50.0 percent wished to build, of which 33.3 percent expected to build for less than \$50,000, another 66.7 percent for less than \$100,000. All of those seeking to rent hoped to spend less than \$365 per month.

⁴⁹ The 2002 data is preliminary.

⁵⁰ Data Source: U.S. Bureau of Census.

Converse County

As per the 2000 Census, Converse County had the greatest concentration of its housing units built between 1970 and 1979, when 39.72 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 88.27 percent of the housing stock. Some 76.36 percent of the stock had more than 2 or 3 bedrooms. About 2.93 percent of the stock lacked complete kitchen facilities, and 3.48 percent lacked complete plumbing facilities. These statistics are presented in Table 5.1, below.

TABLE 5.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS CONVERSE COUNTY

SUBJECT	WYOMING	% OF WYOMING	CONVERSE COUNTY	% OF CONVERSE COUNTY
TOTAL HOUSING UNITS	223,854		5,669	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	110	1.94
Built 1995 to 1998	15,752	7.04	315	5.56
Built 1990 to 1994	10,382	4.64	206	3.63
Built 1980 to 1989	38,803	17.33	886	15.63
Built 1970 to 1979	59,700	26.67	2,252	39.72
Built 1960 to 1969	23,048	10.30	529	9.33
Built 1950 to 1959	24,680	11.03	345	6.09
Built 1940 to 1949	15,435	6.90	200	3.53
Built 1939 or earlier	31,079	13.88	826	14.57
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	114	2.01
2 rooms	8,619	3.85	151	2.66
3 rooms	18,890	8.44	400	7.06
4 rooms	38,303	17.11	1,026	18.10
5 rooms	46,376	20.72	1,202	21.20
6 rooms	33,098	14.79	922	16.26
7 rooms	27,211	12.16	703	12.4
8 rooms	21,586	9.64	487	8.59
9 or more rooms	26,169	11.69	664	11.71
Bedrooms				
No bedroom	4,406	1.97	15	0.26
1 bedroom	24,627	11.00	350	6.17
2 bedrooms	63,314	28.28	1,243	21.93
3 bedrooms	82,274	36.75	1,837	32.40
4 bedrooms	36,898	16.48	938	16.55
5 or more bedrooms	12,335	5.51	311	5.49
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	166	2.93
Lacking complete plumbing facilities	5,034	2.25	197	3.48

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Converse County with a household income of less than \$10,000 comprised 6.96 percent of all owner-occupied households and 21.23 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 5.2, on the following page. The median household income of owner-occupied households was \$45,938, and the median household income of renter-occupied households was \$19,317. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 5.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS CONVERSE COUNTY, 2000 CENSUS

Income Range	WYOMING				CONVERSE COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	90	2.59	107	8.81
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	152	4.37	151	12.43
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	219	6.29	192	15.80
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	172	4.94	178	14.65
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	216	6.21	73	6.01
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	394	11.33	150	12.35
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	680	19.55	164	13.50
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	937	26.93	171	14.07
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	358	10.29	21	1.73
\$100,000 to \$149,999	7,683	5.67	948	1.63	219	6.29	8	0.66
\$150,000 or more	3,914	2.89	363	0.62	42	1.21	0	0.00
Total	135,488	100.00	58,120	100.00	3,479	100.00	1,215	100.00
Median Household Income (\$)	45,157	.	24,183	.	45,938	.	19,317	.

Converse County's median family income was \$45,905 in 2000. This compares to Wyoming's median family income of \$45,685. Table 5.3, below, provides the breakdown of families in the county by income ranges.

TABLE 5.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS CONVERSE COUNTY, 2000 CENSUS

Income Range	WYOMING		CONVERSE COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	216	6.26
\$10,000 to \$14,999	6,049	4.60	156	4.52
\$15,000 to \$19,999	7,545	5.74	226	6.55
\$20,000 to \$24,999	8,058	6.13	177	5.13
\$25,000 to \$34,999	18,613	14.15	412	11.95
\$35,000 to \$49,999	26,424	20.09	724	20.99
\$50,000 to \$74,999	32,354	24.60	916	26.56
\$75,000 to \$99,999	15,106	11.49	370	10.73
\$100,000 to \$149,999	7,481	5.69	201	5.83
\$150,000 or more	3,506	2.67	51	1.48
Total Families	131,508	100.00	3,449	100.00
Median Family Income	45,685	.	45,905	.

According to the U.S. Census Bureau, the median value for a home in Converse County was \$84,900 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 17.6 percent of Converse County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 5.6 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 11.13 percent of Converse County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 5.19 percent spent 50 percent or more. The

state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 5.4, below.

TABLE 5.4
INCOME SPENT ON HOUSING
WYOMING VS CONVERSE COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
CONVERSE COUNTY						
Less than 29.9 percent	717	62.78	1,232	83.07	738	91.45
30 to 49.9 percent	201	17.60	165	11.13	42	5.20
50 percent or more	64	5.60	77	5.19	25	3.10
Not computed	160	14.01	9	0.61	2	0.25
Total	1,142	100.00	1,483	100.00	807	100.00

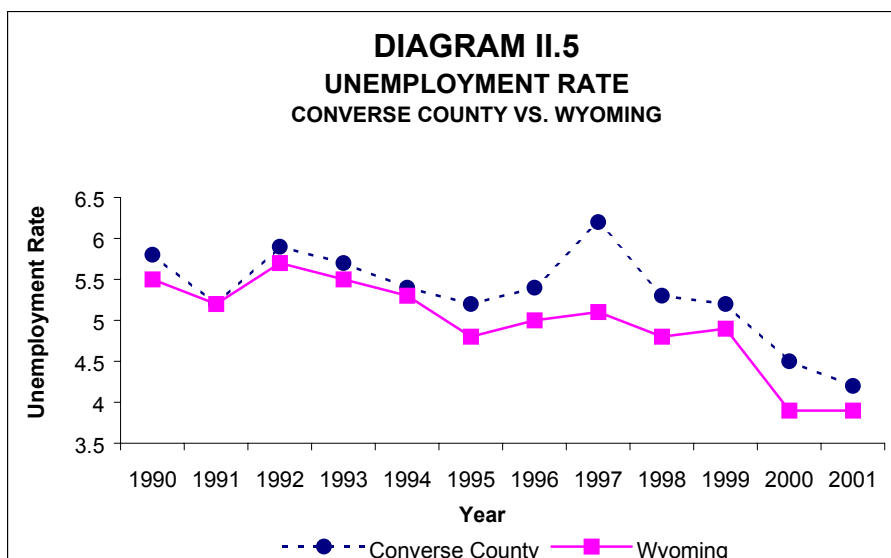
The driver's license exchange data indicates a net migration of 92 persons in Converse County during 2002, of which 48 were males and 44 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 5.5, below.

TABLE 5.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR CONVERSE COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	6	17	10	46	44	25	15	8	171
Female	3	23	7	53	27	29	17	7	166
Total	9	40	17	99	71	54	32	15	337
Out-migrants									
Male	2	22	18	23	19	16	13	10	123
Female	1	25	15	21	22	24	10	4	122
Total	3	47	33	44	41	40	23	14	245
Net Migration by Age and Gender									
Male	4	-5	-8	23	25	9	2	-2	48
Female	2	-2	-8	32	5	5	7	3	44
Total	6	-7	-16	55	30	14	9	1	92

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). Converse County's labor force, defined as the number of persons working or actively seeking work, experienced a decline from 6,773 in 2000 to 6,575. Employment decreased by 172 persons, unemployment was down 26, and the unemployment rate, the number of unemployed persons as a percentage of the labor force, fell from 4.5 percent in 2000 to 4.2 percent in 2001. As seen in Diagram II.5, on the following page, Converse County's labor force utilization improved from 2000 to 2001, while the state's leveled off. The average of the monthly unemployment rates in 2002 is 4.2 percent, and this compares to the same average of 4.2 percent in 2001⁵¹.

⁵¹ The annualized data for both 2001 and 2002 may be slightly different than these values.



Average apartment rent changed by -3.80 percent, from \$395 in the second quarter 2001 to \$380 in the second quarter 2002. Detached single-family homes changed by -3.73 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by -0.89 percent and 17.19 percent respectively.

Converse County rental prices have experienced average annualized increases of 2.07 percent for apartments, 1.69 percent for houses, 3.00 percent for mobile homes plus a lot, and 1.69 percent for mobile home lots since second quarter 1987⁵³. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 5.6, at right, presents the Converse County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family building permit authorizations in Converse County increased from 1 in 2000 to 5

TABLE 5.6
WYOMING COST OF LIVING INDEX⁵²
CONVERSE COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	307	120	366	256
Q2.87	280	117	361	215
Q4.87	264	113	333	217
Q2.88	250	113	329	234
Q4.88	246	113	359	242
Q2.89	274	113	369	275
Q4.89	243	113	347	244
Q2.90	263	114	351	242
Q4.90	305	115	330	178
Q2.91	256	115	338	237
Q4.91	276	108	350	175
Q2.92	265	115	368	273
Q4.92	.	105	334	261
Q2.93	294	113	.	262
Q4.93	.	113	293	.
Q2.94	.	113	449	.
Q4.94	.	105	.	.
Q2.95	362	110	368	363
Q4.95	370	105	379	315
Q2.96	343	113	437	301
Q4.96	325	118	405	346
Q2.97	349	110	411	287
Q4.97	346	113	386	304
Q2.98	355	118	391	336
Q4.98	330	115	412	368
Q2.99	339	120	394	386
Q4.99	341	115	385	305
Q2.00	336	130	428	382
Q4.00	353	115	436	324
Q2.01	395	128	482	338
Q4.01	370	150	415	319
Q2.02	380	150	464	335

⁵² Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁵³ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

in 2001. Total units authorized in Converse County rose from 11 in 2000 to 13 in 2001.⁵⁴

There was a sharp decline in the value of single-family building permits authorized, which fell from \$87,000 in 2000 to \$42,600 in 2001. The value over the past six years, in real dollars, fluctuated from a high of \$111,000 in 1998 to the low reported in 2001. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 5.7, below.

TABLE 5.7
BUILDING PERMITS AND VALUATION⁵⁵
CONVERSE COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	44	4	20	60	128	98.90
1981	48	4	.	46	98	86.00
1982	29	20	16	15	80	83.00
1983	16	12	.	.	28	77.00
1984	12	2	.	.	14	69.60
1985	2	6	.	.	8	92.80
1986	3	.	.	.	3	96.90
1987	1	.	.	.	1	95.90
1988	.	2	.	.	2	.
1989	1	.	.	.	1	63.90
1990	.	.	.	.	0	.
1991	3	.	.	.	3	54.90
1992	2	.	.	.	2	113.80
1993	9	.	.	.	9	82.60
1994	6	6	.	.	12	106.90
1995	17	.	.	.	17	114.00
1996	18	.	.	.	18	90.20
1997	3	.	.	24	27	63.00
1998	11	.	.	.	11	111.00
1999	8	.	.	.	8	79.20
2000	1	10	.	.	11	87.00
2001	5	8	.	.	13	42.60
2002p	.	.	.	.	0	.

The Housing Needs Assessment Survey had 75 respondents in Converse County. Of the incoming population, 93.3 percent said they were seeking to own a home and 6.7 percent wished to rent. Of those seeking to own a home, 45.5 percent wished to buy existing units, and were looking to buy homes in the range of \$50,000 to \$99,999. Another 54.5 percent wished to build, of which 16.7 percent expected to build for less than \$50,000, another 33.3 percent for less than \$100,000, and 50.0 percent for more than \$ 100,000. All of those seeking to rent anticipated spending \$366 to \$474.

⁵⁴ The 2002 data is preliminary, and so is not yet available for Converse County.

⁵⁵ Data Source: U.S. Bureau of Census.

Crook County

As per the 2000 Census, Crook County had the greatest concentration of its housing units built between 1970 and 1979, when 27.02 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 89.44 percent of the housing stock. Some 72.91 percent of the stock had more than 2 or 3 bedrooms. About 2.96 percent of the stock lacked complete kitchen facilities, and 2.86 percent lacked complete plumbing facilities. These statistics are presented in Table 6.1, below.

TABLE 6.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS CROOK COUNTY

SUBJECT	WYOMING	% OF WYOMING	CROOK COUNTY	% OF CROOK COUNTY
TOTAL HOUSING UNITS	223,854		2,935	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	80	2.73
Built 1995 to 1998	15,752	7.04	183	6.24
Built 1990 to 1994	10,382	4.64	225	7.67
Built 1980 to 1989	38,803	17.33	529	18.02
Built 1970 to 1979	59,700	26.67	793	27.02
Built 1960 to 1969	23,048	10.30	346	11.79
Built 1950 to 1959	24,680	11.03	266	9.06
Built 1940 to 1949	15,435	6.90	185	6.30
Built 1939 or earlier	31,079	13.88	328	11.18
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	14	0.48
2 rooms	8,619	3.85	79	2.69
3 rooms	18,890	8.44	217	7.39
4 rooms	38,303	17.11	612	20.85
5 rooms	46,376	20.72	671	22.86
6 rooms	33,098	14.79	517	17.61
7 rooms	27,211	12.16	351	11.96
8 rooms	21,586	9.64	211	7.19
9 or more rooms	26,169	11.69	263	8.96
Bedrooms				
No bedroom	4,406	1.97	9	0.31
1 bedroom	24,627	11.00	159	5.42
2 bedrooms	63,314	28.28	636	21.67
3 bedrooms	82,274	36.75	956	32.57
4 bedrooms	36,898	16.48	420	14.31
5 or more bedrooms	12,335	5.51	128	4.36
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	87	2.96
Lacking complete plumbing facilities	5,034	2.25	84	2.86

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Crook County with a household income of less than \$10,000 comprised 9.36 percent of all owner-occupied households and 17.39 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 6.2, on the following page. The median household income of owner-occupied households was \$38,800, and the median household income of renter-occupied households was \$26,196. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 6.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS CROOK COUNTY, 2000 CENSUS

Income Range	WYOMING				CROOK COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	24	1.30	42	9.13
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	149	8.06	38	8.26
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	177	9.58	44	9.57
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	133	7.20	32	6.96
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	129	6.98	63	13.70
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	245	13.26	78	16.96
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	306	16.56	87	18.91
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	343	18.56	58	12.61
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	196	10.61	16	3.48
\$100,000 to \$149,999	7,683	5.67	948	1.63	123	6.66	2	0.43
\$150,000 or more	3,914	2.89	363	0.62	23	1.24	0	0.00
Total	135,488	100.00	58,120	100.00	1,848	100.00	460	100.00
Median Household Income (\$)	45,157	.	24,183	.	38,800	.	26,196	.

Crook County's median family income was \$43,105 in 2000. This compares to Wyoming's median family income of \$45,685. Table 6.3, below, provides the breakdown of families in the county by income ranges.

TABLE 6.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS CROOK COUNTY, 2000 CENSUS

Income Range	WYOMING		CROOK COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	73	4.43
\$10,000 to \$14,999	6,049	4.60	189	11.46
\$15,000 to \$19,999	7,545	5.74	102	6.19
\$20,000 to \$24,999	8,058	6.13	92	5.58
\$25,000 to \$34,999	18,613	14.15	218	13.22
\$35,000 to \$49,999	26,424	20.09	301	18.25
\$50,000 to \$74,999	32,354	24.60	362	21.95
\$75,000 to \$99,999	15,106	11.49	189	11.46
\$100,000 to \$149,999	7,481	5.69	107	6.49
\$150,000 or more	3,506	2.67	16	0.97
Total Families	131,508	100.00	1649	100.00
Median Family Income	45,685	.	43,105	.

According to the U.S. Census Bureau, the median value for a home in Crook County was \$85,400 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 11.92 percent of Crook County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 7.54 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 8.72 percent of Crook County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 4.87 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 6.4, on the following page.

TABLE 6.4
INCOME SPENT ON HOUSING
WYOMING VS CROOK COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
CROOK COUNTY						
Less than 29.9 percent	243	59.12	337	86.41	421	94.39
30 to 49.9 percent	49	11.92	34	8.72	14	3.14
50 percent or more	31	7.54	19	4.87	0	0.00
Not computed	88	21.41	0	0.00	11	2.47
Total	411	100.00	390	100.00	446	100.00

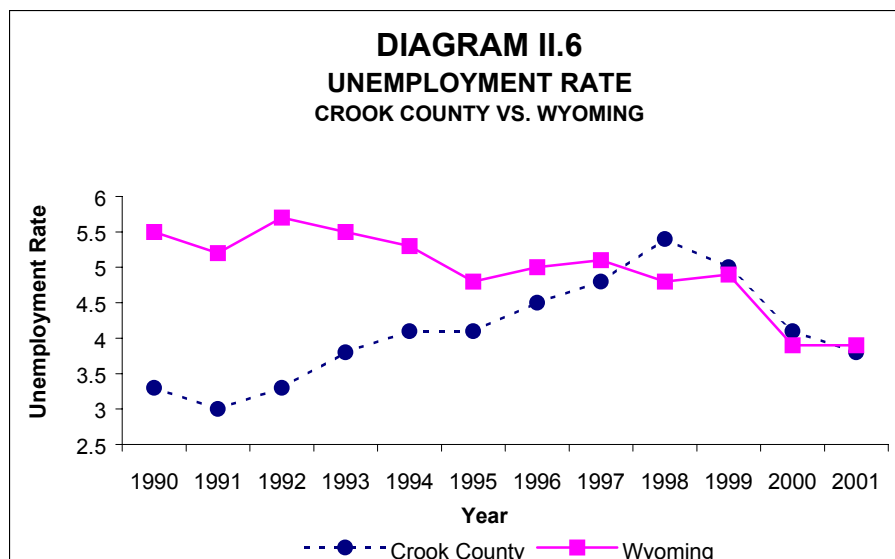
The driver's license exchange data indicates a net migration of 60 persons in Crook County during 2002, of which 39 were males and 21 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 6.5, below.

TABLE 6.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR CROOK COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	0	11	10	23	16	28	14	3	105
Female	1	3	8	23	20	20	10	1	86
Total	1	14	18	46	36	48	24	4	191
Out-migrants									
Male	2	14	10	10	13	6	6	5	66
Female	1	12	11	8	12	10	6	5	65
Total	3	26	21	18	25	16	12	10	131
Net Migration by Age and Gender									
Male	-2	-3	0	13	3	22	8	-2	39
Female	0	-9	-3	15	8	10	4	-4	21
Total	-2	-12	-3	28	11	32	12	-6	60

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). In terms of labor, Crook County fared better than the state until about 1995, when the County's unemployment rate began to rise compared to that of the state. Crook County's labor force, defined as the number of persons working or actively seeking work, experienced a decline from 3,153 in 2000 to 2,995 in 2001. Employment, on the other hand, gained 858 persons during that same period. Consequently, unemployment in 2001 fell by 16 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, fell from 4.1 percent in 2000 to 3.8 percent, just below the state's rate of 3.9 percent, as seen in Diagram II.6, on the following page. The average of the monthly unemployment rates in 2002 is 3.6 percent, and this compares to the same average of 3.8 percent in 2001⁵⁶.

⁵⁶ The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 13.91 percent, from \$338 in the second quarter 2001 to \$385 in the second quarter 2002. Rents for mobile home lots changed by -13.53 percent.

Crook County rental prices have experienced average annualized increases of 2.78 percent for apartments, and 2.3 percent for mobile home lots since second quarter 1998. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, and 2.03 percent for mobile home lots. Table 6.6, at right, presents the Crook County data for each rental type.

The U.S. 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 Crook County increased from 7 in 2000 to 13 in 2001. Total units authorized in Crook County were 28

TABLE 6.6
WYOMING COST OF LIVING INDEX⁵⁷
CROOK COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98 ⁵⁸	345	105	.	.
Q4.98	311	95	.	.
Q2.99	322	105	.	.
Q4.99	306	102	.	.
Q2.00	319	105	.	.
Q4.00	306	100	.	.
Q2.01	338	133	.	.
Q4.01	312	100	.	.
Q2.02	385	115	.	.

⁵⁷ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁵⁸ The Cost of Living Index was expanded to include more rural geographic areas in 1998.

in 2001, the highest experienced over the 22-year period.⁵⁹

The value of single-family building permits authorized fell from \$97,100 in 2000 to \$96,600 in 2001. The value over the past six years, in real dollars, fluctuated from the high of \$128,600 in 1999 to a low of \$96,000 in 1998. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 6.7, below.

TABLE 6.7
BUILDING PERMITS AND VALUATION⁶⁰
CROOK COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	5	6	.	.	11	132.90
1981	2	2	8	.	12	89.50
1982	9	.	.	.	9	79.60
1983	5	.	.	.	5	92.00
1984	9	.	.	.	9	49.20
1985	12	.	.	.	12	39.90
1986	3	.	.	.	3	88.60
1987	3	.	.	.	3	58.30
1988	13	.	.	.	13	53.40
1989	1	.	.	.	1	78.80
1990	1	.	.	.	1	56.90
1991	3	.	.	.	3	54.30
1992	4	.	.	.	4	57.80
1993	9	.	.	.	9	67.70
1994	10	.	4	.	14	55.80
1995	11	.	.	.	11	96.20
1996	5	.	.	.	5	91.90
1997	7	.	.	.	7	125.10
1998	10	.	.	.	10	96.00
1999	10	.	.	.	10	128.60
2000	7	.	.	.	7	97.10
2001	13	.	.	15	28	96.60
2002p	.	.	.	.	0	.

The Housing Needs Assessment Survey had 69 respondents in Crook County. All of the incoming population said they were seeking to own a home and did not wish to rent. Of those seeking to own a home, 37.5 percent wished to buy existing units, of which 66.7 percent expected to buy in the range of \$50,000 to \$99,999, and 33.3 percent more than \$100,000. Another 62.5 percent wished to build, and all of whom expected to build for less than \$100,000.

⁵⁹ The 2002 data is preliminary, and so is not yet available for Crook County.

⁶⁰ Data Source: U.S. Bureau of Census.

Fremont County

As per the 2000 Census, Fremont County had the greatest concentration of its housing units built between 1970 and 1979, when 30.86 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 86.79 percent of the housing stock. Some 78.01 percent of the stock had more than 2 or 3 bedrooms. About 2.63 percent of the stock lacked complete kitchen facilities, and 2.49 percent lacked complete plumbing facilities. These statistics are presented in Table 7.1, below.

TABLE 7.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS FREMONT COUNTY

SUBJECT	WYOMING	% OF WYOMING	FREMONT COUNTY	% OF FREMONT COUNTY
TOTAL HOUSING UNITS	223,854		15,541	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	327	2.10
Built 1995 to 1998	15,752	7.04	1,233	7.93
Built 1990 to 1994	10,382	4.64	687	4.42
Built 1980 to 1989	38,803	17.33	2,221	14.29
Built 1970 to 1979	59,700	26.67	4,796	30.86
Built 1960 to 1969	23,048	10.30	2,246	14.45
Built 1950 to 1959	24,680	11.03	1,534	9.87
Built 1940 to 1949	15,435	6.90	970	6.24
Built 1939 or earlier	31,079	13.88	1,527	9.83
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	142	0.91
2 rooms	8,619	3.85	600	3.86
3 rooms	18,890	8.44	1,311	8.44
4 rooms	38,303	17.11	2,788	17.94
5 rooms	46,376	20.72	3,807	24.50
6 rooms	33,098	14.79	2,470	15.89
7 rooms	27,211	12.16	1,761	11.33
8 rooms	21,586	9.64	1,277	8.22
9 or more rooms	26,169	11.69	1,385	8.91
Bedrooms				
No bedroom	4,406	1.97	102	0.66
1 bedroom	24,627	11.00	1,319	8.49
2 bedrooms	63,314	28.28	3,711	23.88
3 bedrooms	82,274	36.75	5,682	36.56
4 bedrooms	36,898	16.48	2,007	12.91
5 or more bedrooms	12,335	5.51	724	4.66
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	408	2.63
Lacking complete plumbing facilities	5,034	2.25	387	2.49

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Fremont County with a household income of less than \$10,000 comprised 8.89 percent of all owner-occupied households and 20.39 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 7.2, on the following page. The median household income of owner-occupied households was \$38,185, and the median household income of renter-occupied households was \$21,386. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 7.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS FREMONT COUNTY, 2000 CENSUS

Income Range	WYOMING				FREMONT COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	332	3.37	263	7.15
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	545	5.52	487	13.24
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	635	6.44	505	13.73
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	733	7.43	442	12.01
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	685	6.94	423	11.50
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	1450	14.70	666	18.10
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	2135	21.64	505	13.73
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	1981	20.08	227	6.17
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	722	7.32	91	2.47
\$100,000 to \$149,999	7,683	5.67	948	1.63	427	4.33	46	1.25
\$150,000 or more	3,914	2.89	363	0.62	221	2.24	24	0.65
Total	135,488	100.00	58,120	100.00	9,866	100.00	3,679	100.00
Median Household Income (\$)	45,157	.	24,183	.	38,185	.	21,386	.

Fremont County's median family income was \$37,983 in 2000. This compares to Wyoming's median family income of \$45,685. Table 7.3, below, provides the breakdown of families in the county by income ranges.

TABLE 7.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS FREMONT COUNTY, 2000 CENSUS

Income Range	WYOMING		FREMONT COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	783	8.25
\$10,000 to \$14,999	6,049	4.60	589	6.20
\$15,000 to \$19,999	7,545	5.74	683	7.19
\$20,000 to \$24,999	8,058	6.13	735	7.74
\$25,000 to \$34,999	18,613	14.15	1,526	16.07
\$35,000 to \$49,999	26,424	20.09	1,967	20.72
\$50,000 to \$74,999	32,354	24.60	1,911	20.13
\$75,000 to \$99,999	15,106	11.49	728	7.67
\$100,000 to \$149,999	7,481	5.69	401	4.22
\$150,000 or more	3,506	2.67	172	1.81
Total Families	131,508	100.00	9,495	100.00
Median Family Income	45,685	.	37,983	.

According to the U.S. Census Bureau, the median value for a home in Fremont County was \$89,300 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 15.85 percent of Fremont County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 10.47 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 12.69 percent of Fremont County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 7.43 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 7.4, on the following page.

TABLE 7.4
INCOME SPENT ON HOUSING
WYOMING VS FREMONT COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
FREMONT COUNTY						
Less than 29.9 percent	2,104	60.18	2,708	79.53	2,653	92.25
30 to 49.9 percent	554	15.85	432	12.69	115	4.00
50 percent or more	366	10.47	253	7.43	83	2.89
Not computed	472	13.50	12	0.35	25	0.87
Total	3,496	100.00	3,405	100.00	2,876	100.00

The driver's license exchange data indicates a net migration of 284 persons in Fremont County during 2002, of which 151 were males and 133 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 7.5, below.

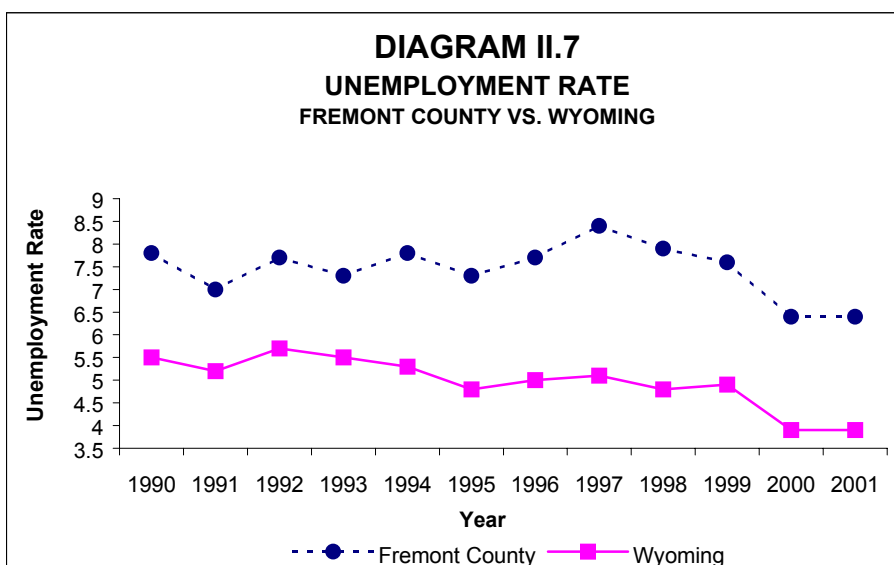
TABLE 7.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR FREMONT COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	9	38	44	105	88	73	57	27	441
Female	10	43	30	110	80	70	51	30	424
Total	19	81	74	215	168	143	108	57	865
Out-migrants									
Male	6	52	28	73	50	40	22	19	290
Female	2	59	33	53	70	41	19	14	291
Total	8	111	61	126	120	81	41	33	581
Net Migration by Age and Gender									
Male	3	-14	16	32	38	33	35	8	151
Female	8	-16	-3	57	10	29	32	16	133
Total	11	-30	13	89	48	62	67	24	284

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). Overall, Fremont County did not fare as well as the state in terms of employment.⁶¹ The labor force in Fremont County, defined as the number of persons working or actively seeking work, increased from 18,191 in 2000 to 18,547 in 2001. Employment experienced a significant boost of 340 persons. However, unemployment rose by 16 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, held steady at 6.4 percent in 2001. As seen in Diagram II.7, on the following page, the most recent unemployment rate remained two and a half points above that of the state average for the second consecutive year. The average of the monthly unemployment rates in 2002 is 6.0 percent, and this compares to the same average of 6.4 percent in 2001⁶².

⁶¹ Fremont County is comprised of two groups with very different economic characteristics: a very high-end resort economy in Dubois, and the struggling economy of the large Native American population, with divergent employment, income, and poverty levels. County statistics are greatly influenced by the latter group. If broken out into two separate groups, the non-Native American economic statistics would approach those of the state overall.

⁶² The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 0.52 percent, from \$386 in the second quarter 2001 to \$388 in the second quarter 2002.

Detached single-family homes changed by 4.06 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 10.10 percent and 9.09 percent respectively.

Fremont County rental prices have experienced average annualized increases of 3.01 percent for apartments, 3.91 percent for houses, 3.70 percent for mobile homes plus a lot, and 2.67 percent for mobile home lots since second quarter 1987⁶⁴. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 7.6, at right, presents the Fremont County data for each rental type.

The U.S. 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

TABLE 7.6
WYOMING COST OF LIVING INDEX⁶³
FREMONT COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	256	114	303	232
Q2.87	249	105	289	246
Q4.87	250	99	282	239
Q2.88	234	99	304	220
Q4.88	251	104	265	208
Q2.89	246	109	293	216
Q4.89	257	109	294	212
Q2.90	274	99	301	262
Q4.90	257	100	33	245
Q2.91	261	106	329	237
Q4.91	284	108	387	243
Q2.92	308	108	325	273
Q4.92	300	103	379	213
Q2.93	303	101	371	304
Q4.93	332	110	418	.
Q2.94	313	109	361	.
Q4.94	344	131	402	329
Q2.95	343	131	450	313
Q4.95	330	139	368	324
Q2.96	353	145	395	354
Q4.96	351	145	433	321
Q2.97	351	151	417	352
Q4.97	347	154	410	350
Q2.98	331	146	446	332
Q4.98	354	143	437	350
Q2.99	366	141	425	340
Q4.99	349	148	467	323
Q2.00	357	149	459	324
Q4.00	376	146	459	341
Q2.01	386	143	493	386
Q4.01	366	144	519	363
Q2.02	388	156	513	425

⁶³ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁶⁴ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

Fremont County changed from 55 in 2001 to 22 in 2002⁶⁵. Total units authorized also changed from 107 in 2001 to 33 in 2002.

The value of single-family building permits changed from \$64,200 in 2001 to \$115,200 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$115,200 in 2002 to a low of \$56,800 in 2000. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 7.7, below.

TABLE 7.7
BUILDING PERMITS AND VALUATION⁶⁶
FREMONT COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	102	2	36	30	170	78.50
1981	126	4	40	.	170	68.50
1982	64	.	.	24	88	73.00
1983	65	.	8	54	127	81.00
1984	10	.	.	81	91	84.00
1985	5	.	.	.	5	77.00
1986	6	.	.	.	6	101.80
1987	4	.	.	6	10	100.20
1988	3	.	.	.	3	72.10
1989	12	.	.	.	12	99.00
1990	10	.	.	48	58	98.70
1991	14	.	.	.	14	93.10
1992	50	.	.	.	50	76.30
1993	55	16	.	.	71	74.80
1994	67	6	.	.	73	82.00
1995	65	.	.	.	65	83.50
1996	56	4	.	.	60	98.70
1997	48	6	.	.	54	82.40
1998	47	14	.	20	81	89.90
1999	52	10	.	.	62	89.80
2000	37	6	.	.	43	56.80
2001	55	4	.	48	107	64.20
2002p	22	6	.	5	33	115.20

The Housing Needs Assessment Survey had 300 respondents in Fremont County. Of the incoming population, 71.4 percent said they were seeking to own a home and 28.6 percent wished to rent. Of those seeking to own a home, 65.4 percent wished to buy existing units, of which 14.3 percent were looking to buy homes that cost less than \$50,000, and 57.1 percent in the range of \$50,000 to \$99,999, and 28.6 percent for more than \$100,000. Another 34.6 percent wished to build, of which 37.5 percent expected to build for less than for less than \$100,000, and 62.5 percent for more than \$100,000. Of those seeking to rent, 58.3 percent hoped to spend less than \$365 per month, 25.0 percent anticipated spending \$366 to \$474, about 8.3 percent were willing to spend \$475 to \$599, and 8.3 percent over \$600.

⁶⁵ The 2002 data is preliminary.

⁶⁶ Data Source: U.S. Bureau of Census.

Goshen County

As per the 2000 Census, Goshen County had the greatest concentration of its housing units built between 1939 or earlier, when 23.38 percent of its overall stock was constructed. This compares to 13.88 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 90.19 percent of the housing stock. Some 78.78 percent of the stock had more than 2 or 3 bedrooms. About 2.11 percent of the stock lacked complete kitchen facilities, and 2.91 percent lacked complete plumbing facilities. These statistics are presented in Table 8.1, below.

TABLE 8.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS GOSHEN COUNTY

SUBJECT	WYOMING	% OF WYOMING	GOSHEN COUNTY	% OF GOSHEN COUNTY
TOTAL HOUSING UNITS	223,854		5,881	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	78	1.33
Built 1995 to 1998	15,752	7.04	260	4.42
Built 1990 to 1994	10,382	4.64	130	2.21
Built 1980 to 1989	38,803	17.33	721	12.26
Built 1970 to 1979	59,700	26.67	1,153	19.61
Built 1960 to 1969	23,048	10.30	592	10.07
Built 1950 to 1959	24,680	11.03	890	15.13
Built 1940 to 1949	15,435	6.90	682	11.60
Built 1939 or earlier	31,079	13.88	1,375	23.38
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	37	0.63
2 rooms	8,619	3.85	160	2.72
3 rooms	18,890	8.44	380	6.46
4 rooms	38,303	17.11	1,077	18.31
5 rooms	46,376	20.72	1,186	20.17
6 rooms	33,098	14.79	978	16.63
7 rooms	27,211	12.16	805	13.69
8 rooms	21,586	9.64	565	9.61
9 or more rooms	26,169	11.69	693	11.78
Bedrooms				
No bedroom	4,406	1.97	17	0.29
1 bedroom	24,627	11.00	411	6.99
2 bedrooms	63,314	28.28	1,496	25.44
3 bedrooms	82,274	36.75	1,944	33.06
4 bedrooms	36,898	16.48	876	14.90
5 or more bedrooms	12,335	5.51	317	5.39
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	124	2.11
Lacking complete plumbing facilities	5,034	2.25	171	2.91

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Goshen County with a household income of less than \$10,000 comprised 9.47 percent of all owner-occupied households and 22.75 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 8.2, on the following page. The median household income of owner-occupied households was \$36,191, and the median household income of renter-occupied households was \$19,480. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 8.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS GOSHEN COUNTY, 2000 CENSUS

Income Range	WYOMING				GOSHEN COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	94	2.63	117	7.90
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	245	6.84	220	14.85
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	336	9.39	235	15.87
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	330	9.22	197	13.30
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	247	6.90	85	5.74
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	457	12.77	191	12.90
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	747	20.87	264	17.83
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	710	19.83	95	6.41
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	270	7.54	40	2.70
\$100,000 to \$149,999	7,683	5.67	948	1.63	87	2.43	37	2.50
\$150,000 or more	3,914	2.89	363	0.62	57	1.59	0	0.00
Total	135,488	100.00	58,120	100.00	3,580	100.00	1,481	100.00
Median Household Income (\$)	45,157	.	24,183	.	36,191	.	19,480	.

Goshen County's median family income was \$40,297 in 2000. This compares to Wyoming's median family income of \$45,685. Table 8.3, below, provides the breakdown of families in the county by income ranges.

TABLE 8.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS GOSHEN COUNTY, 2000 CENSUS

Income Range	WYOMING		GOSHEN COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	216	6.24
\$10,000 to \$14,999	6,049	4.60	240	6.93
\$15,000 to \$19,999	7,545	5.74	282	8.15
\$20,000 to \$24,999	8,058	6.13	216	6.24
\$25,000 to \$34,999	18,613	14.15	464	13.41
\$35,000 to \$49,999	26,424	20.09	857	24.76
\$50,000 to \$74,999	32,354	24.60	765	22.10
\$75,000 to \$99,999	15,106	11.49	251	7.25
\$100,000 to \$149,999	7,481	5.69	111	3.21
\$150,000 or more	3,506	2.67	59	1.70
Total Families	131,508	100.00	3,461	100.00
Median Family Income	45,685	.	40,297	.

According to the U.S. Census Bureau, the median value for a home in Goshen County was \$77,000 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 13.22 percent of Goshen County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 13.98 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 13.38 percent of Goshen County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 7.35 percent spent 50 percent or

more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 8.4, below.

TABLE 8.4
INCOME SPENT ON HOUSING
WYOMING VS GOSHEN COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
GOSHEN COUNTY						
Less than 29.9 percent	742	56.38	1,132	79.27	924	87.92
30 to 49.9 percent	174	13.22	191	13.38	64	6.09
50 percent or more	184	13.98	105	7.35	57	5.42
Not computed	216	16.41	0	0.00	6	0.57
Total	1,316	100.00	1,428	100.00	1,051	100.00

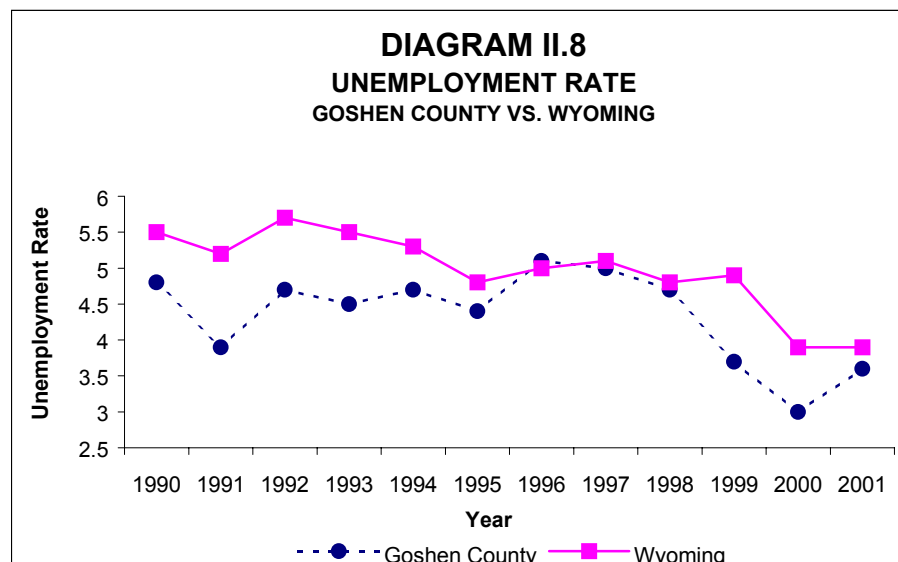
The driver's license exchange data indicates a net migration of 85 persons in Goshen County during 2002, of which 41 were males and 44 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 8.5, below.

TABLE 8.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR GOSHEN COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	0	21	11	41	26	32	25	21	177
Female	5	22	15	26	31	21	20	24	164
Total	5	43	26	67	57	53	45	45	341
Out-migrants									
Male	4	25	20	34	17	19	12	5	136
Female	1	24	20	24	17	19	10	5	120
Total	5	49	40	58	34	38	22	10	256
Net Migration by Age and Gender									
Male	-4	-4	-9	7	9	13	13	16	41
Female	4	-2	-5	2	14	2	10	19	44
Total	0	-6	-14	9	23	15	23	35	85

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Goshen County, defined as the number of persons working or actively seeking work, declined from 6,624 in 2000 to 6,407 in 2001. Additionally, the County experienced an employment loss of 248 persons. Consequently, unemployment rose by 31 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, climbed to 3.6 percent in 2001 from 3.0 percent in 2000. Diagram II.8, on the following page, shows how Goshen County and Wyoming unemployment rates have generally followed similar tracks from 1990 to 2000. The average of the monthly unemployment rates in 2002 is 3.5 percent, and this compares to the same average of 3.6 percent in 2001⁶⁷.

⁶⁷ The annualized data for both 2001 and 2002 may be slightly different than these values.



Average apartment rent changed by 0.63 percent, from \$318 in the second quarter 2001 to \$320 in the second quarter 2002. Detached single-family homes changed by -2.73 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by -2.86 percent and 8.70 percent respectively.

Goshen County rental prices have experienced average annualized increases of 0.80 percent for apartments, 3.58 percent for houses, and 3.72 percent for mobile home lots, while mobile homes plus a lot remained the same since second quarter 1998. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 8.6, at right, presents the Goshen County data for each rental type.

The U.S. 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-

TABLE 8.6
WYOMING COST OF LIVING INDEX⁶⁸
GOSHEN COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98 ⁶⁹	310	108	371	306
Q4.98	323	105	371	273
Q2.99	315	110	358	260
Q4.99	360	130	438	278
Q2.00	326	130	401	336
Q4.00	305	110	432	310
Q2.01	318	115	439	315
Q4.01	339	120	428	336
Q2.02	320	125	427	306

⁶⁸ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁶⁹ The Cost of Living Index was expanded to include more rural areas, such as Goshen County in 1998.

family building permit authorizations in Goshen County changed from 4 in 2001 to 2 in 2002⁷⁰. Total units authorized also changed from 4 in 2001 to 2 in 2002.

The value of single-family building permits changed from \$138,000 in 2001 to \$204,000 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$204,000 in 2002 to a low of \$67,800 in 1997. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 8.7, below.

TABLE 8.7
BUILDING PERMITS AND VALUATION⁷¹
GOSHEN COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	50	.	4	.	54	85.00
1981	14	.	12	36	62	99.80
1982	21	.	4	.	25	88.60
1983	30	6	8	.	44	90.40
1984	20	.	16	5	41	81.90
1985	27	2	4	.	33	79.00
1986	18	2	.	.	20	91.20
1987	7	2	.	.	9	64.30
1988	9	.	.	.	9	85.90
1989	11	.	.	.	11	74.80
1990	6	.	.	.	6	77.70
1991	4	.	.	26	30	83.90
1992	1	2	.	.	3	89.40
1993	2	4	.	40	46	102.40
1994	6	6	.	.	12	133.50
1995	8	6	.	.	14	78.50
1996	11	2	.	.	13	83.60
1997	6	4	.	.	10	67.80
1998	9	2	.	.	11	86.80
1999	9	.	.	.	9	78.40
2000	1	.	.	.	1	91.00
2001	4	.	.	.	4	138.00
2002p	2	.	.	.	2	204.00

The Housing Needs Assessment Survey had 102 respondents in Goshen County. Of the incoming population, 72.7 percent said they were seeking to own a home and 27.3 percent wished to rent. Of those seeking to own a home, 71.4 percent wished to buy existing units, of which 40.0 percent were looking to buy homes that cost less than \$50,000, 40.0 percent in the range of \$50,000 to \$99,999, and 20.0 percent for more than \$100,000. Another 28.6 percent wished to build, all of whom expected to build for less than \$100,000. All of those seeking to rent hoped to spend less than \$365 per month.

⁷⁰ The 2002 data is preliminary.

⁷¹ Data Source: U.S. Bureau of Census.

Hot Springs County

As per the 2000 Census, Hot Springs County had the greatest concentration of its housing units built between 1950 and 1959, when 20.39 percent of its overall stock was constructed. This compares to 11.03 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 83.99 percent of the housing stock. Some 72.83 percent of the stock had more than 2 or 3 bedrooms. About 3.35 percent of the stock lacked complete kitchen facilities, and 3.67 percent lacked complete plumbing facilities. These statistics are presented in Table 9.1, below.

TABLE 9.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS HOT SPRINGS COUNTY

SUBJECT	WYOMING	% OF WYOMING	HOT SPRINGS COUNTY	% OF HOT SPRINGS COUNTY
TOTAL HOUSING UNITS	223,854		2,536	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	58	2.29
Built 1995 to 1998	15,752	7.04	156	6.15
Built 1990 to 1994	10,382	4.64	68	2.68
Built 1980 to 1989	38,803	17.33	260	10.25
Built 1970 to 1979	59,700	26.67	498	19.64
Built 1960 to 1969	23,048	10.30	366	14.43
Built 1950 to 1959	24,680	11.03	517	20.39
Built 1940 to 1949	15,435	6.90	129	5.09
Built 1939 or earlier	31,079	13.88	484	19.09
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	94	3.71
2 rooms	8,619	3.85	135	5.32
3 rooms	18,890	8.44	177	6.98
4 rooms	38,303	17.11	527	20.78
5 rooms	46,376	20.72	520	20.50
6 rooms	33,098	14.79	303	11.95
7 rooms	27,211	12.16	252	9.94
8 rooms	21,586	9.64	230	9.07
9 or more rooms	26,169	11.69	298	11.75
Bedrooms				
No bedroom	4,406	1.97	66	2.60
1 bedroom	24,627	11.00	195	7.69
2 bedrooms	63,314	28.28	620	24.45
3 bedrooms	82,274	36.75	804	31.70
4 bedrooms	36,898	16.48	340	13.41
5 or more bedrooms	12,335	5.51	83	3.27
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	85	3.35
Lacking complete plumbing facilities	5,034	2.25	93	3.67

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Hot Springs County with a household income of less than \$10,000 comprised 8.92 percent of all owner-occupied households and 17.67 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 9.2, on the following page. The median household income of owner-occupied households was \$35,820, and the median household income of renter-occupied households was \$19,513. This compares

to Wyoming's median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 9.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS HOT SPRINGS COUNTY, 2000 CENSUS

Income Range	WYOMING				HOT SPRINGS COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	56	3.87	18	2.72
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	73	5.05	99	14.95
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	121	8.37	99	14.95
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	100	6.92	130	19.64
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	146	10.10	19	2.87
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	206	14.25	114	17.22
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	262	18.12	104	15.71
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	280	19.36	33	4.98
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	123	8.51	40	6.04
\$100,000 to \$149,999	7,683	5.67	948	1.63	72	4.98	0	0.00
\$150,000 or more	3,914	2.89	363	0.62	7	0.48	6	0.91
Total	135,488	100.00	58,120	100.00	1,446	100.00	662	100.00
Median Household Income (\$)	45,157	.	24,183	.	35,820	.	19,513	.

Hot Springs County's median family income was \$39,364 in 2000. This compares to Wyoming's median family income of \$45,685. Table 9.3, below, provides the breakdown of families in the county by income ranges.

TABLE 9.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS HOT SPRINGS COUNTY, 2000 CENSUS

Income Range	WYOMING		HOT SPRINGS COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	60	4.37
\$10,000 to \$14,999	6,049	4.60	97	7.07
\$15,000 to \$19,999	7,545	5.74	164	11.95
\$20,000 to \$24,999	8,058	6.13	86	6.27
\$25,000 to \$34,999	18,613	14.15	176	12.83
\$35,000 to \$49,999	26,424	20.09	298	21.72
\$50,000 to \$74,999	32,354	24.60	277	20.19
\$75,000 to \$99,999	15,106	11.49	138	10.06
\$100,000 to \$149,999	7,481	5.69	60	4.37
\$150,000 or more	3,506	2.67	16	1.17
Total Families	131,508	100.00	1372	100.00
Median Family Income	45,685	.	39,364	.

According to the U.S. Census Bureau, the median value for a home in Hot Springs County was \$80,400 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 18.57 percent of Hot Springs County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 5.87 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 17 percent of Hot Springs County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 8.59 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 9.4, on the following page.

TABLE 9.4
INCOME SPENT ON HOUSING
WYOMING VS HOT SPRINGS COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
HOT SPRINGS COUNTY						
Less than 29.9 percent	402	63.81	407	74.41	328	86.09
30 to 49.9 percent	117	18.57	93	17.00	23	6.04
50 percent or more	37	5.87	47	8.59	7	1.84
Not computed	74	11.75	0	0.00	23	6.04
Total	630	100.00	547	100.00	381	100.00

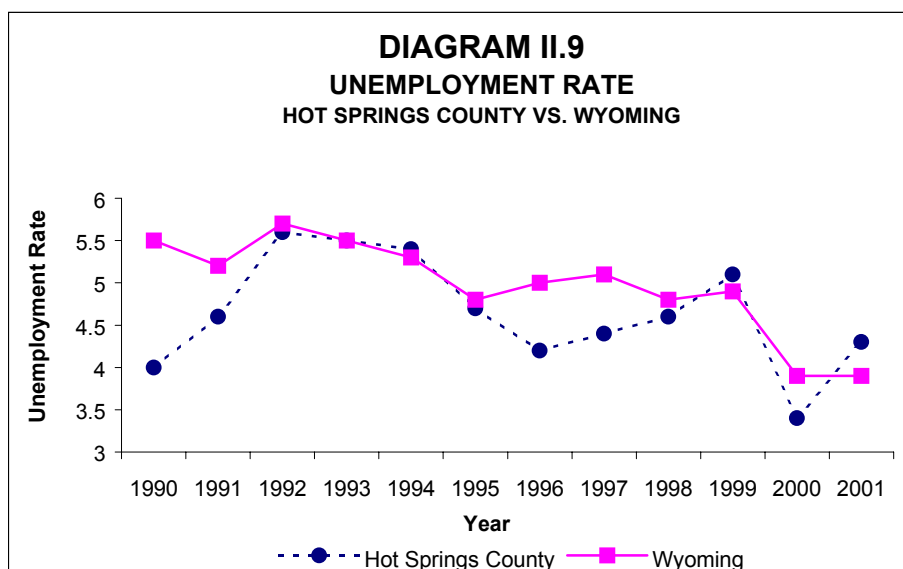
The driver's license exchange data indicates a net migration of 18 persons in Hot Springs County during 2002, of which 12 were males and 6 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 9.5, below.

TABLE 9.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR HOT SPRINGS COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male		7	7	19	12	10	12	3	70
Female		4	8	14	9	21	6	8	70
Total		11	15	33	21	31	18	11	140
Out-migrants									
Male	0	6	4	15	12	9	9	3	58
Female	1	14	4	14	13	9	6	3	64
Total	1	20	8	29	25	18	15	6	122
Net Migration by Age and Gender									
Male	0	1	3	4	0	1	3	0	12
Female	-1	-10	4	0	-4	12	0	5	6
Total	-1	-9	7	4	-4	13	3	5	18

Labor force and employment statistics were derived from the Bureau of Labor Statistic (BLS). The labor force in Hot Springs County, defined as the number of persons working or actively seeking work, remained constant from 2000 to 2001, with an increase of only 16 persons from 2,450 to 2,466. Meanwhile, employment experienced a loss of 6 persons. Consequently, unemployment rose by 22, and the unemployment rate, the number of unemployed persons as a percentage of the labor force, rose from 3.4 percent in 2000 to 4.3 percent in 2001. Diagram II.9, on the following page, demonstrates how Hot Springs County's unemployment rate increased compared to the state of Wyoming from 1990 to 2001. The average of the monthly unemployment rates in 2002 is 4.4 percent, and this compares to the same average of 4.3 percent in 2001⁷².

⁷² The annualized data for both 2001 and 2002 may be slightly different than these values.



Average apartment rent changed by -13.37 percent, from \$344 in the second quarter 2001 to \$298 in the second quarter 2002. Detached single-family homes changed by 3.60 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 11.15 percent and 0.00 percent respectively.

Hot Springs County rental prices have experienced average annualized increases of -1.30 percent for apartments, -0.40 percent for houses, 1.26 percent for mobile homes plus a lot, while mobile home lots remained the same since second quarter 1998. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 9.6, at right, presents the Hot Springs County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-

TABLE 9.6
WYOMING COST OF LIVING INDEX⁷³
HOT SPRINGS COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98 ⁷⁴	314	150	380	332
Q4.98	322	142	354	325
Q2.99	321	142	372	276
Q4.99	285	150	393	279
Q2.00	292	150	370	353
Q4.00	303	150	343	309
Q2.01	344	150	361	314
Q4.01	336	150	339	323
Q2.02	298	150	374	349

⁷³ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁷⁴ The Cost of Living Index was expanded to include more rural geographical areas such as Hot Springs County in 1998.

family building permit authorizations in Hot Springs County fell from 4 in 2000 to 1 in 2001. Authorizations for all multi-family units have remained at zero since 1984, with the exception of a few during 1997 and 1998.⁷⁵

The value of single-family building permits changed from \$90,000 in 2000 \$139,900 in 2001. The value over the past six years, in real dollars, has fluctuated from a high reported in 2001 to a low of \$87,500 in 1998. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 9.7, below.

TABLE 9.7
BUILDING PERMITS AND VALUATION⁷⁶
HOT SPRINGS COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	7	2	.	.	9	103.50
1981	22	.	.	.	22	107.30
1982	7	2	.	.	9	67.70
1983	11	.	4	16	31	88.80
1984	11	.	.	.	11	77.70
1985	2	.	.	.	2	31.20
1986	.	.	.	.	0	.
1987	.	.	.	.	0	.
1988	1	.	.	.	1	109.10
1989	1	.	.	.	1	169.50
1990	1	.	.	.	1	117.60
1991	.	.	.	.	0	.
1992	1	.	.	.	1	92.90
1993	.	.	.	.	0	.
1994	3	.	.	.	3	93.20
1995	3	.	.	.	3	106.30
1996	4	.	.	.	4	89.30
1997	4	.	4	.	8	129.70
1998	4	.	.	5	9	87.50
1999	4	.	.	.	4	102.90
2000	4	.	.	.	4	90.00
2001	1	.	.	.	1	139.90
2002p	.	.	.	.	0	.

The Housing Needs Assessment Survey had 107 respondents in Hot Springs County. All of the incoming population said they were seeking to own a home and did not wish to rent. Of those seeking to own a home, 71.4 percent wished to buy existing units, of which 20.0 percent were looking to buy homes that cost less than \$50,000, 60.0 percent in the range of \$50,000 to \$99,999, and 20.0 percent for more than \$100,000. Another 28.6 percent wished to build, of which 50.0 percent expected to build for less than \$50,000, another 50.0 percent for less than \$100,000.

⁷⁵ The 2002 data is preliminary, and so is not yet available for Hot Springs County.

⁷⁶ Data Source: U.S. Bureau of Census.

Johnson County

As per the 2000 Census, Johnson County had the greatest concentration of its housing units built between 1970 and 1979, when 25.18 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 88.84 percent of the housing stock. Some 76.99 percent of the stock had more than 2 or 3 bedrooms. About 3.25 percent of the stock lacked complete kitchen facilities, and 3.14 percent lacked complete plumbing facilities. These statistics are presented in Table 10.1, below.

TABLE 10.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS JOHNSON COUNTY

SUBJECT	WYOMING	% OF WYOMING	JOHNSON COUNTY	% OF JOHNSON COUNTY
TOTAL HOUSING UNITS	223,854		3,503	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	73	2.08
Built 1995 to 1998	15,752	7.04	301	8.59
Built 1990 to 1994	10,382	4.64	139	3.97
Built 1980 to 1989	38,803	17.33	382	10.90
Built 1970 to 1979	59,700	26.67	882	25.18
Built 1960 to 1969	23,048	10.30	350	9.99
Built 1950 to 1959	24,680	11.03	278	7.94
Built 1940 to 1949	15,435	6.90	300	8.56
Built 1939 or earlier	31,079	13.88	798	22.78
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	9	0.26
2 rooms	8,619	3.85	98	2.80
3 rooms	18,890	8.44	284	8.11
4 rooms	38,303	17.11	509	14.53
5 rooms	46,376	20.72	847	24.18
6 rooms	33,098	14.79	553	15.79
7 rooms	27,211	12.16	416	11.88
8 rooms	21,586	9.64	461	13.16
9 or more rooms	26,169	11.69	326	9.31
Bedrooms				
No bedroom	4,406	1.97	6	0.17
1 bedroom	24,627	11.00	256	7.31
2 bedrooms	63,314	28.28	835	23.84
3 bedrooms	82,274	36.75	1,174	33.51
4 bedrooms	36,898	16.48	549	15.67
5 or more bedrooms	12,335	5.51	139	3.97
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	114	3.25
Lacking complete plumbing facilities	5,034	2.25	110	3.14

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Johnson County with a household income of less than \$10,000 comprised 9.58 percent of all owner-occupied households and 13.11 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 10.2, on the following page. The median household income of owner-occupied households was \$38,987, and the median household income of renter-occupied households was \$27,132. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 10.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS JOHNSON COUNTY, 2000 CENSUS

Income Range	WYOMING				JOHNSON COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	84	3.85	16	2.06
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	125	5.73	86	11.05
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	123	5.64	118	15.17
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	119	5.46	80	10.28
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	197	9.03	60	7.71
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	348	15.96	136	17.48
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	387	17.74	148	19.02
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	493	22.60	84	10.80
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	155	7.11	23	2.96
\$100,000 to \$149,999	7,683	5.67	948	1.63	95	4.36	10	1.29
\$150,000 or more	3,914	2.89	363	0.62	55	2.52	17	2.19
Total	135,488	100.00	58,120	100.00	2,181	100.00	778	100.00
Median Household Income (\$)	45,157	.	24,183	.	38,987	.	27,132	.

Johnson County's median family income was \$42,299 in 2000. This compares to Wyoming's median family income of \$45,685. Table 10.3, below, provides the breakdown of families in the county by income ranges.

TABLE 10.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS JOHNSON COUNTY, 2000 CENSUS

Income Range	WYOMING		JOHNSON COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	112	5.51
\$10,000 to \$14,999	6,049	4.60	92	4.53
\$15,000 to \$19,999	7,545	5.74	110	5.42
\$20,000 to \$24,999	8,058	6.13	142	6.99
\$25,000 to \$34,999	18,613	14.15	328	16.15
\$35,000 to \$49,999	26,424	20.09	415	20.43
\$50,000 to \$74,999	32,354	24.60	557	27.42
\$75,000 to \$99,999	15,106	11.49	136	6.70
\$100,000 to \$149,999	7,481	5.69	89	4.38
\$150,000 or more	3,506	2.67	50	2.46
Total Families	131,508	100.00	2031	100.00
Median Family Income	45,685	.	42,299	.

According to the U.S. Census Bureau, the median value for a home in Johnson County was \$115,500 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 20.83 percent of Johnson County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 11.96 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 14.3 percent of Johnson County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 7.47 percent spent 50 percent or

more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 10.4, below.

TABLE 10.4
INCOME SPENT ON HOUSING
WYOMING VS JOHNSON COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
JOHNSON COUNTY						
Less than 29.9 percent	372	54.95	607	78.22	564	88.40
30 to 49.9 percent	141	20.83	111	14.30	41	6.43
50 percent or more	81	11.96	58	7.47	25	3.92
Not computed	83	12.26	0	0.00	8	1.25
Total	677	100.00	776	100.00	638	100.00

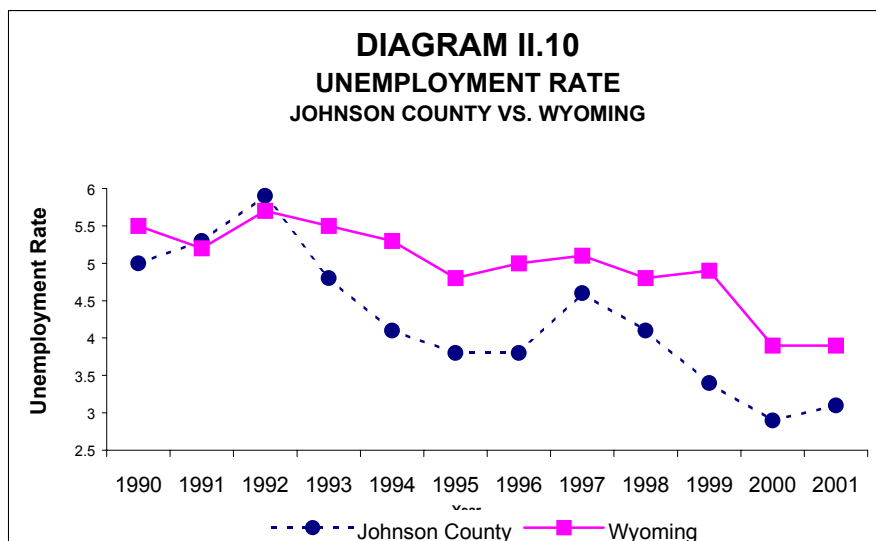
The driver's license exchange data indicates a net migration of 83 persons in Johnson County during 2002, of which 65 were males and 18 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 10.5, below.

TABLE 10.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR JOHNSON COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	2	10	13	38	23	35	12	4	137
Female	0	5	8	20	15	21	12	6	87
Total	2	15	21	58	38	56	24	10	224
Out-migrants									
Male	4	8	9	17	10	13	6	5	72
Female	2	17	5	12	12	9	7	5	69
Total	6	25	14	29	22	22	13	10	141
Net Migration by Age and Gender									
Male	-2	2	4	21	13	22	6	-1	65
Female	-2	-12	3	8	3	12	5	1	18
Total	-4	-10	7	29	16	34	11	0	83

The labor force in Johnson County, defined as the number of persons working or actively seeking work, decline from 3,956 in 2000 to 3,853 in 2001. Employment dropped by 108 persons, and consequently, unemployment grew by 5 persons. The unemployment rate, the number of unemployed persons as a percentage of the labor force, rose from just 2.9 percent in 2000 to 3.1 percent in 2001. Johnson County experienced better labor force utilization, especially through the latter 1990s, than did the state of Wyoming. The state, at 3.9 percent, remained nearly one percentage point above the County level, as seen in Diagram II.10, on the following page. The average of the monthly unemployment rates in 2002 is 2.7 percent, and this compares to the same average of 3.1 percent in 2001⁷⁷.

⁷⁷ The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 17.65 percent, from \$391 in the second quarter 2001 to \$460 in the second quarter 2002. Detached single-family homes changed by 10.63 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by -1.35 percent and -4.35 percent respectively.

Johnson County rental prices have experienced average annualized increases of 8.09 percent for apartments, 3.50 percent for houses, 5.23 percent for mobile homes plus a lot, and 1.78 percent for mobile home lots since second quarter 1998. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 10.6, at right, presents the Johnson County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family building permit authorizations in Johnson

TABLE 10.6
WYOMING COST OF LIVING INDEX⁷⁸
JOHNSON COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98 ⁷⁹	337	123	535	358
Q4.98	366	123	436	360
Q2.99	374	150	480	339
Q4.99	379	142	443	380
Q2.00	376	127	463	345
Q4.00	396	137	569	488
Q2.01	391	138	555	445
Q4.01	415	136	609	421
Q2.02	460	132	614	439

⁷⁸ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁷⁹ The Cost of Living Index was expanded to include more geographical areas such as Johnson County in 1998.

County increased, from 12 in 2000 to 15 in 2001. Total units authorized in Johnson County increased from 12 in 2000 to 25 in 2001.⁸⁰

The value of single-family building permits changed from \$132,100 in 2000 to \$90,900 in 2001. The value over the past six years, in real dollars, has fluctuated from the high reported in 2000 to the low in 2001. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 10.7, below.

TABLE 10.7
BUILDING PERMITS AND VALUATION⁸¹
JOHNSON COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	19	4	3	.	26	91.70
1981	18	8	.	.	26	82.20
1982	8	2	4	.	14	58.60
1983	10	.	.	.	10	78.30
1984	10	.	.	.	10	59.20
1985	7	.	.	.	7	50.10
1986	1	.	.	.	1	46.50
1987	.	.	.	.	0	.
1988	.	.	.	.	0	.
1989	2	.	.	.	2	78.90
1990	1	.	.	.	1	97.60
1991	1	.	.	.	1	94.20
1992	1	.	.	.	1	91.90
1993	2	.	.	.	2	89.80
1994	3	.	.	.	3	87.90
1995	3	.	.	.	3	86.10
1996	20	24	.	.	44	78.30
1997	29	.	.	.	29	128.50
1998	31	.	.	.	31	127.30
1999	24	.	.	.	24	117.50
2000	12	.	.	.	12	132.10
2001	15	6	4	.	25	90.90
2002p	.	.	.	.	0	.

The Housing Needs Assessment Survey had 19 respondents in Johnson County. All of the incoming population said they were seeking to own a home and did not wish to rent. Of those seeking to own a home, 50.0 percent wished to buy existing units, but did not respond to the question on how much they were looking to spend. Another 50.0 percent wished to build, all of which expected to build for less than \$100,000.

⁸⁰ The 2002 data is preliminary, and so is not yet available for Johnson County.

⁸¹ Data Source: U.S. Bureau of Census.

Laramie County

As per the 2000 Census, Laramie County had the greatest concentration of its housing units built between 1970 and 1979, when 20.96 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 87.18 percent of the housing stock. Some 82.45 percent of the stock had more than 2 or 3 bedrooms. About 0.43 percent of the stock lacked complete kitchen facilities, and 0.83 percent lacked complete plumbing facilities. These statistics are presented in Table 11.1, below.

TABLE 11.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS LARAMIE COUNTY

SUBJECT	WYOMING	% OF WYOMING	LARAMIE COUNTY	% OF LARAMIE COUNTY
TOTAL HOUSING UNITS	223,854		34,213	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	1,091	3.19
Built 1995 to 1998	15,752	7.04	2,811	8.22
Built 1990 to 1994	10,382	4.64	1,566	4.58
Built 1980 to 1989	38,803	17.33	5,035	14.72
Built 1970 to 1979	59,700	26.67	7,172	20.96
Built 1960 to 1969	23,048	10.30	4,376	12.79
Built 1950 to 1959	24,680	11.03	4,699	13.73
Built 1940 to 1949	15,435	6.90	2,891	8.45
Built 1939 or earlier	31,079	13.88	4,572	13.36
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	407	1.19
2 rooms	8,619	3.85	1,127	3.29
3 rooms	18,890	8.44	2,851	8.33
4 rooms	38,303	17.11	4,793	14.01
5 rooms	46,376	20.72	6,402	18.71
6 rooms	33,098	14.79	4,827	14.11
7 rooms	27,211	12.16	4,392	12.84
8 rooms	21,586	9.64	3,956	11.56
9 or more rooms	26,169	11.69	5,458	15.95
Bedrooms				
No bedroom	4,406	1.97	440	1.29
1 bedroom	24,627	11.00	3,277	9.58
2 bedrooms	63,314	28.28	7,722	22.57
3 bedrooms	82,274	36.75	11,921	34.84
4 bedrooms	36,898	16.48	6,393	18.69
5 or more bedrooms	12,335	5.51	2,174	6.35
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	146	0.43
Lacking complete plumbing facilities	5,034	2.25	285	0.83

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Laramie County with a household income of less than \$10,000 comprised 4.04 percent of all owner-occupied households and 14.69 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 11.2, on the following page. The median household income of owner-occupied households was \$47,524, and the median household income of renter-occupied households was \$25,172. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 11.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS LARAMIE COUNTY, 2000 CENSUS

Income Range	WYOMING				LARAMIE COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	347	1.57	558	5.65
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	543	2.46	893	9.04
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	870	3.95	1,249	12.65
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	1,249	5.66	1,105	11.19
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	1,366	6.20	1,088	11.02
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	2,930	13.29	1,907	19.31
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	4,561	20.68	1,677	16.98
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	5,493	24.91	915	9.26
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	2,890	13.11	241	2.44
\$100,000 to \$149,999	7,683	5.67	948	1.63	1,215	5.51	190	1.92
\$150,000 or more	3,914	2.89	363	0.62	586	2.66	54	0.55
Total	135,488	100.00	58,120	100.00	22,050	100.00	9,877	100.00
Median Household Income (\$)	45,157	.	24,183	.	47,524	.	25,172	.

Laramie County's median family income was \$46,536 in 2000. This compares to Wyoming's median family income of \$45,685. Table 11.3, below, provides the breakdown of families in the county by income ranges.

TABLE 11.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS LARAMIE COUNTY, 2000 CENSUS

Income Range	WYOMING		LARAMIE COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	800	3.67
\$10,000 to \$14,999	6,049	4.60	955	4.38
\$15,000 to \$19,999	7,545	5.74	1,044	4.78
\$20,000 to \$24,999	8,058	6.13	1,442	6.61
\$25,000 to \$34,999	18,613	14.15	3,213	14.72
\$35,000 to \$49,999	26,424	20.09	4,561	20.90
\$50,000 to \$74,999	32,354	24.60	5,242	24.02
\$75,000 to \$99,999	15,106	11.49	2,780	12.74
\$100,000 to \$149,999	7,481	5.69	1,219	5.59
\$150,000 or more	3,506	2.67	569	2.61
Total Families	131,508	100.00	21,825	100.00
Median Family Income	45,685	.	46,536	.

According to the U.S. Census Bureau, the median value for a home in Laramie County was \$106,400 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 18.92 percent of Laramie County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 12.16 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 16.96 percent of Laramie County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 6.19 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 11.4, on the following page.

TABLE 11.4
INCOME SPENT ON HOUSING
WYOMING VS LARAMIE COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
LARAMIE COUNTY						
Less than 29.9 percent	5,529	57.18	9,440	76.57	4,516	92.69
30 to 49.9 percent	1,830	18.92	2,091	16.96	183	3.76
50 percent or more	1,176	12.16	763	6.19	127	2.61
Not computed	1,135	11.74	35	0.28	46	0.94
Total	9,670	100.00	12,329	100.00	4,872	100.00

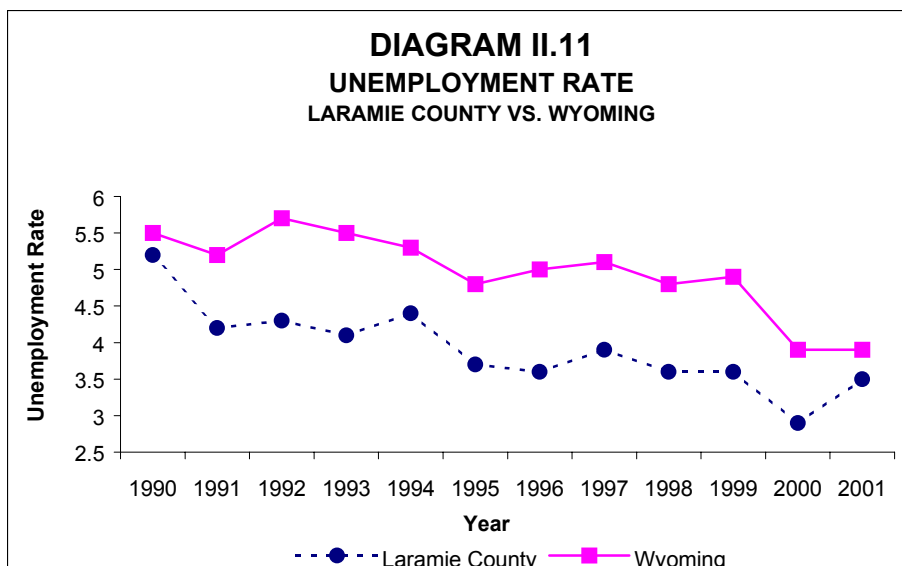
The driver's license exchange data indicates a net migration of 846 persons in Laramie County during 2002, of which 452 were males and 394 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 11.5, below.

TABLE 11.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR LARAMIE COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	20	179	125	419	317	228	123	51	1,462
Female	18	165	137	398	282	216	90	54	1,360
Total	38	344	262	817	599	444	213	105	2,822
Out-migrants									
Male	14	122	124	282	221	134	82	31	1,010
Female	16	141	95	269	210	134	67	34	966
Total	30	263	219	551	431	268	149	65	1,976
Net Migration by Age and Gender									
Male	6	57	1	137	96	94	41	20	452
Female	2	24	42	129	72	82	23	20	394
Total	8	81	43	266	168	176	64	40	846

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Laramie County, defined as the number of persons working or actively seeking work, increased from 41,336 in 2000 to 42,186 in 2001. Meanwhile, employment witnessed a further increase of 555 persons, after having experienced a sizable increase of 2,190 the previous year. Unemployment rose by 295, and the unemployment rate, the number of unemployed persons as a percentage of the labor force, grew from 2.9 percent in 2000 to 3.5 percent in 2001. Laramie experienced better labor force utilization than the state of Wyoming, but the gap appeared to be narrowing, as seen in Diagram II.11, on the following page. The average of the monthly unemployment rates in 2002 is 3.7 percent, and this compares to the same average of 3.5 percent in 2001⁸².

⁸² The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 5.96 percent, from \$453 in the second quarter 2001 to \$480 in the second quarter 2002. Detached single-family homes changed by 7.20 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 14.43 percent and 2.39 percent respectively.

Laramie County rental prices have experienced average annualized increases of 2.28 percent for apartments, 3.91 percent for houses, 4.76 percent for mobile homes plus a lot, and 3.17 percent for mobile home lots since second quarter 1987⁸⁴. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 11.6, at right, presents the Laramie County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most

TABLE 11.6
WYOMING COST OF LIVING INDEX⁸³
LARAMIE COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	337	132	431	282
Q2.87	343	134	411	276
Q4.87	340	134	436	266
Q2.88	330	133	457	285
Q4.88	319	127	415	285
Q2.89	322	151	439	295
Q4.89	323	132	427	306
Q2.90	324	154	442	306
Q4.90	329	133	434	314
Q2.91	320	149	449	303
Q4.91	315	137	451	293
Q2.92	344	146	489	340
Q4.92	381	149	558	382
Q2.93	384	160	556	395
Q4.93	421	149	554	424
Q2.94	447	149	586	.
Q4.94	444	154	592	423
Q2.95	430	155	586	.
Q4.95	439	162	591	399
Q2.96	430	207	584	.
Q4.96	431	163	590	415
Q2.97	433	182	622	433
Q4.97	431	177	588	480
Q2.98	428	175	576	457
Q4.98	424	176	606	450
Q2.99	428	175	666	508
Q4.99	433	184	628	485
Q2.00	441	203	651	497
Q4.00	440	205	637	498
Q2.01	453	209	681	485
Q4.01	470	208	757	566
Q2.02	480	214	730	555

⁸³ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁸⁴ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

residential development in the county. Single-family building permit authorizations in Laramie County changed from 257 in 2001 to 438 in 2002⁸⁵. Total units authorized also changed from 319 in 2001 to 470 in 2002.

The value of single-family building permits changed from \$144,700 in 2001 to \$135,700 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$144,700 in 2001 to a low of \$115,500 in 1997 and 1998. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 11.7, below.

TABLE 11.7
BUILDING PERMITS AND VALUATION⁸⁶
LARAMIE COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	307	12	84	136	539	96.90
1981	170	6	28	56	260	88.60
1982	150	14	36	54	254	84.30
1983	334	52	244	5	635	77.10
1984	226	.	4	.	230	83.40
1985	214	2	68	36	320	76.20
1986	377	4	16	11	408	68.40
1987	190	.	24	.	214	91.30
1988	160	2	.	162	324	101.60
1989	100	.	20	.	120	112.00
1990	79	.	.	.	79	122.00
1991	91	.	.	.	91	121.40
1992	229	2	4	8	243	117.50
1993	263	4	16	.	283	123.10
1994	353	.	4	12	369	117.40
1995	258	22	4	14	298	114.30
1996	302	2	68	292	664	118.00
1997	254	6	17	198	475	115.50
1998	320	24	4	121	469	115.50
1999	289	.	4	30	323	127.60
2000	245	.	.	.	245	141.40
2001	257	2	4	56	319	144.70
2002p	438	12	.	20	470	135.70

The Housing Needs Assessment Survey had 278 respondents in Laramie County. Of the incoming population, 85.7 percent said they were seeking to own a home and 14.3 percent wished to rent. Of those seeking to own a home, 75.0 percent wished to buy existing units, all of whom were willing to spend more than \$100,000. Another 25.0 percent wished to build, of which 50.0 percent for less than \$100,000, and 50.0 percent for more than \$100,000. Of those seeking to rent, 20.0 percent anticipated spending \$366 to \$474, about 20.0 percent were willing to spend \$475 to \$599, and 60.0 percent over \$600.

⁸⁵ The 2002 data is preliminary.

⁸⁶ Data Source: U.S. Bureau of Census.

Lincoln County

As per the 2000 Census, Lincoln County had the greatest concentration of its housing units built between 1970 and 1979, when 22.97 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 87.70 percent of the housing stock. Some 72.51 percent of the stock had more than 2 or 3 bedrooms. About 2.08 percent of the stock lacked complete kitchen facilities, and 2.28 percent lacked complete plumbing facilities. These statistics are presented in Table 12.1, below.

TABLE 12.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS LINCOLN COUNTY

SUBJECT	WYOMING	% OF WYOMING	LINCOLN COUNTY	% OF LINCOLN COUNTY
TOTAL HOUSING UNITS	223,854		6,831	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	254	3.72
Built 1995 to 1998	15,752	7.04	858	12.56
Built 1990 to 1994	10,382	4.64	510	7.47
Built 1980 to 1989	38,803	17.33	1,305	19.10
Built 1970 to 1979	59,700	26.67	1,569	22.97
Built 1960 to 1969	23,048	10.30	540	7.91
Built 1950 to 1959	24,680	11.03	392	5.74
Built 1940 to 1949	15,435	6.90	423	6.19
Built 1939 or earlier	31,079	13.88	980	14.35
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	53	0.78
2 rooms	8,619	3.85	327	4.79
3 rooms	18,890	8.44	460	6.73
4 rooms	38,303	17.11	984	14.40
5 rooms	46,376	20.72	1,471	21.53
6 rooms	33,098	14.79	1,038	15.20
7 rooms	27,211	12.16	875	12.81
8 rooms	21,586	9.64	688	10.07
9 or more rooms	26,169	11.69	935	13.69
Bedrooms				
No bedroom	4,406	1.97	43	0.63
1 bedroom	24,627	11.00	270	3.95
2 bedrooms	63,314	28.28	1,296	18.97
3 bedrooms	82,274	36.75	1,988	29.10
4 bedrooms	36,898	16.48	1,213	17.76
5 or more bedrooms	12,335	5.51	456	6.68
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	142	2.08
Lacking complete plumbing facilities	5,034	2.25	156	2.28

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Lincoln County with a household income of less than \$10,000 comprised 4.81 percent of all owner-occupied households and 11.73 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 12.2, on the following page. The median household income of owner-occupied households was \$44,719, and the median household income of renter-occupied households was \$29,787. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 12.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS LINCOLN COUNTY, 2000 CENSUS

Income Range	WYOMING				LINCOLN COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	68	1.59	38	3.88
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	138	3.22	77	7.86
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	228	5.32	81	8.27
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	274	6.39	109	11.12
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	258	6.02	83	8.47
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	563	13.14	208	21.22
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	959	22.38	187	19.08
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	1025	23.92	140	14.29
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	504	11.76	42	4.29
\$100,000 to \$149,999	7,683	5.67	948	1.63	185	4.32	15	1.53
\$150,000 or more	3,914	2.89	363	0.62	84	1.96	0	0.00
Total	135,488	100.00	58,120	100.00	4,286	100.00	980	100.00
Median Household Income (\$)	45,157	.	24,183	.	44,719	.	29,787	.

Lincoln County's median family income was \$44,919 in 2000. This compares to Wyoming's median family income of \$45,685. Table 12.3, below, provides the breakdown of families in the county by income ranges.

TABLE 12.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS LINCOLN COUNTY, 2000 CENSUS

Income Range	WYOMING		LINCOLN COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	117	2.94
\$10,000 to \$14,999	6,049	4.60	143	3.60
\$15,000 to \$19,999	7,545	5.74	205	5.16
\$20,000 to \$24,999	8,058	6.13	239	6.01
\$25,000 to \$34,999	18,613	14.15	597	15.02
\$35,000 to \$49,999	26,424	20.09	980	24.65
\$50,000 to \$74,999	32,354	24.60	999	25.13
\$75,000 to \$99,999	15,106	11.49	476	11.97
\$100,000 to \$149,999	7,481	5.69	152	3.82
\$150,000 or more	3,506	2.67	68	1.71
Total Families	131,508	100.00	3,976	100.00
Median Family Income	45,685	.	44,919	.

According to the U.S. Census Bureau, the median value for a home in Lincoln County was \$95,300 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 12.16 percent of Lincoln County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 8.79 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 18.12 percent of Lincoln County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 7.56 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 12.4, on the following page.

TABLE 12.4
INCOME SPENT ON HOUSING
WYOMING VS LINCOLN COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
LINCOLN COUNTY						
Less than 29.9 percent	608	66.02	1,354	73.67	1,061	92.50
30 to 49.9 percent	112	12.16	333	18.12	57	4.97
50 percent or more	81	8.79	139	7.56	17	1.48
Not computed	120	13.03	12	0.65	12	1.05
Total	921	100.00	1,838	100.00	1,147	100.00

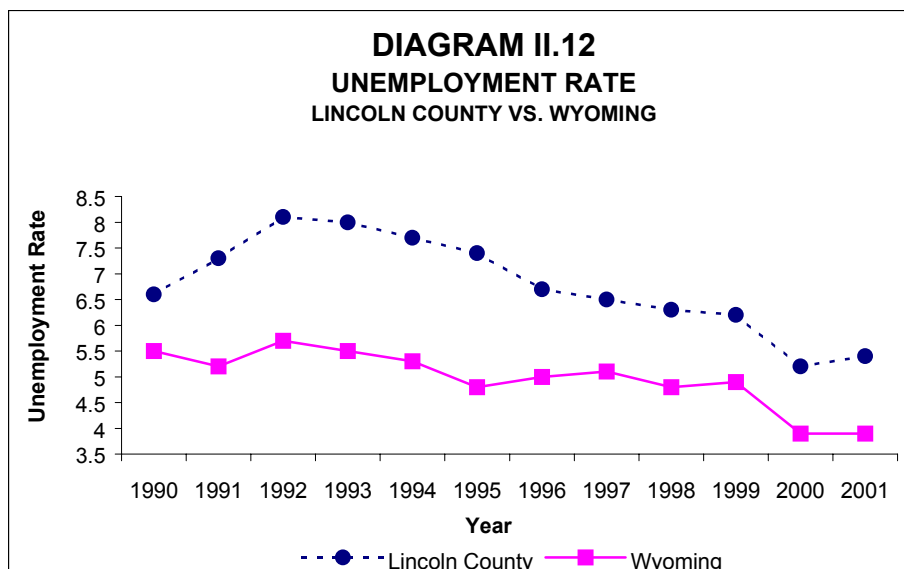
The driver's license exchange data indicates a net migration of 141 persons in Lincoln County during 2002, of which 91 were males and 50 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 12.5, below.

TABLE 12.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR LINCOLN COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	2	34	24	65	48	60	32	14	279
Female	2	20	23	56	52	39	21	14	227
Total	4	54	47	121	100	99	53	28	506
Out-migrants									
Male	0	49	29	37	25	26	12	10	188
Female	2	58	16	20	24	25	14	18	177
Total	2	107	45	57	49	51	26	28	365
Net Migration by Age and Gender									
Male	2	-15	-5	28	23	34	20	4	91
Female	0	-38	7	36	28	14	7	-4	50
Total	2	-53	2	64	51	48	27	0	141

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). Overall, Lincoln County did not fare as well as the state in terms of employment figures. The labor force in the County, defined as the number of persons working or actively seeking work, increased from 6,570 in 2000 to 6,797 in 2001. Meanwhile, employment experienced an increase of 207 persons. Consequently, unemployment rose by 20 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 5.2 percent in 2000 to 5.4 percent in 2001. As seen in Diagram II.12, on the following page, the most recent unemployment rate was a point and a half above that of the state average, 5.4 percent and 3.9 percent respectively. The average of the monthly unemployment rates in 2002 is 6.0 percent, and this compares to the same average of 5.4 percent in 2001⁸⁷.

⁸⁷ The annualized data for both 2001 and 2002 may be slightly different than these values.



Average apartment rent changed by -3.39 percent, from \$295 in the second quarter 2001 to \$285 in the second quarter 2002. Detached single-family homes changed by -4.96 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by -0.61 percent and -6.86 percent respectively.

Lincoln County rental prices have experienced average annualized increases of 0.64 percent for apartments, 2.24 percent for houses, -0.10 percent for mobile homes plus a lot, and 1.26 percent for mobile home lots since second quarter 1987⁸⁹. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 12.6, at right, presents the Lincoln County data for each rental type.

The U.S. 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-

TABLE 12.6
WYOMING COST OF LIVING INDEX⁸⁸
LINCOLN COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	323	135	378	335
Q2.87	259	135	316	333
Q4.87	240	130	262	296
Q2.88	227	132	254	261
Q4.88	232	132	371	280
Q2.89	245	132	230	282
Q4.89	222	132	370	281
Q2.90	260	127	268	328
Q4.90	222	125	390	306
Q2.91	255	135	288	331
Q4.91	236	148	458	345
Q2.92	247	172	294	333
Q4.92	.	172	.	327
Q2.93	253	172	.	.
Q4.93	.	162	.	.
Q2.94	265	138	.	.
Q4.94	268	153	384	.
Q2.95	278	153	.	.
Q4.95	244	153	386	346
Q2.96	258	153	.	.
Q4.96	248	153	399	.
Q2.97	250	153	415	.
Q4.97	247	144	435	302
Q2.98	254	153	427	320
Q4.98	253	165	395	336
Q2.99	300	188	440	320
Q4.99	275	175	395	350
Q2.00	245	158	466	311
Q4.00	277	195	417	317
Q2.01	295	175	464	330
Q4.01	292	158	400	315
Q2.02	285	163	441	328

⁸⁸ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁸⁹ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

family building permit authorizations in Lincoln County changed from 214 in 2001 to 160 in 2002⁹⁰. Total units authorized also changed from 218 in 2001 to 160 in 2002.

The value of single-family building permits changed from \$140,300 in 2001 to \$151,600 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$151,600 in 2002 to a low of \$111,100 in 1998. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 12.7, below.

TABLE 12.7
BUILDING PERMITS AND VALUATION⁹¹
LINCOLN COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	30	.	.	.	30	89.90
1981	44	4	11	.	59	81.70
1982	56	.	16	.	72	82.50
1983	25	.	16	.	41	82.30
1984	36	10	.	.	46	75.90
1985	28	10	.	16	54	67.00
1986	11	.	.	.	11	78.20
1987	9	.	.	.	9	76.70
1988	5	.	.	.	5	91.70
1989	2	.	.	.	2	88.30
1990	3	.	.	.	3	70.50
1991	5	.	4	.	9	72.00
1992	112	.	.	.	112	106.90
1993	128	.	4	.	132	107.20
1994	160	6	4	.	170	102.40
1995	162	6	7	.	175	104.80
1996	142	.	4	.	146	116.60
1997	86	.	.	.	86	113.10
1998	103	.	.	.	103	111.10
1999	143	.	.	.	143	130.30
2000	145	.	.	.	145	137.50
2001	214	.	4	.	218	140.30
2002p	160	.	.	.	160	151.60

The Housing Needs Assessment Survey had 132 respondents in Lincoln County. Of the incoming population, 90.9 percent said they were seeking to own a home and 9.1 percent wished to rent. Of those seeking to own a home, 38.9 percent wished to buy existing units, of which 4.8 percent were looking to buy homes that cost less than \$50,000, 33.3 percent in the range of \$50,000 to \$99,999, and 61.9 percent for more than \$100,000. Another 61.1 percent wished to build, of which 18.2 percent expected to build for less than \$100,000, and 81.8 percent for more than \$100,000. Of those seeking to rent, 50.0 percent hoped to spend less than \$365 per month, and 50.0 percent over \$600.

⁹⁰ The 2002 data is preliminary.

⁹¹ Data Source: U.S. Bureau of Census.

Natrona County

As per the 2000 Census, Natrona County had the greatest concentration of its housing units built between 1970 and 1979, when 31.36 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 85.91 percent of the housing stock. Some 79.54 percent of the stock had more than 2 or 3 bedrooms. About 2.09 percent of the stock lacked complete kitchen facilities, and 2.20 percent lacked complete plumbing facilities. These statistics are presented in Table 13.1, below.

TABLE 13.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS NATRONA COUNTY

SUBJECT	WYOMING	% OF WYOMING	NATRONA COUNTY	% OF NATRONA COUNTY
TOTAL HOUSING UNITS	223,854		29,882	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	534	1.79
Built 1995 to 1998	15,752	7.04	921	3.08
Built 1990 to 1994	10,382	4.64	578	1.93
Built 1980 to 1989	38,803	17.33	4,224	14.14
Built 1970 to 1979	59,700	26.67	9,372	31.36
Built 1960 to 1969	23,048	10.30	3,421	11.45
Built 1950 to 1959	24,680	11.03	5,638	18.87
Built 1940 to 1949	15,435	6.90	1,870	6.26
Built 1939 or earlier	31,079	13.88	3,324	11.12
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	473	1.58
2 rooms	8,619	3.85	1,133	3.79
3 rooms	18,890	8.44	2,604	8.71
4 rooms	38,303	17.11	4,784	16.01
5 rooms	46,376	20.72	5,294	17.72
6 rooms	33,098	14.79	4,335	14.51
7 rooms	27,211	12.16	4,035	13.5
8 rooms	21,586	9.64	3,310	11.08
9 or more rooms	26,169	11.69	3,914	13.10
Bedrooms				
No bedroom	4,406	1.97	372	1.24
1 bedroom	24,627	11.00	2,678	8.96
2 bedrooms	63,314	28.28	6,814	22.80
3 bedrooms	82,274	36.75	9,770	32.70
4 bedrooms	36,898	16.48	5,549	18.57
5 or more bedrooms	12,335	5.51	1,636	5.47
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	625	2.09
Lacking complete plumbing facilities	5,034	2.25	657	2.20

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Natrona County with a household income of less than \$10,000 comprised 4.93 percent of all owner-occupied households and 17.71 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 13.2, on the following page. The median household income of owner-occupied households was \$44,518, and the median household income of renter-occupied households was \$22,264. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 13.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS NATRONA COUNTY, 2000 CENSUS

Income Range	WYOMING				NATRONA COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	447	2.38	523	6.49
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	478	2.55	905	11.23
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	992	5.29	1,167	14.48
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	1,105	5.89	1,005	12.47
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	1,254	6.69	782	9.70
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	2,707	14.43	1,476	18.31
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	3,616	19.28	1,225	15.19
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	4,480	23.88	661	8.20
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	2,055	10.96	210	2.60
\$100,000 to \$149,999	7,683	5.67	948	1.63	1,078	5.75	85	1.05
\$150,000 or more	3,914	2.89	363	0.62	545	2.91	23	0.29
Total	135,488	100.00	58,120	100.00	18,757	100.00	8,062	100.00
Median Household Income (\$)	45,157	.	24,183	.	44,518	.	22,264	.

Natrona County's median family income was \$45,575 in 2000. This compares to Wyoming's median family income of \$45,685. Table 13.3, below, provides the breakdown of families in the county by income ranges.

TABLE 13.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS NATRONA COUNTY, 2000 CENSUS

Income Range	WYOMING		NATRONA COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	893	5.02
\$10,000 to \$14,999	6,049	4.60	807	4.54
\$15,000 to \$19,999	7,545	5.74	1,099	6.18
\$20,000 to \$24,999	8,058	6.13	1,046	5.89
\$25,000 to \$34,999	18,613	14.15	2,572	14.47
\$35,000 to \$49,999	26,424	20.09	3,563	20.05
\$50,000 to \$74,999	32,354	24.60	4,336	24.40
\$75,000 to \$99,999	15,106	11.49	1,973	11.10
\$100,000 to \$149,999	7,481	5.69	1,034	5.82
\$150,000 or more	3,506	2.67	449	2.53
Total Families	131,508	100.00	17,772	100.00
Median Family Income	45,685	.	45,575	.

According to the U.S. Census Bureau, the median value for a home in Natrona County was \$84,600 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 17.55 percent of Natrona County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 11.41 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 13.01 percent of Natrona County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 5.82 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 13.4, on the following page.

TABLE 13.4
INCOME SPENT ON HOUSING
WYOMING VS NATRONA COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
NATRONA COUNTY						
Less than 29.9 percent	5,141	64.32	8,186	80.63	4,820	94.57
30 to 49.9 percent	1,403	17.55	1,321	13.01	85	1.67
50 percent or more	912	11.41	591	5.82	130	2.55
Not computed	537	6.72	55	0.54	62	1.22
Total	7,993	100.00	10,153	100.00	5,097	100.00

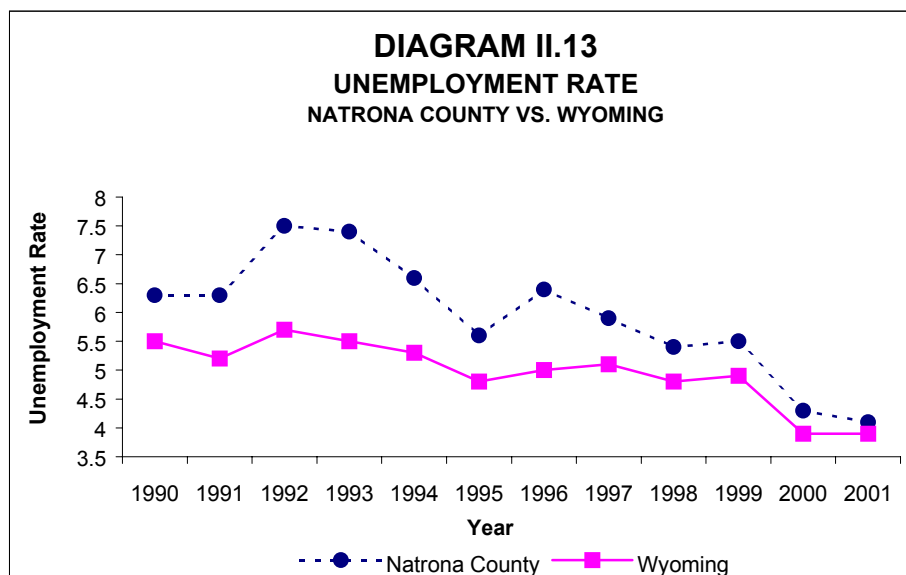
The driver's license exchange data indicates a net migration of 288 persons in Natrona County during 2002, of which 188 were males and 100 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 13.5, below.

TABLE 13.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR NATRONA COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	15	101	64	229	171	130	74	26	810
Female	12	74	63	179	153	118	45	32	676
Total	27	175	127	408	324	248	119	58	1,486
Out-migrants									
Male	7	93	64	159	128	86	48	37	622
Female	2	101	67	120	123	78	57	28	576
Total	9	194	131	279	251	164	105	65	1,198
Net Migration by Age and Gender									
Male	8	8	0	70	43	44	26	-11	188
Female	10	-27	-4	59	30	40	-12	4	100
Total	18	-19	-4	129	73	84	14	-7	288

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). Natrona County did not fare as well as the state, with unemployment rates above the state average through the 1990s, but some improvement did occur. Labor force defined as the number of persons working or actively seeking work, increased from 34,333 in 2000 to 35,239 in 2001. Meanwhile, employment increased by 970 persons, resulting in a decrease of 64 in unemployment. Consequently, the unemployment rate, the number of unemployed persons as a percentage of the labor force, declined from 4.3 percent in 2000 to 4.1 percent in 2001. As seen in Diagram II.13, on the following page, this most recent unemployment rate was only marginally above that of the state average of 3.9 percent. The average of the monthly unemployment rates in 2002 is 4.4 percent, and this compares to the same average of 4.1 percent in 2001⁹².

⁹² The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 7.05 percent, from \$369 in the second quarter 2001 to \$395 in the second quarter 2002.

TABLE 13.6
WYOMING COST OF LIVING INDEX⁹³
NATRONA COUNTY RENTAL HOUSING COSTS

Detached single-family homes changed by 16.05 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 2.89 percent and -6.18 percent respectively.

Natrona County rental prices have experienced average annualized increases of 2.85 percent for apartments, 4.04 percent for houses, 4.51 percent for mobile homes plus a lot, and 0.88 percent for mobile home lots since second quarter 1987⁹⁴. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 13.6, at right, presents the Natrona County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	256	146	351	238
Q2.87	259	146	347	239
Q4.87	246	130	326	221
Q2.88	238	121	332	226
Q4.88	237	114	330	225
Q2.89	248	127	335	236
Q4.89	239	120	335	224
Q2.90	246	123	344	243
Q4.90	239	115	372	238
Q2.91	249	128	368	241
Q4.91	276	124	371	222
Q2.92	265	129	390	278
Q4.92	265	115	412	304
Q2.93	271	143	423	293
Q4.93	300	132	444	366
Q2.94	319	132	457	356
Q4.94	317	137	476	349
Q2.95	335	127	479	421
Q4.95	332	132	472	426
Q2.96	342	132	472	394
Q4.96	315	130	493	442
Q2.97	347	133	466	370
Q4.97	338	134	469	342
Q2.98	336	134	482	365
Q4.98	339	132	477	356
Q2.99	341	243	481	383
Q4.99	348	146	514	365
Q2.00	360	151	523	386
Q4.00	354	160	556	390
Q2.01	369	178	542	450
Q4.01	394	163	537	427
Q2.02	395	167	629	463

⁹³ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁹⁴ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

residential development in the county. Single-family building permit authorizations in Natrona County changed from 104 in 2001 to 140 in 2002⁹⁵. Total units authorized also changed from 140 in 2001 to 150 in 2002.

The value of single-family building permits changed from \$189,900 in 2001 to \$187,300 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$189,900 in 2001 to a low of \$111,000 in 1997. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 13.7, on the following page.

TABLE 13.7
BUILDING PERMITS AND VALUATION⁹⁶
NATRONA COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	433	.	35	60	528	100.10
1981	270	4	136	386	796	108.90
1982	244	28	78	98	448	101.90
1983	201	20	11	.	232	90.40
1984	104	.	.	.	104	92.90
1985	30	.	3	.	33	93.20
1986	8	.	.	.	8	119.70
1987	3	.	.	.	3	119.20
1988	24	.	.	.	24	130.80
1989	12	.	.	.	12	114.50
1990	30	.	.	.	30	134.50
1991	36	.	.	.	36	150.20
1992	45	.	.	.	45	143.40
1993	68	.	.	.	68	149.80
1994	81	2	4	.	87	164.80
1995	67	2	.	.	69	128.00
1996	157	.	15	.	172	77.40
1997	53	2	.	.	55	111.00
1998	79	2	.	.	81	131.50
1999	92	2	.	151	245	150.80
2000	107	.	.	38	145	144.10
2001	104	.	.	36	140	189.90
2002p	140	.	.	10	150	187.30

The Housing Needs Assessment Survey had 433 respondents in Natrona County. Of the incoming population, 72.5 percent said they were seeking to own a home and 27.5 percent wished to rent. Of those seeking to own a home, 56.8 percent wished to buy existing units, of which 14.3 percent were looking to buy homes that cost less than \$50,000, 57.1 percent in the range of \$50,000 to \$99,999, and 28.6 percent for more than \$100,000. Another 43.2 percent wished to build, of which 43.8 percent expected to build for less than \$100,000, and 56.3 percent for more than \$100,000. Of those seeking to rent, 42.9 percent hoped to spend less than \$365 per month, 14.3 percent anticipated spending \$366 to \$474, about 28.6 percent were willing to spend \$475 to \$599, and 14.3 percent over \$600.

⁹⁵ The 2002 data is preliminary.

⁹⁶ Data Source: U.S. Bureau of Census.

Niobrara County

As per the 2000 Census, Niobrara County had the greatest concentration of its housing units built between 1939 or earlier, when 44.32 percent of its overall stock was constructed. This compares to 13.88 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 88.86 percent of the housing stock. Some 69.28 percent of the stock had more than 2 or 3 bedrooms. About 4.78 percent of the stock lacked complete kitchen facilities, and 4.71 percent lacked complete plumbing facilities. These statistics are presented in Table 14.1, below.

TABLE 14.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS NIOBRARA COUNTY

SUBJECT	WYOMING	% OF WYOMING	NIOBRARA COUNTY	% OF NIOBRARA COUNTY
TOTAL HOUSING UNITS	223,854		1,338	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	15	1.12
Built 1995 to 1998	15,752	7.04	29	2.17
Built 1990 to 1994	10,382	4.64	17	1.27
Built 1980 to 1989	38,803	17.33	130	9.72
Built 1970 to 1979	59,700	26.67	171	12.78
Built 1960 to 1969	23,048	10.30	86	6.43
Built 1950 to 1959	24,680	11.03	183	13.68
Built 1940 to 1949	15,435	6.90	114	8.52
Built 1939 or earlier	31,079	13.88	593	44.32
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	10	0.75
2 rooms	8,619	3.85	36	2.69
3 rooms	18,890	8.44	103	7.70
4 rooms	38,303	17.11	226	16.89
5 rooms	46,376	20.72	256	19.13
6 rooms	33,098	14.79	236	17.64
7 rooms	27,211	12.16	207	15.47
8 rooms	21,586	9.64	126	9.42
9 or more rooms	26,169	11.69	138	10.31
Bedrooms				
No bedroom	4,406	1.97	2	0.15
1 bedroom	24,627	11.00	82	6.13
2 bedrooms	63,314	28.28	272	20.33
3 bedrooms	82,274	36.75	400	29.90
4 bedrooms	36,898	16.48	204	15.25
5 or more bedrooms	12,335	5.51	51	3.81
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	64	4.78
Lacking complete plumbing facilities	5,034	2.25	63	4.71

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Niobrara County with a household income of less than \$10,000 comprised 10.72 percent of all owner-occupied households and 22.26 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 14.2, on the following page. The median household income of owner-occupied households was \$31,563, and the median household income of renter-occupied households was \$20,278. This compares

to Wyoming's median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 14.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS NIOBRARA COUNTY, 2000 CENSUS

Income Range	WYOMING				NIOBRARA COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	21	2.85	18	6.57
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	58	7.87	43	15.69
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	74	10.04	36	13.14
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	72	9.77	37	13.50
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	55	7.46	34	12.41
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	125	16.96	53	19.34
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	118	16.01	24	8.76
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	124	16.82	14	5.11
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	55	7.46	10	3.65
\$100,000 to \$149,999	7,683	5.67	948	1.63	22	2.99	5	1.82
\$150,000 or more	3,914	2.89	363	0.62	13	1.76	0	0.00
Total	135,488	100.00	58,120	100.00	737	100.00	274	100.00
Median Household Income (\$)	45,157	.	24,183	.	31,563	.	20,278	.

Niobrara County's median family income was \$33,714 in 2000. This compares to Wyoming's median family income of \$45,685. Table 14.3, below, provides the breakdown of families in the county by income ranges.

TABLE 14.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS NIOBRARA COUNTY, 2000 CENSUS

Income Range	WYOMING		NIOBRARA COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	51	7.39
\$10,000 to \$14,999	6,049	4.60	49	7.10
\$15,000 to \$19,999	7,545	5.74	53	7.68
\$20,000 to \$24,999	8,058	6.13	53	7.68
\$25,000 to \$34,999	18,613	14.15	157	22.75
\$35,000 to \$49,999	26,424	20.09	114	16.52
\$50,000 to \$74,999	32,354	24.60	121	17.54
\$75,000 to \$99,999	15,106	11.49	61	8.84
\$100,000 to \$149,999	7,481	5.69	22	3.19
\$150,000 or more	3,506	2.67	9	1.30
Total Families	131,508	100.00	690	100.00
Median Family Income	45,685	.	33,714	.

According to the U.S. Census Bureau, the median value for a home in Niobrara County was \$60,300 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 6.31 percent of Niobrara County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 6.76 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 13.82 percent of Niobrara County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 7.83 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 14.4, on the following page.

TABLE 14.4
INCOME SPENT ON HOUSING
WYOMING VS NIOBRARA COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
NIOBRARA COUNTY						
Less than 29.9 percent	129	58.11	168	77.42	242	92.02
30 to 49.9 percent	14	6.31	30	13.82	17	6.46
50 percent or more	15	6.76	17	7.83	2	0.76
Not computed	64	28.83	2	0.92	2	0.76
Total	222	100.00	217	100.00	263	100.00

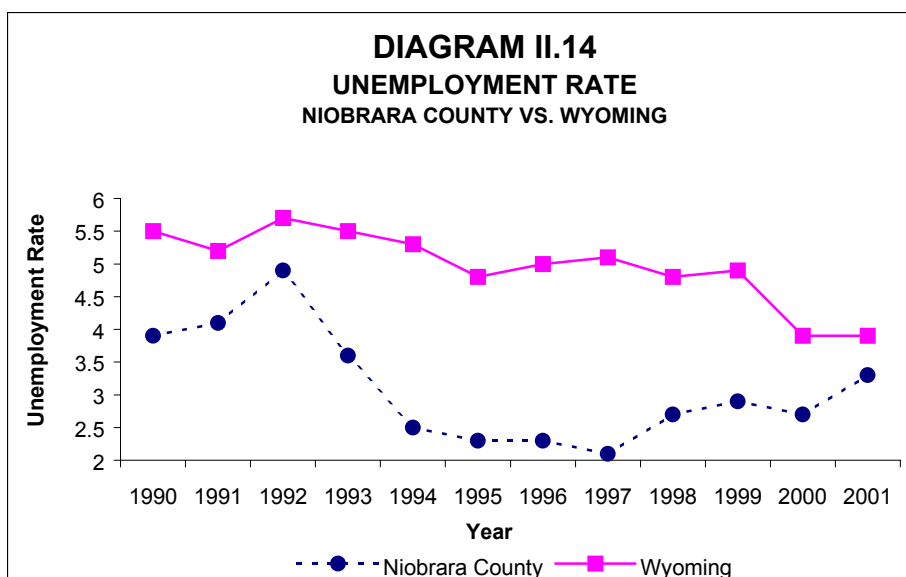
Niobrara County had the lowest number of in-migrants in the state during 2002. The driver's license exchange data indicates a net in-migration of 7 females and a net out-migration of 2 males. The driver's license data for the county are presented in Table 14.5, below.

TABLE 14.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR NIOBRARA COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male		4	2	4	6	3	6	1	26
Female		3	3	5	5	7	4	4	31
Total		7	5	9	11	10	10	5	57
Out-migrants									
Male		8	4	4	6	2	3	1	28
Female		6	1	5	3	6	2	1	24
Total		14	5	9	9	8	5	2	52
Net Migration by Age and Gender									
Male	0	-4	-2	0	0	1	3	0	-2
Female	0	-3	2	0	2	1	2	3	7
Total	0	-7	0	0	2	2	5	3	5

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Niobrara County, defined as the number of persons working or actively seeking work, declined from 1,297 in 2000 to 1,244 in 2001. Moreover, employment experienced a decline of 59 persons. Unemployment fell by 64 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, rose from just 2.7 percent in 2000 to 3.3 percent in 2001. The Niobrara County and Wyoming unemployment rates from 1990 to 2000 are presented in Diagram II.14, on the following page. The average of the monthly unemployment rates in 2002 is 3.7 percent, and this compares to the same average of 3.3 percent in 2001⁹⁷.

⁹⁷ The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by -1.07 percent, from \$280 in the second quarter of 2001 to \$277 in the second quarter of 2002. Detached single-family homes changed by -2.87 percent.

Niobrara County rental prices have experienced average annualized increases of 1.11 percent for apartments, -4.12 percent for houses since second quarter 1998⁹⁸. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, and 3.59 percent for houses. Table 14.6, at right, presents the Niobrara County data for each rental type.

The U.S. 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 authorizations have remained at zero over four years¹⁰⁰.

The sole value over the past six years for single-family building permits has been \$161,000 in 1997, as seen in Table 14.7, on the following page. This compares to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997.

TABLE 14.6
WYOMING COST OF LIVING INDEX⁹⁸
NIOBRARA COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86
Q2.87
Q4.87
Q2.88
Q4.88
Q2.89
Q4.89
Q2.90
Q4.90
Q2.91
Q4.91
Q2.92
Q4.92
Q2.93
Q4.93
Q2.94
Q4.94
Q2.95
Q4.95
Q2.96
Q4.96
Q2.97
Q4.97
Q2.98	.	108	.	.
Q4.98	263	105	338	.
Q2.99	268	110	346	.
Q4.99	.	130	300	.
Q2.00	271	.	320	.
Q4.00	283	120	328	.
Q2.01	280	.	314	.
Q4.01	.	120	349	.
Q2.02	277	.	305	.

⁹⁸ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

⁹⁹ The Cost of Living Index was expanded to include more rural geographic areas in 1998. Fourth quarter 1998 data is not included while calculating annualized increases in rents to avoid seasonality errors.

¹⁰⁰ The 2002 data is preliminary.

TABLE 14.7
BUILDING PERMITS AND VALUATION¹⁰¹
NIORARA COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	.	.	.	.	0	.
1981	.	.	.	.	0	.
1982	.	.	.	.	0	.
1983	5	.	.	6	11	76.90
1984	3	.	.	.	3	77.70
1985	3	.	.	.	3	123.70
1986	3	.	.	.	3	121.10
1987	.	.	.	.	0	.
1988	1	.	.	.	1	81.90
1989	1	.	.	.	1	65.70
1990	.	.	.	.	0	.
1991	.	.	.	.	0	.
1992	3	.	.	.	3	59.80
1993	1	.	.	.	1	64.00
1994	1	.	.	.	1	258.70
1995	4	.	.	.	4	142.20
1996	.	.	.	.	0	.
1997	2	.	.	.	2	161.00
1998	.	.	.	.	0	.
1999	.	.	.	.	0	.
2000	.	.	.	.	0	.
2001	.	.	.	.	0	.
2002p	.	.	.	.	0	.

The Housing Needs Assessment Survey had 18 respondents in Niobrara County. All of the incoming population said they were seeking to own a home, and were expecting to build for less than \$100,000.

¹⁰¹ Data Source: U.S. Bureau of Census.

Park County

As per the 2000 Census, Park County had the greatest concentration of its housing units built between 1970 and 1979, when 20.94 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 87.96 percent of the housing stock. Some 79.65 percent of the stock had more than 2 or 3 bedrooms. About 1.41 percent of the stock lacked complete kitchen facilities, and 1.84 percent lacked complete plumbing facilities. These statistics are presented in Table 15.1, below.

TABLE 15.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS PARK COUNTY

SUBJECT	WYOMING	% OF WYOMING	PARK COUNTY	% OF PARK COUNTY
TOTAL HOUSING UNITS	223,854		11,869	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	280	2.36
Built 1995 to 1998	15,752	7.04	1,055	8.89
Built 1990 to 1994	10,382	4.64	718	6.05
Built 1980 to 1989	38,803	17.33	1,815	15.29
Built 1970 to 1979	59,700	26.67	2,485	20.94
Built 1960 to 1969	23,048	10.30	1,562	13.16
Built 1950 to 1959	24,680	11.03	1,319	11.11
Built 1940 to 1949	15,435	6.90	1,188	10.01
Built 1939 or earlier	31,079	13.88	1,447	12.19
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	150	1.26
2 rooms	8,619	3.85	451	3.80
3 rooms	18,890	8.44	828	6.98
4 rooms	38,303	17.11	1,858	15.65
5 rooms	46,376	20.72	2,652	22.34
6 rooms	33,098	14.79	1,871	15.76
7 rooms	27,211	12.16	1,563	13.17
8 rooms	21,586	9.64	1,154	9.72
9 or more rooms	26,169	11.69	1,342	11.31
Bedrooms				
No bedroom	4,406	1.97	83	0.70
1 bedroom	24,627	11.00	775	6.53
2 bedrooms	63,314	28.28	2,738	23.07
3 bedrooms	82,274	36.75	4,261	35.90
4 bedrooms	36,898	16.48	1,791	15.09
5 or more bedrooms	12,335	5.51	664	5.59
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	167	1.41
Lacking complete plumbing facilities	5,034	2.25	218	1.84

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Park County with a household income of less than \$10,000 comprised 5.18 percent of all owner-occupied households and 18.16 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 15.2, on the following page. The median household income of owner-occupied households was \$40,537, and the median household income of renter-occupied households was \$24,334. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 15.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS PARK COUNTY, 2000 CENSUS

Income Range	WYOMING				PARK COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	126	1.71	204	6.90
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	255	3.47	333	11.26
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	504	6.85	322	10.89
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	575	7.82	337	11.40
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	491	6.68	327	11.06
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	1055	14.34	530	17.92
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	1607	21.85	439	14.85
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	1600	21.75	280	9.47
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	648	8.81	128	4.33
\$100,000 to \$149,999	7,683	5.67	948	1.63	308	4.19	38	1.29
\$150,000 or more	3,914	2.89	363	0.62	186	2.53	19	0.64
Total	135,488	100.00	58,120	100.00	7,355	100.00	2,957	100.00
Median Household Income (\$)	45,157	.	24,183	.	40,537	.	24,334	.

Park County's median family income was \$41,406 in 2000. This compares to Wyoming's median family income of \$45,685. Table 15.3, below, provides the breakdown of families in the county by income ranges.

TABLE 15.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS PARK COUNTY, 2000 CENSUS

Income Range	WYOMING		PARK COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	306	4.31
\$10,000 to \$14,999	6,049	4.60	377	5.30
\$15,000 to \$19,999	7,545	5.74	483	6.80
\$20,000 to \$24,999	8,058	6.13	480	6.75
\$25,000 to \$34,999	18,613	14.15	1,193	16.78
\$35,000 to \$49,999	26,424	20.09	1,467	20.64
\$50,000 to \$74,999	32,354	24.60	1,609	22.64
\$75,000 to \$99,999	15,106	11.49	700	9.85
\$100,000 to \$149,999	7,481	5.69	312	4.39
\$150,000 or more	3,506	2.67	181	2.55
Total Families	131,508	100.00	7,108	100.00
Median Family Income	45,685	.	41,406	.

According to the U.S. Census Bureau, the median value for a home in Park County was \$107,300 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 14.75 percent of Park County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 13.16 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 16.54 percent of Park County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 9.34 percent spent 50 percent or more. The state

average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 15.4, below.

TABLE 15.4
INCOME SPENT ON HOUSING
WYOMING VS PARK COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
PARK COUNTY						
Less than 29.9 percent	1,630	60.10	2,254	74.12	1,866	94.29
30 to 49.9 percent	400	14.75	503	16.54	45	2.27
50 percent or more	357	13.16	284	9.34	60	3.03
Not computed	325	11.98	0	0.00	8	0.40
Total	2,712	100.00	3,041	100.00	1,979	100.00

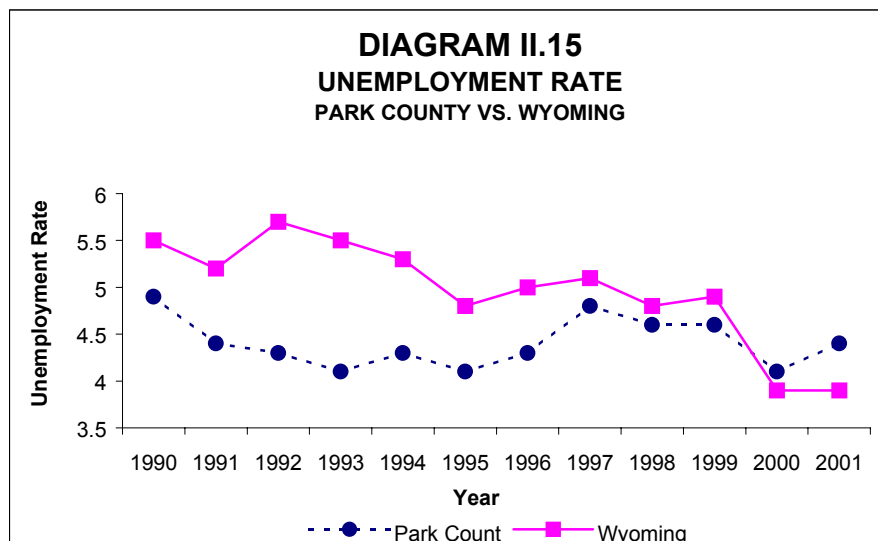
The driver's license exchange data indicates a net migration of 259 persons in Park County during 2002, of which 150 were males and 109 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 15.5, below.

TABLE 15.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR PARK COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	3	53	42	104	86	79	61	30	458
Female	3	47	33	97	88	81	49	31	429
Total	6	100	75	201	174	160	110	61	887
Out-migrants									
Male	7	54	25	76	53	55	24	14	308
Female	6	72	42	57	58	48	24	13	320
Total	13	126	67	133	111	103	48	27	628
Net Migration by Age and Gender									
Male	-4	-1	17	28	33	24	37	16	150
Female	-3	-25	-9	40	30	33	25	18	109
Total	-7	-26	8	68	63	57	62	34	259

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Park County, defined as the number of persons working or actively seeking work, declined from 15,440 in 2000 to 15,436 in 2001. Meanwhile, employment dropped 55 persons. Consequently, unemployment increased by 51 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, rose from 4.1 percent in 2000 to 4.4 percent in 2001. As seen in Diagram II.15, on the following page, Park County unemployment rates are higher than that of Wyoming in 2000 and 2001. The average of the monthly unemployment rates in 2002 is 4.4 percent, and this compares to the same average of 4.4 percent in 2001¹⁰².

¹⁰² The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 1.57 percent, from \$381 in the second quarter 2001 to \$387 in the second quarter 2002. Detached single-family homes changed by 4.31 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 3.86 percent and 1.81 percent respectively.

Park County rental prices have experienced average annualized increases of 2.13 percent for apartments, 2.10 percent for houses, 2.22 percent for mobile homes plus a lot, and 1.76 percent for mobile home lots since second quarter 1987¹⁰⁴. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 15.6, at right, presents the Park County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most

TABLE 15.6
WYOMING COST OF LIVING INDEX¹⁰³
PARK COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	287	130	394	278
Q2.87	282	130	372	252
Q4.87	283	130	341	257
Q2.88	252	130	349	275
Q4.88	250	130	337	281
Q2.89	286	130	376	293
Q4.89	293	130	367	264
Q2.90	293	130	374	280
Q4.90	309	135	376	220
Q2.91	287	132	390	279
Q4.91	315	135	419	263
Q2.92	333	133	431	274
Q4.92	344	132	428	308
Q2.93	366	132	352	319
Q4.93	352	137	403	280
Q2.94	365	153	468	.
Q4.94	371	153	428	339
Q2.95	400	153	499	356
Q4.95	412	158	463	343
Q2.96	398	162	457	360
Q4.96	377	162	491	381
Q2.97	391	162	484	353
Q4.97	386	162	483	336
Q2.98	379	155	438	356
Q4.98	364	155	453	330
Q2.99	367	157	442	359
Q4.99	381	157	448	384
Q2.00	371	180	456	312
Q4.00	392	162	498	346
Q2.01	381	166	487	337
Q4.01	394	166	506	367
Q2.02	387	169	508	350

¹⁰³ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

¹⁰⁴ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

residential development in the county. Single-family building permit authorizations in Park County changed from 112 in 2001 to 156 in 2002¹⁰⁵. Total units authorized also changed from 118 in 2001 to 171 in 2002.

The value of single-family building permits changed from \$137,300 in 2001 to \$146,900 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$146,900 in 2002 to a low of \$114,500 in 1997. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 15.7, below.

TABLE 15.7
BUILDING PERMITS AND VALUATION¹⁰⁶
PARK COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	29	2	12	6	49	94.70
1981	60	.	7	.	67	86.50
1982	55	.	3	.	58	53.90
1983	64	4	.	32	100	57.80
1984	77	.	.	10	87	60.20
1985	56	.	.	25	81	65.50
1986	44	.	.	15	59	60.60
1987	41	.	.	10	51	58.00
1988	8	2	.	.	10	108.10
1989	12	2	.	.	14	96.90
1990	16	.	.	.	16	71.20
1991	80	4	4	.	88	100.20
1992	141	6	8	.	155	93.60
1993	156	6	20	.	182	100.60
1994	211	8	37	10	266	102.50
1995	133	8	24	9	174	108.50
1996	177	6	12	.	195	111.30
1997	127	8	.	.	135	114.50
1998	150	4	.	.	154	118.00
1999	130	2	23	.	155	119.00
2000	137	.	.	.	137	136.00
2001	112	6	.	.	118	137.30
2002p	156	8	7	.	171	146.90

The Housing Needs Assessment Survey had 316 respondents in Park County. Of the incoming population, 82.4 percent said they were seeking to own a home and 17.6 percent wished to rent. Of those seeking to own a home, 51.6 percent wished to buy existing units, of which 20.0 percent were looking to buy homes that cost less than \$50,000, 50.0 percent in the range of \$50,000 to \$99,999, and 30.0 percent for more than \$100,000. Another 48.4 percent wished to build, of which 7.7 percent expected to build for less than \$50,000, another 30.8 percent for less than \$100,000, and 61.5 percent for more than \$100,000. Of those seeking to rent, 50.0 percent hoped to spend less than \$365 per month, 16.7 percent anticipated spending \$366 to \$474, about 16.7 percent were willing to spend \$475 to \$599, and 16.7 percent over \$600.

¹⁰⁵ The 2002 data is preliminary.

¹⁰⁶ Data Source: U.S. Bureau of Census.

Platte County

As per the 2000 Census, Platte County had the greatest concentration of its housing units built between 1970 and 1979, when 30.19 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 89.33 percent of the housing stock. Some 72.86 percent of the stock had more than 2 or 3 bedrooms. About 3.00 percent of the stock lacked complete kitchen facilities, and 3.80 percent lacked complete plumbing facilities. These statistics are presented in Table 16.1, below.

TABLE 16.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS PLATTE COUNTY

SUBJECT	WYOMING	% OF WYOMING	PLATTE COUNTY	% OF PLATTE COUNTY
TOTAL HOUSING UNITS	223,854		4,528	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	59	1.30
Built 1995 to 1998	15,752	7.04	233	5.15
Built 1990 to 1994	10,382	4.64	134	2.96
Built 1980 to 1989	38,803	17.33	641	14.16
Built 1970 to 1979	59,700	26.67	1,367	30.19
Built 1960 to 1969	23,048	10.30	340	7.51
Built 1950 to 1959	24,680	11.03	390	8.61
Built 1940 to 1949	15,435	6.90	278	6.14
Built 1939 or earlier	31,079	13.88	1,086	23.98
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	53	1.17
2 rooms	8,619	3.85	150	3.31
3 rooms	18,890	8.44	280	6.18
4 rooms	38,303	17.11	886	19.57
5 rooms	46,376	20.72	945	20.87
6 rooms	33,098	14.79	697	15.39
7 rooms	27,211	12.16	568	12.54
8 rooms	21,586	9.64	387	8.55
9 or more rooms	26,169	11.69	562	12.41
Bedrooms				
No bedroom	4,406	1.97	36	0.80
1 bedroom	24,627	11.00	290	6.40
2 bedrooms	63,314	28.28	1,001	22.11
3 bedrooms	82,274	36.75	1,491	32.93
4 bedrooms	36,898	16.48	605	13.36
5 or more bedrooms	12,335	5.51	202	4.46
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	136	3.00
Lacking complete plumbing facilities	5,034	2.25	172	3.80

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Platte County with a household income of less than \$10,000 comprised 8.63 percent of all owner-occupied households and 12.86 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 16.2, on the following page. The median household income of owner-occupied households was \$39,276, and the median household income of renter-occupied households was \$24,727. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 16.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS PLATTE COUNTY, 2000 CENSUS

Income Range	WYOMING				PLATTE COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	81	2.95	50	5.69
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	156	5.68	63	7.17
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	210	7.65	109	12.40
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	147	5.35	149	16.95
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	247	8.99	72	8.19
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	407	14.82	172	19.57
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	496	18.06	131	14.90
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	598	21.78	108	12.29
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	235	8.56	17	1.93
\$100,000 to \$149,999	7,683	5.67	948	1.63	124	4.52	8	0.91
\$150,000 or more	3,914	2.89	363	0.62	45	1.64	0	0.00
Total	135,488	100.00	58,120	100.00	2,746	100.00	879	100.00
Median Household Income (\$)	45,157	.	24,183	.	39,276	.	24,727	.

Platte County's median family income was \$41,449 in 2000. This compares to Wyoming's median family income of \$45,685. Table 16.3, below, provides the breakdown of families in the county by income ranges.

TABLE 16.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS PLATTE COUNTY, 2000 CENSUS

Income Range	WYOMING		PLATTE COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	137	5.39
\$10,000 to \$14,999	6,049	4.60	124	4.88
\$15,000 to \$19,999	7,545	5.74	158	6.22
\$20,000 to \$24,999	8,058	6.13	235	9.24
\$25,000 to \$34,999	18,613	14.15	407	16.01
\$35,000 to \$49,999	26,424	20.09	485	19.08
\$50,000 to \$74,999	32,354	24.60	613	24.11
\$75,000 to \$99,999	15,106	11.49	243	9.56
\$100,000 to \$149,999	7,481	5.69	107	4.21
\$150,000 or more	3,506	2.67	33	1.30
Total Families	131,508	100.00	2542	100.00
Median Family Income	45,685	.	41,449	.

According to the U.S. Census Bureau, the median value for a home in Platte County was \$84,100 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 12.63 percent of Platte County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 7.38 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 8.06 percent of Platte County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 10.26 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 16.4, on the following page.

TABLE 16.4
INCOME SPENT ON HOUSING
WYOMING VS PLATTE COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
PLATTE COUNTY						
Less than 29.9 percent	449	56.13	773	80.94	645	91.62
30 to 49.9 percent	101	12.63	77	8.06	35	4.97
50 percent or more	59	7.38	98	10.26	24	3.41
Not computed	191	23.88	7	0.73	0	0.00
Total	800	100.00	955	100.00	704	100.00

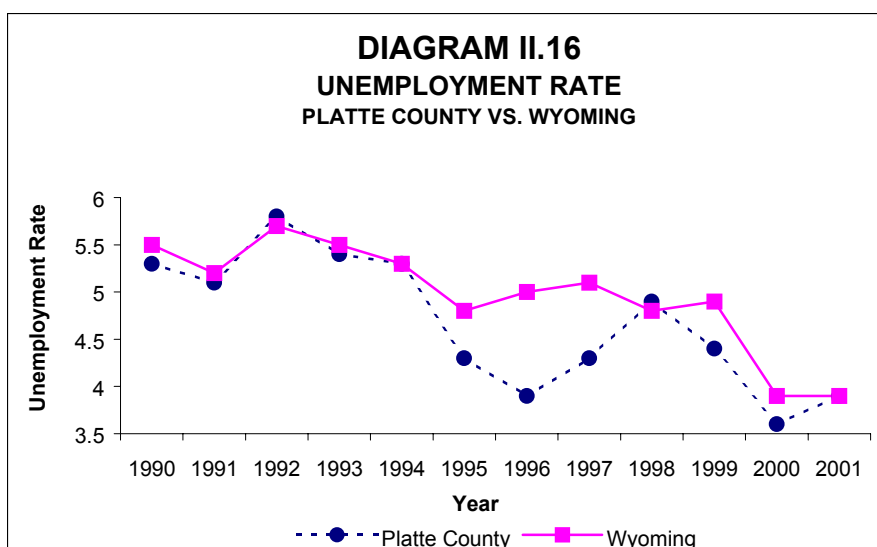
The driver's license exchange data indicates a net migration of 78 persons in Platte County during 2002, of which 34 were males and 44 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 16.5, below.

TABLE 16.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR PLATTE COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	0	11	8	35	34	22	13	4	127
Female	1	12	9	22	21	17	13	9	104
Total	1	23	17	57	55	39	26	13	231
Out-migrants									
Male	3	19	11	19	14	15	9	3	93
Female	3	8	3	9	11	13	7	6	60
Total	6	27	14	28	25	28	16	9	153
Net Migration by Age and Gender									
Male	-3	-8	-3	16	20	7	4	1	34
Female	-2	4	6	13	10	4	6	3	44
Total	-5	-4	3	29	30	11	10	4	78

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Platte County, defined as the number of persons working or actively seeking work, decreased from 4,665 in 2000 to 4,465 in 2001. Employment also experienced a decrease of 204 persons. Consequently, unemployment rose by 4 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, rose from 3.6 percent in 2000 to 3.9 percent in 2001. Since 1998, Platte County has experienced the same labor force utilization or better compared with the state of Wyoming. Diagram II.16, on the following page, shows the unemployment rates for Platte County and Wyoming from 1990 to 2000. The average of the monthly unemployment rates in 2002 is 4.3 percent, and this compares to the same average of 3.9 percent in 2001¹⁰⁷

¹⁰⁷ The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 7.05 percent, from \$312 in the second quarter of 2001 to \$334 in the second quarter of 2002. Detached single-family homes changed by 2.75 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 2.92 percent and 4.76 percent respectively.

Platte County rental prices have experienced average annualized increases of -0.59 percent for apartments, 3.37 percent for houses, -2.09 percent for mobile homes plus a lot, and 2.41 percent for mobile home lots since second quarter 1998¹⁰⁹. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 16.6, at right, presents the Platte County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-

TABLE 16.6
WYOMING COST OF LIVING INDEX¹⁰⁸
PLATTE COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	342	100	360	345
Q4.98	350	100	446	315
Q2.99	323	100	460	312
Q4.99	359	100	450	320
Q2.00	325	101	403	314
Q4.00	338	105	436	307
Q2.01	312	105	400	308
Q4.01	350	110	425	288
Q2.02	334	110	411	317

¹⁰⁸ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

¹⁰⁹ The Cost of Living Index was expanded to include rural geographic areas in 1998. Fourth quarter 1998 data is not included while calculating annualized increases in rents to avoid seasonality errors.

family construction usually represents most residential development in the county. Single-family building permit authorizations in Platte County changed from 10 in 2001 to 1 in 2002¹¹⁰. Total units authorized also changed from 12 in 2001 to 1 in 2002.

The value of single-family building permits changed from \$86,500 in 2001 to \$48,000 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$87,800 in 1997 to a low of \$47,400 in 1998. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 16.7, below.

TABLE 16.7
BUILDING PERMITS AND VALUATION¹¹¹
PLATTE COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	15	.	.	.	21	108.60
1981	3	.	4	.	7	73.60
1982	9	.	.	.	9	82.90
1983	5	.	.	.	5	101.00
1984	4	.	.	.	4	95.90
1985	2	.	.	.	2	26.70
1986	4	.	.	.	4	63.40
1987	5	.	.	.	5	71.60
1988	2	.	.	.	2	108.80
1989	2	.	.	.	2	80.20
1990	2	.	.	.	2	77.20
1991	3	.	.	.	3	65.90
1992	5	.	.	.	5	86.40
1993	15	2	.	.	17	83.10
1994	12	.	.	.	12	99.20
1995	16	.	.	.	16	73.50
1996	12	12	.	.	24	100.40
1997	11	14	.	.	25	87.80
1998	7	6	.	.	13	47.40
1999	6	2	.	.	8	76.60
2000	6	2	.	.	8	81.40
2001	10	2	.	.	12	86.50
2002p	1	.	.	.	1	48.00

The Housing Needs Assessment Survey had 62 respondents in Platte County. Of the incoming population, 75.0 percent said they were seeking to own a home and 25.0 percent wished to rent. Of those seeking to own a home, 37.5 percent wished to buy existing units, of which 13.3 percent were looking to buy homes that cost less than \$50,000, and 26.7 percent in the range of \$50,000 to \$99,999, and 60.0 percent for more than \$100,000. Another 62.5 percent wished to build, of which 25.0 percent expected to build for less than \$50,000, another 50.0 percent for less than \$100,000, and 25 percent for more than \$100,000. All of those seeking to rent, hoped to spend \$366 to \$474.

¹¹⁰ The 2002 data is preliminary.

¹¹¹ Data Source: U.S. Bureau of Census.

Sheridan County

As per the 2000 Census, Sheridan County had the greatest concentration of its housing units built between 1970 and 1979, when 23.65 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 87.28 percent of the housing stock. Some 77.49 percent of the stock had more than 2 or 3 bedrooms. About 1.75 percent of the stock lacked complete kitchen facilities, and 2.91 percent lacked complete plumbing facilities. These statistics are presented in Table 17.1, below.

TABLE 17.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS SHERIDAN COUNTY

SUBJECT	WYOMING	% OF WYOMING	SHERIDAN COUNTY	% OF SHERIDAN COUNTY
TOTAL HOUSING UNITS	223,854		12,577	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	249	1.98
Built 1995 to 1998	15,752	7.04	906	7.20
Built 1990 to 1994	10,382	4.64	541	4.30
Built 1980 to 1989	38,803	17.33	1,858	14.77
Built 1970 to 1979	59,700	26.67	2,975	23.65
Built 1960 to 1969	23,048	10.30	882	7.01
Built 1950 to 1959	24,680	11.03	1,063	8.45
Built 1940 to 1949	15,435	6.90	1,024	8.14
Built 1939 or earlier	31,079	13.88	3,079	24.48
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	191	1.52
2 rooms	8,619	3.85	471	3.74
3 rooms	18,890	8.44	938	7.46
4 rooms	38,303	17.11	2,258	17.95
5 rooms	46,376	20.72	2,893	23.00
6 rooms	33,098	14.79	2,031	16.15
7 rooms	27,211	12.16	1,401	11.14
8 rooms	21,586	9.64	1,151	9.15
9 or more rooms	26,169	11.69	1,243	9.88
Bedrooms				
No bedroom	4,406	1.97	172	1.37
1 bedroom	24,627	11.00	1,249	9.93
2 bedrooms	63,314	28.28	3,417	27.17
3 bedrooms	82,274	36.75	4,285	34.07
4 bedrooms	36,898	16.48	1,562	12.42
5 or more bedrooms	12,335	5.51	482	3.83
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	220	1.75
Lacking complete plumbing facilities	5,034	2.25	366	2.91

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Sheridan County with a household income of less than \$10,000 comprised 6.75 percent of all owner-occupied households and 17.87 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 17.2, on the following page. The median household income of owner-occupied households was \$40,759, and the median household income of renter-occupied households was \$21,486. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 17.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS SHERIDAN COUNTY, 2000 CENSUS

Income Range	WYOMING				SHERIDAN COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	160	2.08	116	3.34
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	359	4.67	505	14.53
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	489	6.36	460	13.23
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	593	7.71	525	15.10
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	571	7.42	379	10.90
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	1081	14.06	503	14.47
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	1385	18.01	519	14.93
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	1637	21.28	278	8.00
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	761	9.89	91	2.62
\$100,000 to \$149,999	7,683	5.67	948	1.63	419	5.45	54	1.55
\$150,000 or more	3,914	2.89	363	0.62	236	3.07	46	1.32
Total	135,488	100.00	58,120	100.00	7,691	100.00	3,476	100.00
Median Household Income (\$)	45,157	.	24,183	.	40,759	.	21,486	.

Sheridan County's median family income was \$42,669 in 2000. This compares to Wyoming's median family income of \$45,685. Table 17.3, below, provides the breakdown of families in the county by income ranges.

TABLE 17.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS SHERIDAN COUNTY, 2000 CENSUS

Income Range	WYOMING		SHERIDAN COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	382	5.37
\$10,000 to \$14,999	6,049	4.60	344	4.83
\$15,000 to \$19,999	7,545	5.74	449	6.31
\$20,000 to \$24,999	8,058	6.13	519	7.29
\$25,000 to \$34,999	18,613	14.15	968	13.60
\$35,000 to \$49,999	26,424	20.09	1,492	20.97
\$50,000 to \$74,999	32,354	24.60	1,601	22.50
\$75,000 to \$99,999	15,106	11.49	740	10.40
\$100,000 to \$149,999	7,481	5.69	369	5.19
\$150,000 or more	3,506	2.67	252	3.54
Total Families	131,508	100.00	7,116	100.00
Median Family Income	45,685	.	42,669	.

According to the U.S. Census Bureau, the median value for a home in Sheridan County was \$102,100 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 19.27 percent of Sheridan County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 12.66 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 16.13 percent of Sheridan County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 9.09 percent spent 50 percent or

more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 17.4, below.

TABLE 17.4
INCOME SPENT ON HOUSING
WYOMING VS SHERIDAN COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
SHERIDAN COUNTY						
Less than 29.9 percent	1,943	58.97	2,578	74.38	1,941	91.00
30 to 49.9 percent	635	19.27	559	16.13	106	4.97
50 percent or more	417	12.66	315	9.09	71	3.33
Not computed	300	9.10	14	0.40	15	0.70
Total	3,295	100.00	3,466	100.00	2,133	100.00

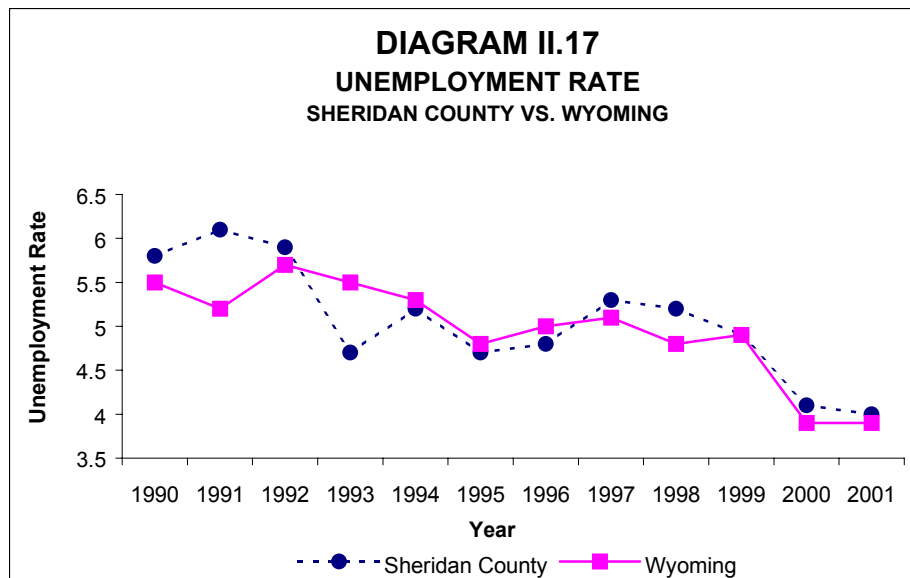
The driver's license exchange data indicates a net migration of 177 persons in Sheridan County during 2002, of which 75 were males and 102 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 17.5, below.

TABLE 17.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR SHERIDAN COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	6	30	29	92	65	69	50	22	363
Female	5	32	23	101	85	60	36	25	367
Total	11	62	52	193	150	129	86	47	730
Out-migrants									
Male	6	47	39	62	52	36	34	12	288
Female	1	46	32	58	46	46	18	18	265
Total	7	93	71	120	98	82	52	30	553
Net Migration by Age and Gender									
Male	0	-17	-10	30	13	33	16	10	75
Female	4	-14	-9	43	39	14	18	7	102
Total	4	-31	-19	73	52	47	34	17	177

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Sheridan County, defined as the number of persons working or actively seeking work, decreased from 14,126 in 2000 to 14,048 in 2001. Employment experienced a loss of 55 persons. Consequently, unemployment fell by 23 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, fell from 4.1 percent in 2000 to 4.0 percent in 2001. The unemployment rates for Sheridan County and Wyoming from 1990 to 2000 are depicted in Diagram II.17, on the following page. The average of the monthly unemployment rates in 2002 is 3.9 percent, and this compares to the same average of 4.0 percent in 2001¹¹².

¹¹² The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by -0.92 percent, from \$433 in the second quarter 2001 to \$429 in the second quarter 2002. Detached single-family homes changed by 15.14 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 13.30 percent and -21.14 percent respectively.

Sheridan County rental prices have experienced average annualized increases of 3.38 percent for apartments, 5.11 percent for houses, 4.39 percent for mobile homes plus a lot, and 0.27 percent for mobile home lots since second quarter 1987¹¹³. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 17.6, at right, presents the Sheridan County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-

TABLE 17.6
WYOMING COST OF LIVING INDEX¹¹³
SHERIDAN COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	262	130	313	246
Q2.87	260	133	302	259
Q4.87	273	137	295	272
Q2.88	254	133	319	265
Q4.88	244	130	321	239
Q2.89	253	131	319	237
Q4.89	265	133	323	250
Q2.90	245	133	305	243
Q4.90	265	133	327	254
Q2.91	262	142	321	285
Q4.91	272	134	341	293
Q2.92	294	133	339	298
Q4.92	292	133	415	315
Q2.93	335	138	390	321
Q4.93	321	137	460	.
Q2.94	318	137	400	381
Q4.94	357	140	508	375
Q2.95	379	140	470	370
Q4.95	366	142	491	388
Q2.96	368	145	484	376
Q4.96	359	148	468	381
Q2.97	370	150	491	400
Q4.97	367	144	484	393
Q2.98	359	153	454	346
Q4.98	366	160	470	430
Q2.99	372	153	479	404
Q4.99	374	163	528	380
Q2.00	380	165	539	375
Q4.00	405	175	580	447
Q2.01	433	175	555	436
Q4.01	443	183	596	420
Q2.02	429	138	639	494

¹¹³ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

¹¹⁴ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

family construction usually represents most residential development in the county. Single-family building permit authorizations in Sheridan County changed from 90 in 2001 to 96 in 2002¹¹⁵. Total units authorized also changed from 102 in 2001 to 102 in 2002.

The value of single-family building permits changed from \$94,100 in 2001 to \$95,800 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$106,000 in 1998 to a low of \$94,100 in 2001. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 17.7, below.

TABLE 17.7
BUILDING PERMITS AND VALUATION¹¹⁶
SHERIDAN COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	84	36	12	48	180	95.80
1981	45	32	.	6	83	76.50
1982	105	8	3	.	116	67.00
1983	119	.	.	42	161	82.70
1984	70	.	4	.	74	77.70
1985	13	.	.	31	44	82.50
1986	2	.	.	.	2	127.90
1987	5	.	.	.	5	65.20
1988	5	.	.	.	5	75.50
1989	6	.	.	.	6	91.00
1990	10	.	.	.	10	93.30
1991	84	.	.	.	84	99.80
1992	84	.	.	.	84	102.20
1993	96	2	.	.	98	89.40
1994	128	4	10	16	158	98.00
1995	98	2	20	.	120	94.50
1996	140	22	.	10	172	87.10
1997	95	6	.	6	107	97.00
1998	95	2	4	5	106	106.00
1999	83	2	.	5	90	98.80
2000	95	4	.	.	99	103.40
2001	90	4	.	8	102	94.10
2002p	96	6	.	.	102	95.80

The Housing Needs Assessment Survey had 88 respondents in Sheridan County. Of the incoming population, 60.0 percent said they were seeking to own a home and 40.0 percent wished to rent. Of those seeking to own a home, 40.0 percent wished to buy existing units, of which 33.3 percent were looking to buy homes that cost less than \$50,000, and 66.7 percent in the range of \$50,000 to \$99,999. Another 60.0 percent wished to build, all of whom were willing to spend more than \$100,000. Of those seeking to rent, 50.0 percent hoped to spend less than \$365 per month, 25.0 percent anticipated spending \$366 to \$474, and 25.0 percent over \$600.

¹¹⁵ The 2002 data is preliminary.

¹¹⁶ Data Source: U.S. Bureau of Census.

Sublette County

As per the 2000 Census, Sublette County had the greatest concentration of its housing units built between 1970 and 1979, when 25.82 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 84.01 percent of the housing stock. Some 60.78 percent of the stock had more than 2 or 3 bedrooms. About 4.81 percent of the stock lacked complete kitchen facilities, and 4.87 percent lacked complete plumbing facilities. These statistics are presented in Table 18.1, below.

TABLE 18.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS SUBLETTE COUNTY

SUBJECT	WYOMING	% OF WYOMING	SUBLETTE COUNTY	% OF SUBLETTE COUNTY
TOTAL HOUSING UNITS	223,854		3,552	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	59	1.66
Built 1995 to 1998	15,752	7.04	351	9.88
Built 1990 to 1994	10,382	4.64	253	7.12
Built 1980 to 1989	38,803	17.33	694	19.54
Built 1970 to 1979	59,700	26.67	917	25.82
Built 1960 to 1969	23,048	10.30	438	12.33
Built 1950 to 1959	24,680	11.03	292	8.22
Built 1940 to 1949	15,435	6.90	177	4.98
Built 1939 or earlier	31,079	13.88	371	10.44
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	96	2.70
2 rooms	8,619	3.85	210	5.91
3 rooms	18,890	8.44	262	7.38
4 rooms	38,303	17.11	692	19.48
5 rooms	46,376	20.72	745	20.97
6 rooms	33,098	14.79	711	20.02
7 rooms	27,211	12.16	370	10.42
8 rooms	21,586	9.64	205	5.77
9 or more rooms	26,169	11.69	261	7.35
Bedrooms				
No bedroom	4,406	1.97	32	0.90
1 bedroom	24,627	11.00	180	5.07
2 bedrooms	63,314	28.28	600	16.89
3 bedrooms	82,274	36.75	1,098	30.91
4 bedrooms	36,898	16.48	346	9.74
5 or more bedrooms	12,335	5.51	115	3.24
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	171	4.81
Lacking complete plumbing facilities	5,034	2.25	173	4.87

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Sublette County with a household income of less than \$10,000 comprised 6.71 percent of all owner-occupied households and 10.83 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 18.2, on the following page. The median household income of owner-occupied households was \$43,535, and the median household income of renter-occupied households was \$29,333. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 18.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS SUBLETTE COUNTY, 2000 CENSUS

Income Range	WYOMING				SUBLETTE COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	45	2.58	33	5.25
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	72	4.13	35	5.57
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	100	5.74	70	11.15
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	106	6.08	61	9.71
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	113	6.48	53	8.44
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	240	13.77	149	23.73
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	342	19.62	108	17.20
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	410	23.52	80	12.74
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	160	9.18	26	4.14
\$100,000 to \$149,999	7,683	5.67	948	1.63	88	5.05	13	2.07
\$150,000 or more	3,914	2.89	363	0.62	67	3.84	0	0.00
Total	135,488	100.00	58,120	100.00	1,743	100.00	628	100.00
Median Household Income (\$)	45,157	.	24,183	.	43,535	.	29,333	.

Sublette County's median family income was \$45,000 in 2000. This compares to Wyoming's median family income of \$45,685. Table 18.3, below, provides the breakdown of families in the county by income ranges.

TABLE 18.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS SUBLETTE COUNTY, 2000 CENSUS

Income Range	WYOMING		SUBLETTE COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	74	4.36
\$10,000 to \$14,999	6,049	4.60	99	5.84
\$15,000 to \$19,999	7,545	5.74	79	4.66
\$20,000 to \$24,999	8,058	6.13	104	6.13
\$25,000 to \$34,999	18,613	14.15	273	16.10
\$35,000 to \$49,999	26,424	20.09	332	19.58
\$50,000 to \$74,999	32,354	24.60	421	24.82
\$75,000 to \$99,999	15,106	11.49	171	10.08
\$100,000 to \$149,999	7,481	5.69	79	4.66
\$150,000 or more	3,506	2.67	64	3.77
Total Families	131,508	100.00	1696	100.00
Median Family Income	45,685	.	45,000	.

According to the U.S. Census Bureau, the median value for a home in Sublette County was \$112,000 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 13.15 percent of Sublette County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 14.94 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 16.07 percent of Sublette County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 11.84 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 18.4, on the following page.

TABLE 18.4
INCOME SPENT ON HOUSING
WYOMING VS SUBLETTE COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
SUBLETTE COUNTY						
Less than 29.9 percent	246	49.00	339	71.67	360	92.54
30 to 49.9 percent	66	13.15	76	16.07	21	5.40
50 percent or more	75	14.94	56	11.84	6	1.54
Not computed	115	22.91	2	0.42	2	0.51
Total	502	100.00	473	100.00	389	100.00

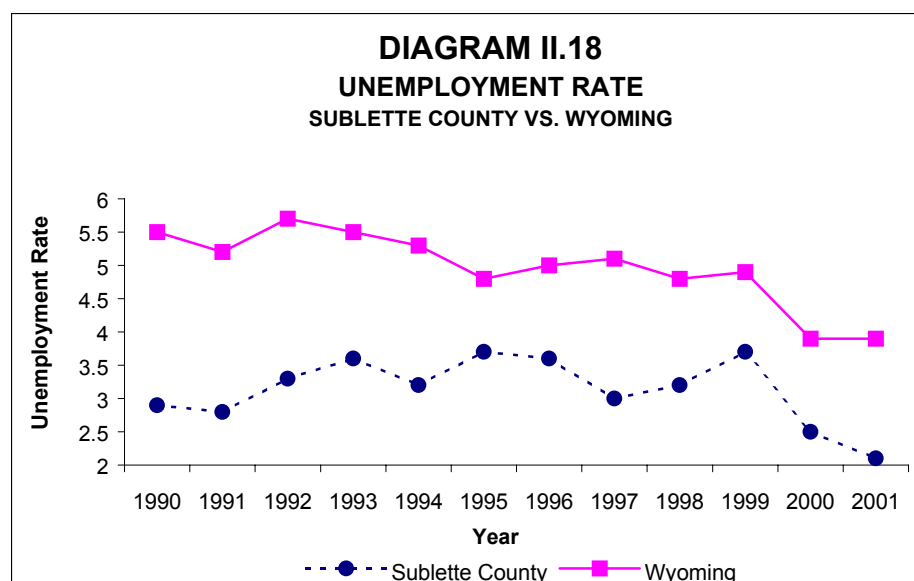
The driver's license exchange data indicates a net migration of 137 persons in Sublette County during 2002, of which 89 were males and 48 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 18.5, below.

TABLE 18.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR SUBLETTE COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	4	15	11	43	36	35	20	2	166
Female	0	10	11	33	26	25	10	4	119
Total	4	25	22	76	62	60	30	6	285
Out-migrants									
Male	3	8	7	11	15	17	9	7	77
Female	1	17	9	7	15	13	5	4	71
Total	4	25	16	18	30	30	14	11	148
Net Migration by Age and Gender									
Male	1	7	4	32	21	18	11	-5	89
Female	-1	-7	2	26	11	12	5	0	48
Total	0	0	6	58	32	30	16	-5	137

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Sublette County, defined as the number of persons working or actively seeking work, increased from 3,233 in 2000 to 3,347 in 2001. Employment also experienced an increase of 126 persons. Consequently, unemployment fell by 12 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, experienced a decline, from 2.5 percent in 2000 to 2.1 percent in 2001. Sublette continued to experience greater labor force utilization than did the state of Wyoming. As seen in Diagram II.18, on the following page, the most recent unemployment rate was nearly two points below the state average of 3.9 percent. The average of the monthly unemployment rates in 2002 is 2.5 percent, and this compares to the same average of 2.1 percent in 2001¹¹⁷.

¹¹⁷ The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 3.74 percent, from \$455 in the second quarter of 2001 to \$472 in the second quarter of 2002. Detached single-family homes changed by 0.49 percent. Rents for mobile home lots changed by 21.21 percent respectively.

Sublette County rental prices have experienced average annualized increases of 6.84 percent for apartments, 3.82 percent for houses, and 10.06 percent for mobile home lots since second quarter 1998¹¹⁹. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 18.6, at right, presents the Sublette County data for each rental type.

The U.S. 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-

TABLE 18.6
WYOMING COST OF LIVING INDEX¹¹⁸
SUBLETTE COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	387	150	546	415
Q4.98	501	150	575	365
Q2.99	425	150	588	338
Q4.99	463	175	581	371
Q2.00	433	175	624	435
Q4.00	464	165	566	325
Q2.01	455	165	608	.
Q4.01	441	175	613	350
Q2.02	472	200	611	.

¹¹⁸ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

¹¹⁹ The Cost of Living Index was expanded to include rural geographic areas in 1998. Fourth quarter 1998 data is not included while calculating annualized increases in rents to avoid seasonality errors.

family building permit authorizations in Sublette County changed from 72 in 2001 to 61 in 2002¹²⁰. Total units authorized also changed from 76 in 2001 to 77 in 2002.

The value of single-family building permits changed from \$140,100 in 2001 to \$145,900 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$145,900 in 2002 to a low of \$112,800 in 1997. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 18.7, below.

TABLE 18.7
BUILDING PERMITS AND VALUATION¹²¹
SUBLETTE COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	82	.	.	.	82	80.70
1981	90	2	12	.	104	82.60
1982	90	2	4	5	101	75.80
1983	87	.	8	5	100	76.80
1984	72	.	.	.	72	62.30
1985	58	4	.	5	67	71.50
1986	64	4	.	.	68	84.70
1987	34	.	.	.	34	85.40
1988	21	.	.	.	21	95.10
1989	19	.	.	.	19	100.20
1990	37	.	.	.	37	103.70
1991	59	.	.	.	59	104.70
1992	50	.	.	.	50	102.70
1993	49	4	.	.	53	102.30
1994	70	.	4	.	74	108.90
1995	86	4	4	.	94	109.30
1996	58	2	9	.	69	109.00
1997	44	2	.	.	46	112.80
1998	68	.	.	.	68	121.70
1999	75	.	.	.	75	129.10
2000	54	.	.	.	54	133.70
2001	72	4	.	.	76	140.10
2002p	61	8	8	.	77	145.90

The Housing Needs Assessment Survey had 56 respondents in Sublette County. All of the incoming population said they were seeking to own a home and did not wish to rent. Of those seeking to own a home, 42.9 percent wished to buy existing units, of which 50.0 percent were looking to buy homes that cost less than \$50,000, and 50.0 percent in the range of \$50,000 to \$99,999. Another 57.1 percent wished to build, of which 25.0 percent expected to build for less than \$100,000, and 75.0 percent for more than \$100,000.

¹²⁰ The 2002 data is preliminary.

¹²¹ Data Source: U.S. Bureau of Census.

Sweetwater County

As per the 2000 Census, Sweetwater County had the greatest concentration of its housing units built between 1970 and 1979, when 33.87 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 88.39 percent of the housing stock. Some 80.64 percent of the stock had more than 2 or 3 bedrooms. About 1.33 percent of the stock lacked complete kitchen facilities, and 1.51 percent lacked complete plumbing facilities. These statistics are presented in Table 19.1, below.

TABLE 19.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS SWEETWATER COUNTY

SUBJECT	WYOMING	% OF WYOMING	SWEETWATER COUNTY	% OF SWEETWATER COUNTY
TOTAL HOUSING UNITS	223,854		15,921	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	225	1.41
Built 1995 to 1998	15,752	7.04	1,116	7.01
Built 1990 to 1994	10,382	4.64	754	4.74
Built 1980 to 1989	38,803	17.33	3,328	20.90
Built 1970 to 1979	59,700	26.67	5,392	33.87
Built 1960 to 1969	23,048	10.30	1,220	7.66
Built 1950 to 1959	24,680	11.03	886	5.56
Built 1940 to 1949	15,435	6.90	892	5.60
Built 1939 or earlier	31,079	13.88	2,108	13.24
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	107	0.67
2 rooms	8,619	3.85	394	2.47
3 rooms	18,890	8.44	1,347	8.46
4 rooms	38,303	17.11	2,838	17.83
5 rooms	46,376	20.72	3,675	23.08
6 rooms	33,098	14.79	2,270	14.26
7 rooms	27,211	12.16	1,891	11.88
8 rooms	21,586	9.64	1,493	9.38
9 or more rooms	26,169	11.69	1,906	11.97
Bedrooms				
No bedroom	4,406	1.97	95	0.60
1 bedroom	24,627	11.00	1,171	7.36
2 bedrooms	63,314	28.28	3,627	22.78
3 bedrooms	82,274	36.75	5,464	34.32
4 bedrooms	36,898	16.48	2,640	16.58
5 or more bedrooms	12,335	5.51	1,108	6.96
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	211	1.33
Lacking complete plumbing facilities	5,034	2.25	241	1.51

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Sweetwater County with a household income of less than \$10,000 comprised 3.65 percent of all owner-occupied households and 15.37 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 19.2, on the following page. The median household income of owner-occupied households was \$52,572, and the median household income of renter-occupied households was \$27,287. This compares

to Wyoming's median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 19.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS SWEETWATER COUNTY, 2000 CENSUS

Income Range	WYOMING				SWEETWATER COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	130	1.23	174	4.95
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	257	2.43	366	10.42
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	399	3.77	413	11.75
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	574	5.42	381	10.84
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	549	5.18	187	5.32
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	1,066	10.07	610	17.36
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	1,845	17.42	697	19.83
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	3,024	28.55	536	15.25
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	1692	15.98	88	2.50
\$100,000 to \$149,999	7,683	5.67	948	1.63	857	8.09	54	1.54
\$150,000 or more	3,914	2.89	363	0.62	198	1.87	8	0.23
Total	135,488	100.00	58,120	100.00	10,591	100.00	3,514	100.00
Median Household Income (\$)	45,157	.	24,183	.	52,572	.	27,287	.

Sweetwater County's median family income was \$54,173 in 2000. This compares to Wyoming's median family income of \$45,685. Table 19.3, below, provides the breakdown of families in the county by income ranges.

TABLE 19.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS SWEETWATER COUNTY, 2000 CENSUS

Income Range	WYOMING		SWEETWATER COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	336	3.30
\$10,000 to \$14,999	6,049	4.60	322	3.16
\$15,000 to \$19,999	7,545	5.74	524	5.14
\$20,000 to \$24,999	8,058	6.13	372	3.65
\$25,000 to \$34,999	18,613	14.15	1,144	11.22
\$35,000 to \$49,999	26,424	20.09	1,782	17.48
\$50,000 to \$74,999	32,354	24.60	3,094	30.35
\$75,000 to \$99,999	15,106	11.49	1,565	15.35
\$100,000 to \$149,999	7,481	5.69	857	8.41
\$150,000 or more	3,506	2.67	198	1.94
Total Families	131,508	100.00	10,194	100.00
Median Family Income	45,685	.	54,173	.

According to the U.S. Census Bureau, the median value for a home in Sweetwater County was \$104,200 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 12.07 percent of Sweetwater County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 11.04 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 12.6 percent of Sweetwater County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 5.05 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 19.4, on the following page.

TABLE 19.4
INCOME SPENT ON HOUSING
WYOMING VS SWEETWATER COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
SWEETWATER COUNTY						
Less than 29.9 percent	2,339	67.06	4,200	81.90	2,048	95.03
30 to 49.9 percent	421	12.07	646	12.60	56	2.60
50 percent or more	385	11.04	259	5.05	44	2.04
Not computed	343	9.83	23	0.45	7	0.32
Total	3,488	100.00	5,128	100.00	2,155	100.00

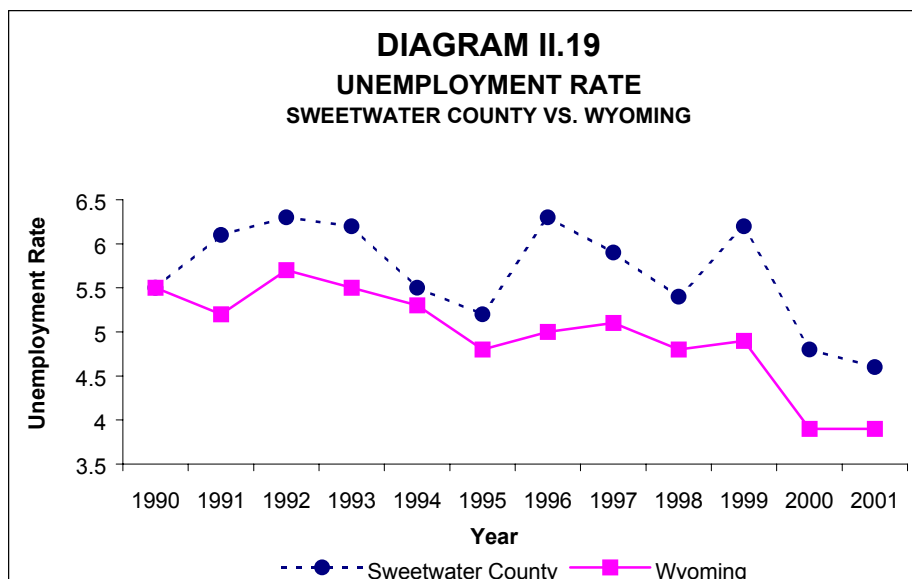
The driver's license exchange data indicates a net migration of -16 persons in Sweetwater County during 2002. There were 7 male net in-migrants and -23 female net out-migrants. The driver's license data for the county are presented in Table 19.5, below.

TABLE 19.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR SWEETWATER COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	7	71	71	145	106	73	27	16	516
Female	7	54	52	115	80	58	16	13	395
Total	14	125	123	260	186	131	43	29	911
Out-migrants									
Male	7	99	60	127	87	76	38	15	509
Female	8	94	56	90	65	65	34	6	418
Total	15	193	116	217	152	141	72	21	927
Net Migration by Age and Gender									
Male	0	-28	11	18	19	-3	-11	1	7
Female	-1	-40	-4	25	15	-7	-18	7	-23
Total	-1	-68	7	43	34	-10	-29	8	-16

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Sweetwater County, defined as the number of persons working or actively seeking work, increased from 20,213 in 2000 to 20,388 in 2001. Employment experienced an increase of 214 persons. Consequently, unemployment fell by 39 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, dropped from 4.8 percent in 2000 to 4.6 percent in 2001. As seen in Diagram II.19, on the following page, the unemployment rate in Sweetwater County has consistently stayed above that of the state average. The average of the monthly unemployment rates in 2002 is 4.5 percent, and this compares to the same average of 4.6 percent in 2001¹²².

¹²² The annualized data for both 2001 and 2002 may be slightly different than these values.



Average apartment rent changed by 5.16 percent, from \$368 in the second quarter 2001 to \$387 in the second quarter 2002. Detached single-family homes changed by -3.00 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 0.91 percent and 1.00 percent respectively.

Sweetwater County rental prices have experienced average annualized increases of 1.67 percent for apartments, 2.19 percent for houses, 2.24 percent for mobile homes plus a lot, and 1.39 percent for mobile home lots since second quarter 1987¹²³. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 19.6, at right, presents the Sweetwater County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most

TABLE 19.6
WYOMING COST OF LIVING INDEX¹²³
SWEETWATER COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	317	160	434	331
Q2.87	302	164	375	318
Q4.87	316	164	394	304
Q2.88	282	169	346	300
Q4.88	249	167	395	312
Q2.89	269	167	366	321
Q4.89	303	163	402	307
Q2.90	282	166	400	327
Q4.90	324	166	448	355
Q2.91	337	166	443	353
Q4.91	358	166	476	351
Q2.92	346	169	481	361
Q4.92	368	169	430	388
Q2.93	384	174	486	332
Q4.93	375	174	482	394
Q2.94	387	174	467	388
Q4.94	393	173	477	403
Q2.95	385	173	461	372
Q4.95	390	174	518	373
Q2.96	380	182	499	359
Q4.96	396	182	493	381
Q2.97	366	182	460	346
Q4.97	372	185	441	378
Q2.98	363	183	459	405
Q4.98	358	188	470	406
Q2.99	354	188	472	392
Q4.99	363	195	474	360
Q2.00	367	196	485	389
Q4.00	333	196	498	401
Q2.01	368	200	534	439
Q4.01	390	201	533	422
Q2.02	387	202	518	443

¹²³ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

¹²⁴ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

residential development in the county. Single-family building permit authorizations in Sweetwater County changed from 38 in 2001 to 37 in 2002¹²⁵. Total units authorized also changed from 38 in 2001 to 37 in 2002.

The value of single-family building permits changed from \$167,800 in 2001 to \$160,800 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$167,800 in 2001 to a low of \$130,000 in 1999. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 19.7, below.

TABLE 19.7
BUILDING PERMITS AND VALUATION¹²⁶
SWEETWATER COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	325	6	56	414	801	82.00
1981	385	8	60	63	516	72.70
1982	278	12	19	16	325	71.00
1983	189	2	.	22	213	70.70
1984	123	.	.	16	139	70.80
1985	93	.	.	.	93	79.80
1986	85	.	.	.	85	83.90
1987	50	2	.	20	72	85.90
1988	30	.	.	.	30	95.40
1989	34	.	.	.	34	84.10
1990	56	.	.	.	56	98.60
1991	80	.	.	.	80	102.40
1992	102	.	.	.	102	110.40
1993	99	.	.	.	99	135.60
1994	115	.	.	8	123	146.70
1995	90	.	.	.	90	140.20
1996	90	.	.	.	90	135.80
1997	75	.	.	.	75	143.00
1998	73	.	.	.	73	154.80
1999	39	.	.	12	51	130.00
2000	36	.	.	5	41	137.30
2001	38	.	.	.	38	167.80
2002p	37	.	.	.	37	160.80

The Housing Needs Assessment Survey had 417 respondents in Sweetwater County. Of the incoming population, 80.0 percent said they were seeking to own a home and 20.0 percent wished to rent. Of those seeking to own a home, 76.7 percent wished to buy existing units, and all of whom expected to spend more than \$100,000. Another 23.3 percent wished to build, of which 85.7 percent expected to build for less than \$100,000, and 14.3 percent for more than \$100,000. Of those seeking to rent, 33.3 percent hoped to spend less than \$365 per month, 55.6 percent anticipated spending \$366 to \$474, and 11.1 percent were willing to spend \$475 to \$599.

¹²⁵ The 2002 data is preliminary.

¹²⁶ Data Source: U.S. Bureau of Census.

Teton County

As per the 2000 Census, Teton County had the greatest concentration of its housing units built between 1980 to 1989, when 25.27 percent of its overall stock was constructed. This compares to 17.33 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 71.13 percent of the housing stock. Some 58.99 percent of the stock had more than 2 or 3 bedrooms. About 1.63 percent of the stock lacked complete kitchen facilities, and 3.36 percent lacked complete plumbing facilities. These statistics are presented in Table 20.1, below.

TABLE 20.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS TETON COUNTY

SUBJECT	WYOMING	% OF WYOMING	TETON COUNTY	% OF TETON COUNTY
TOTAL HOUSING UNITS	223,854		10,267	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	292	2.84
Built 1995 to 1998	15,752	7.04	1,364	13.29
Built 1990 to 1994	10,382	4.64	1,591	15.50
Built 1980 to 1989	38,803	17.33	2,594	25.27
Built 1970 to 1979	59,700	26.67	2,449	23.85
Built 1960 to 1969	23,048	10.30	857	8.35
Built 1950 to 1959	24,680	11.03	438	4.27
Built 1940 to 1949	15,435	6.90	303	2.95
Built 1939 or earlier	31,079	13.88	379	3.69
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	625	6.09
2 rooms	8,619	3.85	871	8.48
3 rooms	18,890	8.44	1,468	14.30
4 rooms	38,303	17.11	1,886	18.37
5 rooms	46,376	20.72	1,579	15.38
6 rooms	33,098	14.79	1,303	12.69
7 rooms	27,211	12.16	905	8.81
8 rooms	21,586	9.64	728	7.09
9 or more rooms	26,169	11.69	902	8.79
Bedrooms				
No bedroom	4,406	1.97	452	4.40
1 bedroom	24,627	11.00	1,179	11.48
2 bedrooms	63,314	28.28	2,127	20.72
3 bedrooms	82,274	36.75	2,515	24.50
4 bedrooms	36,898	16.48	1,144	11.14
5 or more bedrooms	12,335	5.51	271	2.64
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	167	1.63
Lacking complete plumbing facilities	5,034	2.25	345	3.36

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Teton County with a household income of less than \$10,000 comprised 2.54 percent of all owner-occupied households and 4.95 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 20.2, on the following page. The median household income of owner-occupied households was \$64,669, and the median household income of renter-occupied households was \$41,270. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 20.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS TETON COUNTY, 2000 CENSUS

Income Range	WYOMING				TETON COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	66	1.57	65	1.87
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	41	0.97	107	3.08
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	113	2.68	234	6.74
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	100	2.37	215	6.19
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	119	2.82	292	8.41
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	443	10.51	510	14.69
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	527	12.50	682	19.64
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	1078	25.57	809	23.30
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	530	12.57	323	9.30
\$100,000 to \$149,999	7,683	5.67	948	1.63	449	10.65	188	5.41
\$150,000 or more	3,914	2.89	363	0.62	750	17.79	47	1.35
Total	135,488	100.00	58,120	100.00	4,216	100.00	3,472	100.00
Median Household Income (\$)	45,157	.	24,183	.	64,669	.	41,270	.

Teton County's median family income was \$63,916 in 2000. This compares to Wyoming's median family income of \$45,685. Table 20.3, below, provides the breakdown of families in the county by income ranges.

TABLE 20.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS TETON COUNTY, 2000 CENSUS

Income Range	WYOMING		TETON COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	66	1.55
\$10,000 to \$14,999	6,049	4.60	71	1.67
\$15,000 to \$19,999	7,545	5.74	83	1.95
\$20,000 to \$24,999	8,058	6.13	121	2.84
\$25,000 to \$34,999	18,613	14.15	460	10.81
\$35,000 to \$49,999	26,424	20.09	613	14.41
\$50,000 to \$74,999	32,354	24.60	1,164	27.36
\$75,000 to \$99,999	15,106	11.49	607	14.27
\$100,000 to \$149,999	7,481	5.69	445	10.46
\$150,000 or more	3,506	2.67	624	14.67
Total Families	131,508	100.00	4,254	100.00
Median Family Income	45,685	.	63,916	.

According to the U.S. Census Bureau, the median value for a home in Teton County was \$365,400 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 18.1 percent of Teton County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 8.72 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 21.06 percent of Teton County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 14.49 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 20.4, on the following page.

TABLE 20.4
INCOME SPENT ON HOUSING
WYOMING VS TETON COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
TETON COUNTY						
Less than 29.9 percent	2,076	63.49	1,423	64.45	847	89.44
30 to 49.9 percent	592	18.10	465	21.06	60	6.34
50 percent or more	285	8.72	320	14.49	34	3.59
Not computed	317	9.69	0	0.00	6	0.63
Total	3,270	100.00	2,208	100.00	947	100.00

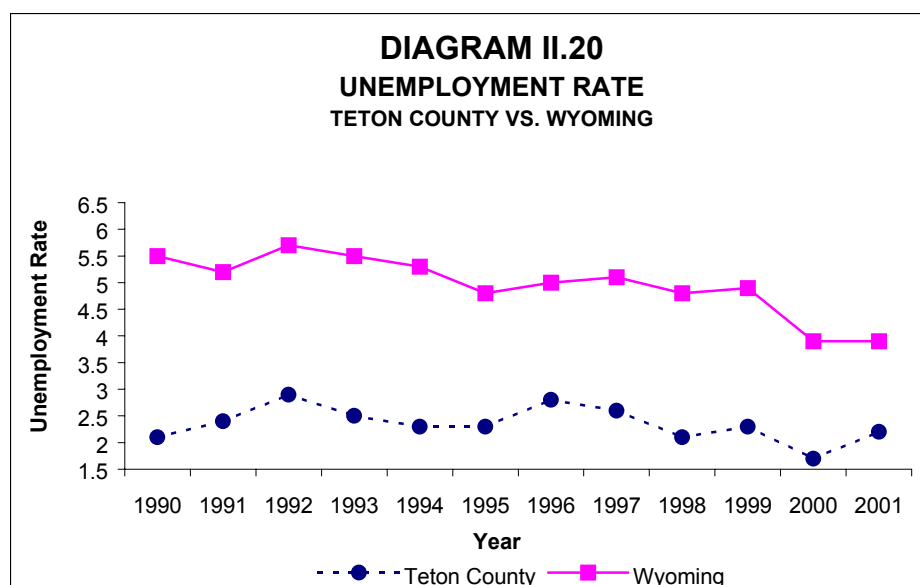
The driver's license exchange data indicates a net migration of 576 persons in Teton County during 2002, of which 309 were males and 267 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 20.5, below.

TABLE 20.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR TETON COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	4	67	141	246	130	82	45	12	727
Female	5	49	127	179	83	80	41	14	578
Total	9	116	268	425	213	162	86	26	1,305
Out-migrants									
Male	4	29	39	169	74	52	38	13	418
Female	2	32	30	116	57	41	24	9	311
Total	6	61	69	285	131	93	62	22	729
Net Migration by Age and Gender									
Male	0	38	102	77	56	30	7	-1	309
Female	3	17	97	63	26	39	17	5	267
Total	3	55	199	140	82	69	24	4	576

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Teton County defined as the number of persons working or seeking work, increased from 12,284 in 2000 to 12,633 in 2001. Employment also experienced an increase of 277 persons. Consequently, unemployment rose by 72 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, rose from 1.7 percent to 2.2 percent in 2001. Teton County experienced far superior labor force utilization than did the state of Wyoming due to high demand from tourism in the region, as seen in Diagram II.20 on the following page. The average of the monthly unemployment rates in 2002 is 3.0 percent, and this compares to the same average of 2.2 percent in 2001¹²⁷.

¹²⁷ The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 10.19 percent, from \$883 in the second quarter of 2001 to \$973 in the second quarter of 2002. Detached single-family homes changed by -1.77 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 4.65 percent and 8.50 percent respectively.

Teton County rental prices have experienced average annualized increases of 6.71 percent for apartments, 7.67 percent for houses, 5.81 percent for mobile homes plus a lot, and 6.26 percent for mobile home lots since second quarter 1987¹²⁹. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 20.6, at right, presents the Teton County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-

TABLE 20.6
WYOMING COST OF LIVING INDEX¹²⁸
TETON COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	353	114	431	326
Q2.87	367	128	478	270
Q4.87	366	128	431	331
Q2.88	387	142	501	315
Q4.88	407	140	457	349
Q2.89	425	137	475	371
Q4.89	438	147	585	374
Q2.90	475	148	716	579
Q4.90	542	153	886	475
Q2.91	496	167	928	568
Q4.91	590	195	992	405
Q2.92	569	190	1,042	475
Q4.92	656	170	906	475
Q2.93	643	173	1,009	523
Q4.93	656	173	1,159	.
Q2.94	713	208	1,130	693
Q4.94	705	211	1,061	638
Q2.95	684	211	1,051	.
Q4.95	711	211	1,029	691
Q2.96	721	208	1,077	.
Q4.96	701	212	1,034	748
Q2.97	682	248	1,053	785
Q4.97	750	240	1,152	610
Q2.98	728	269	1,078	728
Q4.98	766	285	1,257	610
Q2.99	674	288	1,247	638
Q4.99	699	309	1,435	621
Q2.00	625	313	1,426	618
Q4.00	817	294	1,451	599
Q2.01	883	294	1,473	602
Q4.01	905	313	1,463	640
Q2.02	973	319	1,447	630

¹²⁸ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

¹²⁹ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

family construction usually represents most residential development in the county. Single-family building permit authorizations in Teton County changed from 150 in 2001 to 141 in 2002¹³⁰. Total units authorized also changed from 211 in 2001 to 183 in 2002.

The value of single-family building permits changed from \$537,400 in 2001 to \$475,800 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$629,000 in 2000 to a low of \$308,700 in 1997. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 20.7, below.

TABLE 20.7
BUILDING PERMITS AND VALUATION¹³¹
TETON COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	172	8	32	56	268	88.50
1981	129	6	8	37	180	107.10
1982	81	2	.	51	134	163.70
1983	113	2	4	47	166	133.80
1984	113	4	53	.	170	111.20
1985	38	.	.	25	63	157.80
1986	67	8	10	.	85	141.90
1987	89	6	.	.	95	164.40
1988	162	4	4	28	198	146.50
1989	253	12	.	.	265	153.30
1990	245	8	26	54	333	163.00
1991	134	.	8	16	158	197.00
1992	243	4	8	.	255	181.50
1993	255	4	13	.	272	224.30
1994	235	8	.	34	277	235.70
1995	140	8	3	36	187	225.40
1996	150	2	19	6	177	216.90
1997	198	6	.	.	204	308.70
1998	300	4	.	.	304	352.10
1999	241	2	37	52	332	463.30
2000	257	18	3	48	326	629.00
2001	150	.	6	55	211	537.40
2002p	141	2	.	40	183	475.80

The Housing Needs Assessment Survey had 487 respondents in Teton County. Of the incoming population, 72.9 percent said they were seeking to own a home and 27.1 percent wished to rent. Of those seeking to own a home, 71.4 percent wished to buy existing units, of which 14.3 percent were looking to buy homes that cost less than \$50,000, 42.9 percent in the range of \$50,000 to \$99,999, and 14.3 percent more than \$100,000. Another 57.1 percent wished to build, of which 8.3 percent expected to build for less than \$50,000, another 16.7 percent for less than \$100,000, and 75.0 percent more than \$100,000. Of those seeking to rent, 21.7 percent hoped to spend less than \$365 per month, 17.4 percent anticipated spending \$366 to \$474, about 13.0 percent were willing to spend \$475 to \$599, and 47.8 percent over \$600.

¹³⁰ The 2002 data is preliminary.

¹³¹ Data Source: U.S. Bureau of Census.

Uinta County

As per the 2000 Census, Uinta County had the greatest concentration of its housing units built between 1980 and 1989, when 37.59 percent of its overall stock was constructed. This compares to 17.33 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 90.71 percent of the housing stock. Some 79.53 percent of the stock had more than 2 or 3 bedrooms. About 0.96 percent of the stock lacked complete kitchen facilities, and 0.85 percent lacked complete plumbing facilities. These statistics are presented in Table 21.1, below.

TABLE 21.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS UINTA COUNTY

SUBJECT	WYOMING	% OF WYOMING	UINTA COUNTY	% OF UINTA COUNTY
TOTAL HOUSING UNITS	223,854		8,011	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	155	1.93
Built 1995 to 1998	15,752	7.04	554	6.92
Built 1990 to 1994	10,382	4.64	446	5.57
Built 1980 to 1989	38,803	17.33	3,011	37.59
Built 1970 to 1979	59,700	26.67	1,971	24.60
Built 1960 to 1969	23,048	10.30	452	5.64
Built 1950 to 1959	24,680	11.03	226	2.82
Built 1940 to 1949	15,435	6.90	263	3.28
Built 1939 or earlier	31,079	13.88	933	11.65
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	99	1.24
2 rooms	8,619	3.85	170	2.12
3 rooms	18,890	8.44	475	5.93
4 rooms	38,303	17.11	1,389	17.34
5 rooms	46,376	20.72	1,715	21.41
6 rooms	33,098	14.79	1,261	15.74
7 rooms	27,211	12.16	1,209	15.09
8 rooms	21,586	9.64	869	10.85
9 or more rooms	26,169	11.69	824	10.29
Bedrooms				
No bedroom	4,406	1.97	47	0.59
1 bedroom	24,627	11.00	405	5.06
2 bedrooms	63,314	28.28	1,721	21.48
3 bedrooms	82,274	36.75	2,827	35.29
4 bedrooms	36,898	16.48	1,366	17.05
5 or more bedrooms	12,335	5.51	457	5.70
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	77	0.96
Lacking complete plumbing facilities	5,034	2.25	68	0.85

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Uinta County with a household income of less than \$10,000 comprised 4.88 percent of all owner-occupied households and 14.10 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 21.2, on the following page. The median household income of owner-occupied households was \$49,875, and the median household income of renter-occupied households was \$28,497. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 21.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS UINTA COUNTY, 2000 CENSUS

Income Range	WYOMING				UINTA COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	88	1.72	85	5.01
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	162	3.16	154	9.09
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	216	4.21	159	9.38
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	356	6.94	193	11.39
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	275	5.36	150	8.85
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	551	10.74	263	15.52
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	923	18.00	315	18.58
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	1576	30.73	284	16.76
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	663	12.93	62	3.66
\$100,000 to \$149,999	7,683	5.67	948	1.63	237	4.62	14	0.83
\$150,000 or more	3,914	2.89	363	0.62	81	1.58	16	0.94
Total	135,488	100.00	58,120	100.00	5,128	100.00	1,695	100.00
Median Household Income (\$)	45,157	.	24,183	.	49,875	.	28,497	.

Uinta County's median family income was \$49,520 in 2000. This compares to Wyoming's median family income of \$45,685. Table 21.3, below, provides the breakdown of families in the county by income ranges.

TABLE 21.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS UINTA COUNTY, 2000 CENSUS

Income Range	WYOMING		UINTA COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	233	4.49
\$10,000 to \$14,999	6,049	4.60	166	3.20
\$15,000 to \$19,999	7,545	5.74	353	6.79
\$20,000 to \$24,999	8,058	6.13	259	4.99
\$25,000 to \$34,999	18,613	14.15	590	11.36
\$35,000 to \$49,999	26,424	20.09	1,023	19.69
\$50,000 to \$74,999	32,354	24.60	1,561	30.05
\$75,000 to \$99,999	15,106	11.49	671	12.92
\$100,000 to \$149,999	7,481	5.69	253	4.87
\$150,000 or more	3,506	2.67	86	1.66
Total Families	131,508	100.00	5,195	100.00
Median Family Income	45,685	.	49,520	.

According to the U.S. Census Bureau, the median value for a home in Uinta County was \$89,400 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 12.53 percent of Uinta County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 10.46 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 10.87 percent of Uinta County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 5.49 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 21.4, on the following page.

TABLE 21.4
INCOME SPENT ON HOUSING
WYOMING VS UINTA COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
UINTA COUNTY						
Less than 29.9 percent	1,130	68.73	2,116	83.64	802	94.46
30 to 49.9 percent	206	12.53	275	10.87	19	2.24
50 percent or more	172	10.46	139	5.49	20	2.36
Not computed	136	8.27	0	0.00	8	0.94
Total	1,644	100.00	2,530	100.00	849	100.00

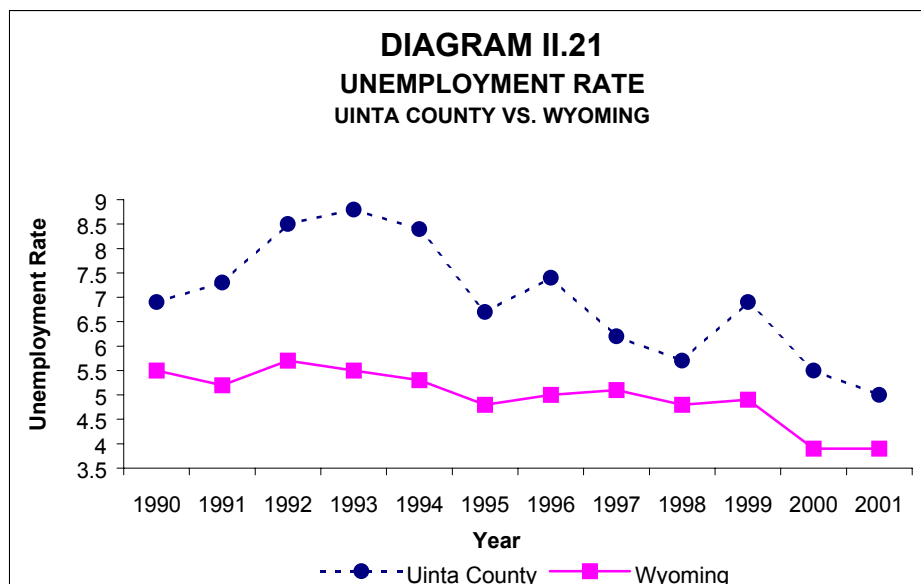
The driver's license exchange data indicates a net migration of 23 persons in Uinta County during 2002, of which 15 were males and 8 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 21.5, below.

TABLE 21.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR UINTA COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	3	35	33	96	67	50	23	7	314
Female	5	42	29	75	47	44	23	11	276
Total	8	77	62	171	114	94	46	18	590
Out-migrants									
Male	8	82	34	63	51	39	16	6	299
Female	5	65	25	58	50	42	13	10	268
Total	13	147	59	121	101	81	29	16	567
Net Migration by Age and Gender									
Male	-5	-47	-1	33	16	11	7	1	15
Female	0	-23	4	17	-3	2	10	1	8
Total	-5	-70	3	50	13	13	17	2	23

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Uinta County, defined as the number of persons working or actively seeking work, grew at an annualized rate of 1.2 percent per year over the decade. The labor force increased from 10,579 in 2000 to 11,005 in 2001. Employment also increased by 456 persons. Consequently, unemployment fell by 30 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, fell from 5.5 percent in 2000 to 5.0 percent in 2001. As seen in Diagram II.2, on the following page, the most recent unemployment rate remained slightly over one percentage point above that of the state average of 3.9 percent. The average of the monthly unemployment rates in 2002 is 5.6 percent, and this compares to the same average of 5.0 percent in 2001¹³².

¹³² The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by 3.62 percent, from \$359 in the second quarter 2001 to \$372 in the second quarter 2002. Detached single-family homes changed by 9.58 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 5.04 percent and 0.00 percent respectively.

Uinta County rental prices have experienced average annualized increases of 2.08 percent for apartments, 1.80 percent for houses, 0.93 percent for mobile homes plus a lot, and -0.83 percent for mobile home lots since second quarter 1987¹³⁴. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 21.6, at right, presents the Uinta County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-

TABLE 21.6
WYOMING COST OF LIVING INDEX¹³³
UINTA COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	328	183	410	349
Q2.87	273	170	376	326
Q4.87	279	142	369	291
Q2.88	253	163	332	281
Q4.88	229	148	349	283
Q2.89	240	143	317	231
Q4.89	226	148	345	261
Q2.90	217	147	319	283
Q4.90	250	141	382	292
Q2.91	246	147	317	263
Q4.91	251	141	379	351
Q2.92	255	147	380	279
Q4.92	264	146	429	265
Q2.93	249	146	420	.
Q4.93	287	150	428	.
Q2.94	.	147	415	350
Q4.94	330	147	434	.
Q2.95	333	147	476	.
Q4.95	331	145	505	.
Q2.96	339	148	493	.
Q4.96	315	173	444	.
Q2.97	318	147	508	329
Q4.97	347	150	461	358
Q2.98	344	150	489	334
Q4.98	355	150	463	330
Q2.99	331	135	474	404
Q4.99	333	150	468	349
Q2.00	326	150	443	415
Q4.00	337	150	485	358
Q2.01	359	150	449	357
Q4.01	344	150	480	375
Q2.02	372	150	492	375

¹³³ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

¹³⁴ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

family construction usually represents most residential development in the county. Single-family building permit authorizations in Uinta County changed from 58 in 2001 to 23 in 2002¹³⁵. Total units authorized also changed from 58 in 2001 to 23 in 2002.

The value of single-family building permits changed from \$88,500 in 2001 to \$92,900 in 2002. The value over the past six years, in real dollars, has fluctuated from a high of \$94,900 in 1998 to a low of \$86,000 in 1997. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 21.7, below.

TABLE 21.7
BUILDING PERMITS AND VALUATION¹³⁶
UINTA COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	196	16	.	7	219	104.70
1981	345	66	.	108	519	77.40
1982	593	.	.	186	779	62.10
1983	325	.	32	22	379	71.50
1984	108	.	3	90	201	64.70
1985	45	.	.	.	45	69.90
1986	14	.	.	.	14	69.20
1987	7	.	.	.	7	65.90
1988	2	.	.	.	2	78.40
1989	.	.	.	.	0	.
1990	4	.	.	.	4	70.70
1991	24	.	.	.	24	59.70
1992	35	.	.	.	35	72.50
1993	49	.	.	.	49	65.90
1994	70	.	.	.	70	87.10
1995	71	.	.	.	71	93.30
1996	62	.	.	.	62	85.70
1997	60	.	.	.	60	86.00
1998	63	.	.	.	63	94.90
1999	63	.	.	.	63	87.40
2000	72	.	.	.	72	93.70
2001	58	.	.	.	58	88.50
2002p	23	.	.	.	23	92.90

The Housing Needs Assessment Survey had 339 respondents in Uinta County. Of the incoming population, 80.6 percent said they were seeking to own a home and 19.4 percent wished to rent. Of those seeking to own a home, 68.4 percent wished to buy existing units, of which 10.3 percent were looking to buy homes that cost less than \$50,000, 27.6 percent in the range of \$50,000 to \$99,999, and 62.1 percent more than \$100,000. Another 31.6 percent wished to build, of which 16.7 percent expected to build for less than \$50,000, another 66.7 percent for less than \$100,000, and 16.7 percent more than \$100,000. Of those seeking to rent, 50.0 percent hoped to spend less than \$365 per month, 33.3 percent anticipated spending \$366 to \$474, and 16.7 percent over \$600.

¹³⁵ The 2002 data is preliminary.

¹³⁶ Data Source: U.S. Bureau of Census.

Washakie County

As per the 2000 Census, Washakie County had the greatest concentration of its housing units built between 1970 and 1979, when 26.71 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 91.38 percent of the housing stock. Some 81.31 percent of the stock had more than 2 or 3 bedrooms. About 1.51 percent of the stock lacked complete kitchen facilities, and 2.65 percent lacked complete plumbing facilities. These statistics are presented in Table 22.1, below.

TABLE 22.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS WASHAKIE COUNTY

SUBJECT	WYOMING	% OF WYOMING	WASHAKIE COUNTY	% OF WASHAKIE COUNTY
TOTAL HOUSING UNITS	223,854		3,654	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	9	0.25
Built 1995 to 1998	15,752	7.04	162	4.43
Built 1990 to 1994	10,382	4.64	114	3.12
Built 1980 to 1989	38,803	17.33	483	13.22
Built 1970 to 1979	59,700	26.67	976	26.71
Built 1960 to 1969	23,048	10.30	214	5.86
Built 1950 to 1959	24,680	11.03	814	22.28
Built 1940 to 1949	15,435	6.90	392	10.73
Built 1939 or earlier	31,079	13.88	490	13.41
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	48	1.31
2 rooms	8,619	3.85	71	1.94
3 rooms	18,890	8.44	196	5.36
4 rooms	38,303	17.11	651	17.82
5 rooms	46,376	20.72	859	23.51
6 rooms	33,098	14.79	454	12.42
7 rooms	27,211	12.16	450	12.32
8 rooms	21,586	9.64	449	12.29
9 or more rooms	26,169	11.69	476	13.03
Bedrooms				
No bedroom	4,406	1.97	46	1.26
1 bedroom	24,627	11.00	261	7.14
2 bedrooms	63,314	28.28	897	24.55
3 bedrooms	82,274	36.75	1,282	35.08
4 bedrooms	36,898	16.48	634	17.35
5 or more bedrooms	12,335	5.51	158	4.32
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	55	1.51
Lacking complete plumbing facilities	5,034	2.25	97	2.65

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Washakie County with a household income of less than \$10,000 comprised 6.30 percent of all owner-occupied households and 18.27 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 22.2, on the following page. The median household income of owner-occupied households was \$42,083, and the median household income of renter-occupied households was \$20,750. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 22.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS WASHAKIE COUNTY, 2000 CENSUS

Income Range	WYOMING				WASHAKIE COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	42	1.75	64	7.26
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	109	4.55	97	11.01
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	131	5.47	139	15.78
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	149	6.22	121	13.73
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	157	6.55	92	10.44
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	317	13.22	160	18.16
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	574	23.95	135	15.32
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	470	19.61	38	4.31
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	226	9.43	14	1.59
\$100,000 to \$149,999	7,683	5.67	948	1.63	155	6.47	0	0.00
\$150,000 or more	3,914	2.89	363	0.62	67	2.80	21	2.38
Total	135,488	100.00	58,120	100.00	2,397	100.00	881	100.00
Median Household Income (\$)	45,157	.	24,183	.	42,083	.	20,750	.

Washakie County's median family income was \$42,584 in 2000. This compares to Wyoming's median family income of \$45,685. Table 22.3, below, provides the breakdown of families in the county by income ranges.

TABLE 22.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS WASHAKIE COUNTY, 2000 CENSUS

Income Range	WYOMING		WASHAKIE COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	116	5.02
\$10,000 to \$14,999	6,049	4.60	153	6.62
\$15,000 to \$19,999	7,545	5.74	110	4.76
\$20,000 to \$24,999	8,058	6.13	159	6.88
\$25,000 to \$34,999	18,613	14.15	326	14.10
\$35,000 to \$49,999	26,424	20.09	542	23.44
\$50,000 to \$74,999	32,354	24.60	456	19.72
\$75,000 to \$99,999	15,106	11.49	230	9.95
\$100,000 to \$149,999	7,481	5.69	165	7.14
\$150,000 or more	3,506	2.67	55	2.38
Total Families	131,508	100.00	2,312	100.00
Median Family Income	45,685	.	42,584	.

According to the U.S. Census Bureau, the median value for a home in Washakie County was \$83,600 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 20.02 percent of Washakie County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 8.29 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 15.38 percent of Washakie County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 4.22 percent spent 50 percent or

more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 22.4, below.

TABLE 22.4
INCOME SPENT ON HOUSING
WYOMING VS WASHAKIE COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
WASHAKIE COUNTY						
Less than 29.9 percent	437	51.78	972	80.40	564	92.46
30 to 49.9 percent	169	20.02	186	15.38	26	4.26
50 percent or more	70	8.29	51	4.22	10	1.64
Not computed	168	19.91	0	0.00	10	1.64
Total	844	100.00	1,209	100.00	610	100.00

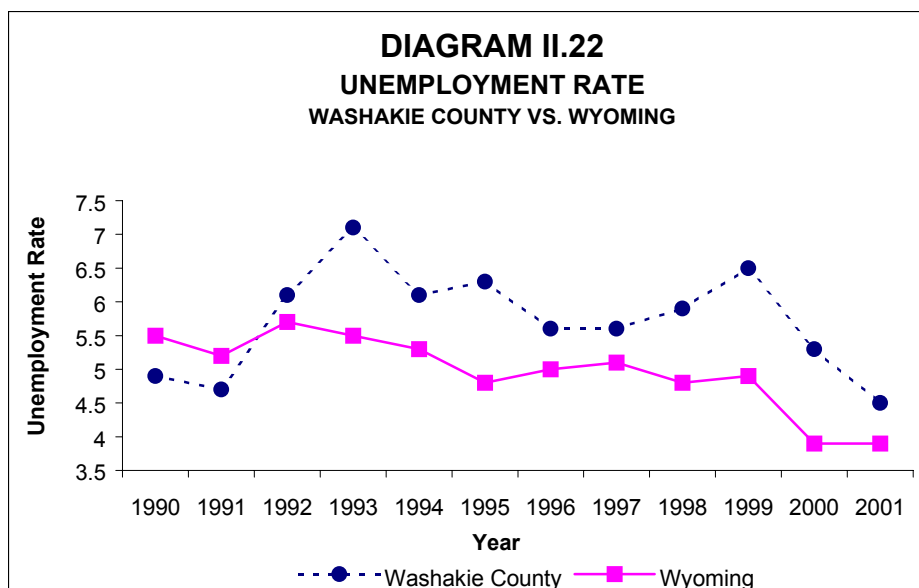
The driver's license exchange data indicates a net migration of -28 persons in Washakie County during 2002. The driver's license data for the county are presented in Table 22.5, below.

TABLE 22.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR WASHAKIE COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	4	6	12	16	12	8	12	8	78
Female	1	12	9	13	12	14	11	5	77
Total	5	18	21	29	24	22	23	13	155
Out-migrants									
Male	1	23	9	15	24	10	11	4	97
Female	0	15	13	21	15	10	9	3	86
Total	1	38	22	36	39	20	20	7	183
Net Migration by Age and Gender									
Male	3	-17	3	1	-12	-2	1	4	-19
Female	1	-3	-4	-8	-3	4	2	2	-9
Total	4	-20	-1	-7	-15	2	3	6	-28

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Washakie County, defined as the number of persons working or actively seeking work, grew at an annualized rate of 1.2 percent per year over the decade. However, it declined from 4,740 in 2000 to 4,499 in 2001. Employment also experienced a decline of 100 persons. Consequently, unemployment fell by 41 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, fell from 5.3 percent in 2000 to 4.5 percent in 2001. As seen in Diagram II.22, on the following page, the most recent unemployment rate remained nearly a point above the state average of 3.9 percent. The average of the monthly unemployment rates in 2002 is 5.1 percent, and this compares to the same average of 4.5 percent in 2001¹³⁷.

¹³⁷ The annualized data for both 2001 and 2002 may be slightly different than these values.



Consistent with trends in migration, average apartment rent changed by -2.42 percent, from \$331 in the second quarter 2001 to \$323 in the second quarter 2002. Detached single-family homes changed by -5.26 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 0.97 percent and -15.96 percent respectively.

Washakie County rental prices have experienced average annualized increases of 1.76 percent for apartments, 1.25 percent for houses, 1.86 percent for mobile homes plus a lot, and 2.14 percent for mobile home lots since second quarter 1987¹³⁹. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 22.6, at right, presents the Washakie County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-

TABLE 22.6
WYOMING COST OF LIVING INDEX¹³⁸
WASHAKIE COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	261	100	282	278
Q2.87	248	115	284	238
Q4.87	258	110	322	247
Q2.88	241	115	303	225
Q4.88	220	115	253	219
Q2.89	264	117	282	289
Q4.89	233	127	242	210
Q2.90	250	113	285	267
Q4.90	274	120	247	192
Q2.91	261	128	304	244
Q4.91	314	128	256	225
Q2.92	277	125	328	242
Q4.92	273	118	300	200
Q2.93	262	118	354	213
Q4.93	297	118	.	.
Q2.94	310	125	348	.
Q4.94	308	127	347	.
Q2.95	319	127	375	.
Q4.95	301	115	380	.
Q2.96	343	115	369	.
Q4.96	339	125	428	.
Q2.97	340	157	363	327
Q4.97	340	157	469	314
Q2.98	356	125	409	263
Q4.98	352	165	449	277
Q2.99	327	208	407	264
Q4.99	339	128	366	.
Q2.00	337	139	365	263
Q4.00	327	130	373	330
Q2.01	331	188	361	310
Q4.01	334	155	364	345
Q2.02	323	158	342	313

¹³⁸ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

¹³⁹ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

family building permit authorizations in Washakie County fell from 1 in 2000 to 0 in 2001. Total units authorized in Washakie County fell from 8 in 2000 to 2 in 2001.¹⁴⁰

The value of single-family building permits was \$132,100 in 2000. There was no reported value for the year 2001. The value over the past six years, in real dollars, fluctuated from the high of \$151,100 in 1999 to a low of \$116,400 in 1998. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 22.7, below.

TABLE 22.7
BUILDING PERMITS AND VALUATION¹⁴¹
WASHAKIE COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	25	.	8	24	57	105.30
1981	20	2	4	.	26	87.50
1982	47	.	4	.	51	68.00
1983	16	2	4	10	32	90.70
1984	11	.	.	.	11	111.90
1985	5	.	.	.	5	96.20
1986	5	.	.	24	29	73.50
1987	2	.	.	.	2	65.60
1988	.	.	.	.	0	.
1989	1	.	.	.	1	131.40
1990	.	.	.	.	0	.
1991	1	.	.	.	1	109.80
1992	5	.	.	.	5	110.20
1993	1	.	.	.	1	110.50
1994	3	.	.	.	3	127.90
1995	5	2	23	.	30	134.30
1996	3	.	.	.	3	137.00
1997	5	.	4	14	23	122.80
1998	3	.	.	.	3	116.40
1999	2	.	.	6	8	151.10
2000	1	.	.	7	8	132.10
2001	.	2	.	.	2	.
2002p	.	.	.	.	0	.

The Housing Needs Assessment Survey had 107 respondents in Washakie County. Of the incoming population, 87.5 percent said they were seeking to own a home and 12.5 percent wished to rent. Of those seeking to own a home, 66.7 percent wished to buy existing units, of which 7.7 percent were looking to buy homes that cost less than \$50,000, 76.9 percent in the range of \$50,000 to \$99,999, and 15.4 percent more than \$100,000. Another 33.3 percent wished to build and expected to build for less than \$100,000. All of those seeking to rent, were willing to spend \$475 to \$599.

¹⁴⁰ The 2002 data is preliminary, and so is not yet available for Washakie County.

¹⁴¹ Data Source: U.S. Bureau of Census.

Weston County

As per the 2000 Census, Weston County had the greatest concentration of its housing units built between 1970 and 1979, when 23.21 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the county having four or more rooms comprised 88.39 percent of the housing stock. Some 73.63 percent of the stock had more than 2 or 3 bedrooms. About 5.35 percent of the stock lacked complete kitchen facilities, and 4.92 percent lacked complete plumbing facilities. These statistics are presented in Table 23.1, below.

TABLE 23.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS WESTON COUNTY

SUBJECT	WYOMING	% OF WYOMING	WESTON COUNTY	% OF WESTON COUNTY
TOTAL HOUSING UNITS	223,854		3,231	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	89	2.75
Built 1995 to 1998	15,752	7.04	177	5.48
Built 1990 to 1994	10,382	4.64	121	3.74
Built 1980 to 1989	38,803	17.33	533	16.50
Built 1970 to 1979	59,700	26.67	750	23.21
Built 1960 to 1969	23,048	10.30	305	9.44
Built 1950 to 1959	24,680	11.03	558	17.27
Built 1940 to 1949	15,435	6.90	291	9.01
Built 1939 or earlier	31,079	13.88	407	12.60
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	55	1.70
2 rooms	8,619	3.85	110	3.40
3 rooms	18,890	8.44	210	6.50
4 rooms	38,303	17.11	547	16.93
5 rooms	46,376	20.72	861	26.65
6 rooms	33,098	14.79	467	14.45
7 rooms	27,211	12.16	349	10.8
8 rooms	21,586	9.64	275	8.51
9 or more rooms	26,169	11.69	357	11.05
Bedrooms				
No bedroom	4,406	1.97	7	0.22
1 bedroom	24,627	11.00	238	7.37
2 bedrooms	63,314	28.28	625	19.34
3 bedrooms	82,274	36.75	1,214	37.57
4 bedrooms	36,898	16.48	388	12.01
5 or more bedrooms	12,335	5.51	152	4.70
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	173	5.35
Lacking complete plumbing facilities	5,034	2.25	159	4.92

Source: US Census Bureau, 2000 Census of Population and Housing

Households in Weston County with a household income of less than \$10,000 comprised 7.97 percent of all owner-occupied households and 19.20 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 23.2, on the following page. The median household income of owner-occupied households was \$37,545, and the median household income of renter-occupied households was \$20,481. This compares to Wyoming's

median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 23.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS WESTON COUNTY, 2000 CENSUS

Income Range	WYOMING				WESTON COUNTY			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	47	2.30	36	6.23
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	116	5.67	75	12.98
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	140	6.84	99	17.13
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	153	7.48	74	12.80
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	157	7.67	48	8.30
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	339	16.57	102	17.65
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	343	16.76	93	16.09
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	435	21.26	36	6.23
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	169	8.26	11	1.90
\$100,000 to \$149,999	7,683	5.67	948	1.63	117	5.72	2	0.35
\$150,000 or more	3,914	2.89	363	0.62	30	1.47	2	0.35
Total	135,488	100.00	58,120	100.00	2,046	100.00	578	100.00
Median Household Income (\$)	45,157	.	24,183	.	37,545	.	20,481	.

Weston County's median family income was \$40,472 in 2000. This compares to Wyoming's median family income of \$45,685. Table 23.3, below, provides the breakdown of families in the county by income ranges.

TABLE 23.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS WESTON COUNTY, 2000 CENSUS

Income Range	WYOMING		WESTON COUNTY	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	72	3.79
\$10,000 to \$14,999	6,049	4.60	89	4.68
\$15,000 to \$19,999	7,545	5.74	158	8.31
\$20,000 to \$24,999	8,058	6.13	120	6.31
\$25,000 to \$34,999	18,613	14.15	368	19.35
\$35,000 to \$49,999	26,424	20.09	369	19.40
\$50,000 to \$74,999	32,354	24.60	415	21.82
\$75,000 to \$99,999	15,106	11.49	178	9.36
\$100,000 to \$149,999	7,481	5.69	112	5.89
\$150,000 or more	3,506	2.67	21	1.10
Total Families	131,508	100.00	1902	100.00
Median Family Income	45,685	.	40,472	.

According to the U.S. Census Bureau, the median value for a home in Weston County was \$66,700 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents by county.

According to the 2000 Census, 12.57 percent of Weston County renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 10.75 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 11.26 percent of Weston County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 5.13 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 23.4, on the following page.

TABLE 23.4
INCOME SPENT ON HOUSING
WYOMING VS WESTON COUNTY, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
WESTON COUNTY						
Less than 29.9 percent	304	55.37	505	83.61	521	91.40
30 to 49.9 percent	69	12.57	68	11.26	21	3.68
50 percent or more	59	10.75	31	5.13	26	4.56
Not computed	117	21.31	0	0.00	2	0.35
Total	549	100.00	604	100.00	570	100.00

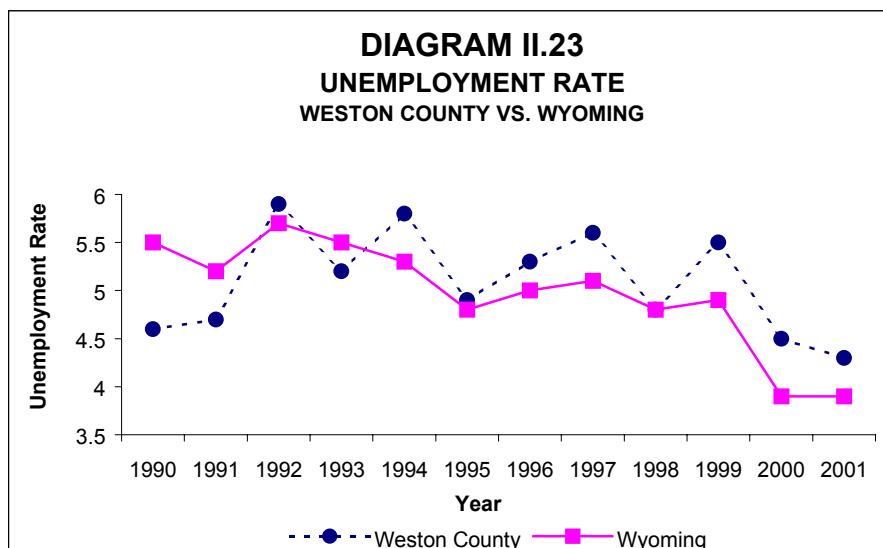
The driver's license exchange data indicates a net migration of 34 persons in Weston County during 2002, of which 23 were males and 11 females. This means that total population is probably increasing. The driver's license data for the county are presented in Table 23.5, below.

TABLE 23.5
DRIVER'S LICENSES EXCHANGED OR SURRENDERED
2002 DATA FOR WESTON COUNTY BY AGE AND GENDER

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
In-migrants									
Male	4	9	8	22	25	16	7	2	93
Female	2	12	2	19	18	17	4	2	76
Total	6	21	10	41	43	33	11	4	169
Out-migrants									
Male	1	11	14	18	12	11	1	2	70
Female	0	24	5	10	13	8	2	3	65
Total	1	35	19	28	25	19	3	5	135
Net Migration by Age and Gender									
Male	3	-2	-6	4	13	5	6	0	23
Female	2	-12	-3	9	5	9	2	-1	11
Total	5	-14	-9	13	18	14	8	-1	34

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Weston County, defined as the number of persons working or actively seeking work, declined from 3,389 in 2000 to 3,316 in 2001. Employment experienced a decrease of 65 persons. Consequently, unemployment fell by 8 and the unemployment rate, the number of unemployed persons as a percentage of the labor force, dropped from 4.5 percent in 2000 to 4.3 percent in 2001. The unemployment rate remains almost half of a percent above the state average, however, as displayed in Diagram II.23, on the following page. The average of the monthly unemployment rates in 2002 is 3.7 percent, and this compares to the same average of 4.3 percent in 2001¹⁴².

¹⁴² The annualized data for both 2001 and 2002 may be slightly different than these values.



Average apartment rent changed by -0.30 percent, from \$330 in the second quarter 2001 to \$329 in the second quarter 2002. Detached single-family homes changed by 6.00 percent. Rents for mobile homes on a lot and rents for mobile home lots changed by 1.14 percent and -4.12 percent respectively.

Weston County rental prices have experienced average annualized increases of 0.78 percent for apartments, 1.67 percent for houses, 3.07 percent for mobile homes plus a lot, and 0.80 percent for mobile home lots since second quarter 1987¹⁴³. These figures compare to Wyoming State average annualized increases in rental prices of 2.97 percent for apartments, 3.59 percent for houses, 3.59 percent for mobile homes plus a lot, and 2.03 percent for mobile home lots. Table 23.6, at right, presents the Weston County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family building permit authorizations in Weston County increased from 1 in 2000 to 3 in 2001.

TABLE 23.6
WYOMING COST OF LIVING INDEX¹⁴³
WESTON COUNTY RENTAL HOUSING COSTS

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	284	82	262	213
Q2.87	293	83	289	225
Q4.87	303	83	297	298
Q2.88	312	79	282	207
Q4.88	194	83	246	214
Q2.89	235	87	269	222
Q4.89	222	83	259	224
Q2.90	249	115	269	240
Q4.90	222	82	255	208
Q2.91	271	154	282	248
Q4.91	225	115	275	183
Q2.92	243	90	247	230
Q4.92	.	82	250	243
Q2.93	.	82	.	.
Q4.93	.	82	.	.
Q2.94	.	83	303	260
Q4.94	.	87	336	.
Q2.95	.	81	338	280
Q4.95	280	88	318	.
Q2.96	.	88	365	294
Q4.96	275	88	328	.
Q2.97	275	88	298	.
Q4.97	346	89	355	360
Q2.98	345	98	334	295
Q4.98	346	95	312	272
Q2.99	292	80	339	325
Q4.99	.	95	344	304
Q2.00	304	90	367	328
Q4.00	340	92	361	339
Q2.01	330	97	350	350
Q4.01	341	94	352	335
Q2.02	329	93	371	354

¹⁴³ Data Source: Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

¹⁴⁴ Fourth quarter 1986 data is not included while calculating annualized increases in rents to avoid seasonality errors.

Total units authorized in Weston County fell from 11 in 2000 to 3 in 2001.¹⁴⁵

The value of single-family building permits changed from \$69,600 in 2000 to \$21,000 in 2001. The value over the past six years, in real dollars, has fluctuated from a high of \$111,700 in 1998 to the 2001 reported value. These figures compare to the state average six-year high of \$217,080 in 2000 and a six-year low of \$143,260 in 1997. Additional details of permit activity and per unit valuations are given in Table 23.7, below.

TABLE 23.7
BUILDING PERMITS AND VALUATION¹⁴⁶
WESTON COUNTY 1980 - 2001

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2001 Dollars
	Single-Family Units	Duplex Units	Tri and Four Plex Units	Multi-Family Units	Total Units	Single-Family Units
1980	23	4	.	.	27	78.50
1981	24	.	20	8	52	56.40
1982	8	4	8	.	20	58.50
1983	18	.	.	.	18	54.50
1984	8	.	.	.	8	78.70
1985	7	.	.	.	7	49.70
1986	6	.	.	.	6	46.80
1987	3	.	.	.	3	42.50
1988	4	.	.	.	4	49.60
1989	6	.	.	.	6	36.00
1990	4	.	.	.	4	47.50
1991	2	.	.	.	2	49.40
1992	.	.	.	.	0	.
1993	5	.	.	.	5	42.30
1994	5	.	.	.	5	67.30
1995	5	4	.	.	9	73.10
1996	3	.	.	.	3	63.10
1997	2	2	.	.	4	62.20
1998	6	.	.	.	6	111.70
1999	3	.	.	.	3	87.10
2000	1	.	.	10	11	69.60
2001	3	.	.	.	3	21.00
2002p	.	.	.	.	0	.

The Housing Needs Assessment Survey had 44 respondents in Weston County. Of the incoming population, 83.3 percent said they were seeking to own a home and 16.7 percent wished to rent. All of those seeking to own a home, wished to build, of which 75.0 percent hoped to build for less than \$100,000, and 25.0 percent for more than \$100,000. All of those seeking to rent, hoped to spend less than \$365 per month.

¹⁴⁵ The 2002 data is preliminary, and so is not yet available for Weston County.

¹⁴⁶ Data Source: U.S. Bureau of Census.

Wind River Reservation and Off-Reservation Trust Land

The Wind River Reservation and Off-Reservation Trust Land is located within two of Wyoming's counties, Fremont and Hot Springs. As per the 2000 Census, the reservation had the greatest concentration of its housing units built between 1970 and 1979, when 34.03 percent of its overall stock was constructed. This compares to 26.67 percent in Wyoming during the same period. Housing units in the reservation having four or more rooms comprised 87.03 percent of the housing stock. Some 88.89 percent of the stock had more than 2 or 3 bedrooms. About 1.54 percent of the stock lacked complete kitchen facilities, and 1.21 percent lacked complete plumbing facilities. These statistics are presented in Table 24.1, below.

TABLE 24.1
SELECTED HOUSING CHARACTERISTICS
2000 CENSUS "1 in 6" SAMPLE DATA
WYOMING VS WIND RIVER RESERVATION

SUBJECT	WYOMING	% OF WYOMING	WIND RIVER RESERVATION	% OF WIND RIVER RESERVATION
TOTAL HOUSING UNITS	223,854		9,367	
Year Structure Built				
Built 1999 to March 2000	4,975	2.22	193	2.06
Built 1995 to 1998	15,752	7.04	641	6.84
Built 1990 to 1994	10,382	4.64	418	4.46
Built 1980 to 1989	38,803	17.33	1,391	14.85
Built 1970 to 1979	59,700	26.67	3,188	34.03
Built 1960 to 1969	23,048	10.30	1,162	12.41
Built 1950 to 1959	24,680	11.03	1,055	11.26
Built 1940 to 1949	15,435	6.90	605	6.46
Built 1939 or earlier	31,079	13.88	714	7.62
Number of Rooms Per Dwelling Unit				
1 room	3,602	1.61	47	0.50
2 rooms	8,619	3.85	393	4.20
3 rooms	18,890	8.44	774	8.26
4 rooms	38,303	17.11	1,612	17.21
5 rooms	46,376	20.72	2,468	26.35
6 rooms	33,098	14.79	1,395	14.89
7 rooms	27,211	12.16	1,010	10.78
8 rooms	21,586	9.64	760	8.11
9 or more rooms	26,169	11.69	908	9.69
Bedrooms				
No bedroom	4,406	1.97	61	0.65
1 bedroom	24,627	11.00	980	10.46
2 bedrooms	63,314	28.28	2,693	28.75
3 bedrooms	82,274	36.75	3,747	40.00
4 bedrooms	36,898	16.48	1,342	14.33
5 or more bedrooms	12,335	5.51	544	5.81
SELECTED CHARACTERISTICS				
Lacking complete kitchen facilities	4,309	1.92	144	1.54
Lacking complete plumbing facilities	5,034	2.25	113	1.21

Source: US Census Bureau, 2000 Census of Population and Housing

Households in the Wind River Reservation with a household income of less than \$10,000 comprised 11.19 percent of all owner-occupied households and 23.62 percent of all renter-occupied households in 2000. This compares to a state average of 5.64 percent for owner-occupied households and 17.49 percent for renter-occupied households, as noted in Table 24.2, on the following page. The median household income of owner-occupied households was \$36,231, and the median household income of renter-occupied households was \$20,428. This

compares to Wyoming's median household income of \$45,157 for owner-occupied households and \$24,183 for renter-occupied households during 2000.

TABLE 24.2
HOUSEHOLDS BY INCOME RANGE
WYOMING VS WIND RIVER RESERVATION, 2000 CENSUS

Income Range	WYOMING				WIND RIVER RESERVATION			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$5,000	2,882	2.13	3,633	6.25	276	4.54	203	8.85
\$5,000 to \$9,999	4,756	3.51	6,530	11.24	404	6.65	339	14.77
\$10,000 to \$14,999	7,187	5.30	7,405	12.74	454	7.47	281	12.24
\$15,000 to \$19,999	8,246	6.09	6,747	11.61	461	7.58	299	13.03
\$20,000 to \$24,999	8,711	6.43	5,546	9.54	388	6.38	199	8.67
\$25,000 to \$34,999	17,805	13.14	9,902	17.04	927	15.25	402	17.52
\$35,000 to \$49,999	26,322	19.36	9,176	15.79	1,212	19.94	335	14.60
\$50,000 to \$74,999	32,742	24.17	6,060	10.43	1,195	19.66	141	6.14
\$75,000 to \$99,999	15,330	11.31	1,810	3.11	356	5.86	60	2.61
\$100,000 to \$149,999	7,683	5.67	948	1.63	283	4.66	17	0.74
\$150,000 or more	3,914	2.89	363	0.62	122	2.01	19	0.83
Total	135,488	100.00	58,120	100.00	6,078	100.00	2,295	100.00
Median Household Income (\$)	45,157	.	24,183	.	36,231	.	20,428	.

Wind River Reservation's median family income was \$35,238 in 2000. This compares to Wyoming's median family income of \$45,685. Table 24.3, below, provides the breakdown of families in the reservation by income ranges.

TABLE 24.3
FAMILY INCOME BY INCOME RANGE
WYOMING VS WIND RIVER RESERVATION, 2000 CENSUS

Income Range	WYOMING		WIND RIVER RESERVATION	
	Families	Percent	Families	Percent
Less than \$10,000	6,372	4.85	641	10.72
\$10,000 to \$14,999	6,049	4.60	390	6.52
\$15,000 to \$19,999	7,545	5.74	494	8.26
\$20,000 to \$24,999	8,058	6.13	477	7.98
\$25,000 to \$34,999	18,613	14.15	967	16.17
\$35,000 to \$49,999	26,424	20.09	1,162	19.43
\$50,000 to \$74,999	32,354	24.60	1,129	18.88
\$75,000 to \$99,999	15,106	11.49	358	5.99
\$100,000 to \$149,999	7,481	5.69	255	4.26
\$150,000 or more	3,506	2.67	107	1.79
Total Families	131,508	100.00	5,980	100.00
Median Family Income	45,685	.	35,238	.

According to the U.S. Census Bureau, the median value for a home in the Wind River Reservation was \$84,200 compared to \$96,600 in Wyoming in 2000. Table III.B.6 in Section III, *Data Tables*, contains details of median housing values and rents.

According to the 2000 Census, 13.55 percent of the Wind River Reservation renters spent 30 to 49.9 percent of their household income on gross rent during 1999, and 11.08 percent spent 50 percent or more. This compares to a state average of 16.82 percent and 12.87 percent respectively. Further, 11.17 percent of the reservation homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 7.01 percent spent 50 percent or more. The state average for homeowners with a mortgage is 14.23 percent and 6.50 percent respectively, as noted in Table 24.4, on the following page.

TABLE 24.4
INCOME SPENT ON HOUSING
WYOMING VS WIND RIVER RESERVATION, 2000 CENSUS

Income Range	Specified Renter-Occupied Units		Specified Owner-Occupied Units			
			Housing Units without a Mortgage		Housing Units without a Mortgage	
	Households	Percent	Households	Percent	Households	Percent
WYOMING						
Less than 29.9 percent	33,037	59.21	49,579	78.94	30,346	92.57
30 to 49.9 percent	9,387	16.82	8,939	14.23	1,215	3.71
50 percent or more	7,179	12.87	4,081	6.50	911	2.78
Not computed	6,190	11.09	210	0.33	310	0.95
Total	55,793	100.00	62,809	100.00	32,782	100.00
WIND RIVER RESERVATION						
Less than 29.9 percent	1,324	60.59	1,622	81.22	1,621	90.71
30 to 49.9 percent	296	13.55	223	11.17	80	4.48
50 percent or more	242	11.08	140	7.01	71	3.97
Not computed	323	14.78	12	0.60	15	0.84
Total	2,185	100.00	1,997	100.00	1,787	100.00

Section III - Data Tables

Table Series III.A.

Monthly Labor Force Statistics by County, for 2002 with preliminary December 2002
Annual Labor Force Statistics by County, 1990 through 2001

Table Series III.B.

Census 2000 - Households and Housing Cost data by County

Table Series III.C.

Wyoming Housing Needs Assessment Survey, 1998-2002

III.A. Labor Force Statistics

TABLE III.A.1
MONTHLY LABOR FORCE BY COUNTY¹⁴⁷
JANUARY - DECEMBER 2002

County	Jan-02	Feb-02	Mar-02	Apr-02	May-02	Jun-02	Jul-02	Aug-02	Sep-02	Oct-02	Nov-02	Dec-02p
Albany	19081	19187	19910	20059	19384	19109	18726	18099	19178	20156	19,989	20,079
Big Horn	5,796	5,825	5,818	5,816	5,883	5,997	5,725	5,699	5,873	5,925	5,884	5,737
Campbell	22,935	23,271	23,683	22,747	22,538	22,942	22,999	23,578	22,446	23,846	23,923	23,911
Carbon	7,907	7,898	7,860	8,031	8,158	8,584	8,266	8,337	8,173	8,146	8,024	7,779
Converse	6,210	6,209	6,246	6,413	6,442	6,581	6,570	6,551	6,576	6,454	6,428	6,281
Crook	2,768	2,764	2,781	2,842	2,958	3,180	2,992	2,976	2,976	2,932	2,949	2,804
Fremont	18,302	18,437	18,693	19,148	19,046	18,941	18,745	18,578	19,075	18,982	19,066	18,807
Goshen	6,180	6,100	6,008	6,262	6,242	6,466	6,173	6,306	6,145	6,535	6,573	6,328
Hot Springs	2,368	2,398	2,443	2,444	2,459	2,537	2,418	2,398	2,391	2,401	2,380	2,363
Johnson	3,549	3,533	3,579	3,908	4,073	4,370	4,228	4,265	4,101	4,090	3,998	3,878
Laramie	42,128	42,627	42,794	42,172	41,298	41,851	43,028	42,190	41,415	42,000	42,575	42,614
Lincoln	6,684	6,701	6,721	6,544	6,677	6,965	6,697	6,663	6,863	6,637	6,571	6,445
Natrona	35,506	35,487	36,016	35,569	34,890	34,866	34,916	34,956	34,203	35,238	35,466	35,369
Niobrara	1,138	1,110	1,119	1,162	1,240	1,285	1,225	1,276	1,229	1,253	1,242	1,186
Park	14,001	14,167	14,308	15,036	15,854	17,586	17,941	17,408	16,330	15,319	14,807	14,561
Platte	4,300	4,325	4,342	4,391	4,554	4,636	4,414	4,349	4,466	4,366	4,290	4,187
Sheridan	13,346	13,571	13,757	14,072	13,954	14,440	13,979	14,249	13,923	14,267	14,188	14,200
Sublette	3,093	3,067	3,081	3,294	3,463	3,726	3,746	3,780	3,662	3,583	3,481	3,336
Sweetwater	19,889	20,078	20,481	20,661	20,491	20,584	20,125	19,475	20,180	19,945	19,800	20,067
Teton	11,783	11,974	12,083	11,589	12,100	14,435	15,391	14,789	13,532	11,768	10,879	11,651
Uinta	10,814	10,785	10,863	10,980	11,160	11,475	11,285	11,128	11,283	11,089	11,123	10,997
Washakie	4,554	4,476	4,468	4,453	4,536	4,515	4,478	4,488	4,430	4,593	4,519	4,487
Weston	3,264	3,268	3,280	3,358	3,358	3,402	3,260	3,201	3,293	3,299	3,302	3,244
Wyoming	265,597	267,255	270,335	270,949	270,757	278,470	277,328	274,736	271,743	272,821	271,456	270,312

¹⁴⁷Data Source: Jan-Oct 2002, Bureau of Labor Statistics. Nov-Dec 2002, Wyoming Labor Force Trends (<http://lmi.state.wy.us/laus/foc.htm>), News Release (<http://lmi.state.wy.us/news.htm>); 11/02: revised; 12/02: preliminary.

TABLE III.A.2
MONTHLY EMPLOYMENT BY COUNTY¹⁴⁸
 JANUARY – DECEMBER 2002

County	Jan-02	Feb-02	Mar-02	Apr-02	May-02	Jun-02	Jul-02	Aug-02	Sep-02	Oct-02	Nov-02	Dec-02p
Albany	18,652	18,748	19,469	19,625	19,032	18,736	18,425	17,829	18,899	19,859	19,679	19,706
Big Horn	5,424	5,415	5,430	5,500	5,589	5,710	5,479	5,447	5,631	5,711	5,649	5,446
Campbell	22,180	22,485	22,870	21,926	21,773	22,162	22,340	22,863	21,760	23,108	23,188	23,095
Carbon	7,341	7,376	7,435	7,614	7,808	8,250	8,018	8,101	7,948	7,887	7,730	7,422
Converse	5,886	5,925	5,960	6,141	6,214	6,328	6,355	6,329	6,336	6,223	6,128	5,926
Crook	2,634	2,627	2,638	2,697	2,870	3,090	2,922	2,913	2,901	2,859	2,846	2,692
Fremont	16,913	17,102	17,393	17,955	18,032	17,874	17,831	17,738	18,130	18,004	17,925	17,507
Goshen	5,854	5,798	5,773	6,031	6,055	6,224	5,973	6,110	5,971	6,372	6,400	6,121
Hot Springs	2,225	2,251	2,296	2,322	2,349	2,423	2,342	2,329	2,310	2,328	2,297	2,253
Johnson	3,406	3,417	3,460	3,786	3,959	4,256	4,156	4,194	4,017	4,009	3,895	3,744
Laramie	40,257	40,866	41,136	40,617	39,826	40,264	41,677	40,924	40,024	40,609	41,039	40,957
Lincoln	6,173	6,190	6,239	6,114	6,329	6,592	6,415	6,374	6,516	6,305	6,168	5,984
Natrona	33,684	33,860	34,338	33,892	33,304	33,298	33,615	33,650	32,838	33,826	33,902	33,700
Niobrara	1,092	1,073	1,074	1,117	1,186	1,238	1,191	1,244	1,197	1,223	1,184	1,116
Park	13,138	13,287	13,454	14,211	15,218	16,971	17,434	16,920	15,829	14,821	14,135	13,815
Platte	4,067	4,073	4,136	4,207	4,414	4,460	4,250	4,188	4,299	4,197	4,099	3,974
Sheridan	12,695	12,859	13,076	13,411	13,492	13,982	13,617	13,863	13,537	13,824	13,626	13,524
Sublette	3,003	2,976	2,983	3,181	3,379	3,640	3,676	3,703	3,576	3,506	3,396	3,250
Sweetwater	18,767	19,008	19,477	19,707	19,608	19,629	19,241	18,720	19,453	19,190	18,967	19,110
Teton	11,437	11,575	11,713	10,977	11,632	14,129	15,170	14,567	13,324	11,524	10,376	11,182
Uinta	10,088	10,100	10,201	10,336	10,494	10,742	10,706	10,621	10,756	10,548	10,547	10,375
Washakie	4,261	4,192	4,166	4,186	4,227	4,277	4,286	4,314	4,244	4,439	4,362	4,296
Weston	3,112	3,115	3,133	3,210	3,242	3,284	3,178	3,124	3,205	3,203	3,181	3,104
Wyoming	252,290	254,316	257,849	258,762	260,032	267,559	268,296	266,065	262,701	263,573	260,720	258,300

¹⁴⁸ ¹⁴⁸Data Source: Jan-Oct 2002, Bureau of Labor Statistics. Nov-Dec 2002, Wyoming Labor Force Trends (<http://lmi.state.wy.us/laus/toc.htm>), News Release (<http://lmi.state.wy.us/news.htm>); 11/02: revised; 12/02: preliminary.

TABLE III.A.3
MONTHLY UNEMPLOYMENT RATE BY COUNTY¹⁴⁹
JANUARY – DECEMBER 2002

County	Jan-02	Feb-02	Mar-02	Apr-02	May-02	Jun-02	Jul-02	Aug-02	Sep-02	Oct-02	Nov-02	Dec-02p
Albany	2.2	2.3	2.2	2.2	1.8	2.0	1.6	1.5	1.5	1.5	1.6	1.9
Big Horn	6.4	7.0	6.7	5.4	5.0	4.8	4.3	4.4	4.1	3.6	4.0	5.1
Campbell	3.3	3.4	3.4	3.6	3.4	3.4	2.9	3.0	3.1	3.1	3.1	3.4
Carbon	7.2	6.6	5.4	5.2	4.3	3.9	3.0	2.8	2.8	3.2	3.7	4.6
Converse	5.2	4.6	4.6	4.2	3.5	3.8	3.3	3.4	3.6	3.6	4.7	5.7
Crook	4.8	5.0	5.1	5.1	3.0	2.8	2.3	2.1	2.5	2.5	3.5	4.0
Fremont	7.6	7.2	7.0	6.2	5.3	5.6	4.9	4.5	5.0	5.2	6.0	6.9
Goshen	5.3	5.0	3.9	3.7	3.0	3.7	3.2	3.1	2.8	2.5	2.6	3.3
Hot Springs	6.0	6.1	6.0	5.0	4.5	4.5	3.1	2.9	3.4	3.0	3.5	4.7
Johnson	4.0	3.3	3.3	3.1	2.8	2.6	1.7	1.7	2.0	2.0	2.6	3.5
Laramie	4.4	4.1	3.9	3.7	3.6	3.8	3.1	3.0	3.4	3.3	3.6	3.9
Lincoln	7.6	7.6	7.2	6.6	5.2	5.4	4.2	4.3	5.1	5.0	6.1	7.2
Natrona	5.1	4.6	4.7	4.7	4.5	4.5	3.7	3.7	4.0	4.0	4.4	4.7
Niobrara	4.0	3.3	4.0	3.9	4.4	3.7	2.8	2.5	2.6	2.4	4.7	5.9
Park	6.2	6.2	6.0	5.5	4.0	3.5	2.8	2.8	3.1	3.3	4.5	5.1
Platte	5.4	5.8	4.7	4.2	3.1	3.8	3.7	3.7	3.7	3.9	4.5	5.1
Sheridan	4.9	5.2	5.0	4.7	3.3	3.2	2.6	2.7	2.8	3.1	4.0	4.8
Sublette	2.9	3.0	3.2	3.4	2.4	2.3	1.9	2.0	2.3	2.1	2.4	2.6
Sweetwater	5.6	5.3	4.9	4.6	4.3	4.6	4.4	3.9	3.6	3.8	4.2	4.8
Teton	2.9	3.3	3.1	5.3	3.9	2.1	1.4	1.5	1.5	2.1	4.6	4.0
Uinta	6.7	6.4	6.1	5.9	6.0	6.4	5.1	4.6	4.7	4.9	5.2	5.7
Washakie	6.4	6.3	6.8	6.0	6.8	5.3	4.3	3.9	4.2	3.4	3.5	4.3
Weston	4.7	4.7	4.5	4.4	3.5	3.5	2.5	2.4	2.7	2.9	3.7	4.3
Wyoming	5.0	4.8	4.6	4.5	4.0	3.9	3.3	3.2	3.3	3.4	4.0	4.4

¹⁴⁹ Data Source: Jan-Oct 2002, Bureau of Labor Statistics. Nov-Dec 2002, Wyoming Labor Force Trends (<http://lmi.state.wy.us/laus/toc.htm>), News Release (<http://lmi.state.wy.us/news.htm>); 11/02: revised; 12/02: preliminary.

TABLE III.A.4
ANNUAL LABOR FORCE BY COUNTY ¹⁵⁰
 1990 - 2001

County	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Albany	16,707	16,144	15,967	15,213	16,297	16,728	16,984	16,591	17,418	18,246	18,660	19,187
Big Horn	4,871	4,718	4,826	4,840	5,082	5,146	5,371	5,494	5,734	5,783	5,994	5,948
Campbell	16,402	16,533	16,743	17,084	18,139	18,362	18,571	18,535	19,072	19,638	20,617	22,360
Carbon	8,819	8,602	8,318	8,312	8,745	8,702	8,525	8,207	8,237	8,389	8,324	8,222
Converse	5,729	5,740	5,997	6,090	6,257	6,389	6,521	6,505	6,567	6,652	6,773	6,575
Crook	2,674	2,669	2,751	2,877	2,887	3,049	3,055	2,948	2,970	3,062	3,153	2,995
Fremont	15,745	15,545	16,107	16,215	17,172	17,545	17,804	17,273	17,478	17,996	18,191	18,547
Goshen	5,947	5,888	6,049	6,032	6,354	6,438	6,454	6,321	6,406	6,517	6,624	6,407
Hot Springs	2,408	2,416	2,444	2,494	2,571	2,425	2,530	2,383	2,389	2,431	2,450	2,466
Johnson	3,414	3,337	3,296	3,320	3,628	3,591	3,747	3,681	3,729	3,906	3,956	3,853
Laramie	36,688	35,940	37,124	37,669	38,931	39,109	39,151	38,491	39,091	39,922	41,336	42,186
Lincoln	5,778	5,988	6,328	6,143	6,274	6,380	6,425	6,236	6,283	6,615	6,570	6,797
Natrona	31,896	31,396	31,217	31,624	32,276	32,752	32,693	32,387	32,963	33,736	34,333	35,239
Niobrara	1,180	1,163	1,153	1,127	1,183	1,235	1,293	1,199	1,273	1,326	1,297	1,244
Park	13,055	13,036	13,334	13,604	14,588	15,246	15,176	14,794	15,120	15,359	15,440	15,436
Platte	3,865	3,789	3,916	3,950	4,097	4,201	4,257	4,284	4,429	4,647	4,665	4,465
Sheridan	12,114	12,044	12,530	13,074	13,407	13,683	13,607	13,357	13,558	13,691	14,126	14,048
Sublette	2,662	2,701	2,781	2,823	3,018	3,019	3,060	2,945	3,024	3,141	3,233	3,347
Sweetwater	20,348	20,557	21,113	21,105	21,883	21,705	21,126	20,569	21,009	20,625	20,213	20,388
Teton	8,204	8,481	8,980	9,469	10,139	10,513	10,621	10,565	10,978	11,630	12,284	12,633
Uinta	9,906	10,021	10,259	10,645	10,739	10,916	11,033	10,552	10,699	10,513	10,579	11,005
Washakie	4,244	4,253	4,451	4,494	4,712	4,830	4,870	4,758	4,891	4,882	4,740	4,599
Weston	3,323	3,173	3,212	3,188	3,321	3,375	3,327	3,215	3,246	3,361	3,389	3,316
Wyoming	235,977	234,135	238,895	241,388	251,695	255,336	256,198	251,288	256,563	262,069	266,945	271,262

¹⁵⁰Data Source: State of Wyoming, Wyoming Department of Employment, Labor Market Information, Local Area Unemployment Statistics.

TABLE III.A.5
ANNUAL EMPLOYMENT BY COUNTY ¹⁵¹
 1990 - 2001

County	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Albany	15,784	15,576	15,498	14,795	15,854	16,365	16,664	16,244	17,052	17,908	18,361	18,808
Big Horn	4,567	4,425	4,493	4,534	4,727	4,848	5,048	5,174	5,371	5,403	5,659	5,652
Campbell	15,562	15,716	15,779	16,160	17,246	17,500	17,695	17,556	18,150	18,618	19,923	21,706
Carbon	8,344	8,106	7,820	7,805	8,262	8,243	8,075	7,786	7,794	7,944	7,986	7,858
Converse	5,396	5,442	5,642	5,741	5,919	6,055	6,170	6,102	6,221	6,308	6,470	6,298
Crook	2,587	2,590	2,661	2,767	2,770	2,925	2,916	2,806	2,810	2,907	3,023	2,881
Fremont	14,515	14,455	14,864	15,038	15,831	16,261	16,425	15,829	16,098	16,620	17,020	17,360
Goshen	5,663	5,658	5,764	5,759	6,055	6,156	6,128	6,004	6,106	6,270	6,423	6,175
Hot Springs	2,311	2,305	2,307	2,356	2,432	2,311	2,424	2,277	2,280	2,306	2,367	2,361
Johnson	3,243	3,161	3,101	3,162	3,478	3,456	3,604	3,512	3,575	3,770	3,843	3,735
Laramie	34,787	34,444	35,529	36,125	37,216	37,669	37,729	37,002	37,684	38,524	40,137	40,692
Lincoln	5,399	5,550	5,814	5,653	5,793	5,911	5,992	5,831	5,889	6,209	6,226	6,433
Natrona	29,877	29,405	28,886	29,275	30,137	30,906	30,611	30,460	31,182	31,900	32,840	33,810
Niobrara	1,134	1,115	1,097	1,086	1,153	1,207	1,263	1,174	1,238	1,288	1,262	1,203
Park	12,419	12,456	12,754	13,043	13,954	14,615	14,521	14,091	14,421	14,652	14,811	14,756
Platte	3,661	3,595	3,689	3,737	3,878	4,021	4,090	4,101	4,212	4,439	4,496	4,292
Sheridan	11,416	11,310	11,791	12,464	12,714	13,035	12,955	12,648	12,855	13,017	13,540	13,485
Sublette	2,586	2,625	2,688	2,722	2,921	2,907	2,949	2,858	2,927	3,022	3,152	3,278
Sweetwater	19,231	19,309	19,773	19,796	20,683	20,566	19,796	19,349	19,874	19,333	19,233	19,447
Teton	8,035	8,274	8,719	9,231	9,902	10,273	10,324	10,292	10,749	11,369	12,072	12,349
Uinta	9,227	9,288	9,383	9,713	9,832	10,186	10,217	9,898	10,090	9,778	9,997	10,453
Washakie	4,037	4,055	4,181	4,176	4,423	4,527	4,597	4,492	4,603	4,564	4,491	4,391
Weston	3,170	3,025	3,024	3,023	3,128	3,211	3,152	3,035	3,088	3,174	3,238	3,173
Wyoming	222,951	221,887	225,256	228,158	238,307	243,152	243,343	238,520	244,269	249,323	256,568	260,596

¹⁵¹Data Source: State of Wyoming, Wyoming Department of Employment, Labor Market Information, Local Area Unemployment Statistics.

TABLE III.A.6
ANNUAL UNEMPLOYMENT RATES BY COUNTY ¹⁵²
 1990 - 2001

COUNTY	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Albany	5.5	3.5	2.9	2.7	2.7	2.2	1.9	2.1	2.1	1.9	1.6	2.0
Big Horn	6.2	6.2	6.9	6.3	7.0	5.8	6.0	5.8	6.3	6.6	5.6	5.0
Campbell	5.1	4.9	5.8	5.4	4.9	4.7	4.7	5.3	4.8	5.2	3.4	2.9
Carbon	5.4	5.8	6.0	6.1	5.5	5.3	5.3	5.1	5.4	5.3	4.1	4.4
Converse	5.8	5.2	5.9	5.7	5.4	5.2	5.4	6.2	5.3	5.2	4.5	4.2
Crook	3.3	3.0	3.3	3.8	4.1	4.1	4.5	4.8	5.4	5.1	4.1	3.8
Fremont	7.8	7.0	7.7	7.3	7.8	7.3	7.7	8.4	7.9	7.6	6.4	6.4
Goshen	4.8	3.9	4.7	4.5	4.7	4.4	5.1	5.0	4.7	3.8	3.0	3.6
Hot Springs	4.0	4.6	5.6	5.5	5.4	4.7	4.2	4.4	4.6	5.1	3.4	4.3
Johnson	5.0	5.3	5.9	4.8	4.1	3.8	3.8	4.6	4.1	3.5	2.9	3.1
Laramie	5.2	4.2	4.3	4.1	4.4	3.7	3.6	3.9	3.6	3.5	2.9	3.5
Lincoln	6.6	7.3	8.1	8.0	7.7	7.4	6.7	6.5	6.3	6.1	5.2	5.4
Natrona	6.3	6.3	7.5	7.4	6.6	5.6	6.4	5.9	5.4	5.4	4.3	4.1
Niobrara	3.9	4.1	4.9	3.6	2.5	2.3	2.3	2.1	2.7	2.9	2.7	3.3
Park	4.9	4.4	4.3	4.1	4.3	4.1	4.3	4.8	4.6	4.6	4.1	4.4
Platte	5.3	5.1	5.8	5.4	5.3	4.3	3.9	4.3	4.9	4.5	3.6	3.9
Sheridan	5.8	6.1	5.9	4.7	5.2	4.7	4.8	5.3	5.2	4.9	4.1	4.0
Sublette	2.9	2.8	3.3	3.6	3.2	3.7	3.6	3.0	3.2	3.8	2.5	2.1
Sweetwater	5.5	6.1	6.3	6.2	5.5	5.2	6.3	5.9	5.4	6.3	4.8	4.6
Teton	2.1	2.4	2.9	2.5	2.3	2.3	2.8	2.6	2.1	2.2	1.7	2.2
Uinta	6.9	7.3	8.5	8.8	8.4	6.7	7.4	6.2	5.7	7.0	5.5	5.0
Washakie	4.9	4.7	6.1	7.1	6.1	6.3	5.6	5.6	5.9	6.5	5.3	4.5
Weston	4.6	4.7	5.9	5.2	5.8	4.9	5.3	5.6	4.9	5.6	4.5	4.3
Wyoming	5.5	5.2	5.7	5.5	5.3	4.8	5.0	5.1	4.8	4.9	3.9	3.9

¹⁵²Data Source: State of Wyoming, Wyoming Department of Employment, Labor Market Information, Local Area Unemployment Statistics.

III.B. Census 2000

TABLE III.B.1
INDIVIDUALS IN POVERTY BY AGE BY COUNTY
2000 CENSUS

County	Total	Income below poverty level	Under 5 years	5 years	6 to 11 years	12 to 17 years	18 to 64 years	65 to 74 years	75 years and over
Albany	29,652	6,228	308	52	356	254	5,036	127	95
Big Horn	11,227	1,583	197	36	202	220	753	74	101
Campbell	33,421	2,544	245	23	266	306	1,496	62	146
Carbon	14,595	1,879	197	28	204	201	981	122	146
Converse	11,934	1,379	166	22	156	210	697	67	61
Crook	5,790	529	17	2	104	39	274	40	53
Fremont	34,975	6,155	647	153	801	755	3,236	316	247
Goshen	12,085	1,677	237	6	151	85	937	95	166
Hot Springs	4,737	504	24	6	46	58	302	31	37
Johnson	7,029	712	24	8	69	84	391	61	75
Laramie	78,087	7,104	728	45	927	799	4,034	231	340
Lincoln	14,435	1,295	133	32	187	179	652	55	57
Natrona	65,011	7,695	987	171	858	827	4,281	199	372
Niobrara	2,301	309	27	4	32	23	152	40	31
Park	24,983	3,182	254	56	464	298	1,818	147	145
Platte	8,701	1,021	111	20	130	98	493	65	104
Sheridan	25,817	2,775	252	90	289	312	1,582	131	119
Sublette	5,824	565	34	6	66	63	339	41	16
Sweetwater	36,943	2,871	324	17	269	446	1,610	63	142
Teton	18,121	1,089	69	13	71	93	790	15	38
Uinta	19,360	1,913	323	61	240	171	1,021	56	41
Washakie	8,091	1,140	85	12	180	179	533	45	106
Weston	6,366	628	60	7	68	60	301	29	103
Wyoming	479,485	54,777	5,449	870	6,136	5,760	31,709	2,112	2,741

TABLE III.B.2
TYPE OF INCOME BY HOUSEHOLD BY COUNTY
 2000 CENSUS

County	Total House holds	With earnings	With wage or salary income	With self- employment income	With interest, dividends, or net rental income	With Social Security income	With Supplement al Security Income (SSI)	With public assistance income	With retirement income	With other types of income
Albany	13,289	11,676	11,273	2,083	5,443	2,057	217	239	1,373	1,548
Big Horn	4,315	3,270	3,048	778	1,640	1,543	206	116	760	579
Campbell	12,242	11,210	10,911	1,649	3,749	1,565	222	187	974	1,751
Carbon	6,159	4,965	4,757	952	2,087	1,558	145	188	850	841
Converse	4,709	3,899	3,744	867	1,461	1,156	121	163	569	700
Crook	2,306	1,801	1,654	531	796	697	45	40	285	341
Fremont	13,553	10,732	10,140	2,415	4,555	3,835	531	773	2,145	2,282
Goshen	5,067	3,803	3,576	904	1,690	1,771	159	245	836	706
Hot Springs	2,117	1,587	1,477	353	797	823	87	38	423	349
Johnson	2,972	2,241	2,054	704	1,328	1,098	101	17	606	430
Laramie	32,032	26,194	25,332	4,284	13,026	7,921	980	822	6,215	5,423
Lincoln	5,295	4,276	4,038	1,093	2,010	1,328	103	64	851	748
Natrona	26,801	21,840	20,962	3,943	10,360	6,974	791	801	3,831	4,198
Niobrara	1,023	779	683	304	296	391	29	38	117	122
Park	10,321	8,335	7,738	2,204	4,781	2,908	284	228	1,654	1,454
Platte	3,635	2,852	2,646	869	1,172	1,227	108	121	625	504
Sheridan	11,169	8,632	8,204	1,963	4,976	3,536	425	276	1,649	1,634
Sublette	2,372	2,024	1,859	602	1,009	530	55	53	318	311
Sweetwater	14,105	12,231	11,954	1,794	5,029	2,685	351	257	1,861	1,955
Teton	7,698	6,956	6,500	1,906	3,911	950	80	98	724	727
Uinta	6,844	6,100	5,913	1,011	1,925	1,163	140	189	699	1,103
Washakie	3,294	2,648	2,528	614	1,324	1,044	84	71	526	375
Weston	2,641	2,015	1,874	521	728	848	117	53	388	345
Wyoming	193,959	160,066	152,865	32,344	74,093	47,608	5,381	5,077	28,279	28,426

TABLE III.B.3
INCOME SPENT ON HOUSING – FOR RENTER OCCUPIED UNITS BY COUNTY
 2000 CENSUS

County	Less than 10 percent	10 to 14 percent	15 to 19 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 to 39 percent	40 to 49 percent	50 percent or more	Not computed	Total:
Albany	336	451	612	719	560	549	415	475	1,815	413	6,345
Big Horn	87	153	133	82	93	41	27	63	84	221	984
Campbell	444	615	549	289	314	168	90	142	263	300	3,174
Carbon	235	214	291	173	146	58	51	54	191	295	1,708
Converse	169	169	173	114	92	95	56	50	64	160	1,142
Crook	71	75	44	29	24	23	15	11	31	88	411
Fremont	324	526	515	403	336	194	181	179	366	472	3,496
Goshen	107	194	182	154	105	57	66	51	184	216	1,316
Hot Springs	95	78	105	67	57	60	23	34	37	74	630
Johnson	82	86	115	73	16	69	15	57	81	83	677
Laramie	602	1,275	1,486	1,113	1,053	691	544	595	1,176	1,135	9,670
Lincoln	101	167	176	82	82	54	30	28	81	120	921
Natrona	673	1,385	1,268	1,145	670	493	412	498	912	537	7,993
Niobrara	26	32	29	17	25	3	7	4	15	64	222
Park	254	392	399	380	205	166	119	115	357	325	2,712
Platte	102	137	100	71	39	50	12	39	59	191	800
Sheridan	249	471	431	466	326	272	156	207	417	300	3,295
Sublette	41	74	50	58	23	21	13	32	75	115	502
Sweetwater	449	715	487	402	286	162	134	125	385	343	3,488
Teton	338	540	527	381	290	185	171	236	285	317	3,270
Uinta	227	374	255	192	82	82	42	82	172	136	1,644
Washakie	63	113	158	62	41	58	32	79	70	168	844
Weston	34	95	65	61	49	18	30	21	59	117	549
Wyoming	5,109	8,331	8,150	6,533	4,914	3,569	2,641	3,177	7,179	6,190	55,793

NATIVE AMERICAN RESERVATION AND TRUST LANDS

Wind River Reservation	211	345	308	253	207	115	95	86	242	323	2,185
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TABLE III.B.4
INCOME SPENT ON HOUSING – FOR HOUSING UNITS WITH A MORTGAGE BY COUNTY

County	2000 CENSUS										Not computed	Total
	Less than 10 percent	10 to 14 percent	15 to 19 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 to 39 percent	40 to 49 percent	50 percent or more			
Albany	221	666	748	518	424	230	124	147	154	8	3,240	
Big Horn	103	279	256	186	115	57	43	34	69	2	1,144	
Campbell	288	1,164	1,209	749	358	209	133	123	170	10	4,413	
Carbon	302	455	372	265	170	88	40	55	66	19	1,832	
Converse	181	402	332	205	112	59	56	50	77	9	1,483	
Crook	75	90	81	62	29	17	12	5	19	0	390	
Fremont	351	593	828	499	437	204	157	71	253	12	3,405	
Goshen	138	252	303	269	170	79	51	61	105	0	1,428	
Hot Springs	38	122	99	75	73	27	36	30	47	0	547	
Johnson	49	162	130	147	119	33	22	56	58	0	776	
Laramie	697	2,167	2,784	2,398	1,394	933	502	656	763	35	12,329	
Lincoln	126	347	363	296	222	118	76	139	139	12	1,838	
Natrona	965	2,316	2,160	1,781	964	567	374	380	591	55	10,153	
Niobrara	42	38	34	42	12	17	7	6	17	2	217	
Park	209	593	583	561	308	204	153	146	284	0	3,041	
Platte	127	246	211	119	70	35	14	28	98	7	955	
Sheridan	224	586	716	603	449	202	173	184	315	14	3,466	
Sublette	35	87	85	69	63	45	16	15	56	2	473	
Sweetwater	426	1,173	1,201	833	567	325	164	157	259	23	5,128	
Teton	202	283	328	282	328	142	167	156	320	0	2,208	
Uinta	162	569	630	454	301	96	82	97	139	0	2,530	
Washakie	124	281	258	217	92	74	37	75	51	0	1,209	
Weston	72	136	168	61	68	22	26	20	31	0	604	
Wyoming	5,157	13,007	13,879	10,691	6,845	3,783	2,465	2,691	4,081	210	62,809	

NATIVE AMERICAN RESERVATION AND TRUST LANDS

Wind River Reservation	228	375	492	328	199	111	99	13	140	12	1,997
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TABLE III.B.5
INCOME SPENT ON HOUSING – FOR HOUSING UNITS WITHOUT A MORTGAGE BY COUNTY
 2000 CENSUS

County	Less than 10 percent	10 to 14 percent	15 to 19 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 to 39 percent	40 to 49 percent	50 percent or more	Not computed	Total
Albany	1,203	203	109	101	29	23	20	7	45	17	1,757
Big Horn	490	174	88	60	32	10	9	13	34	6	916
Campbell	590	173	32	12	28	19	8	18	30	21	931
Carbon	769	190	104	54	44	43	8	7	34	11	1,264
Converse	477	131	57	52	21	24	0	18	25	2	807
Crook	255	62	59	33	12	6	1	7	0	11	446
Fremont	1,619	542	268	134	90	47	34	34	83	25	2,876
Goshen	458	206	156	69	35	33	13	18	57	6	1,051
Hot Springs	144	102	46	36	0	21	0	2	7	23	381
Johnson	332	139	46	13	34	35	0	6	25	8	638
Laramie	2,857	985	294	284	96	91	49	43	127	46	4,872
Lincoln	688	215	96	38	24	17	23	17	17	12	1,147
Natrona	3,283	823	366	234	114	35	26	24	130	62	5,097
Niobrara	120	49	27	29	17	7	4	6	2	2	263
Park	1,035	350	245	100	136	16	14	15	60	8	1,979
Platte	377	122	79	39	28	10	10	15	24	0	704
Sheridan	1,059	433	263	135	51	37	39	30	71	15	2,133
Sublette	239	54	24	32	11	9	4	8	6	2	389
Sweetwater	1,423	371	122	93	39	20	23	13	44	7	2,155
Teton	529	184	78	25	31	31	19	10	34	6	947
Uinta	523	130	79	56	14	14	0	5	20	8	849
Washakie	419	34	39	44	28	8	9	9	10	10	610
Weston	326	98	60	30	7	9	9	3	26	2	570
Wyoming	19,215	5,770	2,737	1,703	921	565	322	328	911	310	32,782

NATIVE AMERICAN RESERVATION AND TRUST LANDS

Wind River Reservation	948	329	214	79	51	45	18	17	71	15	1,787
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TABLE III.B.6
HOUSING VALUES BY COUNTY
 2000 CENSUS

County	Occupied Housing Units	Median Value (\$)	Specified Owners		Specified Renters	
			Mortgage	Monthly Owner Costs (\$) No Mortgage	Median Contract Rent (\$)	Median Gross Rent (\$)
Albany	13,269	118,600	916	225	430	464
Big Horn	4,312	71,800	637	222	291	380
Campbell	12,207	102,900	879	247	402	463
Carbon	6,129	76,500	685	196	310	377
Converse	4,694	84,900	714	206	290	349
Crook	2,308	85,400	682	207	302	393
Fremont	13,545	89,300	714	217	320	381
Goshen	5,061	77,000	672	199	296	368
Hot Springs	2,108	80,400	722	217	304	366
Johnson	2,959	115,500	849	227	362	445
Laramie	31,927	106,400	901	242	418	473
Lincoln	5,266	95,300	855	233	362	464
Natrona	26,819	84,600	746	218	354	409
Niobrara	1,011	60,300	562	200	243	309
Park	10,312	107,300	821	242	363	435
Platte	3,625	84,100	698	205	307	362
Sheridan	11,167	102,100	819	249	363	439
Sublette	2,371	112,000	847	243	419	523
Sweetwater	14,105	104,200	953	231	363	428
Teton	7,688	365,400	1,498	451	638	707
Uinta	6,823	89,400	792	244	345	433
Washakie	3,278	83,600	697	214	333	393
Weston	2,624	66,700	664	199	280	364
Wyoming	193,608	96,600	825	229	373	437
NATIVE AMERICAN RESERVATION AND TRUST LANDS						
Wind River Reservation	8,373	84,200	692	209	308	366

TABLE III.B.7
HOUSEHOLD SIZE FOR OWNER OCCUPIED UNITS BY COUNTY
 2000 CENSUS

County	Total Occupied Housing Units	Owner occupied	1-person household	2-person household	3-person household	4-person household	5-person household	6-person household	7-or-more- person household
Albany	13,269	6,808	1,662	2,713	1,076	942	311	75	29
Big Horn	4,312	3,209	666	1,316	410	421	226	92	78
Campbell	12,207	8,985	1,209	3,112	1,747	1,818	820	215	64
Carbon	6,129	4,343	937	1,870	610	578	232	76	40
Converse	4,694	3,479	627	1,439	526	545	250	85	7
Crook	2,308	1,848	401	753	268	234	127	31	34
Fremont	13,545	9,866	2,204	3,871	1,433	1,325	581	217	235
Goshen	5,061	3,580	799	1,534	551	390	246	41	19
Hot Springs	2,108	1,446	383	620	178	138	89	33	5
Johnson	2,959	2,181	568	920	292	232	119	50	0
Laramie	31,927	22,050	4,800	8,429	3,557	3,375	1,374	338	177
Lincoln	5,266	4,286	812	1,733	565	519	352	187	118
Natrona	26,819	18,757	4,136	7,301	3,104	2,594	1,163	294	165
Niobrara	1,011	737	195	315	99	64	47	14	3
Park	10,312	7,355	1,642	3,075	988	1,017	451	113	69
Platte	3,025	2,746	614	1,179	374	362	151	47	19
Sheridan	11,167	7,691	2,055	3,131	1,071	967	363	62	42
Sublette	2,371	1,743	336	728	305	222	108	25	19
Sweetwater	14,105	10,591	1,930	3,707	1,922	1,794	822	311	105
Teton	7,688	4,216	819	1,823	725	625	162	47	15
Uinta	6,823	5,128	906	1,620	896	894	462	242	108
Washakie	3,278	2,397	536	964	317	322	176	44	108
Weston	2,624	2,046	401	892	277	305	133	27	11
Wyoming	193,608	135,488	28,638	53,045	21,291	19,683	8,765	2,660	1,406

III.C. Housing Needs Assessment Survey

TABLE III.C.1
STATE OF WYOMING NEW RESIDENT HOUSING NEEDS ASSESSMENT SURVEY
SURVEY RESULTS 1998 THROUGH 2002 (PERCENT DISTRIBUTION)

YEAR →	1998	1999	2000	2001	2002
TOTAL NUMBER OF RESPONDENTS →	2,144	4,282	3,951	5,285	4,923
TENURE by % Share					
Rent	.	.	55.9	44.2	52.2
Own	.	.	29.3	39.3	36.3
Missing	100.0	100.0	14.8	16.5	11.5
Total	100.0	100.0	100.0	100.0	100.0
HH SIZE by % Share					
One	15.8	17.4	17.4	16.2	16.2
Two	31.7	33.7	34.1	34.8	36.6
Three	16.6	18.1	19.1	18.9	17.9
Four	15.9	16.3	17.3	16.4	15.9
Five or more	11.6	13.5	11.5	12.2	11.6
Missing answer	8.4	1.0	0.5	1.5	1.7
Total	100.0	100.0	100.0	100.0	100.0
NO. OF BEDROOMS NOW by % Share					
Studio	0.6	1.0	0.8	0.4	0.2
One	8.7	9.0	10.3	9.6	10.7
Two	25.3	30.9	28.4	24.6	29.3
Three	31.7	35.4	37.4	35.7	36.6
Four	12.9	16.5	16.1	19.2	15.8
Five or more	5.5	5.1	5.7	8.6	5.3
Missing answer	15.4	2.1	1.3	1.9	2.1
Total	100.0	100.0	100.0	100.0	100.0
REASON FOR MOVING TO WY by %					
Job transfer for self or spouse	25.1	25.4	25.5	19.5	14.6
New job	19.9	15.1	16.0	14.3	8.5
Better quality of life	8.4	21.6	17.7	19.1	2.7
Better employment opportunities	13.9	5.0	7.0	8.4	12.5
College	24.9	3.0	1.9	3.2	3.9
Friends or relatives in WY	2.8	19.4	20.2	18.1	19.4
Starting or expanding a business	0.8	1.7	2.2	2.4	10.1
Other	1.7	7.9	7.6	13.2	20.8
Missing answer	2.6	0.9	2.0	1.8	7.6
Total	100.0	100.0	100.0	100.0	100.0
AGE by % Share					
16-17	.	.	1.5	2.0	0.3
18-22	18.1	17.6	8.2	20.6	18.6
23-25	.	.	9.1	.	.
26-35	27.7	27.4	27.0	28.6	30.4
36-45	26.3	24.9	23.3	21.5	20.4
46-54	14.2	15.5	16.0	15.3	17.4
55-64	7.8	9.4	9.0	7.5	8.7
65 and over	4.2	4.6	5.1	3.3	3.6
Missing answer	1.6	0.7	0.8	1.2	0.7
Total	100.0	100.0	100.0	100.0	100.0
HOUSING SATISFACTION by % Share					
Satisfied	81.9	83.6	81.0	75.7	76.4
Not satisfied	16.9	15.2	16.7	18.6	16.9
Missing answer (+2001.2 "Not sure")	1.2	1.1	2.3	5.7	6.7
Total	100.0	100.0	100.0	100.0	100.0
REASON FOR DISSATISFACTION by %					
Need more bedrooms	17.4	17.3	16.2	5.5	5.9
Rent or mortgage too high	21.4	17.2	15.6	10.0	13.3
Housing unit is in poor condition	14.6	8.4	8.7	4.5	5.3
Housing unit is too small	15.3	15.8	13.3	11.2	26.4
Affordable housing too far from work	4.7	2.9	2.3	2.8	3.6
Need garage or larger garage	0.0	0.0	4.3	6.8	7.1
Not handicapped accessible	0.0	0.0	0.8	0.4	0.5
Missing answer (+2001.2 "Other")	26.8	38.4	38.7	58.8	37.9
Total	100.0	100.0	100.0	100.0	100.0
TYPE OF HOUSING SOUGHT by % Share					
Single family home	51.6	44.5	47.1	61.0	59.5
Mobile home	9.2	4.7	4.1	6.3	5.9
Duplex	0.9	1.6	1.1	2.3	1.3

Trailer lot: trailer already owned	4.9	1.5	0.4	0.5	.
Apartment	1.2	4.3	4.8	6.8	5.8
Fourplex	0.5	0.3	0.1	0.2	.
Condominium	1.9	0.2	0.4	0.7	.
Townhome	3.5	2.0	2.3	1.0	.
Missing answer (+2001.2 "Other")	26.3	41.0	39.7	21.1	27.5
Total	100.0	100.0	100.0	100.0	100.0
WHAT IS AFFORDABLE RENT by %					
Under \$250	4.1	4.6	3.7	10.4	13.4
\$250 - \$365	17.9	16.8	15.8	13.1	13.7
\$366 - \$474	12.8	10.2	10.5	12.5	13.9
\$475 - \$599	8.2	10.6	11.4	13.5	11.7
\$600 - \$724	2.8	3.7	3.8	8.2	9.3
\$725 - \$824	1.5	1.4	1.1	3.6	4.8
\$825 - \$949	1.2	0.6	0.7	2.9	3.4
\$950 and over	0.0	0.0	0.8	7.3	10.3
Missing answer	51.6	52.1	52.2	28.4	19.6
Total	100.0	100.0	100.0	100.0	100.0
WHAT IS AFFORDABLE HOME by %					
Less than \$50,000	8.3	8.5	7.1	7.8	11.1
\$50,000 - \$59,999	7.5	5.7	5.6	5.7	7.0
\$60,000 - \$69,999	7.5	5.2	4.9	5.5	5.9
\$70,000 - \$79,999	6.7	6.0	6.2	8.3	8.0
\$80,000 - \$89,999	5.3	8.3	6.1	9.3	8.6
\$90,000 - \$99,999	3.9	4.5	4.8	7.4	13.3
\$100,000 - \$124,999	3.1	5.1	5.3	11.2	18.4
\$125,000 - \$149,999	3.9	4.8	3.5	7.6	8.8
\$150,000 and over	0.0	0.0	3.2	9.0	14.1
Missing answer	53.9	51.8	53.3	28.1	4.7
Total	100.0	100.0	100.0	100.0	100.0
OCCUPATION by % Share					
Transportation or public utilities	9.8	4.7	4.3	4.6	4.4
Finance, insurance and real estate	16.9	2.8	2.4	2.5	2.5
Construction	16.9	9.0	8.0	8.4	6.2
Services	8.5	34.3	32.4	21.7	16.7
Retail trade	1.9	5.3	5.4	5.7	4.7
Wholesale trade	2.0	0.7	0.6	0.7	0.4
Manufacturing	2.8	1.4	1.7	1.5	1.3
Government: Non-military	1.1	3.6	4.2	5.4	5.4
Military	2.5	0.9	1.0	0.3	0.1
Agriculture	3.1	2.1	2.4	2.2	1.8
Mining	4.1	3.8	4.4	8.6	6.6
Not working	7.4	9.6	8.6	6.2	8.2
Retired	7.1	8.0	7.8	2.9	5.7
Student (2001.2 "Other")	.	.	2.8	13.3	16.0
Missing answer	15.9	13.9	14.1	15.9	20.0
Total	100.0	100.0	100.0	100.0	100.0
GROSS HOUSEHOLD INCOME by %					
Less than \$12,000	8.8	9.4	6.7	8.3	9.9
\$12,000 - \$14,999	7.2	5.4	6.1	3.7	2.7
\$15,000 - \$19,999	6.8	5.0	5.1	4.7	5.3
\$20,000 - \$24,999	8.2	7.3	6.8	5.8	6.5
\$25,000 - \$29,999	7.1	9.2	7.7	7.6	6.9
\$30,000 - \$34,999	6.9	8.0	7.0	6.6	6.8
\$35,000 - \$39,999	4.9	4.9	6.0	5.7	5.5
\$40,000 - \$44,999	5.6	4.8	5.7	5.6	5.4
\$45,000 - \$49,999	4.6	4.6	5.3	5.2	4.7
\$50,000 - \$74,999	15.6	13.8	14.4	14.7	13.9
75,000 - \$99,999	1.4	4.3	5.4	6.7	6.0
100,000 and over	1.0	3.9	5.0	7.0	8.0
Missing answer	21.9	19.3	18.8	18.3	18.5
Total	100.0	100.0	100.0	100.0	100.0
HEAD OF HH by % Share					
Yes	57.3	58.2	56.6	54.0	53.2
No	40.2	40.5	42.0	40.6	40.4
Missing answer	2.5	1.2	1.4	5.4	6.4
Total	100.0	100.0	100.0	100.0	100.0
MARITAL STATUS by % Share					
Married	58.3	58.6	58.7	54.8	53.4
Not married	40.6	40.2	40.5	41.6	42.3
Missing answer	1.1	1.2	0.8	3.6	4.3
Total	100.0	100.0	100.0	100.0	100.0