

**A PROFILE OF WYOMING  
DEMOGRAPHICS, ECONOMICS, AND HOUSING  
Semiannual Report, Ending June 30, 2002**

**Final Report**

**Sponsored by the  
Wyoming Housing Database Partnership**

# Wyoming Housing Database Partnership

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The conclusions and opinions contained within this document may not necessarily reflect those of the aforementioned partners.

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**Demographics, Economics, and Housing**  
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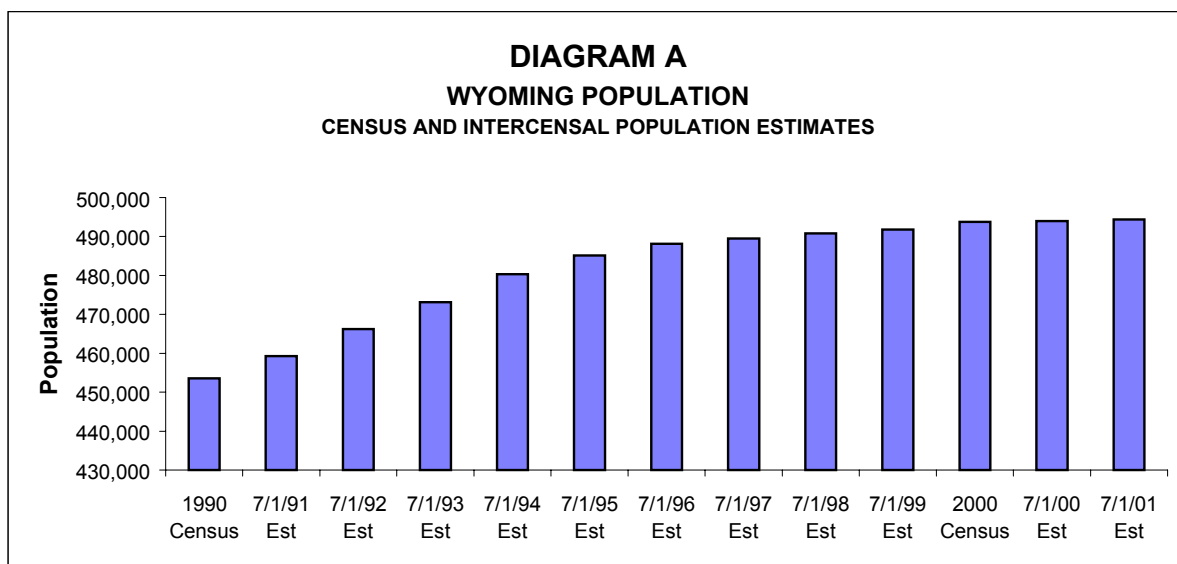
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## Executive Summary

### Demographic and Economic Conditions

Between 1990 and 2000, the total population of Wyoming rose by 8.86 percent, or nearly 40,200 people, from 453,588 to 493,782. On December 28, 2001, the Census Bureau released a new estimate for Wyoming's 2001 population. The estimate suggests that, as of July 1, 2001, statewide population continued to rise, although modestly, to 494,423 persons. This was an increase from April 1 of 2000 to July 1 of 2001 of only 641 persons, or a rise of just 0.1 percent. The total estimated change in population during the period from July 1, 2000 to July 1, 2001 was only 422 persons. 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 2000 to July 2001, Wyoming's natural increase was 2,150 people. If the population rose only 422 over this period, it means that some 1,728 people left the State. Other data sources suggest otherwise.

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 net new residents identified in the 2001 data 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. Over 2,278 persons between 26 and 45 came to Wyoming in 2001. The data suggest that a new trend may be emerging: Wyoming is no longer aging as it once was. There appears to be even stronger in-migration 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.

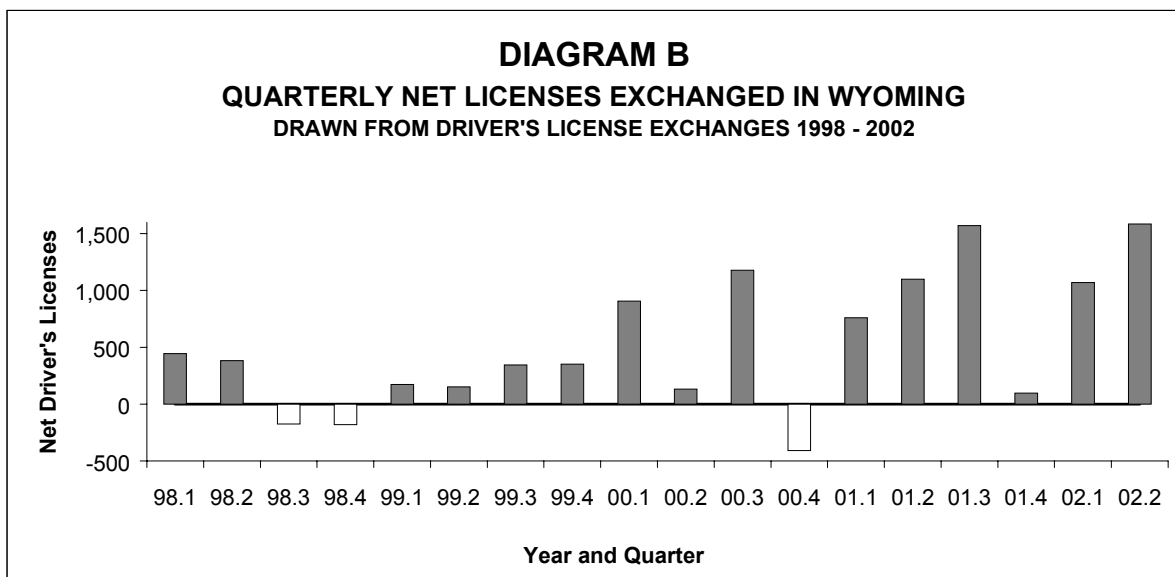
As seen in Table B, below, net migration, as measured by the driver's license exchanges in the first six months of 2002, was 75 percent of the 2001 total, with 2,655 persons moving into

Wyoming. Age groups ranging from 23 to 65 comprised a majority of the influx. These data suggest that population growth may be increasing more quickly than estimated by the U.S. Census Bureau.

**TABLE B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 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
<b>Net Migration by Age and Gender</b>									
Male	12	93	154	419	351	285	152	27	1,493
Female	18	-55	106	446	279	198	109	61	1,162
Total	30	38	260	865	630	483	261	88	2,655

Diagram B, below, presents the quarterly fluctuation in driver's license exchanges from January 1998 through June 2002. The first half of 2002 witnessed a significant increase in net migration compared with the same time frame in earlier years. The Census Bureau's population estimates indicated that there was an increase of 422 persons during the period from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicated a net migration of 2,630 persons during the same period, with 4,325 for the 12 month period ending in June of 2002.<sup>1</sup>

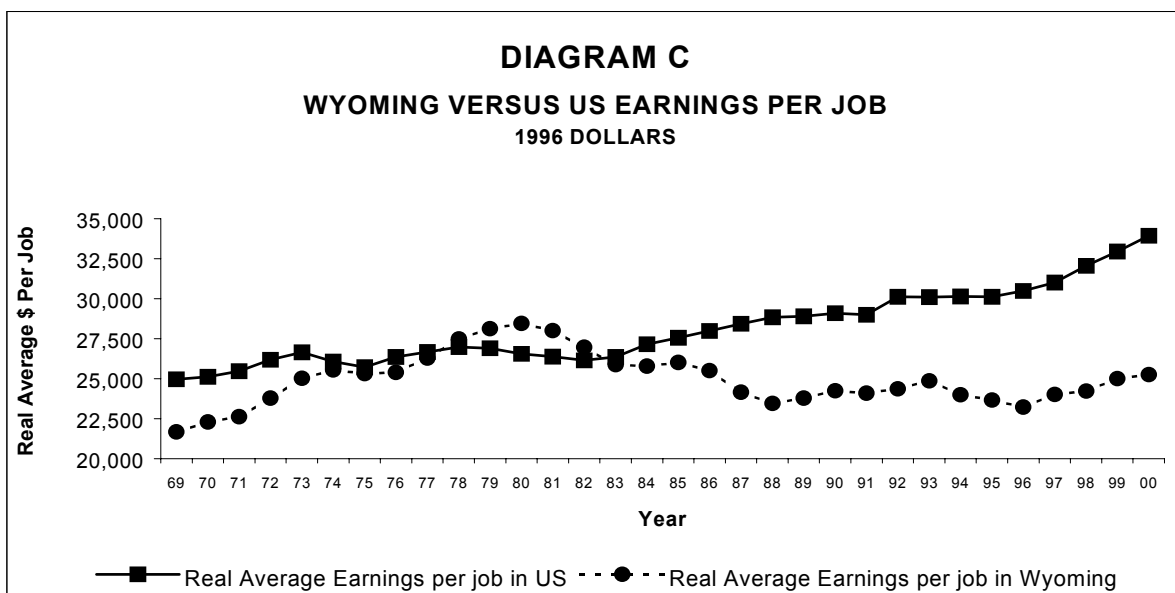


Between 2000 and 2001 Wyoming's labor force increased by 1.6 percent, or 4,317 persons, while employment gained 4,028 persons. This resulted in a mild increase in unemployment of 289 persons. However, the unemployment rate held steady at 3.9 percent for 2001, matching the rate of the previous year. Wyoming's 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 annual labor force statistics are not yet available for 2002, preliminary monthly figures indicate some fluctuation and increase in the State's unemployment rate. Still, economic theory suggests that unemployment rates below 4 percent, a labor force rising significantly more quickly than population, and rapidly expanding

<sup>1</sup> 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.

employment rolls are usually indicators of in-migrating people, contrary to the Census net migration figures.

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 2000 still did not exceed earnings received in 1981, as seen in Diagram C, below. High-paying jobs continued to be scarce in Wyoming, while lesser-paying jobs, such as retail and service jobs, proliferated. Even though mining gained 1,104 jobs between 1999 and 2000 and paid an average annual real wage exceeding \$64,200, the mix of low-paying and high-paying jobs led to a low average wage rate for Wyoming's working population. In 2000, Wyoming's real average earnings per job were \$22,279, but the U.S. average was \$33,927.



Total real personal income has risen from about \$4.3 billion in 1969 to nearly \$12.7 billion in 2000, 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 38 percent of all personal income received in Wyoming.

## 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 fourth quarter of 2000, average rents were only \$16 more per month, or \$396 per month. One year later, rents jumped \$33 per month, to an average of \$429. The rent for a mobile home lot rose from about \$131 per month in 1986 to \$177 at the end of 2001. The Statewide average rental cost for a two- or three-bedroom home rose from about \$359 per month in 1986 to \$598 by the end of 2001. 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 \$436, by the close of 2001.

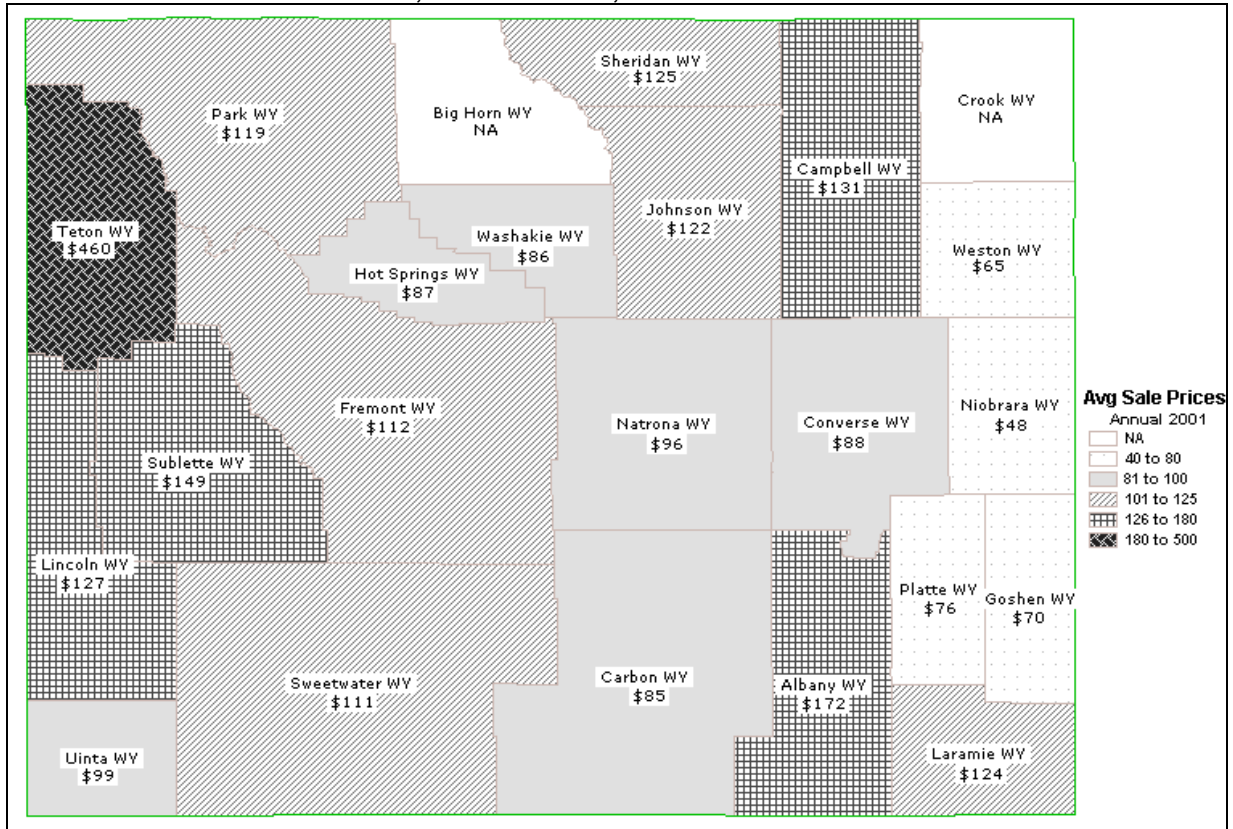
While all these rates have increased, the cost of houses and mobile homes on a lot recorded the largest increases. This, in turn, suggests that market demand is greater in this segment of the rental housing market. These rental values are expressed in nominal dollars, or dollars without the effects of inflation taken into consideration. Even though inflation rates have been low over the last several years, the inflation that has existed has 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 \$121,584 in 2001. This constituted an increase of 9.11 percent over the 2000 average.<sup>2</sup> 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.

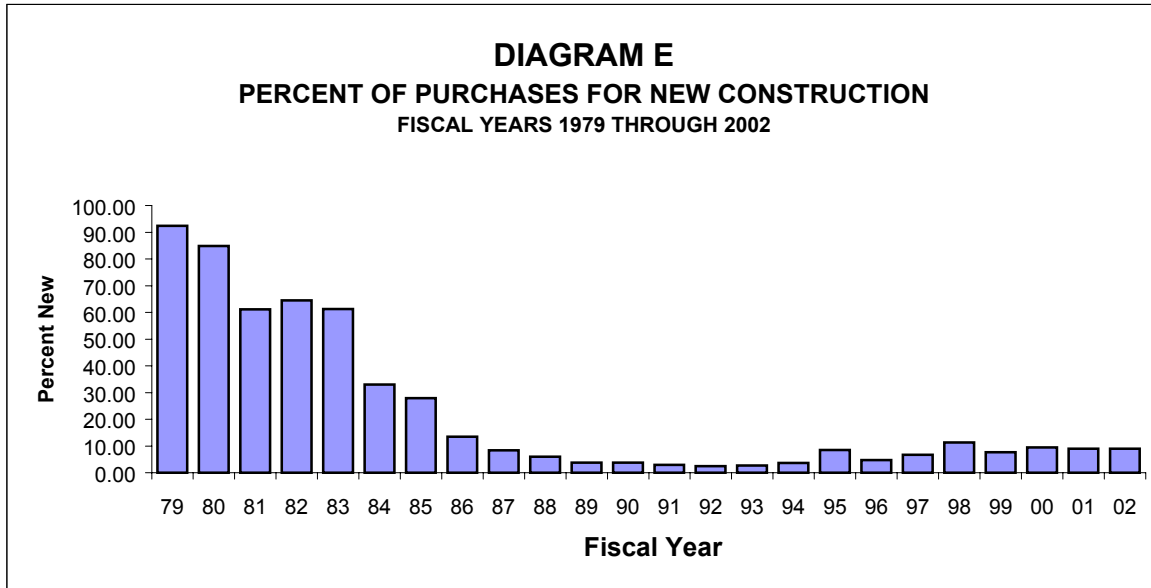
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<sup>2</sup> Big Horn and Crook Counties did not provide sales data.

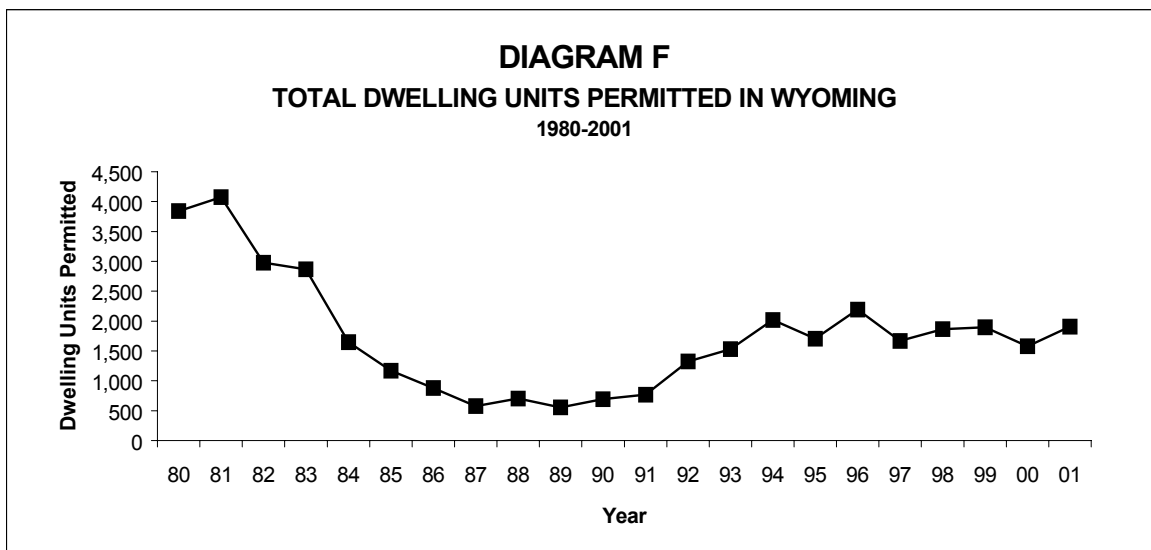
**DIAGRAM D**  
**AVERAGE WYOMING SINGLE-FAMILY HOME SALES PRICES**  
**1,000s OF DOLLARS, BY COUNTY 2001**



Over the past twenty-four years, the WCDA has been purchasing home loans in an effort to facilitate homeownership. Fiscal 2002 saw an increase in the number of home loans purchased by the WCDA over the previous year. However, less than 10 percent of the loans purchased over the past four years were for new construction. Home loans continued to be for older homes, with an average age of 37 years in 2002. Diagram E, on the following page, reflects this trend of purchasing loans for existing homes. In addition, the average purchase price continued to increase and reached \$81,120 in fiscal 2002.



Newly permitted residential construction is still far below the peak seen in the early 1980s. However, it has recovered to reach the level seen in 1999, a level of 1,907 units, as shown in Diagram F, below.



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 80 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, almost a third of new residents hope to spend less than \$365 per month on rent, and 62.5 percent of the newcomers hope to buy a house for less than \$100,000 dollars. 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, income, and rents (DIR), all of which are unearned income sources. Households with incomes from these sources were doing quite well. 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:

- 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 \$121,584 in 2001, rising 9.1 percent in one year.
- In 2001, Statewide average apartment rental rates rose 8.3 percent.
- Employment was up sharply in the highest-paying sector, mining.
- ***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.
  - Wyoming's per capita income was growing the second fastest in the nation in 2002, about 5.2 percent.
  - Driver's license exchange data indicated a net in-flow of 2,630 persons into Wyoming between July 2000 and July 2001, even though U.S. Census population estimates indicate a net out-migration of 1,728 during the same period. While these two data sources are not expected to be the same, they should move in the same direction.
  - 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. Hence, new construction permit data indicated that multi-family permits swelled in 2001, from 108 in 2000 to 362 in 2001, but only in selected high-growth areas.
- 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 provided data, review, and oversight assistance.

The purpose of this report is to present demographic, economic, and housing statistics, as well as other socioeconomic factors that influence housing and the provision of housing services. The results of the Partnership's research efforts are intended to aid planners, developers, lenders, and other housing providers in better interpreting affordable housing needs Statewide and at the local level. This document is published semiannually.

This report is in the form of two volumes. Volume I, entitled *A Profile Of Wyoming*, contains the main profile document, which is divided into two sections. Section I of the Profile, entitled *State 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. Volume II, entitled *Technical Appendix*, presents State and county labor force data, building permit, employment and income information, and various 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 *Wyoming Housing Database Partnership* for a list of available publications.

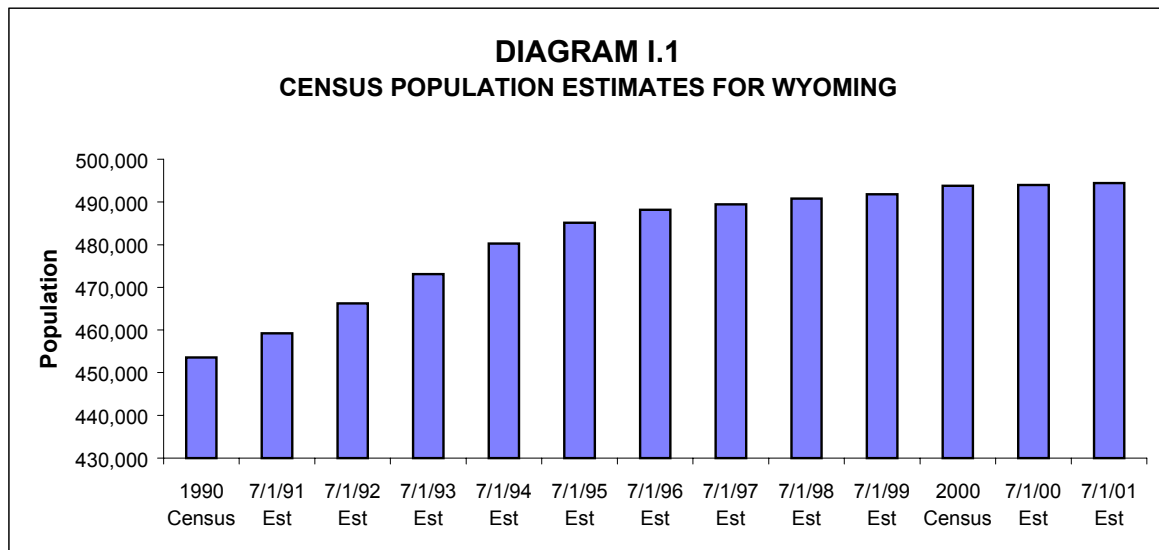


## Section I – State of Wyoming

### I.A. Demographics

#### I.A.1. Population

Between 1990 and 2000, the total population of Wyoming rose 8.86 percent, or nearly 40,200 people, from 453,588 to 493,782, as counted by the Decennial Census. Recently, the Census Bureau released new estimates for Wyoming's population. These estimates suggest that, as of July 1, 2001, statewide population continued to rise, although modestly, to 494,423 persons. This was an increase of only 422 persons, or a rise of just 0.1 percent over the July 2001 estimate. Diagram I.1, below, presents these estimates and Decennial Census data.



#### I.A.2. Migration

Total population change is a combination of births, deaths, and net migration of persons arriving in and leaving the State. The result of births minus deaths is termed the *natural increase* of the population. Over the period from July 2000 through July 2001, Wyoming's natural increase was 2,150 people. If the population of Wyoming rose only 422 people over this period, as the Census Bureau estimates have reported, it also means that over 1,728 people have left the State. Other data sources suggest that these migration and population estimates may be premature.

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 2000 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, provides 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
<b>In-migrants</b>									
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
<b>Out-migrants</b>									
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
<b>Net Change by Age and Gender</b>									
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

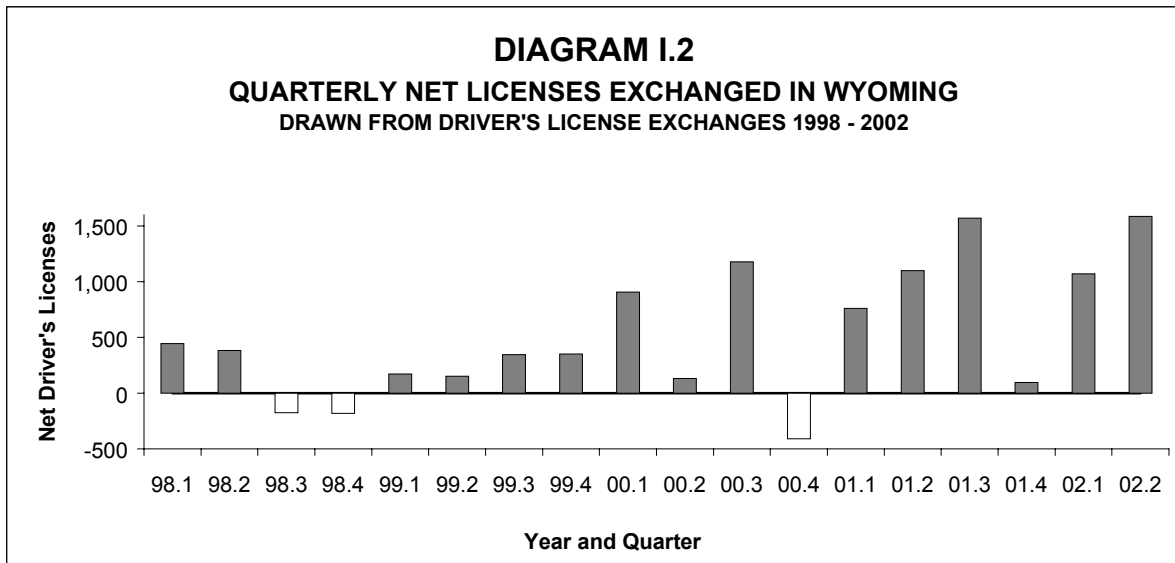
Net in-flow of new driver's licenses to Wyoming in 2001 was nearly twice that of 2000, increasing from 1,800 to 3,523. Interestingly, far fewer young persons were leaving the State, and fewer of those over age 65 were arriving in the State than previously. In addition, large numbers of those in their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

This trend continued during the first half of 2002. Net exchanged licenses from January through June 2002 comprised 75 percent of the 2001 total, with a net of 2,655 new licensed drivers moving into Wyoming. As seen in Table I.2, below, the gender and age groups ranging from 26 to 45 experienced a majority of the influx.

**TABLE I.2**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 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
<b>In-migrants</b>									
Male	58	571	482	1,218	871	679	367	146	4,392
Female	48	444	407	1,027	720	559	282	166	3,653
Total	106	1,015	889	2,245	1,591	1,238	649	312	8,045
<b>Out-migrants</b>									
Male	46	478	328	799	520	394	215	119	2,899
Female	30	499	301	581	441	361	173	105	2,491
Total	76	977	629	1,380	961	755	388	224	5,390
<b>Net Change by Age and Gender</b>									
Male	12	93	154	419	351	285	152	27	1,493
Female	18	-55	106	446	279	198	109	61	1,162
Total	30	38	260	865	630	483	261	88	2,655

Diagram I.2, below, presents quarterly fluctuation in driver's license exchanges from January 1998 through June 2002. The first half of 2002 witnessed a significant 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 outflow of 1,728 persons from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate a net inflow of 2,630 persons during the same period, with another 4,325 over the 12 month period ending June 2002. The two measures of population flows, while not intended to be identical, should move in the same direction rather than diverging, as they now apparently are doing.



Inflows and outflows of population in Wyoming vary significantly throughout the State. 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 be continuing during the first half of 2002, as the total increase presented in the 2002 driver's license exchange data indicates that population may have increased as much as 2,656 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.

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

County	2001			FIRST HALF OF 2002		
	IN	OUT	NET	IN	OUT	NET
Albany	1,239	1,254	-15	603	504	99
Big Horn	258	211	47	141	90	51
Campbell	1,425	860	565	659	355	304
Carbon	524	412	112	278	156	122
Converse	355	247	108	184	113	71
Crook	202	146	56	98	70	28
Fremont	856	688	168	450	275	175
Goshen	317	294	23	183	103	80
Hot Springs	153	89	64	74	59	15
Johnson	246	140	106	123	71	52
Laramie	3,007	2,294	713	1,454	954	500
Lincoln	539	468	71	246	177	69
Natrona	1,639	1,404	235	766	563	203
Niobrara	82	47	35	28	31	-3
Park	942	733	209	431	295	136
Platte	237	191	46	128	63	65
Sheridan	795	563	232	353	259	94
Sublette	264	155	109	142	66	76
Sweetwater	1,076	1,039	37	523	430	93
Teton	1,399	827	572	676	351	325
Uinta	677	648	29	325	248	77
Washakie	184	170	14	80	73	7
Weston	196	166	30	101	77	24
Out of state*	3	40	-37	1	8	-7
Wyoming **	16,615	13,086	3,529	8,047	5,391	2,656

\*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

The continuing upward trend in these driver's license exchange data suggests that the Census Bureau estimate for Wyoming's 2001 population may be overly conservative.<sup>3</sup>

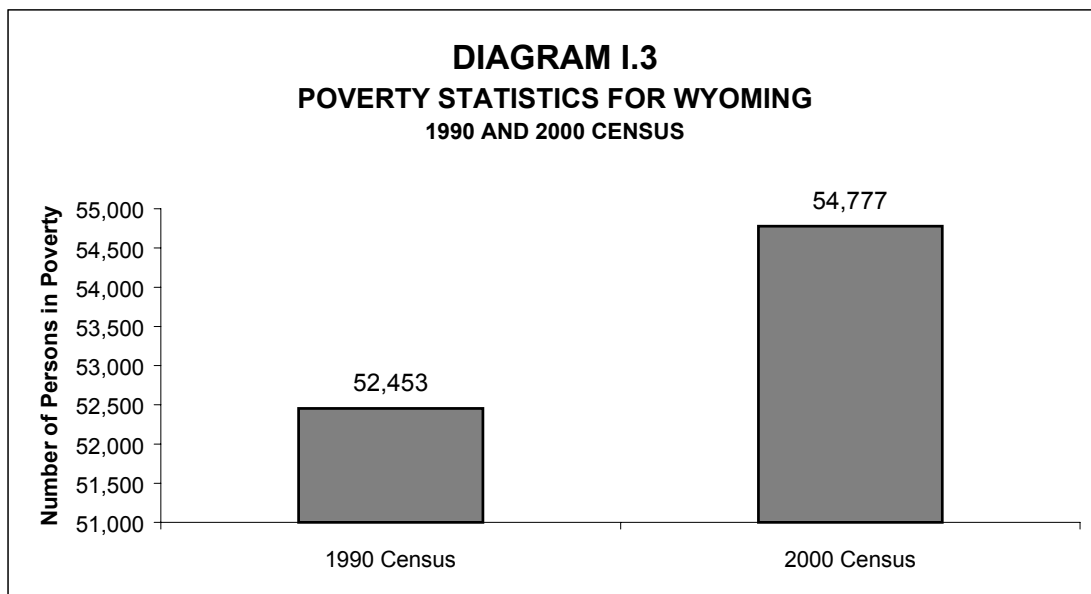
<sup>3</sup> There may be inaccuracies or incomplete reporting by motor vehicle bureaus in other States. However, no substantive variations in the types of reporting deficiencies have occurred. The Wyoming DOT is simply being used as an indicator of migration trends, rather than as a precise measure of migration.

### 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 suggest that more individuals moved to Wyoming than was estimated by the U.S. Census Bureau. For this reason, any available, affordable housing is likely to be quickly absorbed, and new homes are likely to be more expensive. With additional households in the prime wage-earning years of 26 through 45, 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. Wyoming's poverty rate, the percentage of population in poverty, slipped over the last decade, from 11.6 percent to 11.1 percent. Unfortunately, the number of people in poverty increased by 4.43 percent, from 52,453 persons in 1990 to 54,777 persons in 2000, as presented in Diagram I.3, below.<sup>4</sup>



National statistics on poverty for 2000 are presented in Table I.4, on the following page. As seen, the number of individuals in poverty in Wyoming is 54,777, a poverty rate of 11.1 percent. This is less than the national poverty rate of 12.0 percent.

<sup>4</sup> Similar poverty statistics by County are presented in Table F.1 of the Technical Appendix.

**TABLE I.4**  
**POVERTY STATUS, 2000 CENSUS “1 in 6” SAMPLE DATA**  
**UNITED STATES VS WYOMING**

<b>SUBJECT</b>	<b>UNITED STATES</b>	<b>WYOMING</b>
<b>TOTAL POPULATION (100% DATA)</b>	281,421,906	493,782
<b>POVERTY STATUS</b>		
Families	6,620,945	10,585
Families with female householder, no husband present	3,315,916	5,077
With related children under 18 years	2,940,459	4,682
Individuals	33,899,812	54,777

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

### I.A.5 Disability Status of the Population

Disability is defined by the Census Bureau as a lasting physical, mental, or emotional condition that makes it difficult for a person to do activities or impedes them from being able to go outside alone or to work. Wyoming’s disabled population aged 5 or older was 77,143 persons, or 15.6 percent of the State’s population. This compares favorably with a national rate of 17.7 percent. The employment rate for those disabled persons aged 21 to 64 is 62.0 percent, higher than the national rate of 56.6 percent. These figures can be seen in Table I.5, below.

**TABLE I.5**  
**DISABILITY STATUS OF THE CIVILIAN NON-INSTITUTIONALIZED**  
**POPULATION**  
**2000 CENSUS “1 in 6” SAMPLE DATA**  
**UNITED STATES VS WYOMING**

<b>SUBJECT</b>	<b>UNITED STATES</b>	<b>WYOMING</b>
<b>TOTAL POPULATION (100% DATA)</b>	<b>281,421,906</b>	493,782
Population ages 5 to 20	5,214,334	9,175
Population ages 21 to 64	30,553,796	46,493
Percent Employed	56.60	62.00
Population age 65 and over	13,978,118	21,475

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

## 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 explored through the use of Bureau of Labor Statistics (BLS) data. Employment by industry was derived from the Bureau of Economic Analysis (BEA).

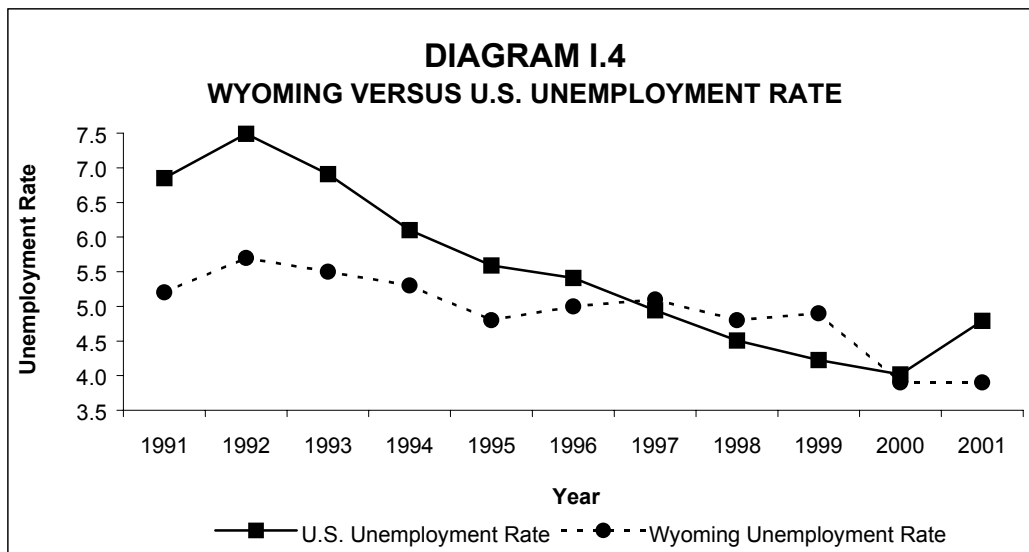
Wyoming's labor force, the total number of people working or seeking work, increased by 1.6 percent, or 4,317 persons, between 2000 and 2001. Employment, or those who actually worked in a full- or part-time capacity, also advanced. In 2001 there were 4,028 additional persons employed over the 2000 total. 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. Economic theory suggests that with such a low unemployment rate, such strong increases in the labor force, and total

employment rising should be attractive to in-migrating persons. However, this appears contrary to the 2001 net out-migration estimate provided by the Census Bureau.

**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

Wyoming's unemployment rate, 3.9 percent, continued to be below that of the nation, which was 4.8 percent in 2001. Diagram I.4, shown below, presents a comparison of the Wyoming and U.S. unemployment rates.



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.<sup>5</sup> The data are segmented by industry and contain figures that represent employment from 1969 through 2000. 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 41,291 jobs. While there was a gain of 1,492 jobs in this category in 2000, it has yet to recover from its decline in the early 1980s.

<sup>5</sup> 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, 2000 is the most current data available.

**TABLE I.7**  
**WYOMING EMPLOYMENT BY INDUSTRY**  
**BEA DATA 1969 THROUGH 2000**

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	18,895	21,281	13,058	16,310	8,603	57,228	19,827	76,546	61,567	309,483
1998	12,424	4,505	18,575	22,427	13,286	16,707	8,729	56,617	21,460	79,050	61,860	315,640
1999	12,168	4,719	17,794	23,912	13,440	17,066	8,584	57,483	21,966	82,335	62,125	321,592
2000	12,597	5,717	19,286	25,044	13,631	17,189	8,830	58,041	23,050	83,733	63,539	330,657

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

Most industrial sectors followed mining's decline, and Wyoming's economy effectively collapsed in the early 1980s. 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 13,631 in 2000. The services sector continues to provide the most jobs and has increased significantly, now representing 83,733 positions. Since Wyoming's recovery began in 1987, employment has increased 1.9 percent per year, reaching 330,657 jobs in 2000.

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 unemployment rate held steady at a very low 3.9 percent.

## I.B.2. Personal Income

Income for the workers of Wyoming was analyzed using BEA data. The latest available and comprehensive data from the BEA were for 2000. Personal income, per capita income, and average earnings per job were converted into real 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 \$12,990 to \$25,572 between 1969 and 2000. Preliminary BEA figures for 2001 reveal that, Statewide, real per capita income increased to \$26,339, increasing about 3 percent, second in the nation.

In 1969, total real personal income in Wyoming was \$4.3 billion. This figure rose to over \$12.6 billion in 2000. 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

**TABLE I.8**  
**REAL PERSONAL INCOME IN WYOMING**  
**BEA DATA 1969 THROUGH 2000: 1,000s OF 1996 DOLLARS**

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income
1969	3,423,030	121,747	N/A	654,708	317,488	4,273,538	12,990
1970	3,550,881	125,310	454	723,758	352,226	4,502,010	13,486
1971	3,729,030	132,975	-2,634	772,385	390,020	4,755,826	13,988
1972	4,097,062	148,718	-9,488	787,253	407,244	5,133,353	14,799
1973	4,561,771	186,899	-20,670	885,613	449,339	5,689,155	16,101
1974	4,950,991	208,386	-36,862	972,373	466,021	6,144,137	16,854
1975	5,129,141	217,175	-40,290	989,328	508,526	6,369,530	16,740
1976	5,433,967	237,194	-53,546	1,058,021	541,045	6,742,293	17,050
1977	6,058,523	258,023	-65,722	1,150,273	566,515	7,451,566	18,108
1978	6,868,358	298,800	-80,748	1,302,279	592,971	8,384,060	19,457
1979	7,494,591	340,400	-107,091	1,465,745	629,770	9,142,616	20,233
1980	7,954,479	364,613	-134,381	1,628,410	686,532	9,770,428	20,605
1981	8,136,192	411,429	-139,290	1,815,009	753,069	10,153,551	20,649
1982	7,754,895	403,838	-125,768	2,087,321	816,050	10,128,660	20,002
1983	7,109,827	358,692	-88,146	1,836,693	926,715	9,426,397	18,471
1984	7,143,317	359,990	-76,919	1,960,372	868,959	9,535,739	18,887
1985	7,234,148	382,880	-72,873	1,985,587	893,713	9,657,696	19,327
1986	6,764,043	368,975	-56,245	1,911,269	965,966	9,216,059	18,595
1987	6,274,829	348,498	-35,397	1,881,542	953,850	8,726,325	18,296
1988	6,219,779	369,614	-27,706	1,902,856	954,260	8,679,576	18,661
1989	6,347,926	375,762	-18,770	2,080,628	984,261	9,018,283	19,675
1990	6,606,980	389,297	-13,889	2,204,685	1,023,307	9,431,786	20,790
1991	6,714,839	403,471	-4,374	2,225,532	1,099,843	9,632,369	20,974
1992	6,860,647	414,407	-14,090	2,245,554	1,188,626	9,866,331	21,161
1993	7,132,115	423,687	-17,776	2,176,156	1,250,296	10,117,104	21,385
1994	7,198,352	440,396	-21,154	2,338,101	1,292,990	10,367,894	21,587
1995	7,170,255	445,286	-20,690	2,450,861	1,337,414	10,492,554	21,627
1996	7,115,691	446,773	-19,103	2,566,540	1,392,550	10,608,905	21,732
1997	7,429,108	455,286	-16,446	2,842,868	1,414,485	11,214,729	22,913
1998	7,660,192	477,727	-18,697	3,163,190	1,426,428	11,753,387	23,948
1999	8,067,301	498,376	-21,998	3,211,930	1,452,657	12,211,515	24,831
2000	8,352,147	511,023	-31,542	3,327,277	1,495,405	12,632,264	25,572

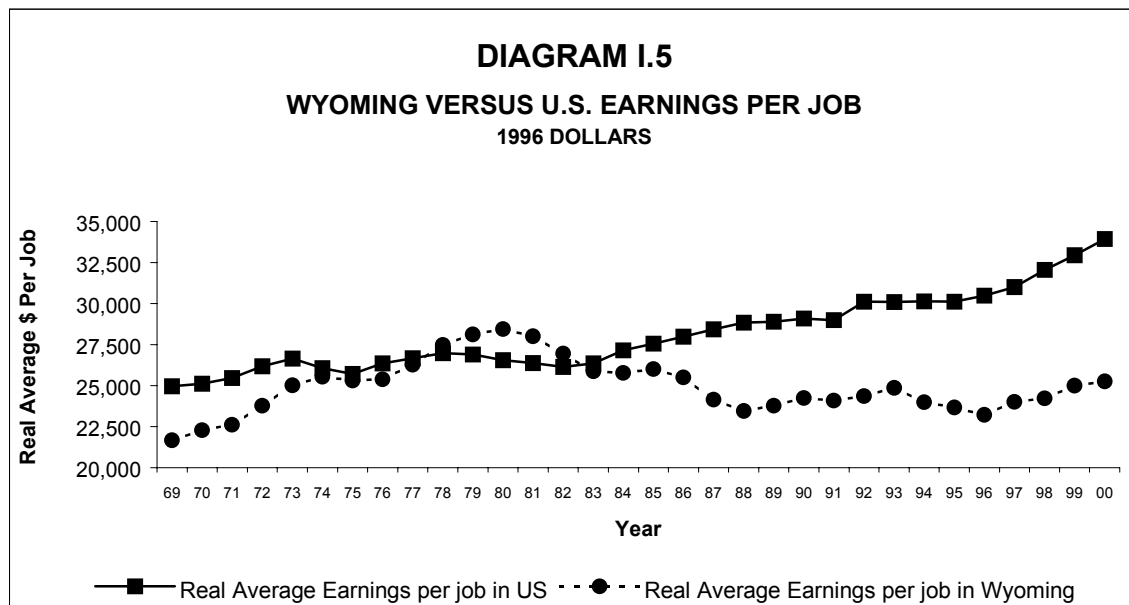
unearned income categories make up almost 40 percent of all the personal income received in Wyoming. Table I.8, above, displays Wyoming's real personal income figures for 1969 through 2000.<sup>6</sup>

<sup>6</sup> 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.

This may support the notion that Wyoming's newer, older citizens have had some wealth effect on the State's economy. The fortunes of Wyoming's wage earners, however, did not fare as well. While total earnings of all workers rose considerably from 1969 through 1981, Wyoming's real earnings per worker in 2000 only slightly exceeded the real earnings per worker seen in 1981.

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 2000, Wyoming's real average earnings per job were \$25,572 while the U.S. average was \$33,927. Over the past several years, the average wage has been increasing in the State, but at a rate that continues to be well below the national average. Diagram I.5, below, presents this information pictorially and shows the widening gap between Wyoming and the U.S.



Mining recorded an increase in its average annual wage of nearly \$6,000, bringing it to \$64,263 in 2000. However, high employment sectors such as retail trade continue to pay low rates, even less than in 1999. Employment levels and annual earnings per job are presented in Table I.8, on the previous page, and Table I.9, on the following page.

**TABLE I.9**  
**WYOMING REAL EARNINGS BY INDUSTRY**  
**BEA DATA 1969 THROUGH 2000: REAL 1996 DOLLARS**

Year	Farm	AFF	Mining	Constr.	Mfg	TCPU	W. Trd	R. Trd	FIRE	Srvcs	Gov't	Total
1969	18,813	17,646	31,462	30,881	27,315	31,707	25,821	16,306	15,985	15,734	21,782	21,671
1970	20,123	16,307	33,139	31,380	27,513	32,463	26,973	16,120	15,793	15,840	23,000	22,279
1971	21,683	17,246	34,292	32,554	26,768	33,812	27,402	16,103	17,109	15,706	23,015	22,616
1972	29,845	16,909	34,040	33,165	27,546	35,664	27,227	16,331	17,703	16,115	23,381	23,778
1973	33,766	17,818	38,086	36,132	27,859	37,183	28,330	16,848	15,806	16,221	23,931	25,025
1974	22,089	17,905	47,464	36,930	29,344	37,346	31,085	16,724	14,328	16,994	24,043	25,551
1975	12,705	17,012	49,389	35,163	30,715	37,234	30,509	16,592	14,116	17,233	24,670	25,307
1976	8,328	18,058	43,013	36,515	32,878	40,075	31,263	16,856	16,674	17,803	26,167	25,381
1977	7,421	14,195	47,752	35,062	34,197	39,519	30,977	16,696	15,552	18,700	26,484	26,274
1978	10,527	13,995	49,203	34,937	36,366	39,735	32,392	17,153	16,517	19,786	27,116	27,488
1979	13,084	14,403	50,014	36,595	36,997	40,852	33,004	17,110	15,187	20,183	26,691	28,111
1980	10,411	12,661	51,571	36,780	34,613	40,443	34,576	16,702	14,941	20,443	27,563	28,444
1981	5,746	11,381	49,744	35,584	34,011	40,491	35,323	16,000	16,442	19,325	27,951	28,010
1982	3,584	10,673	50,034	34,042	34,016	39,940	34,844	15,595	14,616	18,336	27,998	26,957
1983	4,178	10,919	51,174	28,683	31,408	40,351	32,693	15,512	15,982	17,061	28,898	25,867
1984	1,757	11,088	50,667	29,220	30,440	40,739	32,185	15,308	15,782	17,220	29,705	25,785
1985	2,224	11,903	51,281	32,269	29,303	40,703	31,377	15,764	15,065	16,860	30,252	26,017
1986	4,130	11,360	52,155	32,364	29,253	41,322	30,457	14,967	14,941	17,017	30,481	25,509
1987	5,711	11,177	50,348	31,130	28,456	41,740	29,426	13,628	13,176	16,273	30,247	24,152
1988	4,614	12,413	51,282	28,541	27,892	39,298	29,197	12,871	12,186	16,002	29,816	23,458
1989	7,763	12,956	55,756	28,256	27,875	38,830	29,038	12,762	12,551	16,595	29,141	23,771
1990	13,435	13,287	55,182	27,727	28,619	39,166	28,824	12,905	12,646	17,275	29,401	24,248
1991	19,573	14,447	51,680	27,486	28,957	40,253	27,916	12,796	12,932	16,511	29,640	24,096
1992	17,675	15,616	54,994	26,535	28,985	41,957	27,786	12,892	14,747	17,194	29,331	24,353
1993	21,009	14,822	57,128	26,770	29,690	41,740	28,314	12,831	17,401	17,707	29,480	24,865
1994	8,445	11,921	58,362	27,300	28,662	40,956	28,146	12,526	18,726	17,146	29,230	23,994
1995	7,335	11,281	58,385	25,963	28,304	39,971	28,389	12,558	16,691	17,713	29,665	23,662
1996	5,174	10,957	56,945	26,986	31,100	39,357	28,696	11,994	16,921	17,493	29,546	23,221
1997	14,799	11,665	58,593	25,968	30,222	40,377	29,096	12,439	18,216	17,722	29,399	24,003
1998	5,063	11,477	60,074	26,537	30,823	41,471	30,075	13,141	18,607	18,318	29,977	24,233
1999	11,758	12,112	58,355	28,461	31,458	41,838	31,039	13,481	20,494	19,175	30,546	25,008
2000	8,112	12,011	64,263	28,366	32,333	41,705	31,554	13,474	18,113	19,564	30,810	25,259

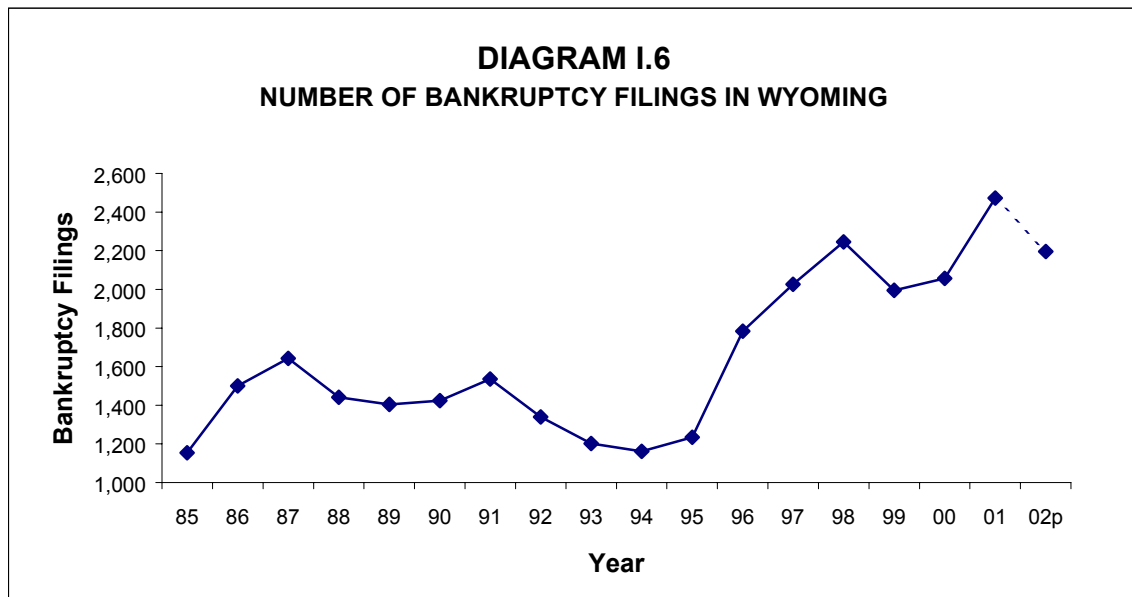
Economic theory suggests that as unemployment rates fall below 4 percent, signifying the full utilization of the labor force, pressure should be placed on wage rates, causing increases in salaries and wages. There is some evidence that this may currently be taking place in Wyoming. *Wyoming's Labor Force Trends* reports that average weekly earnings have increased approximately 5.6 percent in 2000.<sup>7</sup> Preliminary figures depicting the difference between the fourth quarter of 2000 and 2001 reflect a total wage increase of 2.3 percent.<sup>8</sup>

### I.B.3. 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. The first half of 2002 had 1,098 filings. If this trend continues, projected 2002 bankruptcy filings would number 2,200, an 11 percent decline over 2001 filings. These data are presented in Diagram I.6, on the following page. However, the sharp increase in 2001 and projected decline in 2002 may have more to do with recent changes in bankruptcy law than with a difficult 2001.

<sup>7</sup> Wyoming Department of Employment, Research & Planning. *Wyoming Labor Force Trends*, Vol. 38, No. 7, July 2001. These data are presented as a percent change in nominal dollars, or average weekly earnings without the effects of inflation included.

<sup>8</sup> Wyoming Department of Employment, Research & Planning. *Wyoming Labor Force Trends*, Vol. 39, No. 5, May 2002.



### **I.B.4. The Economy and Its Effect on Housing**

Citizens of Wyoming work harder, but until recently, wage earners have not substantially improved their economic situation. While the mining sector saw sizable increases in jobs and income, the majority of additional jobs were in lower-paying sectors. The largest income increases have come from transfer payments (such as welfare), dividends, income, and rents, all of which are unearned income sources. 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 Housing Occupancy**

The 2000 Census reports that Wyoming has 223,854 housing units. Single-unit, detached structures constitute almost 65 percent of all housing units in the State. This compares favorably with a national average of 60.3 percent. The next largest group is mobile homes, which made up about 16 percent of all housing units in Wyoming. Mobile homes represent just 7.6 percent of the housing stock nationally. About 97 percent of the occupied housing units in the State have 1 person or fewer occupants per room, compared to 94.2 percent nationally. Still, for Wyoming, this translates to 5,236 households experiencing overcrowding, defined as more than 1 person per room. These statistics are presented in Table I.10, below.

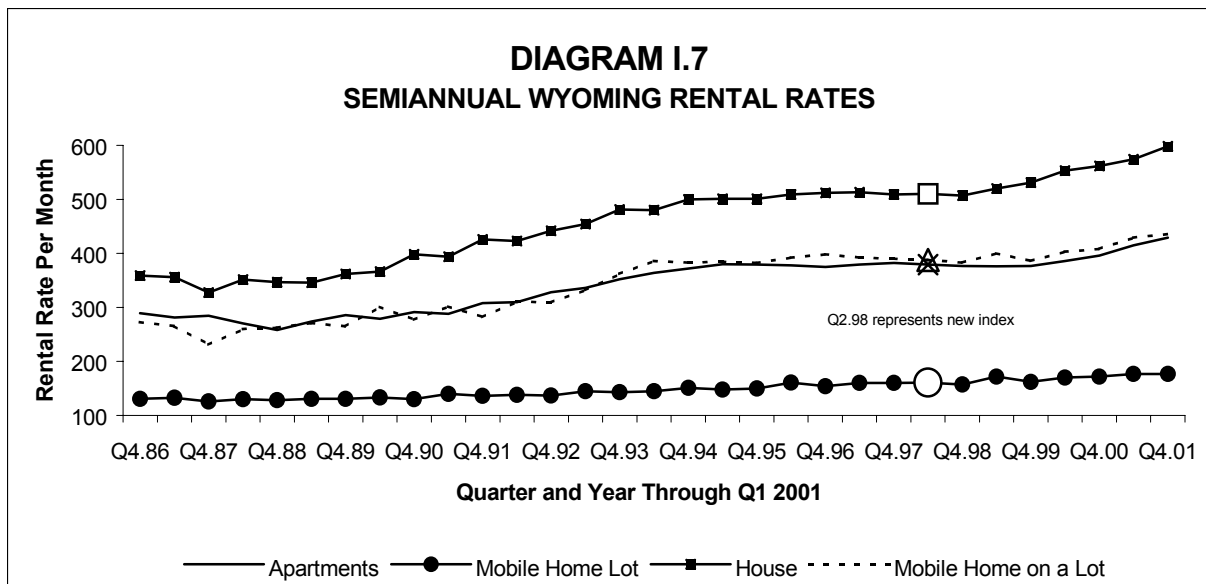
**TABLE I.10**  
**SELECTED HOUSING CHARACTERISTICS**  
**2000 CENSUS “1 in 6” SAMPLE DATA**  
**UNITED STATES VS WYOMING**

SUBJECT	UNITED STATES	WYOMING	% OF WYOMING
<b>TOTAL HOUSING UNITS</b>	<b>115,904,641</b>	223,854	
<b>Units in Structure</b>			
1-unit, detached	69,865,957	145,260	64.9
1-unit, attached	6,447,453	8,165	3.6
2 units	4,995,350	5,686	2.5
3 or 4 units	5,494,280	10,199	4.6
5 to 9 units	5,414,988	6,706	3.0
10 to 19 units	4,636,717	4,242	1.9
20 or more units	10,008,058	7,174	3.2
Mobile Home	8,779,228	35,569	15.9
Boat, RV, van, etc.	262,610	853	.4
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	105,480,101	193,608	
1.00 or less	99,406,609	188,372	
1.01 to 1.50	3,198,596	3,582	
1.51 or more	2,874,896	1,654	

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

### I.C.2. 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.<sup>9</sup> Diagram I.7, below, presents the information from the Division of Economic Analysis through the fourth quarter of 2001, unadjusted for any effects due to inflation in Wyoming’s economy.



<sup>9</sup> 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.11, at right.

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. At that time, average rents shot up 8.3 percent, from \$396 per month in the fourth quarter of 2000 to \$429 per month in the fourth quarter of 2001.

The rent for a mobile home lot rose from about \$131 per month in 1986 to \$160 by 1997, and to \$177 per month by the second quarter of 2001, remaining unchanged through the fourth quarter. 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, jumping \$21 per month to \$574 by the second quarter of 2001, and with an even higher jump of \$24 to \$598 by the fourth quarter. Rental costs for a mobile home (on a lot) swelled from \$273 per month in 1986 to \$391 in 1997 and again to \$436 by the close of the fourth quarter of 2001. The rents for houses and mobile homes on a lot showed the largest increase. This, in turn, suggests that market demand is greater in this segment of the rental housing market. Table I.11 presents all the nominal price data collected since 1986<sup>10</sup>, with the parenthesized values in 1998 representing the old index and offered only to document the difference between the two data series.

### I.C.3. Rental Vacancy Rates

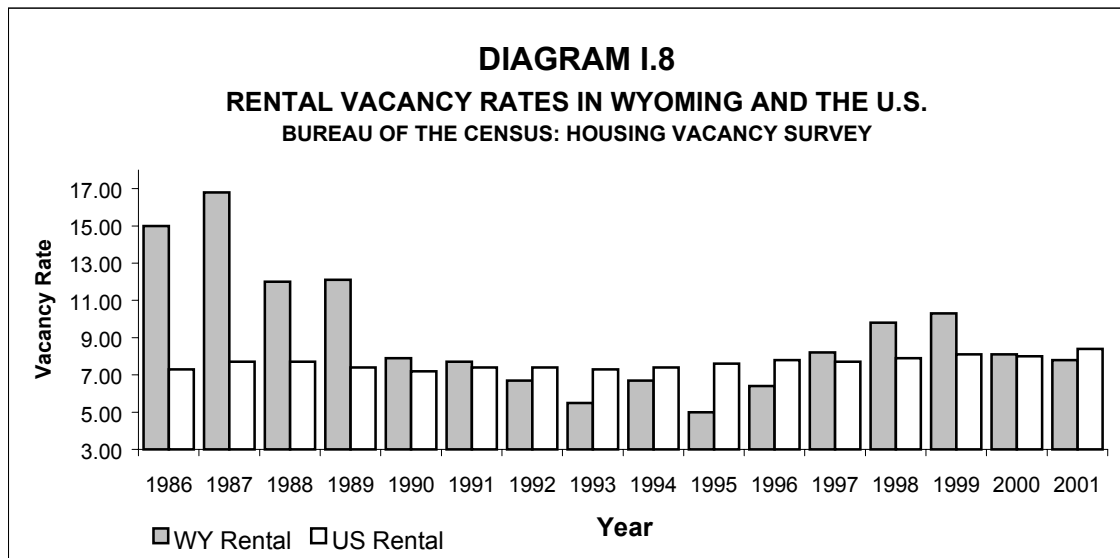
The U.S. Bureau of the Census estimates rental vacancy rates in Wyoming each year for its Housing Vacancy Survey. These statistics suggest that Wyoming's vacancy rates rose substantially in the late 1990s, reaching 10.3 percent and becoming higher than the national average in 1999 by 2.2 percent. However, the 2000 and 2001 vacancy rates were closer to the national average, a rate of approximately 8.1 percent, as seen in Diagram I.8, below. These statistics are significantly higher than the Wyoming Housing Database Partnership's Semi-Annual Rental Vacancy Survey results, discussed in Section I.E of this report.

**TABLE I.11**  
**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	177	574	429
Q4.01	429	177	598	436

Note: According to the Wyoming Dept. of Administration and Information, Economic Analysis Division, there are minor changes in the previous years' rental rates because of revisions in population estimates. Rental averages for regions where more than one place is priced are all population weighted.

<sup>10</sup> 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.C.4 Existing Home Sales Prices

In the spring of each year the Wyoming Housing Database Partnership requests the average price of existing, detached, single-family homes from the Assessors in Wyoming's counties. 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 \$121,584, an annual rate of increase of 7.3 percent.<sup>11</sup> 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 17.47 percent respectively. Conversely, Campbell, Goshen, and Weston County Assessors provided figures that reflected sale price decreases of 13.61 percent, 13.83 percent, and 17.71 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 presented in Table I.12, on the following page.<sup>12</sup> If one were to use a "weighted" average of all individual sales, the Statewide average would rocket to over \$138,064.

<sup>11</sup> 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.

<sup>12</sup> Counties that were unable to produce average housing prices are not included in the data.

**TABLE I.12**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**1997 THROUGH 2001: DOLLARS AND PERCENT CHANGE**

County	1997	1998	1999	2000	2001	# Of 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	.	.	9.09	-0.11	12.77	.
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	.	.	-6.20	23.29	0.00	.
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	0.00
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	121,584	8,168	5.66	4.76	9.77	9.11
WY weighted average				131,207	138,064					

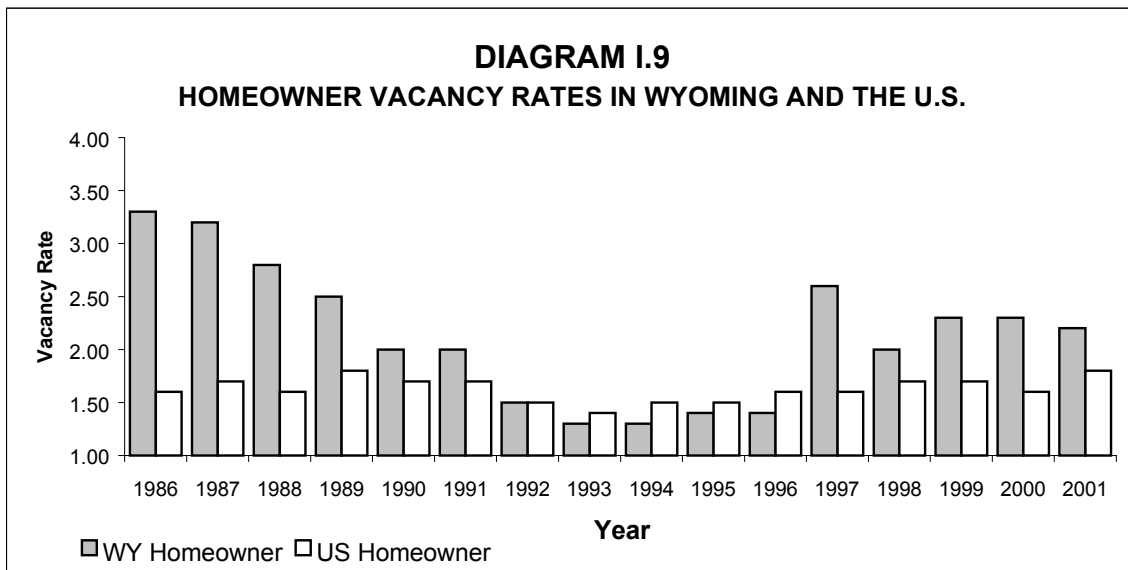
\* These Counties did not provide sales data.

The real value of new construction, however, is far higher. In 2001, the statewide average was \$156,900, with Teton County a whopping \$491,400. These construction values exclude the cost of land, as well.<sup>13</sup>

### I.C.5. Homeowner Vacancy Rates

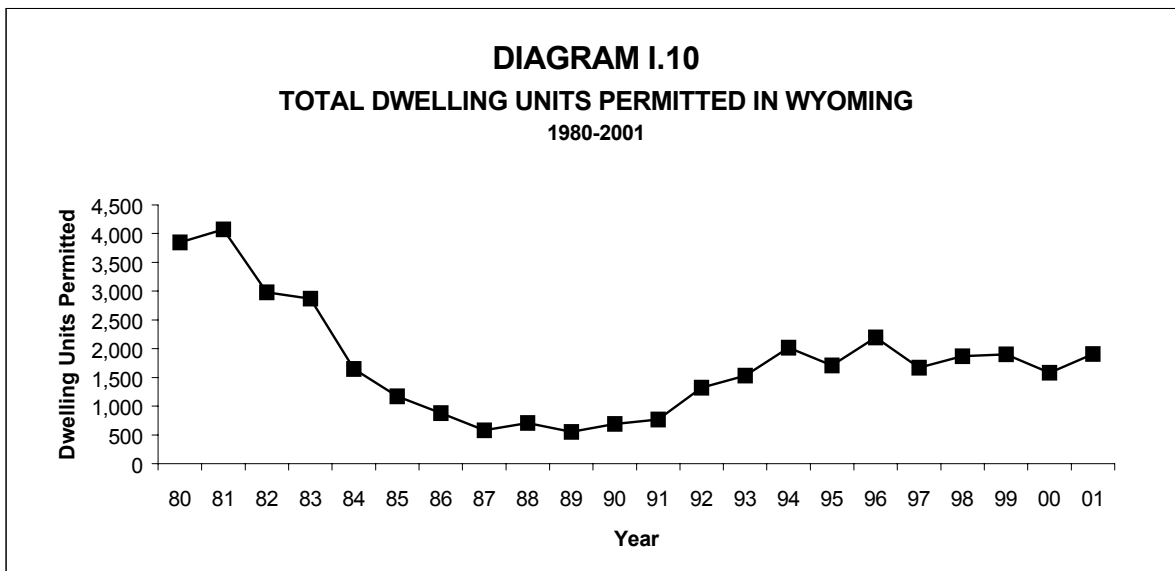
Similar to rental vacancy rates, the U.S. Bureau of the Census conducts annual surveys to estimate homeowner vacancy rates. Homeowner vacancy rates are significantly lower than those of rental properties. In 1994, Wyoming's vacancy rate was just 1.3 percent, compared to the U.S. average of 1.5 percent. By 2001, Wyoming's vacancy rate had grown to 2.2 percent, while the national average was 1.8 percent, as noted in Diagram I.9, on the following page.

<sup>13</sup> The value of construction data, in real dollar terms, can be found in *Volume II, Technical Appendix*, Section B.



### I.C.6. New Construction Building Permits

Over the last 22 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. Total units increased from 1,582 in 2000 to 1,907 in 2001. Total new dwelling units permitted over this twenty-two-year period are presented in Diagram I.10, below.



For both 2000 and 2001, the number of dwelling units permitted was less than 50 percent of the 1981 total. 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.13, at right. Note, in particular, that new construction for apartment buildings (of 5 or more units) evaporated in 1989, falling from over 1,100 in 1981 to 0 in 1989. However, permitted multi-family units swelled to 362 in 2001.

**TABLE I.13**  
**NEW CONSTRUCTION UNITS PERMITTED**  
**IN PERMIT ISSUING PLACES 1980 THROUGH 2001**

Year	Single-Family	Duplex	3-4 Plex Units	5 or + Units	Total Units
1980	2,303	174	414	954	3,845
1981	2,213	322	435	1,104	4,074
1982	2,019	122	247	589	2,977
1983	1,938	120	442	368	2,868
1984	1,224	18	127	280	1,649
1985	807	26	79	262	1,174
1986	784	18	26	50	878
1987	500	10	24	44	578
1988	501	12	4	190	707
1989	521	14	20	0	555
1990	544	8	30	110	692
1991	691	4	16	58	769
1992	1,266	14	36	8	1,324
1993	1,391	42	57	40	1,530
1994	1,719	46	106	149	2,020
1995	1,429	68	105	107	1,709
1996	1,649	84	139	320	2,192
1997	1,288	62	77	242	1,669
1998	1,562	72	12	221	1,867
1999	1,456	20	76	348	1,900
2000	1,429	42	3	108	1,582
2001	1,485	38	22	362	1,907

### I.C.7. Manufactured Housing

Manufactured housing, including both modular and mobile homes, whether placed on a permanent foundation or not, have continued to maintain a strong presence in the Wyoming housing marketplace. The U.S. Bureau of the Census began releasing Wyoming placement and sales price statistics on manufactured housing in 1994; the most current data is 2001. Table I.14, below, presents placement statistics for single- and doublewide homes in Wyoming over this period. In these eight years, there were about 8,700 new dwellings placed in service in Wyoming, with doublewide homes capturing an increasing share of the manufactured housing market. For the single-family housing market, these homes may be capturing more than one third of all new housing.

**TABLE I.14**  
**MANUFACTURED HOUSING IN WYOMING**  
**NEW HOMES PLACED IN SERVICE AND AVERAGE PRICES**

Year	Units Placed in Service In Wyoming (Rounded to 100s)			Average Home Price, Dollars					
	Single	Double	Total	Average Wyoming			Average U.S.		
				Single	Double	Total	Single	Double	Total
1994	500	500	1,000	29,000	53,300	40,900	23,500	42,000	32,800
1995	500	400	900	34,300	52,900	43,100	25,800	44,600	35,300
1996	400	600	1,000	34,500	53,500	46,100	27,000	46,200	37,200
1997	600	600	1,200	33,500	52,500	42,700	27,900	48,100	39,800
1998	600	700	1,300	35,300	56,600	56,600	28,800	49,800	41,600
1999	400	800	1,200	33,500	59,900	52,700	29,300	51,000	43,400
2000	300	900	1,200	34,700	58,400	52,200	30,400	53,900	46,500
2001	300	600	900	34,000	60,800	52,800	30,700	55,100	48,800

However, the average cost of a manufactured home in Wyoming is significantly greater than the national average cost. Singlewides average \$3,300 higher than the national average, and doublewides average \$5,700 higher.<sup>14</sup>

<sup>14</sup> Averages may not compute correctly due to rounding and the inclusion of other than single and doublewide homes. Home placement data were revised for the years 1999-2001.

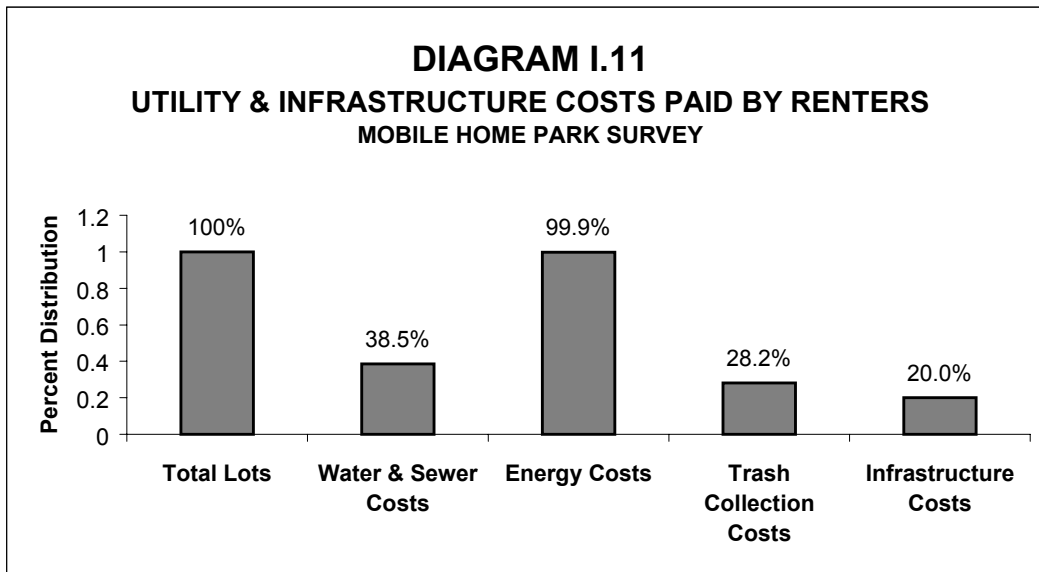
### I.C.8. Available Mobile Home Lots in Wyoming

During June of 2002, the Partnership conducted the semi-annual telephone survey of mobile home parks throughout Wyoming. There were 167 surveys completed, and 8,766 lots were identified from this subjective sample. Of these, 1,663 were vacant, a 19.0 percent vacancy rate. The analysis included lots available for rent monthly and excluded RV campsites and lots. Table I.15, at right, presents the results of the survey. Vacancy rates have increased slightly since the January 2002 mobile home lot survey, increasing from the previous Statewide average of 16.6 percent. However, the number of completed surveys rose from 91 to 167.

The survey indicated that the majority of renters of these lots are responsible for payment of their utilities. Nearly all of the renters pay energy utility costs, 38.5 percent pay water and sewer costs, 28.2 percent pay trash collection costs, and 20 percent pay infrastructure costs such as street, landscaping or permitting. Diagram I.11, below, represents the results of the survey.

**TABLE I.15**  
**AVAILABLE MOBILE HOME LOTS TO RENT**  
January 2002

County	Surveys	Lots	Available	Vacancy Rate	Average Day on Mkt
Albany	11	780	31	4.0%	34
Big Horn	1	21	10	47.6%	.
Campbell	12	1,551	206	13.3%	65
Carbon	4	57	7	12.3%	.
Converse	2	94	1	1.1%	7
Crook	2	.	.	.	.
Fremont	11	509	90	17.7%	124
Goshen	2	41	5	12.2%	180
Hot Springs	3	14	3	21.4%	365
Johnson	1	52	0	0.0%	0
Laramie	51	1,078	45	4.2%	41
Lincoln	5	73	6	8.2%	148
Natrona	9	876	15	1.7%	120
Niobrara	.	.	.	.	.
Park	5	150	2	1.3%	19
Platte	2	.	.	.	.
Sheridan	6	78	8	10.3%	30
Sublette	4	152	55	36.2%	134
Sweetwater	21	1,783	328	18.4%	146
Teton	.	.	.	.	.
Uinta	11	1,444	838	58.0%	213
Washakie	3	13	13	100.0%	.
Weston	1	.	.	.	.
<b>Total</b>	<b>167</b>	<b>8,766</b>	<b>1,663</b>	<b>19.0%</b>	<b>100</b>



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.16, below, an average rating of 2.7 indicates a moderate need for new lots. However, those surveyed in Carbon, Johnson, and Park Counties all indicated strong needs for more mobile home lots, ranking the needs at an average 4.0.

About 24 percent of the respondents pointed out that there are barriers to bringing more lots into the marketplace, such as development costs and zoning fees.

The survey also indicated that about 74 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, as opposed to restrictions on the size of the home.

**TABLE I.16**  
**NEED FOR MOBILE HOME LOTS**  
**AND RESTRICTIONS ON PARK ADMISSION**  
**JUNE 2002**

County	Need for MH Lots	Barriers	Restrictions	Restrictions - Age of MH	Restrictions - Size of MH
Albany	2.8	4	645	588	168
Big Horn	1.0	.	0	.	.
Campbell	3.4	2	1,449	917	1,031
Carbon	4.0	1	57	57	.
Converse	3.0	.	0	.	.
Crook	.	.	.	.	.
Fremont	2.5	5	309	100	112
Goshen	.	1	41	.	.
Hot Springs	1.0	.	14	14	14
Johnson	4.0	.	52	52	.
Laramie	3.5	6	1,052	419	171
Lincoln	2.3	1	12	.	.
Natrona	3.7	1	663	600	.
Niobrara	.	.	.	.	.
Park	4.0	2	116	116	.
Platte	.	.	.	.	.
Sheridan	1.0	.	78	78	.
Sublette	3.5	3	31	.	31
Sweetwater	1.6	9	628	565	.
Teton	.	.	.	.	.
Uinta	1.8	4	1,339	1,307	32
Washakie	.	1	.	.	.
Weston	.	.	.	.	.
Total	2.7	40	6,486	4,813	1,559

### I.C.9. Housing Needs Assessment Surveys

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.<sup>15</sup> There were 2,766 completed surveys during the first half of 2002. According to DOT records, there were 8,047 driver's licenses exchanged in 2002, or 36.2 percent of all persons exchanging driver's licenses. Hence, the percentage of new residents completing the survey has increased.

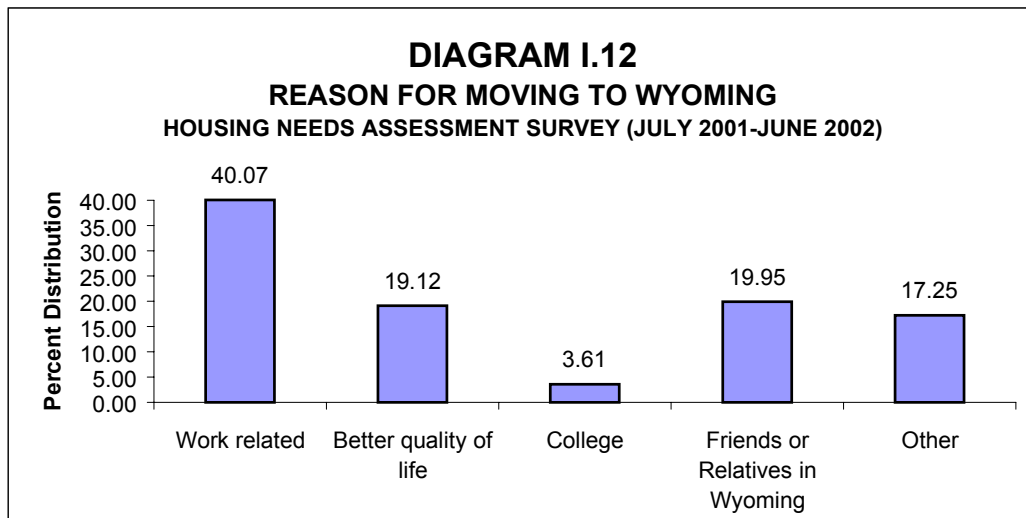
Over the past four and a half years, the two-person household has been the most frequent in-migrant to Wyoming, commanding about one-third of all newly arriving households. Households with five or more persons arrived much less often, comprising about 12 percent of all households moving into Wyoming.

<sup>15</sup> It was discovered that a number of outdated survey forms were returned in 2001. These were discarded.

The Housing Needs Assessment survey asked new Wyoming residents about the number of bedrooms in the resident's current dwelling unit. Statistics over the last 12 months (July 2001-June 2002) indicate that about 36.7 percent of new resident households have three bedrooms, followed by those with two bedrooms at 28.8 percent.

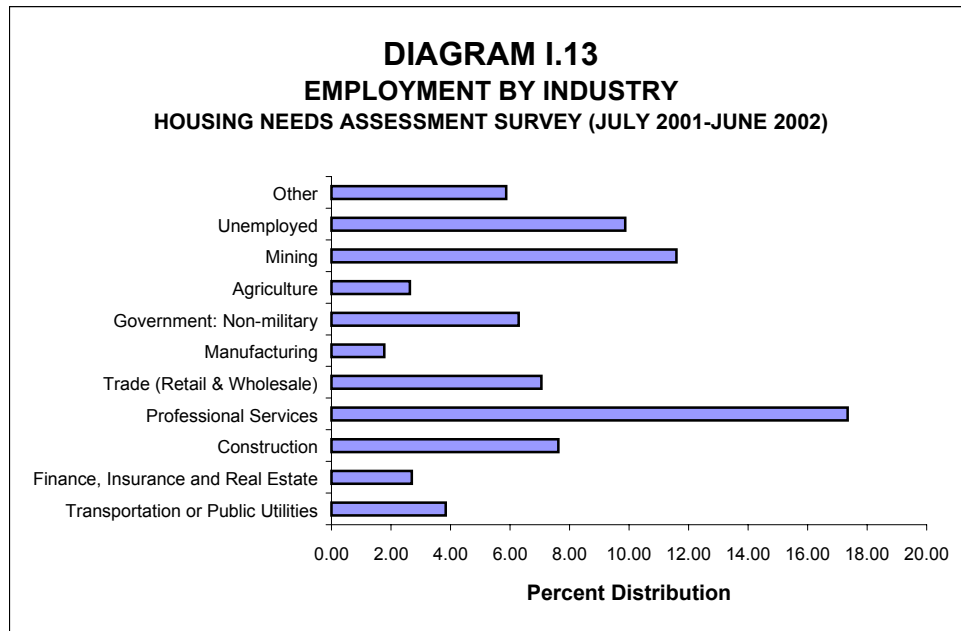
Over 52 percent of those responding to the survey were between the ages of 26 and 45, the prime working years. The share of all persons moving into Wyoming aged 16 to 25 was steady at 18.3 percent. Those aged 55 or older increased from the first half of 2001 to 3.6 percent over the fiscal year.

The results of the survey question asking for the respondent's reason for moving to Wyoming showed that 40.1 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 20 percent. Diagram I.12, below, depicts the percentage distribution of the responses.



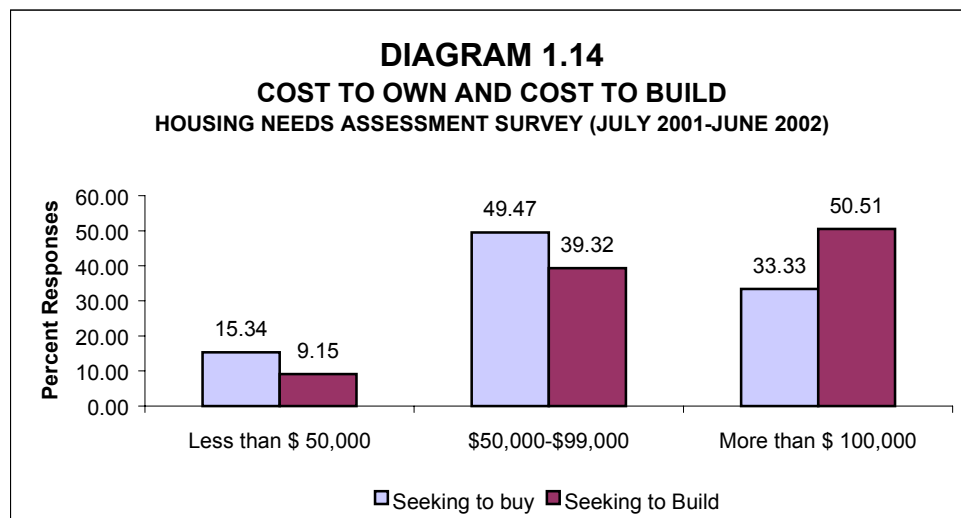
During fiscal 2002, 23.1 percent of the respondents indicated having less than \$25,000 annual income, or about the average real wage earned in 2000, as noted earlier in this report. About a third of the respondents of the 2002 survey anticipated an income in the range of \$25,000 to \$50,000 per year, and another third in the range of \$50,000 to \$100,000.

In regard to employment, about 17.3 percent of the incoming population worked in the service industry. The service category includes those in the professional, educational, and medical services. 9.9 percent of the respondents were unemployed over the last fiscal year. The responses in the "other" category include students, workers in the communications industry, disabled, homemakers, and clergy. Diagram I.13, on the following page, depicts workers in the aforementioned and other industries.



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, 77.1 percent, said that they were seeking to own a home. Another 22.9 percent indicated that they were seeking to rent.

Of those that were seeking to own a home, 56.6 percent wished to buy existing units, and about 43.4 percent wanted to build. Further, of those seeking to purchase an existing home, 15.3 percent wanted a home that cost less than \$50,000. About 49.4 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 9.2 percent expected to build for less than \$50,000; another 39.3 percent expected to build for less than \$100,000, and 50.5 percent expected to build for more than \$100,000. Diagram I.14, below, represents the distribution of housing costs.



Of those seeking to rent, 46.6 percent hoped to spend less than \$365, 22.1 percent anticipated spending \$366 to \$474 per month, about 17.3 percent were willing to spend \$475 to \$599, and 14.0 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, 46.6 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.<sup>16</sup>

Detailed tables with the aforementioned statistics and other data representing housing needs for the State of Wyoming and its Counties are enclosed in Section C of *Volume II, Technical Appendix* to this document.

### **I.C.10. 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. Additionally, migration figures based on Wyoming DOT driver's license exchange data suggested a larger influx of new citizens than were indicated by the 2001 Census estimates. On the surface, it would appear that excess supply was being whittled away. To some extent, this is true.

Total homeownership surged by 2000 to 70.0 percent. Demand for homeownership has placed pressure on availability. As a result, Statewide average housing prices have continued increasing to \$121,584 in 2001, a 9.11 percent increase over prices in 2000. New construction permitting for homes continued to be relatively strong, with 1,485 new permits issued for single-family homes in 2001. This was an additional 325 permits over the total for 2000. Even so, the discrepancies in existing home sales prices throughout Wyoming were astounding, with Niobrara County prices near \$48,000 in 2001 while Teton County prices averaged at \$460,000. 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 2001 and boasted three of the four top average sales prices for homes. These counties continued to have the highest driver's license exchange figures for the first half of 2002. Conversely, Goshen, Niobrara, and Weston Counties had the lowest average sales prices and recorded minimal net driver's license exchanges or, in the case of Niobrara County, a negative net value.

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. New construction permitting for rental units (duplex, tri, four, and five or more unit dwellings) increased 175.81 percent between 2000 and 2001, from 153 to 422 new units. Rental prices have heated up and have caused some development activity in the State. Still, low wages present a barrier to any increases, and almost 47 percent of new rental residents are actually looking for rentals below current market rates.

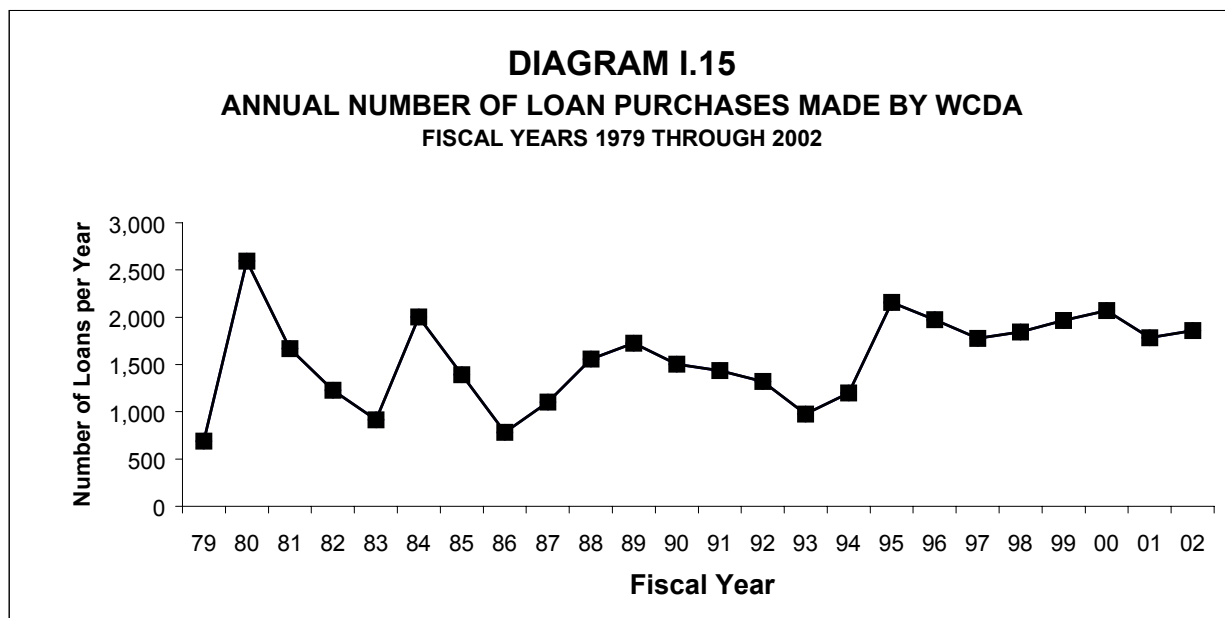
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<sup>16</sup> Less suitable housing is defined as housing with substantive physical condition deficiencies.

In addition, while manufactured and modular housing continued to be a strong element in Wyoming’s housing market, there was a decline of 300 new homes placed. While these units can be purchased at prices that are above national averages for the same goods, they appear to be a very affordable option for those intending to buy a home in Wyoming, with the highest average price still well below the lowest average sales price for an existing, detached, single-family home. These units may also have appeal due to their inherent “portability.” However, a survey of available mobile home lots indicated that the vacancy rates have recently increased from a 16.6 percent average to 19.0 percent.

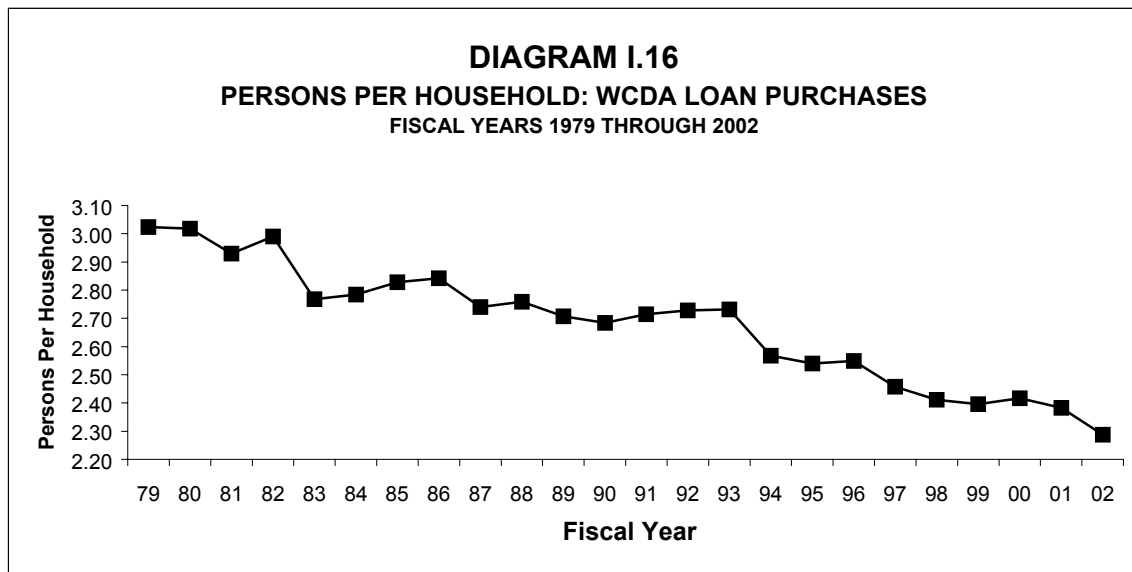
### I.D. WCDA HOMEBUYER PROFILE

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978. Since that time, it has acquired 37,528 loans. The characteristics of these purchases varied significantly from year to year, but the number of loans purchased rose notably throughout the mid- to late 1990s. Fiscal 2001 recorded a slight drop-off in the number of loans purchased. However, as seen in Diagram I.15, below, fiscal 2002 once again reflected an increase in purchases over the previous year.<sup>17</sup> Tables containing data utilized in this section may be found in Appendix E of *Volume II, Technical Appendix*.

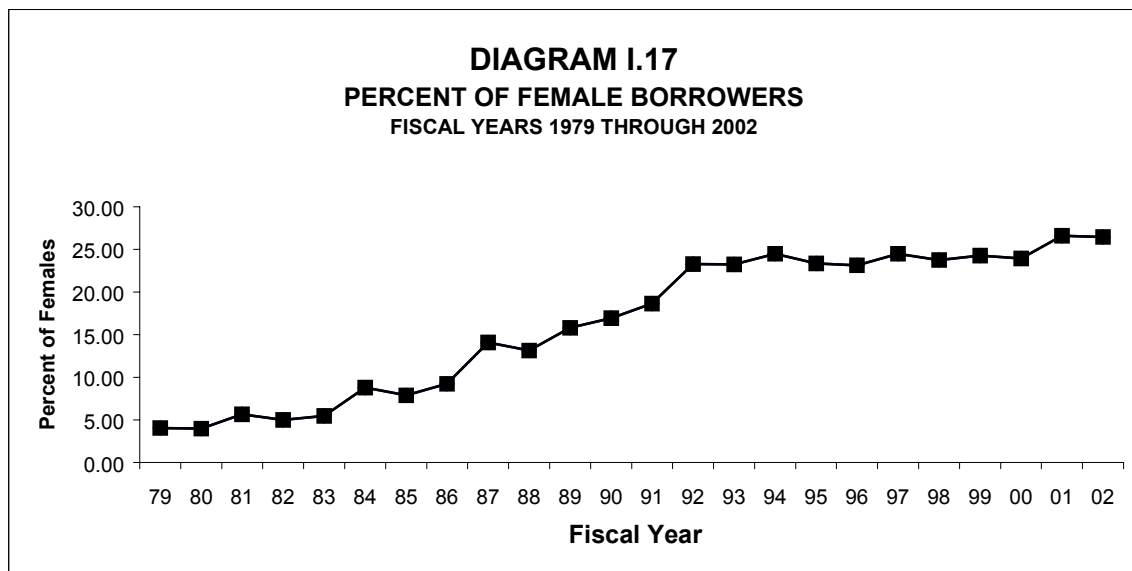


Over the 24-year period in which loans were purchased, the average size of households fell from 3.02 persons per household in 1979 to 2.29 persons in 2002. Diagram I.16, on the following page, illustrates how this decrease took place consistently over time.

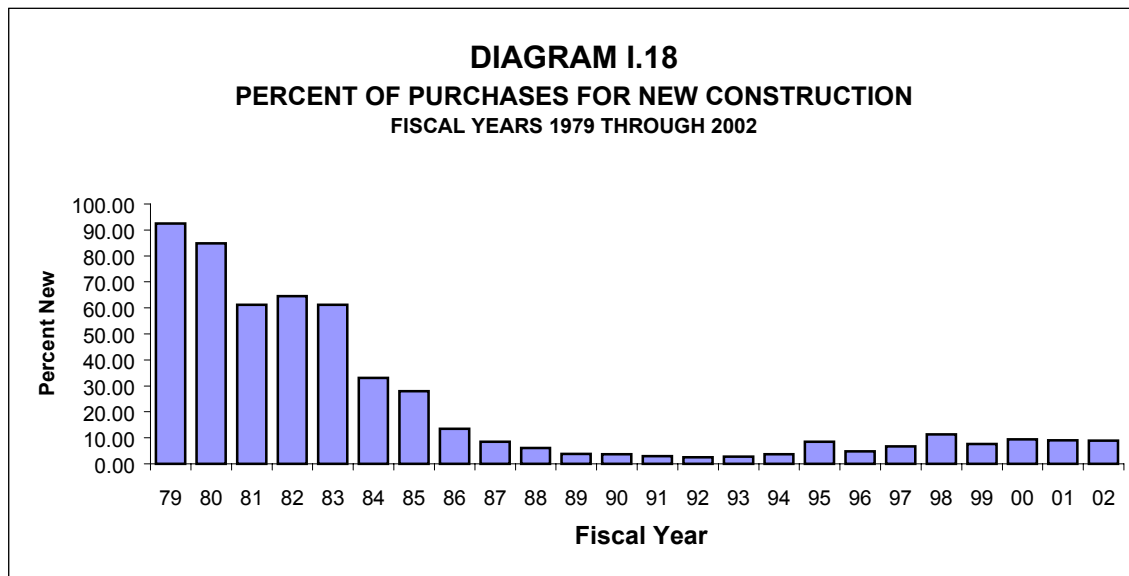
<sup>17</sup> Individual annual total loan purchases may be reported differently elsewhere by one to three loans due to WCDA loans resold since 1992.



Conversely, the number of loans purchased with female borrowers steadily increased over the time that WCDA acquired loans. In 1979, only 4.06 percent of the loans purchased had female borrowers. By 1992 this figure had increased to 23.28 percent, and in fiscal 2002, 26.46 percent of the loans purchased had female borrowers. Diagram I.17, below, provides the chronology of this change. Moreover, the percentage of loans purchased with married couples as borrowers continued to decline. Since the inception of loan purchasing, the percentage of married borrowers has dropped steadily, from 84.03 percent in 1979 to 50.25 percent in 2001. In 2002, this figure dipped below 50 percent for the first time, to 45.36 percent.



Between 1979 and 1983, loans purchased by the WCDA were predominantly tied to new construction. After that time, as seen in Diagram I.18, on the following page, fewer new construction loans were acquired, until new loans reached a low of 2.5 percent in 1992. While new construction loan purchases were up in comparison to the low figures of the early 1990s, in each of the last four years, less than 10 percent of the loans purchased by the WCDA were for new construction.



In addition, homes represented in loan purchases have gotten older over time. After an initial six-year period of having acquired newer home loans, the WCDA purchased loans of increasingly older homes. From 1979 to fiscal 1984, the average age of a WCDA loan purchase home was 13 years or less, or built between 1971 and 1979. Beginning in 1985, the gap widened, and the average year that a loan purchase home was built did not exceed 1968. In most cases, the average year a home was built was in the early to mid-1960s. By fiscal 2002, the average was 37 years old.

Home sizes fluctuated over WCDA's loan purchasing tenure. The average home size in 1979 was 1,121 square feet. This increased to 1,264 square feet by 1982, dropped to 1,152 in 1987, and then peaked in 1991 at 1,268 square feet. In 2002, homes tended to be smaller, with an average of 1,134 square feet, and contained 2.47 bedrooms and 1.32 bathrooms. These figures each reflect minimal changes in the average home size through 2001.

When WCDA began purchasing home loans in 1979, the average home purchase price was \$58,565. By 1982, it had risen to \$64,441, falling to \$46,877 in 1990. Since then, the average purchase price has steadily climbed and reached \$81,120 in 2002. Average household income in nominal terms, without the effects of inflation being taken into consideration, was also tracked in accordance to home loans purchased by the WCDA. In 1983, the average household income was \$32,814. It dropped to \$28,148 in 1992, before rising steadily to \$34,528 in 2002. The debt-to-income ratio was down in 2002, from 19.28 percent in 2001 to 18.20 percent. Conversely, the loan-to-value ratio increased, having risen from 97.14 percent in 2001 to 98.01 percent for 2002.

In summation, fiscal 2002 saw an increase in the number of home loan purchases by WCDA. The average household size continued to drop and was the lowest it had been during the loan purchase program. The number of female borrowers continued to rise, while the percentage of borrowers that were married couples fell below 50 percent for home loans purchased by WCDA. Less than 10 percent of the loans purchased over the past four years were for new construction, and homes loans continued to be for older homes, with an average age of 37 years in 2002. Home size decreased 39 square feet over 2001, and the average number of bedrooms and bathrooms dropped only minutely. The average home-purchase price and the average household income for borrowers for a WCDA-purchased loan continued to climb, both reaching all time

highs for the loan-purchasing program. The debt-to-income ratio fell by just less than one percentage point and the loan-to-value ratio rose by a similar margin.

## I.E. Semiannual Rental Vacancy Survey

The Wyoming Rental Vacancy Survey has been completed five times: in the spring of 2000, the fall of 2000, July 2001, January 2002, and June of 2002. The first semiannual survey in 2001 was redesigned to be a telephone survey. The survey form was also substantially revised to collect more specific and detailed information. The (non-statistical) sample for the first 2001 survey was comprised of all attempted contacts from the two surveys conducted in 2000. This created a list of 441 contacts.

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, was 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 first Semi-Annual 2002 Rental Vacancy Survey had 461 completed surveys, covering 9,653 rental units. A majority of the units managed were one, two, and three-bedrooms. Tables with the county level breakdown are presented in Section G of *Volume II, Technical Appendix*.

Statewide, the survey indicates that the vacancy rate in June 2002 was 4.74 percent. However, the range is extremely wide, with Niobrara County at 19.3

percent and Teton County at almost 0.4 percent, as seen in Table I.17, at right. The survey results indicate that duplexes had a higher vacancy rate at 5.48 percent, and single-family unit vacancy rates were the lowest at 3.5 percent.

The telephone survey asked each of the respondents whether their rental units were designed to serve particular groups of people. Of the 461 respondents to the survey, 28 indicated that they had units designed to serve the elderly and 34 indicated that they had units for the handicapped. A larger sum of people answering the survey, or about 187, indicated that their units were designed to serve other groups.

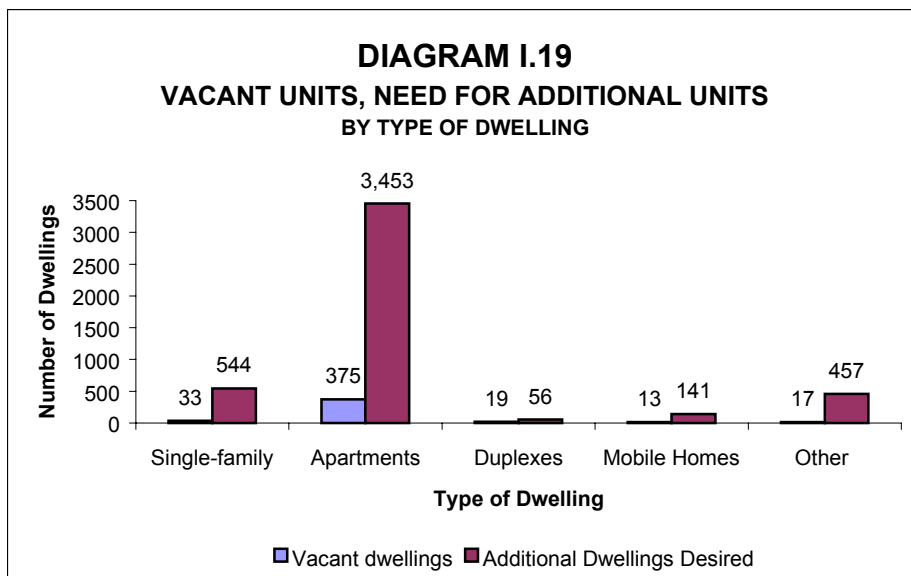
**TABLE I.17**  
**FIRST SEMI-ANNUAL 2002 RENTAL VACANCY SURVEY**  
**SAMPLE, TOTAL UNITS AND VACANCY RATES**

County	Sample	Total Units	Vacant Units	Vacancy Rate
Albany	33	664	38	5.72
Big Horn	27	160	7	4.38
Campbell	26	848	10	1.18
Carbon	29	307	46	14.98
Converse	23	316	6	1.90
Crook	11	27	1	3.70
Fremont	38	143	23	16.08
Goshen	18	91	6	6.59
Hot Springs	16	145	17	11.72
Johnson	8	62	.	.
Laramie	29	988	8	0.81
Lincoln	14	114	10	8.77
Natrona	27	2,338	83	3.55
Niobrara	9	57	11	19.30
Park	20	429	25	5.83
Platte	14	87	4	4.60
Sheridan	23	598	17	2.84
Sublette	4	41	.	.
Sweetwater	33	1,060	65	6.13
Teton	12	517	2	0.39
Uinta	18	532	67	12.59
Washakie	15	118	12	10.17
Weston	14	11	.	.
Wyoming	461	9,653	458	4.74

A similar question was asked in regard to the income groups that the units were designed to serve. 13 respondents indicated that they had units designed for those having incomes less than 30 percent of median family income (MFI), 14 indicated that they had units for those with incomes 31 to 50 percent of MFI, and 7 indicated that they had units for those with incomes 51-90 percent of MFI. Ten respondents indicated that they had units rented at market rates. The larger portion, or about 182 respondents, indicated that their units were market rate units or had units designed to serve “anyone”. Another question on the survey asked whether the units had full or partial rental assistance. The responses indicate that about 21 percent of all types of units included in this survey had either full or partial assistance, with a majority, 18 percent of those, being apartments.

The respondents were asked to rate the condition of their units. Some 83.3 percent rated their units to be in good/excellent condition, and 16.6 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, 84.2 percent indicated that they had no problems, and 15.8 percent indicated that they had some.

Of the 461 persons interviewed, 92 indicated that there was a waiting list for their facilities. The sum of all persons on waiting lists comprised 1,358 households. One rental property manager had a waiting list of 1 in Washakie County. However, Campbell and Natrona Counties had larger waiting lists, totaling 275 and 266 households respectively.



The survey asked property managers or owners if utilities were included in the cost of the rent. Of the 461 persons answering the survey, 158 indicated that utilities were included. Of these, 60 indicated that electricity was included, 69 said that natural gas was included, 156 indicated that water and sewer service was included and another 144 indicated that trash collection was included in the cost of the rent. No one indicated that they covered the cost of propane. In addition, 9 respondents noted that they included the cost of cable television.

One of the last questions on the survey inquired how many, and which types, of unit would be preferred if the individual were to own or manage any more rental units. About 209 persons out of the 461 surveyed indicated that they would like to own or manage more units, some 4,651 units. The largest demand was for 3,453 apartments, followed by 544 single-family units. These

responses, compared with the responses on vacant units depicted in Diagram I.19, above, supports a perceived need for additional units.

The survey also included a question asking for the average number of days a unit remained vacant. 93 percent indicated that units would be filled within 60 days, 75 percent indicated that units would be filled within 30 days, and over 26 percent stated that it took less than 7 days for a vacant unit to be occupied. However, 93 percent of the property managers expected vacancies within the next 30 days. This implies a short-term, seasonal increase in absorption rate.

## I.F. Summary and Conclusions

The population of Wyoming rose 8.86 percent, or nearly 40,200 people, to total 493,782 citizens in 2000. On December 28, 2001, the Census Bureau released a new estimate for Wyoming's population in 2001. It suggested that, as of July 1, 2001, the Statewide population continued to rise only modestly, to 494,423 persons. This was an increase of only 641 persons, or a 0.1 percent rise over the 2000 Census.

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. Over 2,278 persons between 26 and 45 came to Wyoming in 2001. These data suggest that a new trend may be emerging: Wyoming may no longer be aging as it once was.

The net number of persons arriving in Wyoming, according to DOT records, indicates that the first six months of 2002 reached 75 percent of the 2001 total. Age groups ranging from 23 to 65 experienced a majority of the influx. The Census Bureau's population estimates indicated that there would be an increase of only 422 persons during July 2000 to July 2001. The driver's license exchange data, on the other hand, indicated a net migration of 2,630 licensed drivers during the same period, with 4,325 persons over the 12 months ending in June of 2002. The data suggest that population growth now may be increasing more quickly than estimated by the U.S. Census Bureau.

Between 2000 and 2001, Wyoming's labor force also increased, adding 4,317 persons. Employment gained 4,028 persons. This resulted in the unemployment rate holding steady at 3.9 percent for 2001. 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 that fell below the U.S. unemployment rate. Such growth in employment, and low employment rates, typically form the basis for a rise in population.

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 1981, Wyoming's *real earnings per worker* in 2000 still did not exceed earnings received in 1981. In 2000, Wyoming's real average earnings per job were \$25,572, but the U.S. average was \$33,927. Preliminary BEA figures for 2001 reveal that real per capita income for Wyoming increased to \$26,339. 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 1,104 jobs between 1999 and 2000 and paid an average annual real wage that exceeded \$64,200, the mix of

low-paying and high-paying jobs led to a low average wage rate for Wyoming's working population.

Wyoming Bankruptcy Court statistics revealed a sharp upward trend over the first half of the 1990s. There were approximately 2,056 bankruptcies filed in 2000 and 2,472 in 2001. The first half of 2002 saw 1,098 filings. If this trend continues, projected 2002 bankruptcy filings would number about 2,200, an 11 percent decline from 2001 filings.

Over the last fifteen years, rental rates have not risen greatly. In fact, over the last few years, there has been very little change in the Statewide average price. In 1995, the average rent was about \$380, and by the fourth quarter of 2000, average rents were only \$9 more per month. The rent for a mobile home lot rose from about \$131 per month in 1986 to \$170 by the end of 2000, an annual growth rate of 1.01 percent. The Statewide average rental cost for a two or three-bedroom home rose from about \$359 per month in 1986 to \$562 by the end of 2000, an annual growth rate of just 1.03 percent. Rental costs for a mobile home (on a lot) rose from \$273 per month in 1986 to \$391 by 1997, and again to \$406 by the close of 2000, an annual growth rate of 1.03 percent.

However, rental rates did see some increase in 2001. By the fourth quarter of that year, homes rented for an additional \$36 a month, or \$598 per month, 6.4 percent in one year. Apartment rents increased \$33 over the same period of 2000. A mobile home lot, however, rented for a mere \$5 more per month in 2001, while a mobile home on a lot only cost a renter an additional \$28 over 2000 prices. These rental values are expressed in nominal dollars, or dollars without the effects of inflation taken into consideration. The inflation that has existed has dulled and sometimes reduced the real rental rates. Historically, this has suggested that the costs of providing new rental construction were difficult to justify, given the relatively low average rental prices. However, data from fourth quarter 2001 indicated that an increase in rental rates from second quarter 2001 occurred. Apartment rents jumped \$14 per month, mobile homes on a lot \$7, and homes \$24. These kinds of increases are rare in Wyoming.

Further, rental vacancy rates in Wyoming were down in 2001, with an average of approximately 4.74 percent in 2002. This differed from Census data for 2001, which placed the rental vacancy rate at 7.8 percent. In either case, Wyoming's rate remains far below the national average of 8.4 percent. Homeowner vacancy rates rose in 2001 to 2.2 percent. This placed Wyoming above the national average of 1.8 percent. Both figures mirror 2000 Census data, which provided homeowner vacancy rates for Wyoming and the U.S. of 2.1 percent and 1.7 percent, respectively.

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 \$121,584 in 2001. This was an increase of 9.11 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 9.1 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.

For twenty-four years, the WCDA has been purchasing home loans in an effort to facilitate homeownership. Fiscal 2002 saw an increase over the previous year in the number of home loans purchased. However, less than 10 percent of the loans purchased over the past four years were for new construction. In addition, these home loans continued to be for older homes, with an average age of 37 years in 2002. The average household size continued to drop, and was the

lowest it has been during the loan purchase program, an average of 2.29 persons for 2002. In addition, the average purchase price continued to increase and reached \$81,120 in 2002.

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, just over 46 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 is mounting. The total number of housing units in Wyoming expanded only 10.05 percent while households rose 14.67 percent during the 1990s. These statistics suggest that the stock of housing has been growing more slowly than the rise in household formation. 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 social, economic and housing statistics for each of Wyoming's 23 counties. Similar demographic and housing statistics are provided for the Wind River Indian Reservation (including off-reservation trust land). Combined, these elements provide a view of the socioeconomic well-being of each county. The narratives incorporate tables that provide additional Census data on housing stocks, poverty, and disabled persons. Each county profile also addresses migration and driver's license exchanges, rental and home prices, labor force statistics, annual building permits and per unit valuation, and the DOT Housing Needs Assessment Survey results for 1998 through 2001.

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 social, economic and housing characteristics of the population.

Labor force, employment, and unemployment figures were collected from the Bureau of Labor Statistics (BLS). Other employment data by industry, components of personal income, and average earnings per job were obtained from the Bureau of Economic Analysis (BEA). Additionally, most county assessors provided the average sales prices of homes in their respective jurisdictions.

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 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.

The U.S. Census Bureau reports the "per unit" value of building permits. This relates to the cost of construction per unit in real 1996 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.<sup>18</sup>

The following terms, frequently used throughout this report, are defined thus:

*Overcrowding*, as defined by the U.S. Census Bureau, refers to having more than one person per room in a home.

*Poverty* is defined by the Census Bureau 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.

*Disability* is defined by the Census Bureau as a long-lasting physical, mental, or emotional condition that makes it difficult for a person to do activities or impedes them from being able to go outside alone or to work.

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<sup>18</sup> Cost is the value of construction as shown on the building permit.

## Albany County

Albany County is located in the southeastern region of the State. It is bordered by Carbon County to the west, Converse County to the north, and both Platte and Laramie Counties to the east. The decennial census estimated the County's population at 32,014 persons, 6.48 percent of Wyoming, in 2000, ranking it sixth among the State's 23 Counties. The disabled population of the County, 4,061 persons, made up 12.69 percent of its total population. Poverty statistics indicated that 11.37 percent of Wyoming's impoverished resided in Albany. Those in poverty, some 6,228 persons, comprised 19.45 percent of Albany County's population in 2000. These statistics are presented in Table II.1.A, below.

**TABLE II.1.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS ALBANY COUNTY**

SUBJECT	WYOMING	ALBANY COUNTY	% OF WYOMING
<b>TOTAL POPULATION</b>	493,782	32,014	6.48
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	615	6.70
Population ages 21 to 64	46,493	2,545	5.47
Percent Employed	62.00	63.30	.
Population age 65 and over	21,475	901	4.20
<b>POVERTY STATUS IN 1999</b>			
Families	10,585	763	7.21
Families with female householder, no husband present	5,077	412	8.12
With related children under 18 years	4,682	351	7.50
Individuals	54,777	6,228	11.37
<b>TOTAL HOUSING UNITS</b>	223,854	15,215	6.80
<b>Units in Structure</b>			
1-unit, detached	145,260	7,711	5.31
1-unit, attached	8,165	911	11.16
2 units	5,686	1,019	17.92
3 or 4 units	10,199	1,209	11.85
5 to 9 units	6,706	1,153	17.19
10 to 19 units	4,242	523	12.33
20 or more units	7,174	669	9.33
Mobile Home	35,569	2,008	5.65
Boat, RV, van, etc.	853	12	1.41
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	13,269	6.85
1.00 or less	188,372	12,941	6.87
1.01 to 1.50	3,582	224	6.25
1.51 or more	1,654	104	6.29

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

Albany County's available housing units made up 2.78 percent of all the available housing in Wyoming. Single-unit, detached structures made up 50.68 percent of housing units in the County and 5 percent of the State total for this category. Mobile homes made up the next largest category, containing 2,008 units of the 15,215 total housing units available in Albany County. Table II.1.A, below, provides the breakdown of other living situations. While 97.53 percent of the occupied housing units in the County have 1 or fewer occupants per room, 2.47 percent of the housing units suffer from overcrowding.

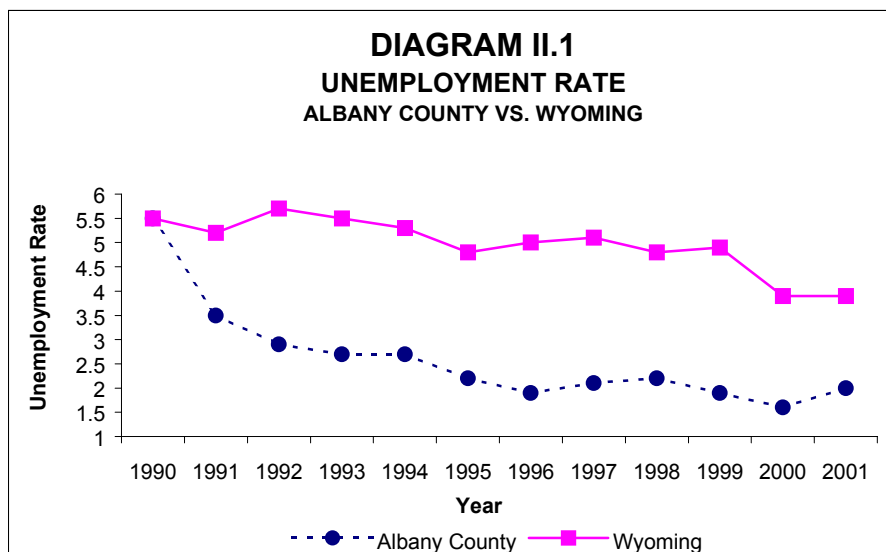
Estimates from the Census Bureau indicate a decline of 515 persons in the population of Albany County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate a decline of only 103 persons for the same period.

As is the case for Wyoming as a whole, the driver's license exchange data for the first six months of 2002 indicate a slight increase in the population of Albany County. The largest group of in-migrants was the group aged 18 to 22. The age group from 26 to 35 experienced a slight decline. More males exchanged their driver's licenses compared to females. The driver's license data for Albany County are presented in Table II.1.B, below.

**TABLE II.1.B  
DRIVER'S LICENSES EXCHANGED OR SURRENDERED  
FIRST HALF OF 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
<b>In-migrants</b>									
Male	2	108	56	73	41	33	15	5	333
Female	4	60	44	73	37	38	8	6	270
Total	6	168	100	146	78	71	23	11	603
<b>Out-migrants</b>									
Male	3	47	45	114	30	21	10	8	278
Female	2	40	38	74	30	21	12	9	226
Total	5	87	83	188	60	42	22	17	504
<b>Net Migration by Age and Gender</b>									
Male	-1	61	11	-41	11	12	5	-3	55
Female	2	20	6	-1	7	17	-4	-3	44
Total	1	81	17	-42	18	29	1	-6	99

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, increased by 527 persons between 2000 and 2001, from 18,660 to 19,187. However, 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, below. Preliminary 2002 monthly unemployment estimates show an increase in the unemployment rate over that of 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year that data was available, Albany County recorded 21,500 jobs. This was an increase of 423 jobs over the previous year's BEA total. Data on

earnings and employment by industry showed a continued weakening of the mining and TCPU sectors. At the same time, the services sector continued to strengthen. This indicates a shift from higher wage earning jobs to lower wage earning jobs in Albany County.

Real personal income was up, according to the latest available BEA data, from \$683,552,000 in 1999 to \$706,856,000 in 2000. These figures translate into an increase in real per capita income from \$21,234 in 1999 to \$22,209 in 2000. Real average earnings per job were \$20,943 in Albany County, while the Wyoming average was at \$25,259 for 2000.

While all rental prices have risen, rental prices for detached single-family homes have shown the greatest increase in price, jumping a remarkable 17.9 percent from the fourth quarter of 2000. By comparison, fourth quarter 2001 apartment rents increased a moderate 6.09 percent from one year before, and rents for mobile homes on a lot and rents for mobile home lots increased by 5.19 percent and 3.54 percent respectively.

Albany County rental prices have experienced average annualized increases of 3.17 percent for apartments, 4.71 percent for houses, 4.17 percent for mobile homes plus a lot, and 3.18 percent for mobile home lots since fourth quarter 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.1.C, on the following page, presents the Albany County data for each rental type.

Single-family building permit authorizations in Albany County rose from 105 in 2000 to 135 in 2001. Authorization for duplex units fell from 2 to 0. Three- and four-family unit authorizations increased from 0 to 4. Five-or-more family unit authorizations increased significantly, from 0 in 2000 to 144 in 2001. Total units authorized in Albany County increased from 107 units in 2000 to 283 in 2001.

The U.S. Census Bureau also reports the "per unit" value of building permits. The value of single-family building permits authorized fell from \$115,700 in 2000 to \$103,500 in 2001. The value over the past six years, in nominal dollars, has fluctuated from a high of \$124,900 in 1997 to a low of \$98,200 in 1998. These figures compare to the State average five-year high of \$212,100 in 2000 and a five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in *Volume II, Technical Appendix*.

**TABLE II.1.C**  
**WYOMING COST OF LIVING INDEX**  
**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

The average sales price of existing, detached, single-family homes was provided by the county assessor's office. In 2001, the average sales price in Albany County was \$172,129. This represented an increase of 45.63 percent from the previous year. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Albany County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.1.D, below.

**TABLE II.1.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**ALBANY COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Albany	96,367	103,724	109,849	118,196	172,129	7.63	5.91	7.60	45.63
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Big Horn County

Big Horn County is located west of the Big Horn Mountains in northern Wyoming. The population was 11,461 persons, or 2.32 percent of Wyoming, in 2000. The disabled population aged 5 years or older was 1,946, or 16.98 percent of the total County population. The employment rate for the age group from 21 to 64 was much lower at 49.2 percent, compared to the State at 62 percent. Poverty statistics indicate that 1,583 individuals in poverty comprised almost 13 percent of the County's population in 2000.

Total housing units in Big Horn County made up 2.28 percent of the State's total. Single-unit, detached structures made up 75 percent of all newly permitted housing units, and mobile homes constitute about 16 percent of all housing units in the County. Table II.2.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 96.50 percent of the occupied housing units in the County have 1 or fewer occupants per room, 3.50 percent of the housing units suffer from overcrowding.

**TABLE II.2.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS BIG HORN COUNTY**

SUBJECT	WYOMING	BIG HORN COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	11,461	2.32
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	156	1.70
Population ages 21 to 64	46,493	1,065	2.29
Percent Employed	62.00	49.20	.
Population age 65 and over	21,475	725	3.38
<b>POVERTY STATUS</b>			
Families	10,585	315	2.98
Families with female householder, no husband present	5,077	117	2.30
With related children under 18 years	4,682	110	2.35
Individuals	54,777	1,583	2.89
<b>TOTAL HOUSING UNITS</b>	223,854	5,105	2.28
<b>Units in Structure</b>			
1-unit, detached	145,260	3,850	2.65
1-unit, attached	8,165	50	0.61
2 units	5,686	86	1.51
3 or 4 units	10,199	94	0.92
5 to 9 units	6,706	94	1.40
10 to 19 units	4,242	49	1.16
20 or more units	7,174	11	0.15
Mobile Home	35,569	855	2.40
Boat, RV, van, etc.	853	16	1.88
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	4,312	2.23
1.00 or less	188,372	4,161	2.21
1.01 to 1.50	3,582	108	3.02
1.51 or more	1,654	43	2.60

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

The Census Bureau estimates indicate a decline of 174 persons in the population of Big Horn County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 68 persons for the same period.

Big Horn County experienced a net gain of 51 persons, as per the driver's license exchange data for the first six months of 2002. The net migration indicates more females moving in compared to males. The driver's license data for Big Horn County are presented in Table II.2.B, below.

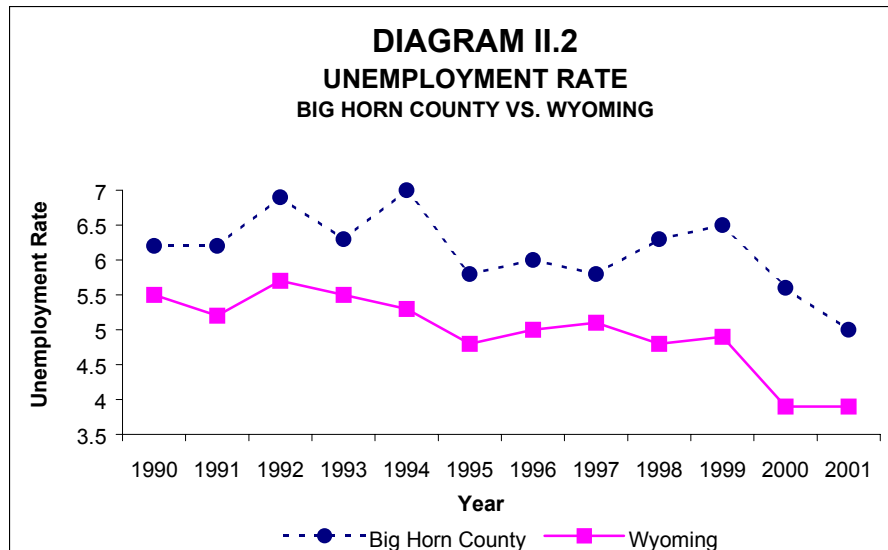
**TABLE II.2.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR BIG HORN COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	2	10	5	16	10	20	7	3	73
Female	0	9	5	19	12	6	11	6	68
Total	2	19	10	35	22	26	18	9	141
<b>Out-migrants</b>									
Male	1	14	4	11	12	12	3	1	58
Female	0	9	4	10	4	3	2	0	32
Total	1	23	8	21	16	15	5	1	90
<b>Net Migration by Age and Gender</b>									
Male	1	-4	1	5	-2	8	4	2	15
Female	0	0	1	9	8	3	9	6	36
Total	1	-4	2	14	6	11	13	8	51

Single-family building permit authorizations in Big Horn County fell from 12 in 2000 to 7 in 2001. Authorizations for duplex units have remained at zero for the fourth year in a row. Tri- and four-plex and multi-family unit authorizations have remained at zero for most of the 22-year period, with the exception of a few during the early 1980s. Consequently, total units authorized in Big Horn County fell from 12 in 2000 to 7 in 2001.

The reported value of single-family building permits authorized increased from \$83,300 in 2000 to \$93,200 in 2001. The 2001 value, in nominal dollars, is a five-year high and the 2000 value is a low for the past five years. These figures compare to the State average five-year high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in *Volume II, Technical Appendix*.

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 46 persons, 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-, while both the State and Big Horn County enjoyed decreases in their respective rates, Wyoming leveled off while the County continued to decline. A gap, however, still exists between the two. Preliminary 2002 monthly unemployment estimates show a possible increase in the unemployment rate over 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year available for data, Big Horn County recorded 6,432 jobs. This denoted an increase of 251 jobs from the previous year. Data on earnings and employment by industry reflect an increase in mining and drop-offs in the construction and TCPU categories over the previous year.

Real personal income was up in 2000, according to the latest BEA data, from \$211,200,000 in 1999 to \$212,311,000. These figures translated into a marginal increase in real per capita income, from \$18,398 in 1999 to \$18,576 for 2000. In terms of real average earnings per job, Big Horn County's average was \$22,385 in 2000, while the Wyoming average was \$25,259.

Fourth quarter 2001 apartment rents in Big Horn County increased significantly, rising by 16.22 percent. Rental prices for homes increased by 9.65 percent from one year previous, from \$342 to \$375. There was a decrease in rents for mobile homes on a lot, which fell by 2.03 percent, from \$296 to \$290. Meanwhile, rents for mobile home lots dropped 9.18 percent from the year prior, falling from \$98 to \$89.

The Wyoming Housing Cost of Living Index was expanded in second quarter 1998 to capture rural areas of the State in addition to urban areas. Over the abbreviated period since, Big Horn County rental prices have experienced average annualized increases. Comparing fourth quarter 1998 to fourth quarter 2001, apartment rents increased by 4.55 percent, rents for houses increased by only 3.52 percent, and mobile home lot rents fell by 8.71 percent.<sup>19</sup> Rents for mobile homes plus a lot increased by 3.31 percent, from \$263 to \$290, over the three-year period for which data is available. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.2.C, below, presents the Big Horn County data for each rental type.

<sup>19</sup> It would appear that the fourth quarter 1998 survey data is a statistical anomaly.

**TABLE II.2.C**  
**WYOMING COST OF LIVING INDEX**  
**BIG HORN COUNTY RENTAL HOUSING COSTS**

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q2.98 <sup>20</sup>	272	84	353	NA
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

The average sales price of existing, detached, single-family homes was provided by the County Assessor's Office. In 2001, the average sales price in Big Horn County was not submitted. The State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Big Horn County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.2.D, below.

**TABLE II.2.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**BIG HORN COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Big Horn	56,000	61,088	61,022	68,816	.	9.09	-0.11	12.77	.
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

<sup>20</sup> The Cost of Living Index was expanded to include more rural geographic areas, such as Big Horn County, in 1998.

## Campbell County

Campbell County is located in the northeast corner of the State, and is one of the richest counties in Wyoming in terms of natural resources. The population was 33,698 persons, or 6.82 percent of Wyoming, in 2000. The disabled population aged 5 years or older was 5,558 persons, or 16.36 percent of the County's total population. The employment rate for the age group from 21 to 64 was much higher, at 76.2 percent, compared to the State at 62 percent. The poverty statistics indicate that 2,544 individuals in poverty comprised 7.55 percent of the County's population in 2000.

Total housing units in Campbell County made up almost 6 percent of the State's total. Single-unit, detached structures constituted 50 percent and mobile homes about 26 percent of all housing units in the County. Table II.3.A, below, provides the breakdown of other living situations as well as the aforementioned statistics. While 96.76 percent of the occupied housing units in the County have 1 or fewer occupants per room, 3.24 percent of the housing units suffer from overcrowding.

**TABLE II.3.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS CAMPBELL COUNTY**

SUBJECT	WYOMING	CAMPBELL COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	33,698	6.82
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	693	7.55
Population ages 21 to 64	46,493	4,217	9.07
Percent Employed	62.00	76.20	.
Population age 65 and over	21,475	648	3.02
<b>POVERTY STATUS</b>			
Families	10,585	507	4.79
Families with female householder, no husband present	5,077	255	5.02
With related children under 18 years	4,682	223	4.76
Individuals	54,777	2,544	4.64
<b>TOTAL HOUSING UNITS</b>	223,854	13,288	5.94
<b>Units in Structure</b>			
1-unit, detached	145,260	6,698	4.61
1-unit, attached	8,165	794	9.72
2 units	5,686	169	2.97
3 or 4 units	10,199	621	6.09
5 to 9 units	6,706	309	4.61
10 to 19 units	4,242	425	10.02
20 or more units	7,174	752	10.48
Mobile Home	35,569	3,432	9.65
Boat, RV, van, etc.	853	88	10.32
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	12,207	6.31
1.00 or less	188,372	11,811	6.27
1.01 to 1.50	3,582	278	7.76
1.51 or more	1,654	118	7.13

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

The Census Bureau estimates indicate an increase of 875 persons in the population of Campbell County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 411 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicates an increase of 304 in the population of Campbell County. The largest age group exchanging driver's licenses were those between the ages of 26 and 55, with significantly more in-migrants than out-migrants. The largest groups arriving were males aged 26 to 55. The driver's license data for Campbell County are presented in Table II.3.B, below.

**TABLE II.3.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 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
<b>In-migrants</b>									
Male	6	41	46	121	86	52	18	8	378
Female	5	39	31	89	56	42	17	2	281
Total	11	80	77	210	142	94	35	10	659
<b>Out-migrants</b>									
Male	7	41	25	38	35	28	12	5	191
Female	3	42	25	38	18	24	9	5	164
Total	10	83	50	76	53	52	21	10	355
<b>Net Migration by Age and Gender</b>									
Male	-1	0	21	83	51	24	6	3	187
Female	2	-3	6	51	38	18	8	-3	117
Total	1	-3	27	134	89	42	14	0	304

Single-family building permit authorizations in Campbell County rose from 61 in 2000 to 105 in 2001. Authorizations for all multi-family dwelling units have remained at zero since 1986.

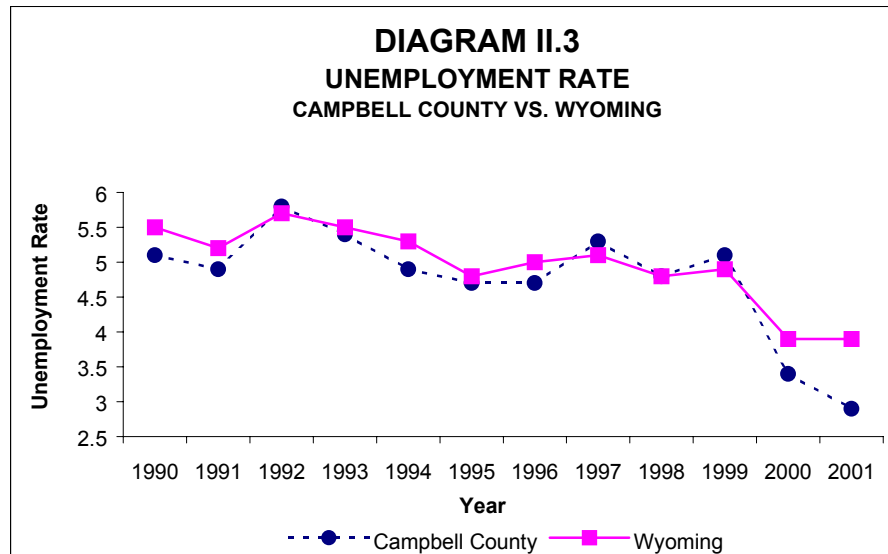
The value of single-family building permits authorized fell from \$127,400 in 2000 to \$118,600 reported in 2001. The value over the past six years, in nominal dollars, has fluctuated from a high of \$140,000 in 1997 to a low of \$122,400 in 1996. These figures compare to the State average five-year high of \$212,100 in 2000 and a five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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, added an additional 1,743 persons in 2001, 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. On the following page, Diagram II.3 shows how Campbell County's unemployment rate tracked in comparison to the State of Wyoming, though at times it moved slightly above or below the State's rate. Recently, as Wyoming's rate leveled off, Campbell County's unemployment rate continued to drop, and moved below the State's rate. Preliminary 2002 monthly unemployment estimates show an increase in the unemployment rate over 2001.

The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year that data was available, Campbell County recorded 23,523 jobs. This was an increase of 1,348 jobs over the previous year's BEA total. Earnings and employment by industry data continue to show mixed indicators in the mining industry, which

continues to be the largest employment sector in the County. The wholesale trade sector also continues to experience some strengthening.

Real personal income was up in 2000, according to the latest BEA data, from \$827,029,000 in 1999 to \$876,131,000. These figures translated into an increase in real per capita income from \$25,180 in 1999 to \$25,786 in 2000. Real average earnings per job rose to \$32,077 in Campbell County, while the Wyoming average was at \$25,259 for 2000.



Apartment rents were up a notable 24 percent from one year prior, from \$432 in the fourth quarter of 2000 to \$537 in the second quarter of 2001. House rents were up by 3.32 percent, from \$632 to \$653. Rent for a manufactured home on a lot in Campbell County averaged \$575, up 19.05 percent from \$483 one year before. Mobile home lot rents were up by 15.74 percent, from \$197 to \$228.

Campbell County rental prices have experienced average annualized increases of 4.2 percent for apartments, 3.07 percent for houses, 4.54 percent for mobile homes plus a lot, and 1.78 percent for mobile home lots since fourth quarter 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.3.C, on the following page, presents the Campbell County data for each rental type.

**TABLE II.3.C**  
**WYOMING COST OF LIVING INDEX**  
**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

The average sales price of existing, detached, single-family homes was provided by the Campbell County Assessor's Office. In 2001, the average sales price was \$130,981. This reflected a decrease of 13.61 percent, or \$20,634, over the previous year. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Campbell County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.3.D, below.

**TABLE II.3.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**CAMPBELL COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Campbell	99,500	105,356	104,221	151,615	130,981	5.89	-1.08	45.47	-13.61
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Carbon County

Carbon County is located in the south-central region of the State. It is the third largest county, covering 7,896 square miles. The population was 15,639 persons, or 3.17 percent of Wyoming, in 2000. The disabled population aged 5 years or older was 2,731 persons, or 17.46 percent of the total population. The employment rate for the age group from 21 to 64 was lower, at 60 percent, compared to the State at 62 percent. The poverty statistics indicated that 1,879 individuals in poverty comprised 12 percent of the County's population in 2000.

Total housing units in Carbon County made up 3.71 percent of the State total. Single-unit, detached structures made up 66 percent and mobile homes 19 percent of all housing units in the County. Table II.4.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 97.24 percent of the occupied housing units in the County have 1 or fewer occupants per room, the remaining 2.76 percent of the housing units suffer from overcrowding.

**TABLE II.4.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS CARBON COUNTY**

SUBJECT	WYOMING	CARBON COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	15,639	3.17
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	290	3.16
Population ages 21 to 64	46,493	1,722	3.70
Percent Employed	62.00	60.00	.
Population age 65 and over	21,475	719	3.35
<b>POVERTY STATUS</b>			
Families	10,585	411	3.88
Families with female householder, no husband present	5,077	205	4.04
With related children under 18 years	4,682	182	3.89
Individuals	54,777	1,879	3.43
<b>TOTAL HOUSING UNITS</b>	223,854	8,307	3.71
<b>Units in Structure</b>			
1-unit, detached	145,260	5,496	3.78
1-unit, attached	8,165	146	1.79
2 units	5,686	166	2.92
3 or 4 units	10,199	263	2.58
5 to 9 units	6,706	244	3.64
10 to 19 units	4,242	91	2.15
20 or more units	7,174	223	3.11
Mobile Home	35,569	1,583	4.45
Boat, RV, van, etc.	853	95	11.14
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	6,129	3.17
1.00 or less	188,372	5,960	3.16
1.01 to 1.50	3,582	102	2.85
1.51 or more	1,654	67	4.05

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

The Census Bureau estimates indicate a decline of 83 persons in the population of Carbon County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 80 persons for the same period.

The driver's license exchange data for the first six months of the 2002 indicates an increase of 122 in the population of Carbon County. Net migration indicates an increase of those aged 26 to 55. More males exchanged or surrendered their driver's licenses than females. The driver's license data for Carbon County are presented in Table II.4.B, below.

**TABLE II.4.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 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
<b>In-migrants</b>									
Male	5	13	12	40	32	29	19	4	154
Female	3	11	9	32	28	23	13	5	124
Total	8	24	21	72	60	52	32	9	278
<b>Out-migrants</b>									
Male	2	11	3	23	23	9	10	3	84
Female	0	5	14	20	14	7	10	2	72
Total	2	16	17	43	37	16	20	5	156
<b>Net Migration by Age and Gender</b>									
Male	3	2	9	17	9	20	9	1	70
Female	3	6	-5	12	14	16	3	3	52
Total	6	8	4	29	23	36	12	4	122

Single-family building permit authorizations in Carbon County went up, from 33 in 2000 to 37 in 2001. Authorizations for duplex units have remained at zero for three years. Tri- and four-plex and multi-family unit authorizations have remained at zero for most of the twenty-two year period, with the exception of some activity during the early 1980s and 36 multi-family unit authorizations in 1998.

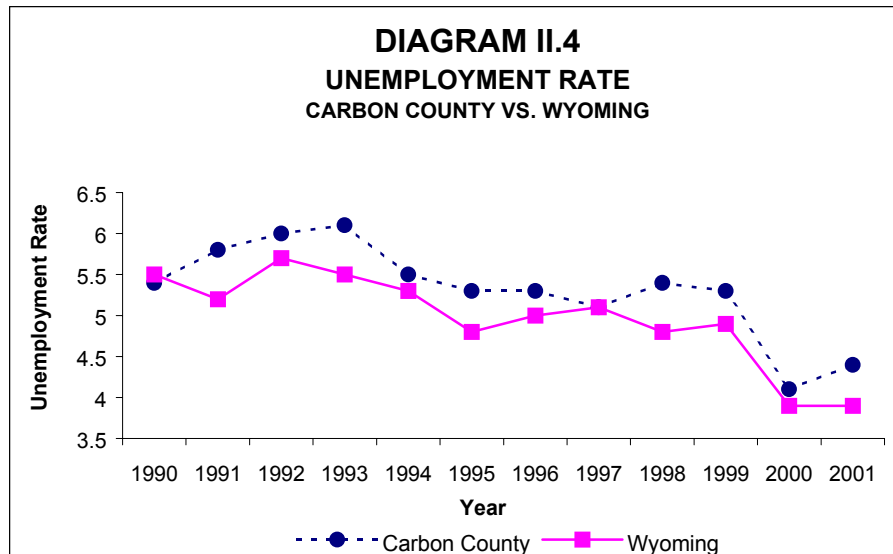
The value of single-family building permits authorized fell from \$123,600 in 2000, a reported five-year high, to \$102,300 reported in 2001. These figures compare to the State average five-year high of \$212,100 in 2000 and a five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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, losing 102 persons in 2001, 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 below, Carbon County's unemployment rate was consistently higher than that of the State of Wyoming. In fact, in 2001 a larger gap emerged, with Wyoming at 3.9 percent and the County at 4.4 percent. Preliminary 2002 monthly estimates show a continued increase in the unemployment rate over that of 2001.

The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year that data was available, Carbon County recorded 9,804 jobs. This was an increase of 63 jobs over the previous year's BEA total. Data on earnings and employment by industry show continued weakening of the mining and TCPU sectors, while

the services sector continues to strengthen. This indicates a shift from higher wage earning jobs to lower wage earning jobs in Campbell County.

Real personal income was up, according to the latest BEA data, from \$334,129,000 in 1999 to \$341,258,000 in 2000. These figures translated into an increase in real per capita income from \$21,241 in 1999 to \$21,893 in 2000. Real average earnings per job rose to \$32,077 in Campbell County, while the Wyoming average was \$25,259 for 2000.



With little growth in supply, indicated by building permit authorizations, rental prices in Carbon County have exhibited shifts in demand over the past year. Apartment rents for the fourth quarter of 2001 are up 11.66 percent from one year prior, and rental prices for homes increased by 12.72 percent. Rent for mobile homes on a lot decreased by 10.06 percent, while mobile home lot rents increased by only 2.61 percent. Rent for a mobile home on a lot fell from \$338 to \$304, and rent for a lot rose from \$115 to \$118.

Carbon County rental prices have experienced average annualized increases of 3.16 percent for apartments, 2.62 percent for houses, and 2.11 percent for mobile homes plus a lot. Rental prices for mobile home lots have decreased an annualized average of 0.25 percent since fourth quarter 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.4.C, on the following page, presents the Carbon County data for each rental type.

**TABLE II.4.C**  
**WYOMING COST OF LIVING INDEX**  
**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	N/A
Q4.93	N/A	110	368	N/A
Q2.94	251	125	308	N/A
Q4.94	219	125	333	N/A
Q2.95	233	125	325	N/A
Q4.95	281	107	300	N/A
Q2.96	291	123	319	N/A
Q4.96	289	124	322	N/A
Q2.97	296	143	351	N/A
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

The average sales price of existing, detached, single-family homes was provided by the County Assessor's Office. In 2001, the average sales price for Carbon County was \$85,176. This reflected an increase of 19.08 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Carbon County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.4.D, below.

**TABLE II.4.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**CARBON COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Carbon	65,000	68,157	70,471	71,526	85,176	4.86	3.40	1.50	19.08
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Converse County

Converse County is located in the eastern region of the State. Population growth in this County was on par with the State average. The population was 12,052 persons, or 2.44 percent of Wyoming, in 2000. The disabled population aged 5 years or older was 1,889 persons, or 16 percent of the total population in the County. The employment rate for the age group from 21 to 64 was higher, at 66 percent, compared to the State at 62 percent. The poverty statistics indicate that 1,379 individuals in poverty comprised 11 percent of the County's population in 2000.

Total housing units made up only 2.53 percent of the State total. Single-unit, detached structures were at almost 64 percent, and mobile homes at about 18 percent of all housing units in the County. Table II.5.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 98.66 percent of the occupied housing units in the County have 1 or fewer occupants per room, 1.34 percent of the housing units suffer from overcrowding.

**TABLE II.5.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS CONVERSE COUNTY**

<b>SUBJECT</b>	<b>WYOMING</b>	<b>CONVERSE COUNTY</b>	<b>% of WYOMING</b>
<b>TOTAL POPULATION (100% DATA)</b>	493,782	12,052	2.44
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	268	2.92
Population ages 21 to 64	46,493	1,121	2.41
Percent Employed	62.00	66.20	.
Population age 65 and over	21,475	500	2.33
<b>POVERTY STATUS</b>			
Families	10,585	319	3.01
Families with female householder, no husband present	5,077	163	3.21
With related children under 18 years	4,682	156	3.33
Individuals	54,777	1,379	2.52
<b>TOTAL HOUSING UNITS</b>	223,854	5,669	2.53
<b>Units in Structure</b>			
1-unit, detached	145,260	3,597	2.48
1-unit, attached	8,165	216	2.65
2 units	5,686	55	0.97
3 or 4 units	10,199	245	2.40
5 to 9 units	6,706	101	1.51
10 to 19 units	4,242	200	4.71
20 or more units	7,174	180	2.51
Mobile Home	35,569	1,015	2.85
Boat, RV, van, etc.	853	60	7.03
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	4,694	2.42
1.00 or less	188,372	4,631	2.46
1.01 to 1.50	3,582	44	1.23
1.51 or more	1,654	19	1.15

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

The Census Bureau estimates indicate an increase of 94 persons in the population of Converse County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 65 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicate an increase of 71 persons in the County. The age group from 26 to 45 experienced an overall increase, while there was a slight decline in those aged 18 to 25. The driver's license data for Converse County are presented in Table II.5.B, below.

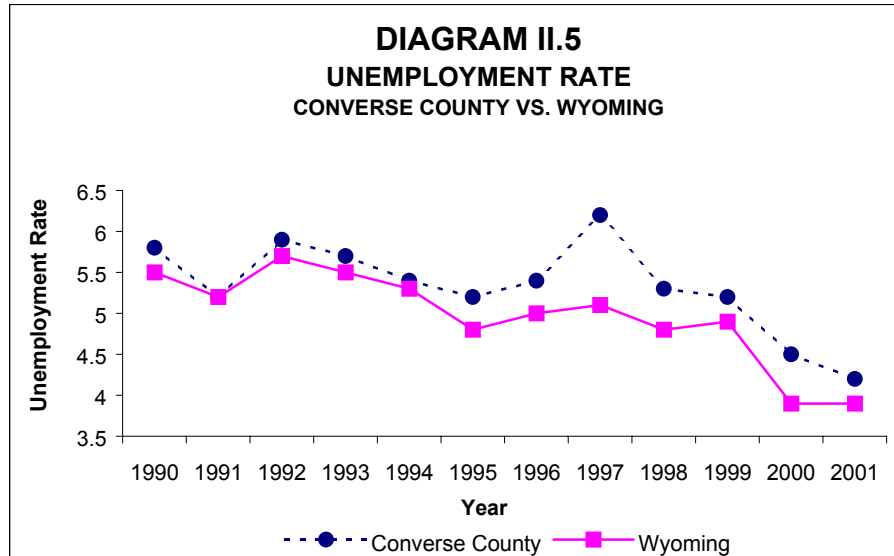
**TABLE II.5.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR CONVERSE COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	5	13	6	23	22	15	7	3	94
Female	2	11	3	27	18	16	8	5	90
Total	7	24	9	50	40	31	15	8	184
<b>Out-migrants</b>									
Male	1	11	9	11	6	10	7	6	61
Female	0	16	4	5	10	14	1	2	52
Total	1	27	13	16	16	24	8	8	113
<b>Net Migration by Age and Gender</b>									
Male	4	2	-3	12	16	5	0	-3	33
Female	2	-5	-1	22	8	2	7	3	38
Total	6	-3	-4	34	24	7	7	0	71

Single-family building permit authorizations in Converse County increased from 1 in 2000 to 5 in 2001. Authorization for duplex units fell from 10 to 8. Tri- and four-plex and multi-family unit authorizations have remained at zero since 1983, with the exception of 24 multi-family units authorized in 1997. Total units authorized in Converse County rose from 11 in 2000 to 13 in 2001.

There was a sharp decline in the value of single-family building permits authorized, which fell from \$85,000 in 2000 to \$39,000 reported in 2001. The value over the past six years, in nominal dollars, fluctuated from a high of \$104,700 in 1998 to a low of \$58,700 in 1997. These figures compare to the State average five-year high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for the years 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 drop of 198 persons in 2001, 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. However, the County maintained a higher unemployment rate than the State, 4.2 percent versus 3.9 percent respectively. Preliminary 2002 monthly estimates reflect a similar unemployment rate to that of 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year that data was available, Converse County recorded 7,092 jobs. This was an increase of 133 jobs over the previous year's BEA total. Data on earnings and employment by industry reflect a continued weakening of the TCPU industries, and some strengthening of the construction sector.

Real personal income was up, according to the latest available BEA data, from \$256,114,000 in 1999 to \$264,126,000 in 2000. These figures translated into an increase in real per capita income, from \$21,355 in 1999 to \$21,843 in 2000. Real average earnings per job were \$23,552 in Converse County, while the Wyoming average was at \$25,259 for 2000.

Rental prices in Converse County were volatile during the period for which prices were reported. Apartment rents in Converse County rose in the fourth quarter of 2001, up 4.82 percent from one year before. House rents were down by 4.82 percent from fourth quarter 2000. Meanwhile, mobile homes plus lot rent decreased by 1.54 percent, from \$324 to \$319, over the last year, and mobile home lot rents were up by the considerable amount of 30.43 percent from the previous year.

Converse County rental prices experienced average annualized increases of 1.25 percent for apartments, 0.84 percent for houses, 1.47 percent for mobile homes plus a lot, and 1.50 percent per year for mobile home lots since fourth quarter 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.5.C, on the following page, presents the Converse County data for each rental type.

**TABLE II.5.C**  
**WYOMING COST OF LIVING INDEX**  
**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	N/A	105	334	261
Q2.93	294	113	N/A	262
Q4.93	N/A	113	293	N/A
Q2.94	N/A	113	449	N/A
Q4.94	N/A	105	N/A	N/A
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

The average sales price of existing, detached, single-family homes was provided by the Converse County Assessor's Office. In 2001, the average sales price was \$88,000. This was a minimal increase of 0.24 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Converse County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.5.D, below.

**TABLE II.5.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**CONVERSE COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Converse	90,000	77,723	77,507	87,792	88,000	-13.64	-0.28	13.27	0.24
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Crook County

Crook County is located in the northeastern corner of the State and is bordered by Montana and South Dakota. The population was 5,887 persons, or 1.19 percent of Wyoming, in 2000. The disabled population aged 5 years or older was 1,066 persons, or 18 percent of the total population in the County. The employment rate for the age group from 21 to 64 was higher, at 68.2 percent, compared to that of the State at 62 percent. Poverty statistics indicate that 529 individuals in poverty comprised 9 percent of the County's population in 2000.

Total housing units made up only 1.31 percent of the State's total. Single-unit, detached structures and mobile homes, at 64 percent and 29 percent respectively, made up the majority of the housing units in the County. Table II.6.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 98.44 percent of the occupied housing units in the County have 1 or fewer occupants per room, 1.56 percent of the housing units suffer from overcrowding.

**TABLE II.6.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS CROOK COUNTY**

SUBJECT	WYOMING	CROOK COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	5,887	1.19
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	90	0.98
Population ages 21 to 64	46,493	672	1.45
Percent Employed	62.00	68.20	.
Population age 65 and over	21,475	304	1.42
<b>POVERTY STATUS</b>			
Families	10,585	129	1.22
Families with female householder, no husband present	5,077	40	0.79
With related children under 18 years	4,682	38	0.81
Individuals	54,777	529	0.97
<b>TOTAL HOUSING UNITS</b>	223,854	2,935	1.31
<b>Units in Structure</b>			
1-unit, detached	145,260	1,870	1.29
1-unit, attached	8,165	25	0.31
2 units	5,686	23	0.40
3 or 4 units	10,199	59	0.58
5 to 9 units	6,706	48	0.72
10 to 19 units	4,242	29	0.68
20 or more units	7,174	2	0.03
Mobile Home	35,569	861	2.42
Boat, RV, van, etc.	853	18	2.11
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	2,308	1.19
1.00 or less	188,372	2,272	1.21
1.01 to 1.50	3,582	36	1.01
1.51 or more	1,654	0	0.00

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

The Census Bureau estimates indicate a decline of 55 persons in the population of Crook County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 35 persons for the same period.

There was a slight increase in net in-migration in Crook County, as indicated by the driver's license exchange data for the first six months of 2002. Most of the in-migrants were in the age groups 26 to 35 and 46 to 55. The net migration of entering males exceeded females by a rate of just over two to one. The driver's license data for Crook County are presented in Table II.6.B, below.

**TABLE II.6.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 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
<b>In-migrants</b>									
Male	0	6	4	13	10	14	6	2	55
Female	0	2	4	14	10	8	5	0	43
Total	0	8	8	27	20	22	11	2	98
<b>Out-migrants</b>									
Male	0	7	7	6	8	2	2	3	35
Female	0	6	7	4	7	4	4	3	35
Total	0	13	14	10	15	6	6	6	70
<b>Net Migration by Age and Gender</b>									
Male	0	-1	-3	7	2	12	4	-1	20
Female	0	-4	-3	10	3	4	1	-3	8
Total	0	-5	-6	17	5	16	5	-4	28

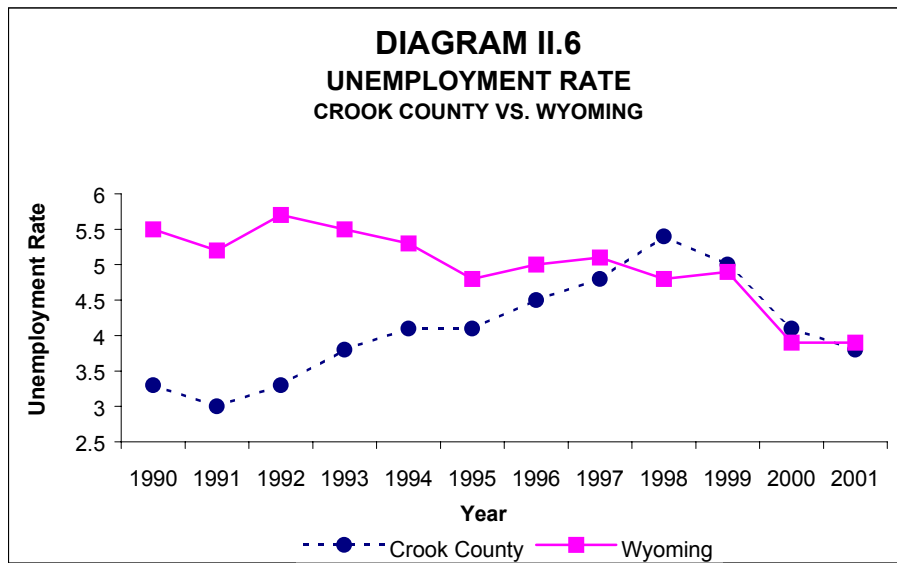
Single-family building permit authorizations in Crook County increased from 7 in 2000 to 13 in 2001. Authorization for all duplex and tri- and four-plex units remained at zero from 1982, with the exception of 4 tri- and four-plex units authorized in 1994. Multi-family unit authorizations jumped from zero to 15 for the first time over the 22-year period. Total units authorized in Crook County were 28 in 2001, the highest experienced over the 22-year period.

The value of single-family building permits authorized fell from \$94,900 in 2000 to \$88,400 in 2001. The value over the past six years, in nominal dollars, fluctuated from the high of \$123,000 in 1999 to a low of \$84,000 in 1996. These figures compare to the State average five-year high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for the years 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 decrease of 158 persons, 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. This may be seen in Diagram II.6, on the following page. Preliminary 2002 monthly estimates show an increase in the unemployment rate over 2001.

The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year that data was available, Crook County recorded 3,709 jobs. This represented an increase of 135 over 1999. Data on earnings and employment by industry provide mixed signals for most industrial sectors. However, farming appears to have slumped, while services gained some strength over this period.

Real personal income was up, according to the latest BEA data, from \$125,105,000 in 1999 to \$125,735,000 in 2000. These figures translated into a minor decrease in real per capita income of \$46, from \$21,389 in 1999 to \$21,343 in 2000. Real average earnings for Crook County were \$16,975 in 2000, while Wyoming's average was \$25,259.



The Wyoming Cost of Living Index was expanded in second quarter 1998. Over the abbreviated period since, comparing fourth quarter 1998 to fourth quarter 2001, rental prices in Crook County have increased by only 0.11 percent for apartments, while the inactivity in rents for mobile home lots created an increase in the average rent of 1.72 percent over the period. No data are available for the rental prices of houses or mobile homes plus a lot. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.6.C, on the following page, presents the Crook County data for each rental type.

**TABLE II.6.C**  
**WYOMING COST OF LIVING INDEX**  
**CROOK COUNTY RENTAL HOUSING COSTS**

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q2.98 <sup>21</sup>	345	105	NA	NA
Q4.98	311	95	NA	NA
Q2.99	322	105	NA	NA
Q4.99	306	102	NA	NA
Q2.00	319	105	NA	NA
Q4.00	306	100	NA	NA
Q2.01	338	133	NA	NA
Q4.01	312	100	NA	NA

The average sales price of existing, detached, single-family homes was provided by the County Assessor's Office. In 2001, the average sales price for Crook County was not submitted. The State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Crook County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.6.D, below.

**TABLE II.6.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**CROOK COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Crook	66,000	61,906	76,326	76,326	-	-6.20	23.29	0.00	.
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

<sup>21</sup> The Cost of Living Index was expanded to include more rural geographic areas in 1998.

## Fremont County

Fremont County is Wyoming's second-largest County, covering 9,182 square miles. It is located in the central region of the State. It has remained the fourth largest in population since 1990, with 35,804 persons, or 7.25 percent of Wyoming, in 2000. The disabled population aged 5 years or older was 5,961, or 16.7 percent of the total population in the County. The employment rate for the age group from 21 to 64, at 63.2 percent, is close to the State's 62 percent rate. Poverty statistics indicate that 6,155 individuals in poverty comprised 17 percent of the County's population in 2000.

The total number of housing units in Fremont County made up almost 7 percent of the State's total. Single-unit detached structures and mobile homes, at 68 percent and 20 percent respectively, constituted the majority of all housing units. Table II.7.A, below, provides the breakdown of other Census information as well as the aforementioned statistics. While 95.16 percent of the occupied housing units in the County have 1 or fewer occupants per room, 4.84 percent of the housing units suffer from overcrowding.

**TABLE II.7.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS FREMONT COUNTY**

SUBJECT	WYOMING	FREMONT COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	35,804	7.25
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	535	5.83
Population ages 21 to 64	46,493	3,659	7.87
Percent Employed	62.00	63.20	.
Population age 65 and over	21,475	1,767	8.23
<b>POVERTY STATUS</b>			
Families	10,585	1,267	11.97
Families with female householder, no husband present	5,077	569	11.21
With related children under 18 years	4,682	514	10.98
Individuals	54,777	6,155	11.24
<b>TOTAL HOUSING UNITS</b>	223,854	15,541	6.94
<b>Units in Structure</b>			
1-unit, detached	145,260	10,664	7.34
1-unit, attached	8,165	268	3.28
2 units	5,686	290	5.10
3 or 4 units	10,199	399	3.91
5 to 9 units	6,706	361	5.38
10 to 19 units	4,242	135	3.18
20 or more units	7,174	328	4.57
Mobile Home	35,569	3,071	8.63
Boat, RV, van, etc.	853	25	2.93
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	13,545	7.00
1.00 or less	188,372	12,890	6.84
1.01 to 1.50	3,582	399	11.14
1.51 or more	1,654	256	15.48

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

The Census Bureau estimates indicate an increase of 127 persons in the population of Fremont County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 133 persons for the same period.

Fremont County experienced an increase of 175 persons, as reported in the driver's license exchange data for the first six months of 2002. Net migration of those aged 26 to 65 contributed to a majority of the increase. An almost equal number of in-migrating males and females exchanged or surrendered their driver's licenses. The driver's license data for Fremont County are presented in Table II.7.B, below.

**TABLE II.7.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 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
<b>In-migrants</b>									
Male	3	25	26	55	46	36	31	10	232
Female	4	28	14	47	42	38	29	16	218
Total	7	53	40	102	88	74	60	26	450
<b>Out-migrants</b>									
Male	2	26	16	42	19	18	10	7	140
Female	2	28	18	24	32	21	6	4	135
Total	4	54	34	66	51	39	16	11	275
<b>Net Migration by Age and Gender</b>									
Male	1	-1	10	13	27	18	21	3	92
Female	2	0	-4	23	10	17	23	12	83
Total	3	-1	6	36	37	35	44	15	175

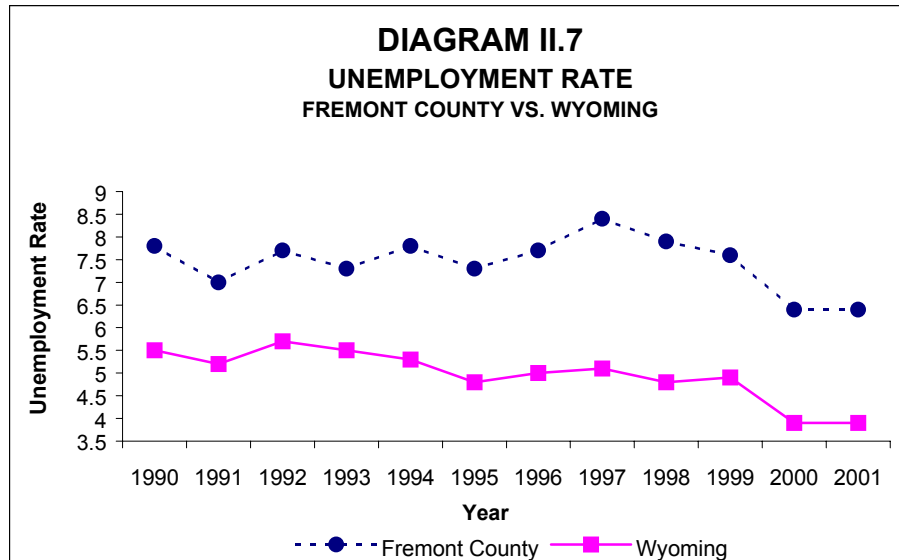
Single-family building permit authorizations in Fremont County increased from 37 in 2000 to 55 in 2001. Authorizations for duplex units fell from 6 to 4 units. Tri- and four-plex unit authorizations have remained at zero since 1983. Multi-family unit authorizations, which were at zero for two years, rose to 48. Overall, total units authorized in Fremont County increased significantly, from 43 in 2000 to 107 in 2001.

The value of single-family building permits authorized increased from \$55,500 in 2000 to \$58,700 reported in 2001. The value over the past six years, in nominal dollars, fluctuated from a high of \$90,200 in 1996 to the low in 2000. These figures compare to the State average five-year high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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.<sup>22</sup> The labor force in Fremont County, defined as the number of persons working or actively seeking work, increased from 2000 to 2001 by 356 persons, from 18,191 to 18,547. 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, below, the most recent unemployment rate remained

<sup>22</sup> 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.

two and a half points above that of the State average for the second consecutive year. Preliminary 2002 monthly estimates reflect a similar unemployment rate to that of 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Fremont County recorded 21,116 jobs. This represented an increase of 663 jobs over the previous year's BEA total. Data on earnings and employment by industry reflect some strengthening in the mining and services industrial sectors, while the TCPU industries appear to have weakened.

Real personal income grew from \$734,002,000 in 1999 to \$745,568,000 in 2000, according to the latest BEA data. This translated into an increase of \$259 in real per capita income, from \$20,544 to \$20,803 for 2000. Real average earnings per job dropped to \$20,184 in 2000, \$659 less than the \$20,843 documented for 1999. This was also well below the State of Wyoming's average of \$25,259 in 2000.

Consistent with the trends in migration and employment, house rents in Fremont County increased by 13.07 percent in the fourth quarter of 2001. There was a decrease in mobile home lot rent of 1.37 percent. Mobile home plus lot rent rose by 6.45 percent, from \$341 to \$363, while apartment rent fell 2.66 percent, from \$376 to \$366.

Fremont County rental prices experienced average annualized increases of 2.42 percent for apartments, 3.65 percent for houses, 3.03 percent for mobile homes plus a lot, and 1.58 percent for mobile home lots since fourth quarter 1986. These figures compare to Wyoming State average. Table II.7.C, on the following page, presents the Fremont County data for each rental type.

**TABLE II.7.C**  
**WYOMING COST OF LIVING INDEX**  
**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	N/A
Q2.94	313	109	361	N/A
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

The average sales price of existing, detached single-family homes was provided by the Fremont County Assessor's Office. In 2001, the average sales price was \$111,638. This was an increase of 8.43 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Fremont County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.7.D, below.

**TABLE II.7.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**FREMONT COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Fremont	73,332	96,154	110,033	110,033	111,638	31.12	14.43	0.00	8.43
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Goshen County

Goshen County, with rich soil and commonly abundant water, is located on the eastern border of Wyoming, adjacent to Nebraska. This county had a population of 12,538 persons, or 2.54 percent of Wyoming, in 2000. The disabled population aged 5 years or older was 2,759 persons, or 22 percent of the total population in the County. The employment rate for those in the age group from 21 to 64 was higher, at 68 percent, compared to the State at 62 percent. Poverty statistics indicate that 1,677 individuals in poverty comprised 13 percent of the County's population in 2000.

Total housing units made up 2.63 percent of the State total. Single-unit, detached structures constitute the majority of all housing units in the County, 75 percent. Mobile homes made up almost 14 percent of all housing units. Table II.8.A, below, provides the breakdown of other living situations as well as the aforementioned statistics. While 97.83 percent of the occupied housing units in the County have 1 or fewer occupants per room, 2.17 percent of the housing units suffer from overcrowding.

**TABLE II.8.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS GOSHEN COUNTY**

SUBJECT	WYOMING	GOSHEN COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	12,538	2.54
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	192	2.09
Population ages 21 to 64	46,493	1,582	3.40
Percent Employed	62.00	68.30	.
Population age 65 and over	21,475	985	4.59
<b>POVERTY STATUS</b>			
Families	10,585	337	3.18
Families with female householder, no husband present	5,077	122	2.40
With related children under 18 years	4,682	121	2.58
Individuals	54,777	1,677	3.06
<b>TOTAL HOUSING UNITS</b>	223,854	5,881	2.63
<b>Units in Structure</b>			
1-unit, detached	145,260	4,421	3.04
1-unit, attached	8,165	132	1.62
2 units	5,686	167	2.94
3 or 4 units	10,199	134	1.31
5 to 9 units	6,706	76	1.13
10 to 19 units	4,242	24	0.57
20 or more units	7,174	94	1.31
Mobile Home	35,569	814	2.29
Boat, RV, van, etc.	853	19	2.23
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	5,061	2.61
1.00 or less	188,372	4,951	2.63
1.01 to 1.50	3,582	95	2.65
1.51 or more	1,654	15	0.91

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

The Census Bureau estimates indicate a decline of 165 persons in the population of Goshen County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 27 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicate a slight increase in the population of Goshen County. Net migrants in the age group from 36 to 55 contributed to a majority of the increase. Males and females exchanged or surrendered their driver's licenses at an almost equal rate. The driver's license data for Goshen County are presented in Table II.8.B, below.

**TABLE II.8.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 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
<b>In-migrants</b>									
Male	0	7	5	22	22	17	13	11	97
Female	3	10	11	14	18	11	7	12	86
Total	3	17	16	36	40	28	20	23	183
<b>Out-migrants</b>									
Male	3	8	7	16	5	5	7	3	54
Female	0	10	10	13	6	6	2	2	49
Total	3	18	17	29	11	11	9	5	103
<b>Net Migration by Age and Gender</b>									
Male	-3	-1	-2	6	17	12	6	8	43
Female	3	0	1	1	12	5	5	10	37
Total	0	-1	-1	7	29	17	11	18	80

Single-family building permit authorizations in Goshen County increased, from 1 in 2000 to 4 in 2001. Authorizations for duplex units have remained at zero over the past three years. Tri- and four-plex unit authorizations have remained at zero since 1985. Multi-family unit authorizations have remained at zero since 1994.

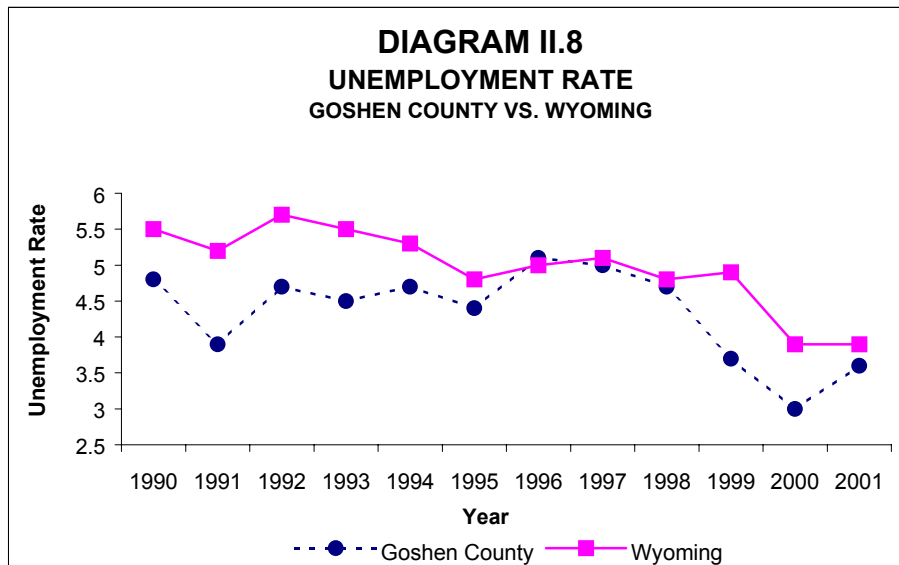
The value of single-family building permits authorized increased from \$88,900 in 2000 to \$126,200 reported in 2001, a six-year high. The value over the past six years, in nominal dollars, fluctuated from the 2001 high to a low of \$63,200 in 1997. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 by 217 persons in 2001, from 6,624 in 2000 to 6,407. 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. After several years of displaying a lower rate than the State, Goshen County appeared to be moving back toward it in 2001. Preliminary 2002 monthly unemployment rate estimates show a continued increase in the unemployment rate over 2001.

The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Goshen County

recorded 7,026 jobs. This represented an increase of 139 jobs over 1999's total of 6,890. Earnings and employment by industry data showed a decline in the farming, TCPU, and retail sales sectors, while mining and construction appeared to be strengthening.

Real personal income expanded \$11,566,000 in 2000, according to the latest BEA data, from \$734,002,000 in 1999 to \$745,568,000. This resulted in a real per capita income increase of \$259 for 2000. Real average earnings for Goshen County were \$21,534 in 2000, while the State of Wyoming's average was \$25,259.



Rental prices in Goshen County were volatile during the period for which prices are reported. Fourth quarter 2001 rents for apartments increased 11.15 percent from the prior year. Rental prices for homes fell by .93 percent from one year previous. Rents for mobile homes on a lot were up 8.39 percent. Mobile home lot rental prices increased by 9.09 percent, from \$110 to \$120 in the fourth quarter of 2001.

The Wyoming index was expanded to include rural areas in second quarter 1998. Over the abbreviated period since, comparing fourth quarter 1998 to fourth quarter 2001, apartment rental prices in Goshen County increased by 1.62 percent, while house rental prices increased by 4.88 percent. Mobile homes plus lot rentals increased 7.17 percent, and mobile home lot rental prices increased 4.55 percent per year. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.8.C, on the following page, presents the Goshen County data for each rental type.

**TABLE II.8.C**  
**WYOMING COST OF LIVING INDEX**  
**GOSHEN COUNTY RENTAL HOUSING COSTS**

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q2.98 <sup>23</sup>	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

The average sales price of existing, detached, single-family homes was provided by the County Assessor's Office. In 2001, the average sales price for Goshen County was \$69,771. This represented a decrease of 13.83 percent, or \$11,197, over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Goshen County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.8.D, below.

**TABLE II.8.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**GOSHEN COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Goshen	64,562	71,735	63,195	80,968	69,771	11.11	-11.90	28.12	-13.83
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

<sup>23</sup> The Cost of Living Index was expanded to include more rural geographic areas in 1998.

## Hot Springs County

Hot Springs County is the smallest in area of the Wyoming Counties, covering 2,004 square miles. It is the second smallest in population with 4,882 persons, or 0.99 percent of Wyoming, in 2000. The disabled population aged 5 years or older was 956 persons, or 20 percent of the total population in the County. The employment rate for those aged from 21 to 64 was higher, at 66.1 percent, compared to the State. Poverty statistics indicate that 504 individuals in poverty comprised 10 percent of the County's population in 2000.

Total housing units made up only 1.13 percent of the State total. Single-unit, detached structures and mobile homes are a majority of all housing units, at 66.56 percent and 19 percent respectively. Table II.9.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 98.20 percent of the occupied housing units in the County have 1 or fewer occupants per room, 1.80 percent of the housing units suffer from overcrowding.

**TABLE II.9.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS HOT SPRINGS COUNTY**

SUBJECT	WYOMING	HOT SPRINGS COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	4,882	0.99
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	94	1.02
Population ages 21 to 64	46,493	542	1.17
Percent Employed	62.00	66.10	.
Population age 65 and over	21,475	320	1.49
<b>POVERTY STATUS</b>			
Families	10,585	118	1.11
Families with female householder, no husband present	5,077	31	0.61
With related children under 18 years	4,682	31	0.66
Individuals	54,777	504	0.92
<b>TOTAL HOUSING UNITS</b>	223,854	2,536	1.13
<b>Units in Structure</b>			
1-unit, detached	145,260	1,688	1.16
1-unit, attached	8,165	45	0.55
2 units	5,686	38	0.67
3 or 4 units	10,199	116	1.14
5 to 9 units	6,706	51	0.76
10 to 19 units	4,242	26	0.61
20 or more units	7,174	75	1.05
Mobile Home	35,569	490	1.38
Boat, RV, van, etc.	853	7	0.82
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	2,108	1.09
1.00 or less	188,372	2,070	1.10
1.01 to 1.50	3,582	26	0.73
1.51 or more	1,654	12	0.73

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

The Census Bureau estimates indicate a decline of 56 persons in the population of Hot Springs County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 49 persons for the same period.

Hot Springs County gained 15 persons, according to the first six months of the 2002 driver's license exchange data. There were more incoming males, with most of them in the age group from 26 to 35. There was a net decline of incoming females. The driver's license data for Hot Springs County are presented in Table II.9.B, below.

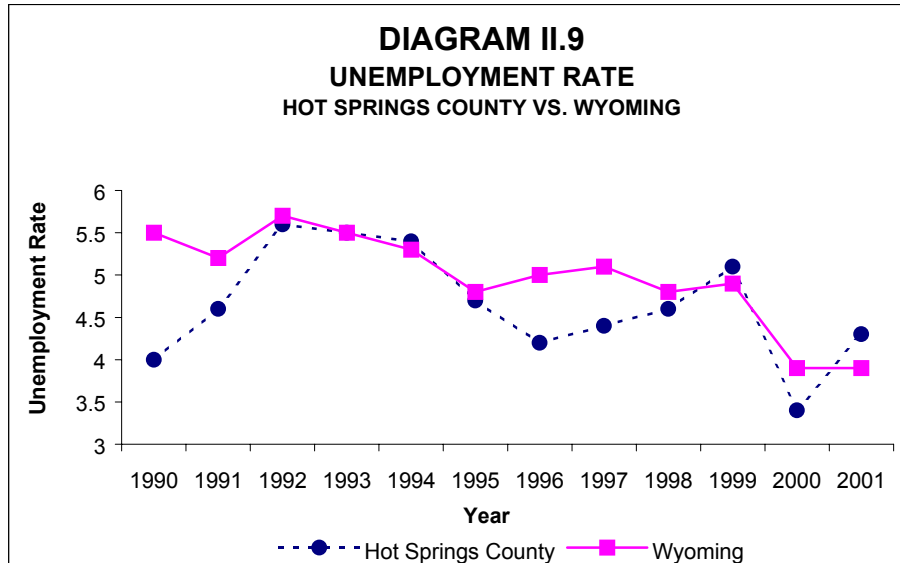
**TABLE II.9.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR HOT SPRINGS COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	0	7	2	14	8	6	5	1	43
Female	0	2	5	7	4	9	2	2	31
Total	0	9	7	21	12	15	7	3	74
<b>Out-migrants</b>									
Male	0	4	2	7	4	4	4	2	27
Female	0	6	1	5	9	7	3	1	32
Total	0	10	3	12	13	11	7	3	59
<b>Net Migration by Age and Gender</b>									
Male	0	3	0	7	4	2	1	-1	16
Female	0	-4	4	2	-5	2	-1	1	-1
Total	0	-1	4	9	-1	4	0	0	15

Single-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.

The reported value of single-family building permits authorized increased from \$87,900 in 2000 to \$127,900 in 2001. The value over the past six years, in nominal dollars, fluctuated from the reported high in 2001 to a low of \$81,600 in 1996. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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. Preliminary 2002 monthly unemployment estimates indicate a continued rise in the unemployment rate over 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Hot Springs County recorded 3,147 jobs. This represented an increase of 70 over the previous year's BEA total. Most industrial sectors gave off mixed signals when earnings and employment by industry data were examined, but the services industry showed some signs of strengthening.

Real personal income for Hot Springs County was up, according to the latest BEA data, from \$100,534,000 in 1999 to \$106,236,000. As a result, real per capita income increased \$1,420 in 2000. Real average earnings per job were \$17,831 in 2000, while the State of Wyoming average was \$25,259.

Rental prices in Hot Springs County were volatile during the period for which prices were reported. Fourth quarter 2001 rents for apartments increased 10.89 percent over the previous year. Rental prices for homes were down 1.17 percent from a year prior. Rents for mobile homes on a lot rose by 4.53 percent, from \$309 to \$323. Rents for mobile home lots were unchanged from the year prior, remaining at \$150.

The Wyoming index was expanded to include the rural areas in second quarter 1998. Over the abbreviated period since, comparing fourth quarter 1998 to fourth quarter 2001, Hot Springs County rental prices experienced average annualized increases of 1.43 percent for apartments, while houses and mobile homes plus a lot experienced average annualized decreases of 1.43 percent and .21 percent respectively. Rents for mobile home lots increased 1.84 percent per year. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.9.C, on the following page, presents the Hot Springs County data for each rental type.

**TABLE II.9.C**  
**WYOMING COST OF LIVING INDEX**  
**HOT SPRINGS COUNTY RENTAL HOUSING COSTS**

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q2.98 <sup>24</sup>	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

The average sales price of existing, detached single-family homes was provided by the Hot Springs County Assessor's Office. In 2001, the average sales price was \$86,840. This was an increase of 22.96 percent, or \$16,215, over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Hot Springs County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.9.D, below.

**TABLE II.9.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**HOT SPRINGS COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Hot Springs	66,962	66,044	74,022	70,625	86,840	-1.37	12.08	-4.59	22.96
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

<sup>24</sup> The Cost of Living Index was expanded to include more rural geographic areas in 1998.

## Johnson County

Located in the northeast corner of the State, Johnson County's population was estimated at 7,075 persons, or 1.43 percent of Wyoming, in 2000. The disabled population aged 5 years or older was 1,297 persons, or 18 percent of the total population in the County. The employment rate for the age group from 21 to 64 was much lower, at 51.2 percent, compared to the State at 62 percent. Poverty statistics indicate that 712 individuals in poverty comprised 10 percent of the County's population in 2000.

Total housing units made up only 1.56 percent of the State total. Single-unit, detached structures at 75 percent, and mobile homes at 14 percent, comprised the majority of all housing units in the County. Table II.10.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 99.43 percent of the occupied housing units in the County have 1 or fewer occupants per room, 0.57 percent of the housing units suffer from overcrowding.

**TABLE II.10.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS JOHNSON COUNTY**

SUBJECT	WYOMING	JOHNSON COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	7,075	1.43
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	110	1.20
Population ages 21 to 64	46,493	627	1.35
Percent Employed	62.00	51.20	.
Population age 65 and over	21,475	560	2.61
<b>POVERTY STATUS</b>			
Families	10,585	147	1.39
Families with female householder, no husband present	5,077	45	0.89
With related children under 18 years	4,682	39	0.83
Individuals	54,777	712	1.30
<b>TOTAL HOUSING UNITS</b>	223,854	3,503	1.56
<b>Units in Structure</b>			
1-unit, detached	145,260	2,639	1.82
1-unit, attached	8,165	78	0.96
2 units	5,686	88	1.55
3 or 4 units	10,199	60	0.59
5 to 9 units	6,706	72	1.07
10 to 19 units	4,242	7	0.17
20 or more units	7,174	70	0.98
Mobile Home	35,569	489	1.37
Boat, RV, van, etc.	853	0	0.00
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	2,959	1.53
1.00 or less	188,372	2,942	1.56
1.01 to 1.50	3,582	11	0.31
1.51 or more	1,654	6	0.36

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

The Census Bureau estimates indicate an increase of 133 persons in the population of Johnson County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 110 persons for the same period.

According to the driver's license exchange data for the first six months of 2002, there was a slight increase in the population of Johnson County. The net increase was in the age groups from 26 to 35 and 46 to 55. There were more incoming males compared to females. The driver's license data for Johnson County are presented in Table II.10.B, below.

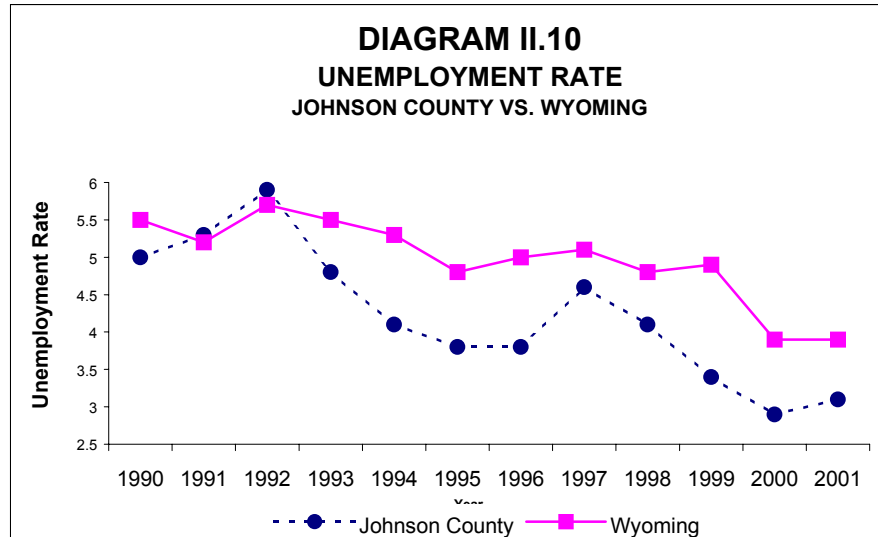
**TABLE II.10.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR JOHNSON COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	1	6	5	20	11	23	5	1	72
Female	0	4	5	13	7	13	6	3	51
Total	1	10	10	33	18	36	11	4	123
<b>Out-migrants</b>									
Male	3	4	4	7	4	6	3	4	35
Female	1	10	2	5	7	4	4	3	36
Total	4	14	6	12	11	10	7	7	71
<b>Net Migration by Age and Gender</b>									
Male	-2	2	1	13	7	17	2	-3	37
Female	-1	-6	3	8	0	9	2	0	15
Total	-3	-4	4	21	7	26	4	-3	52

Single-family building permit authorizations in Johnson County increased, from 12 in 2000 to 15 in 2001. Authorizations for duplex units went up over the past four years, from zero to 6. Tri- and four-plex unit authorizations went up to 4 after remaining at zero since 1983. Multi-family permits have remained at zero over the 22-year period. Total units authorized in Johnson County increased from 12 in 2000 to 25 in 2001.

The reported value of single-family building permits authorized fell from a six-year high of \$129,000 in 2000 to \$83,100 in 2001. The value over the past six years, in nominal dollars, fluctuated from the high in 2000 to a low of \$71,600 in 1996. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

Labor force and employment figures were derived from the Bureau of Labor Statistics (BLS). The labor force in Johnson County, defined as the number of persons working or actively seeking work, lost 103 persons, 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. This may be seen in Diagram II.10, below, where Johnson County and Wyoming unemployment rates from 1990 to 2001 are displayed. Preliminary 2002 monthly unemployment estimates indicate a similar unemployment rate to that of 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Johnson County recorded 4,891 jobs. This was an increase of 4,786 over the 1999 total. Data on earnings and employment by industry showed some resurgence in mining and continued strengthening in the government sector. The construction and manufacturing sectors were not evaluated in order to avoid the disclosure of confidential information.

Real personal income rose from \$159,491,000 in 1999 to \$161,995,000 in 2000, according to the latest BEA data. However, real per capita income dropped from \$22,922 to \$22,777 for the same period. Real average earnings per job also declined in 2000, from \$16,276 in 1999 to \$15,699. In comparison, the State average was \$25,259, revealing that Johnson County was substantially below Wyoming's real average earnings per job.

Rental prices in Johnson County increased during the period for which prices were reported. Fourth quarter 2001 rents for apartments increased 4.80 percent. Rental prices for homes were up by 7.03 percent from one year previous, from \$569 to \$609. Rents for mobile homes on a lot were down 13.73 percent, from \$488 to \$421. Rents for mobile home lots decreased by .73 percent from the previous year.

The Wyoming index was expanded to include the rural areas in second quarter 1998. Over the abbreviated period since, comparing fourth quarter 1998 to fourth quarter 2001, housing rental prices in Johnson County have experienced average annualized increases of 4.28 percent for apartments, 11.78 percent for houses, 5.36 percent for mobile homes plus a lot, and 3.41 percent for mobile home lots. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.10.C, on the following page, presents the Johnson County data for each rental type.

**TABLE II.10.C**  
**WYOMING COST OF LIVING INDEX**  
**JOHNSON COUNTY RENTAL HOUSING COSTS**

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q2.98 <sup>25</sup>	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

The average sales price of existing, detached single-family homes was provided by the County Assessor's Office. In 2001, the average sales price for Johnson County was \$122,354.<sup>26</sup> This was a minimal increase of 0.24 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Converse County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.10.D, below.

**TABLE II.10.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**JOHNSON COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Johnson	90,648	102,678	115,531	122,354	122,354	13.27	12.52	5.91	0.00
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

<sup>25</sup> The Cost of Living Index was expanded to include more rural geographic areas in 1998.

<sup>26</sup> The 2000 average sales price was used due to a lack of data from the County Assessor's Office.

## Laramie County

Located in the most southeastern corner of the State, Laramie County includes the capital city of Cheyenne. It is bordered by Nebraska and Colorado, and covers 2,686 square miles. Laramie is the most populous of the 23 Counties, with a population of 81,607 persons in 2000, or 16.53 percent of Wyoming. The disabled population aged 5 years or older was 12,663 persons, or 15.5 percent of the County total population. The employment rate for the age group from 21 to 64 was much lower, at 55.8 percent, compared to the State at 62 percent. Poverty statistics indicate that 7,104 individuals in poverty comprised almost 9 percent of the County's population in 2000.

Total housing units in Laramie County made up 15 percent of the State total. Single-unit, detached structures made up 64 percent of all housing units in the County and 15 percent of the State total. Mobile homes comprised about 12 percent of all housing units. Table II.11.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 97.95 percent of the occupied housing units in the County have 1 or fewer occupants per room, 2.05 percent of the housing units suffer from overcrowding.

**TABLE II.11.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS LARAMIE COUNTY**

<b>SUBJECT</b>	<b>WYOMING</b>	<b>LARAMIE COUNTY</b>	<b>% of WYOMING</b>
<b>TOTAL POPULATION (100% DATA)</b>	493,782	81,607	16.53
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	1,504	16.39
Population ages 21 to 64	46,493	7,573	16.29
Percent Employed	62.00	55.80	.
Population age 65 and over	21,475	3,586	16.70
<b>POVERTY STATUS</b>			
Families	10,585	1,424	13.45
Families with female householder, no husband present	5,077	782	15.40
With related children under 18 years	4,682	712	15.21
Individuals	54,777	7,104	12.97
<b>TOTAL HOUSING UNITS</b>	223,854	34,213	15.28
<b>Units in Structure</b>			
1-unit, detached	145,260	21,977	15.13
1-unit, attached	8,165	2,015	24.68
2 units	5,686	1,078	18.96
3 or 4 units	10,199	2,272	22.28
5 to 9 units	6,706	1,089	16.24
10 to 19 units	4,242	697	16.43
20 or more units	7,174	1,110	15.47
Mobile Home	35,569	3,947	11.10
Boat, RV, van, etc.	853	28	3.28
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	31,927	16.49
1.00 or less	188,372	31,271	16.60
1.01 to 1.50	3,582	433	12.09
1.51 or more	1,654	223	13.48

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

The Census Bureau estimates indicate an increase of 240 persons in the population of Laramie County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 634 persons for the same period.

According to the driver's license exchange data for the first six months of 2002, there was a significant increase of just over 500 persons in the population of Laramie County. There was a net increase of in-migrants in all age groups, with a majority of those aged 26 to 45. The ratio of males and females exchanging driver's licenses is almost equal. The driver's license data for Laramie County are presented in Table II.11.B, below.

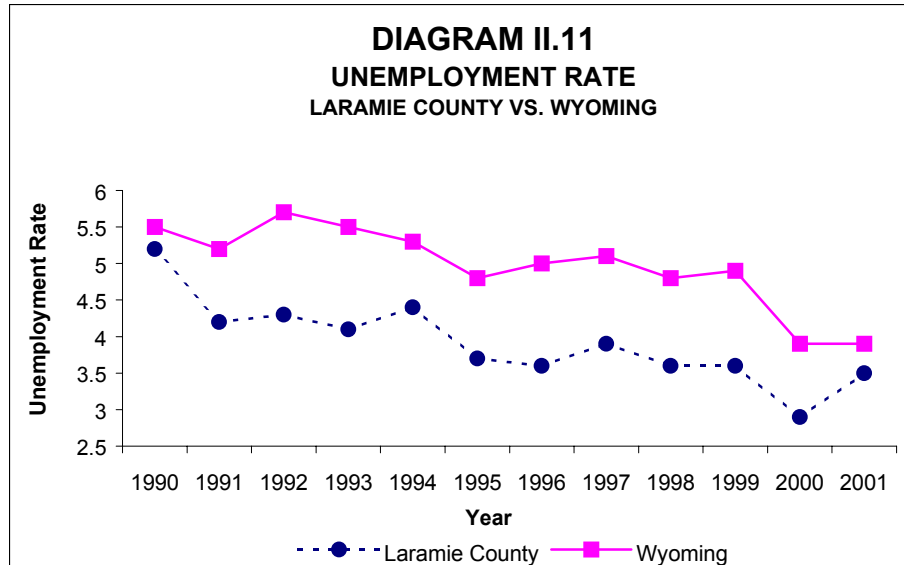
**TABLE II.11.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR LARAMIE COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	8	92	70	231	169	93	57	32	752
Female	6	93	71	210	152	98	43	29	702
Total	14	185	141	441	321	191	100	61	1,454
<b>Out-migrants</b>									
Male	7	63	50	154	111	67	41	17	510
Female	6	66	40	137	84	66	31	13	443
Total	13	129	90	291	195	133	72	30	953
<b>Net Migration by Age and Gender</b>									
Male	1	29	20	77	58	26	16	15	242
Female	0	27	31	73	68	32	12	16	259
Total	1	56	51	150	126	58	28	31	501

Single-family building permit authorizations in Laramie County increased from 245 in 2000 to 257 in 2001. Authorizations for duplex units went up from zero to 2. Tri- and four-plex unit authorizations also increased from zero to 4. There was a significant increase in multi-family unit authorizations, which went up from zero to 56. Consequently, total units authorized in Laramie County rose from 245 in 2000 to 319 in 2001.

The reported value of single-family building permits authorized fell from a five-year high of \$138,100 in 2000 to \$132,300 in 2001. The value over the past six years, in nominal dollars, fluctuated from the high in 2000 to a low of \$107,600 in 1997. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 850 persons, from 41,336 to 42,186. 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. Diagram II.11, on the following page, shows a comparison of Laramie County and Wyoming unemployment rates from 1990 to 2000. Preliminary 2002 monthly estimates indicate a similar unemployment rate to that of 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Laramie County recorded 54,572 jobs. This was an increase of 1,524 over the previous year's BEA total. Data on earnings and employment by industry revealed that most industrial sectors gave off mixed signals. Mining showed signs of strengthening, while the services sector appeared to be weakening.

Real personal income was up in 2000, according to the latest BEA data, from \$2,081,161,000 in 1999 to \$2,140,271,000. These figures translated into an increase in real per capita income from \$25,690 in 1999 to \$26,191 in 2000. Real average earnings per job were \$26,367 in 2000, compared to the Wyoming average of \$25,259.

Consistent with the trends in migration and employment, average apartment rent rose 6.82 percent, and house rents in Laramie County rose 18.84 percent, from \$637 in fourth quarter 2000 to \$757 in fourth quarter 2001. Rent for a mobile home plus a lot increased by 13.65 percent, while mobile home lot rent increased by 1.46 percent over the same period.

Laramie County rental prices experienced average annual increases of 2.24 percent for apartments, 3.82 percent for houses, 4.76 percent for mobile homes plus a lot, and 3.08 percent for mobile home lots since the fourth quarter of 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.11.C, on the following page, presents the Laramie County data for each rental type.

**TABLE II.11.C**  
**WYOMING COST OF LIVING INDEX**  
**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	N/A
Q4.94	444	154	592	423
Q2.95	430	155	586	N/A
Q4.95	439	162	591	399
Q2.96	430	207	584	N/A
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

The average sales price of existing, detached single-family homes was provided by the Laramie County Assessor's Office. In 2001, the average sales price was \$123,583. This reflected an increase of 3.76 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Laramie County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.11.D, below.

**TABLE II.11.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**LARAMIE COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Laramie	99,097	109,518	110,429	119,107	123,583	10.52	0.83	7.86	3.76
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Lincoln County

Bordered by the Snake River to the north and the Green River to the southeast, Lincoln County is located in the west-central part of the State. It is home to the cities of Kemmerer to the south and Afton to the north. With a very high-end economy in the north, influenced by resorts and tourism, and a struggling economy in the south, influenced by the collapsed mining industry, the County has divergent employment and income levels. The population was 14,573 persons, or 2.95 percent of Wyoming, in 2000. The disabled population aged 5 years or older was 1,905 persons, or 13 percent of the total population in the County. The employment rate for the age group from 21 to 64 is higher, at 69.3 percent, compared to the State at 62 percent. Poverty statistics indicate that 1,295 individuals in poverty comprised almost 9 percent of the County's population in 2000.

Total housing units in the County made up 3 percent of the State total. Single-unit, detached structures made up the largest category at 74 percent, and mobile homes were about 16 percent of all housing units in the County. Table II.12.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 96.35 percent of the occupied housing units in the County have 1 or fewer occupants per room, 3.65 percent of the housing units suffer from overcrowding.

**TABLE II.12.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS LINCOLN COUNTY**

SUBJECT	WYOMING	LINCOLN COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	14,573	2.95
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	245	2.67
Population ages 21 to 64	46,493	996	2.14
Percent Employed	62.00	69.30	.
Population age 65 and over	21,475	664	3.09
<b>POVERTY STATUS</b>			
Families	10,585	255	2.41
Families with female householder, no husband present	5,077	94	1.85
With related children under 18 years	4,682	90	1.92
Individuals	54,777	1,295	2.36
<b>TOTAL HOUSING UNITS</b>	223,854	6,831	3.05
<b>Units in Structure</b>			
1-unit, detached	145,260	5,053	3.48
1-unit, attached	8,165	120	1.47
2 units	5,686	75	1.32
3 or 4 units	10,199	168	1.65
5 to 9 units	6,706	61	0.91
10 to 19 units	4,242	53	1.25
20 or more units	7,174	83	1.16
Mobile Home	35,569	1,072	3.01
Boat, RV, van, etc.	853	146	17.12
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	5,266	2.72
1.00 or less	188,372	5,074	2.69
1.01 to 1.50	3,582	127	3.55
1.51 or more	1,654	65	3.93

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

The Census Bureau estimates indicate an increase of 163 persons in the population of Lincoln County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 93 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicate a slight increase in the population of Lincoln County. The age group from 26 to 55 experienced most of the net increase. More males exchanged or surrendered their driver's licenses than females. The driver's license data for Lincoln County are presented in Table II.12.B, below.

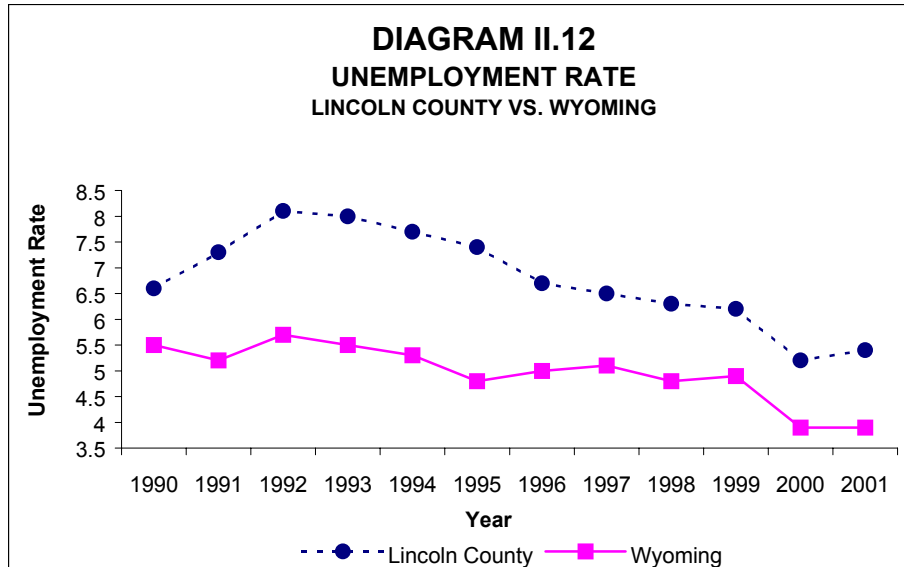
**TABLE II.12.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR LINCOLN COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	1	15	12	32	26	35	12	8	141
Female	0	10	10	28	26	16	9	6	105
Total	1	25	22	60	52	51	21	14	246
<b>Out-migrants</b>									
Male	0	30	16	15	13	13	4	6	97
Female	0	27	8	11	10	11	5	8	80
Total	0	57	24	26	23	24	9	14	177
<b>Net Migration by Age and Gender</b>									
Male	1	-15	-4	17	13	22	8	2	44
Female	0	-17	2	17	16	5	4	-2	25
Total	1	-32	-2	34	29	27	12	0	69

Single-family building permit authorizations in Lincoln County increased significantly, from 145 in 2000 to 214 in 2001, the highest over the 22-year period. Authorizations for duplexes remained at zero. Tri- and four-plex unit authorizations went up over the past four years from 0 to 4 in 2001. Multi-family unit authorizations remained at zero over the 22-year period, with the exception of 16 units authorized in 1985. Total units authorized in Lincoln County increased from 145 in 2000 to 218 in 2001.

The reported value of single-family building permits authorized fell from \$134,300 in 2000 to \$128,300 in 2001. The value over the past six years, in nominal dollars, fluctuated from the high in 2000 to a low of \$104,800 in 1998. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 227 persons, from 6,570 to 6,797. 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. Preliminary 2002 monthly unemployment estimates indicate a continued rise in the unemployment rate over that of 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Lincoln County recorded 8,107 jobs. This represented an increase of 24 jobs over the previous year's BEA total. Data on earnings and employment by industry showed weakening in the construction sector and a strengthening of the government sector.

Real personal income was up in 2000, according to the latest BEA data, from \$282,458,000 in 1999 to \$286,745,000. However, these figures translated into a decrease in real per capita income from \$19,700 in 1999 to \$19,600 in 2000. Real average earnings per job decreased \$271 from 1999 and were \$21,623 in 2000. In comparison, the real average earnings per job for the State of Wyoming were \$25,259.

Consistent with the trends in migration and employment, average housing rental prices in Lincoln County were mixed. Rental prices for houses decreased 4.08 percent, while apartment rent increased by 5.42 percent from \$272 to \$292. Meanwhile, mobile homes plus a lot rent fell .63 percent, and mobile home lot rent decreased a substantial 18.97 percent from one year ago, from \$195 to \$158.

Rental prices in Lincoln County experienced average annualized decreases of 0.66 percent for apartments and 0.41 percent for mobile homes plus a lot. Rental prices for house increased slightly, 0.39 percent, while rental prices for mobile home lots increased 1.05 percent per year since the fourth quarter of 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.12.C, on the following page, present the Lincoln County data for each rental type.

**TABLE II.12.C**  
**WYOMING COST OF LIVING INDEX**  
**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	NA	172	NA	327
Q2.93	253	172	NA	NA
Q4.93	NA	162	NA	NA
Q2.94	265	138	NA	NA
Q4.94	268	153	384	NA
Q2.95	278	153	NA	NA
Q4.95	244	153	386	346
Q2.96	258	153	NA	NA
Q4.96	248	153	399	NA
Q2.97	250	153	415	NA
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

The average sales price of existing, detached, single-family homes was provided by the County Assessor's Office. In 2001, the average sales price for Lincoln County was \$126,611. This was an increase of 2.71 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Lincoln County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.12.D, below.

**TABLE II.12.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**LINCOLN COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Lincoln	85,000	99,065	115,692	123,266	126,611	16.55	16.78	6.55	2.71
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Natrona County

Natrona County, located in the center of the State, is the fifth largest in area. The population was 66,533 persons, or 13.47 percent of Wyoming, in 2000, making Natrona the second most populous County in the State. The disabled population aged 5 years or older was 11,579, or 17.4 percent of the total County population. The employment rate for the age group from 21 to 64 was lower, at 59.9 percent, compared to the State at 62 percent. Poverty statistics indicate that 7,695 individuals in poverty comprised 11.6 percent of the County's population in 2000.

Total housing units made up 13 percent of the State total. Single-unit, detached structures made up almost 69 percent of all housing units and 14 percent of the State. Mobile homes were the next largest category at 13 percent of all housing units. Table II.13.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 97.97 percent of the occupied housing units in the County have 1 or fewer occupants per room, 2.03 percent of the housing units suffer from overcrowding.

**TABLE II.13.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS NATRONA COUNTY**

SUBJECT	WYOMING	NATRONA COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	66,533	13.47
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	1,550	16.89
Population ages 21 to 64	46,493	7,075	15.22
Percent Employed	62.00	59.90	.
Population age 65 and over	21,475	2,954	13.76
<b>POVERTY STATUS</b>			
Families	10,585	1,548	14.62
Families with female householder, no husband present	5,077	831	16.37
With related children under 18 years	4,682	793	16.94
Individuals	54,777	7,695	14.05
<b>TOTAL HOUSING UNITS</b>	223,854	29,882	13.35
<b>Units in Structure</b>			
1-unit, detached	145,260	20,608	14.19
1-unit, attached	8,165	524	6.42
2 units	5,686	558	9.81
3 or 4 units	10,199	1,371	13.44
5 to 9 units	6,706	669	9.98
10 to 19 units	4,242	698	16.45
20 or more units	7,174	1,568	21.86
Mobile Home	35,569	3,788	10.65
Boat, RV, van, etc.	853	98	11.49
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	26,819	13.85
1.00 or less	188,372	26,274	13.95
1.01 to 1.50	3,582	370	10.33
1.51 or more	1,654	175	10.58

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

The Census Bureau estimates indicate an increase of 246 persons in the population of Natrona County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 91 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicates an increase in Natrona County's population. There was a significant net in-migration of those aged 26 to 45. More males compared to females exchanged or surrendered their driver's licenses. The driver's license data for Natrona County are presented in Table II.13.B, below.

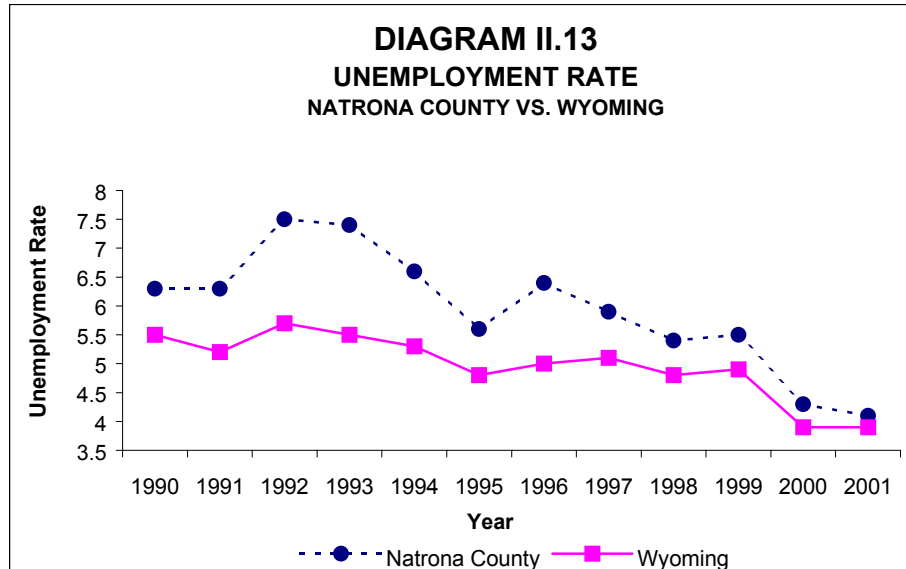
**TABLE II.13.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR NATRONA COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	10	50	31	133	100	63	34	14	435
Female	2	32	36	96	83	48	18	15	330
Total	12	82	67	229	183	111	52	29	765
<b>Out-migrants</b>									
Male	2	54	36	80	64	46	20	17	319
Female	2	46	22	51	53	35	22	13	244
Total	4	100	58	131	117	81	42	30	563
<b>Net Migration by Age and Gender</b>									
Male	8	-4	-5	53	36	17	14	-3	116
Female	0	-14	14	45	30	13	-4	2	86
Total	8	-18	9	98	66	30	10	-1	202

Single-family building permit authorizations in Natrona County fell slightly, from 107 in 2000 to 104 in 2001. Authorization for duplex and tri- and four-plex units remained at zero over two and five years respectively. Multi-family unit authorizations fell from 38 to 36 units. Consequently, total units authorized in Natrona County fell from 145 in 2000 to 140 in 2001.

The reported value of single-family building permits authorized increased from \$140,700 in 2000 to \$173,600 in 2001. The value over the past six years, in nominal dollars, fluctuated from the 2001 high to a low of \$70,700 in 1996. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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. There was an increase in the labor force, defined as the number of persons working or actively seeking work, of 906 persons, 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. Preliminary 2001 monthly estimates indicate a rise in the unemployment rate over 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Natrona County recorded a count of 44,858. This represented an increase of 1,136 jobs over the previous year's BEA total. Data on earnings and employment by industry reflected a weakening in mining, retail sales, and services sectors. The construction sector, however, showed signs of strengthening.

Real personal income was up in 2000, according to the latest BEA data, from \$1,831,695,000 in 1999 to \$1,996,530,000. These figures translated into an increase in real per capita income from \$27,635 in 1999 to \$30,000 in 2000. Real average earnings per job were \$30,308 compared to Wyoming's average of \$25,259 in 2000.

Consistent with the trends in migration and employment, average apartment rent rose 11.30 percent. House rents in Natrona County fell 3.42 percent. Rent for a mobile home plus lot rose 9.49 percent, from \$390 to \$427, and mobile home lot rent increased by 1.88 percent, from \$160 to \$163.

Natrona County rental prices experienced average annualized increases of 2.92 percent for apartments, 2.87 percent for houses, 3.96 percent for mobile homes plus a lot, and .72 percent for mobile home lots from the fourth quarter of 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.13.C, on the following page, presents the Natrona County data for each rental type.

**TABLE II.13.C**  
**WYOMING COST OF LIVING INDEX**  
**NATRONA COUNTY RENTAL HOUSING COSTS**

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

The average sales price of existing, detached single-family homes was provided by the Natrona County Assessor's Office. In 2001, the average sales price was \$95,948. This was an increase of 2.53 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Natrona County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.13.D, below.

**TABLE II.13.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**NATRONA COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Natrona	78,500	81,521	85,880	93,579	95,948	3.85	5.35	8.97	2.53
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Niobrara County

Niobrara County is located on the eastern border of the State, adjacent to Nebraska and South Dakota. The population was 2,407 persons, or 0.49 percent of Wyoming, in 2000, making it the least populous county in the State. The disabled population aged 5 years and over was 453 persons, or 18.8 percent of the total county population. The employment rate for the age group from 21 to 64 was higher, at 68.5 percent, compared to the State at 62 percent. Poverty statistics indicate that 309 individuals in poverty comprised 12.8 percent of the County's population in 2000.

Total housing units in Niobrara County made up only 0.6 percent of the State's total. Single-unit, detached structures made up 81 percent and mobile homes about 10 percent of all housing units in the County. Table II.14.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 98.62 percent of the occupied housing units in the County have 1 or fewer occupants per room, 1.38 percent of the housing units suffer from overcrowding.

**TABLE II.14.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS NIOBRARA COUNTY**

SUBJECT	WYOMING	NIOBRARA COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	2,407	0.49
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	16	0.17
Population ages 21 to 64	46,493	251	0.54
Percent Employed	62.00	68.50	.
Population age 65 and over	21,475	186	0.87
<b>POVERTY STATUS</b>			
Families	10,585	74	0.70
Families with female householder, no husband present	5,077	19	0.37
With related children under 18 years	4,682	15	0.32
Individuals	54,777	309	0.56
<b>TOTAL HOUSING UNITS</b>	223,854	1,338	0.60
<b>Units in Structure</b>			
1-unit, detached	145,260	1,085	0.75
1-unit, attached	8,165	11	0.13
2 units	5,686	23	0.40
3 or 4 units	10,199	17	0.17
5 to 9 units	6,706	7	0.10
10 to 19 units	4,242	15	0.35
20 or more units	7,174	42	0.59
Mobile Home	35,569	133	0.37
Boat, RV, van, etc.	853	5	0.59
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	1,011	0.52
1.00 or less	188,372	997	0.53
1.01 to 1.50	3,582	14	0.39
1.51 or more	1,654	0	0.00

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

The Census Bureau estimates indicate an increase of just 1 person in the population of Niobrara County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate a slightly larger increase of 11 persons for the same period.

The driver's license exchange data for the first half of 2002 indicate a net decline in the population of Niobrara County. Net migration was at zero for females, and there was a net decline of 3 in the number of males. The driver's license data for Niobrara County are presented in Table II.14.B, below.

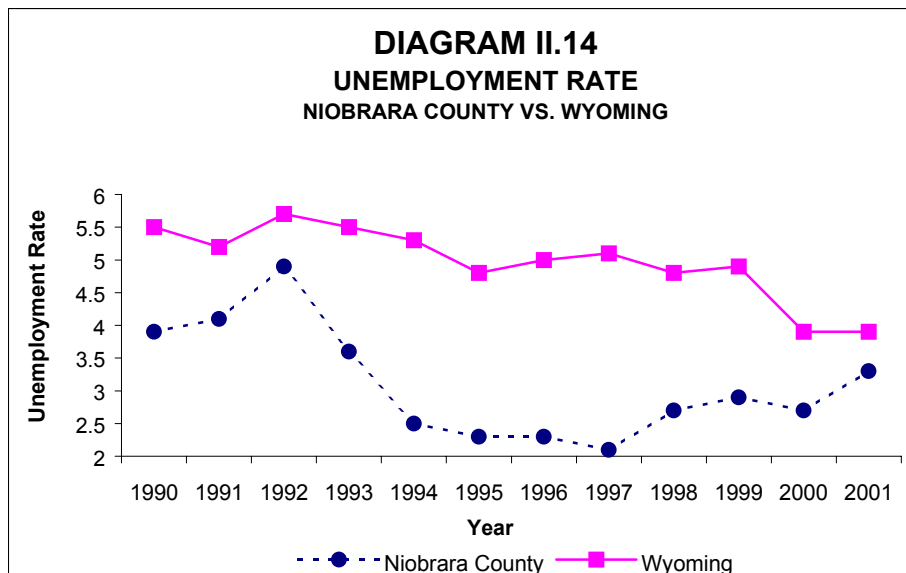
**TABLE II.14.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR NIOBRARA COUNTY BY AGE AND GENDER**

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

Single-family building permit authorizations in Niobrara County have remained at zero over four years. Authorizations for all multi-family building permits have remained at zero over the 22-year period, with the exception of 6 units authorized in 1983. Consequently, total units authorized in Niobrara County have remained at zero over four years.

The sole value over the past six years for single-family building permits authorized in Niobrara County was \$150,000 in 1997. This figure compares to the State average high of \$212,100 in 2000 and a five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 53 persons, from 1,297 to 1,244. 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. According to preliminary 2001 monthly estimates, Niobrara County continues to move toward a rate similar to that of the State.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Niobrara County recorded 1,700 jobs. This represented a minute decrease of seven over the previous year's BEA total.

Data on earnings and employment by industry showed that data in reference to the AFF (agricultural, farm, and fishery services) and construction sectors were not reported in order to avoid revealing confidential information. Farming reflected a minute increase in employment, but a sustained a measurable drop in earnings. The manufacturing sector also weakened, while services strengthened in 2000.

Real personal income was down in 2000, the latest year that data is available from the Bureau of Economic Analysis (BEA), from \$54,656,000 in 1999 to \$52,256,000. These figures translate to a decrease in real per capita income from \$22,272 in 1999 to \$21,819 in 2000. Real average earnings per job were \$14,509, the lowest among the 23 counties, compared to the Wyoming average of \$25,259 in 2000.

Rental prices in Niobrara County were mixed during the period for which prices were reported. Fourth quarter 2001 rents for homes increased 6.40 percent from one year previous, rising from \$328 to \$349. Mobile home lots registered no change in price over the period. Data was not available for apartments or mobile homes plus a lot for the current period.

The Wyoming index was expanded to include the rural areas in second quarter 1998. Over the abbreviated period since, housing rental prices in Niobrara County have experienced mixed changes. Comparing fourth quarter 1998 to fourth quarter 2001, house rents experienced average annual increases of 1.07 percent over the three-year period, and mobile home lots increased 4.55 percent. Apartment data was not available for the current period and no data was available for mobile homes plus a lot in Niobrara County. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18

percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.14.C, below, presents the Niobrara County data for each rental type.

**TABLE II.14.C**  
**WYOMING COST OF LIVING INDEX**  
**NIOBRARA COUNTY RENTAL HOUSING COSTS**

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q2.98 <sup>27</sup>	NA	108	NA	NA
Q4.98	263	105	338	NA
Q2.99	268	110	346	NA
Q4.99	NA	130	300	NA
Q2.00	271	NA	320	NA
Q4.00	283	120	328	NA
Q2.01	280	NA	314	NA
Q4.01	NA	120	349	NA

The average sales price of existing, detached single-family homes was provided by the County Assessor's Office. In 2001, the average sales price for Niobrara County was \$48,391. This represented a decrease of 17.71 percent, or \$10,413, over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Niobrara County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.14.D, below.

**TABLE II.14.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**NIOBRARA COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Niobrara	55,300	41,077	47,987	58,804	48,391	-25.72	16.82	22.54	-17.71
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

<sup>27</sup> The Cost of Living Index was expanded to include more rural geographic areas in 1998.

## Park County

Park County is located in the northwest corner of the State, adjacent to Yellowstone National Park. It is the fourth largest County in size and covers 6,942 square miles. The population was 25,786 persons, or 5.22 percent of Wyoming, in 2000, ranking Park County eighth in size in the State. The disabled population aged 5 years or older was 3,713 persons, or 14.4 percent of the total County population. The employment rate for the group aged 21 to 64, at 57.2 percent, is lower than that of the State. Poverty statistics indicate that 3,182 individuals in poverty comprised 12 percent of the County's population in 2000.

Total housing units made up 5.3 percent of the State total. Single-unit, detached structures, at 73 percent, made up the majority of all housing units in the County. Mobile homes comprised about 13 percent of all housing units. Table II.15.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 97.79 percent of the occupied housing units in the County have 1 or fewer occupants per room, 2.21 percent of the housing units suffer from overcrowding.

**TABLE II.15.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS PARK COUNTY**

SUBJECT	WYOMING	PARK COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	25,786	5.22
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	453	4.94
Population ages 21 to 64	46,493	1,993	4.29
Percent Employed	62.00	57.20	.
Population age 65 and over	21,475	1,267	5.90
<b>POVERTY STATUS</b>			
Families	10,585	594	5.61
Families with female householder, no husband present	5,077	253	4.98
With related children under 18 years	4,682	244	5.21
Individuals	54,777	3,182	5.81
<b>TOTAL HOUSING UNITS</b>	223,854	11,869	5.30
<b>Units in Structure</b>			
1-unit, detached	145,260	8,679	5.97
1-unit, attached	8,165	376	4.61
2 units	5,686	279	4.91
3 or 4 units	10,199	469	4.60
5 to 9 units	6,706	322	4.80
10 to 19 units	4,242	105	2.48
20 or more units	7,174	131	1.83
Mobile Home	35,569	1,497	4.21
Boat, RV, van, etc.	853	11	1.29
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	10,312	5.33
1.00 or less	188,372	10,084	5.35
1.01 to 1.50	3,582	164	4.58
1.51 or more	1,654	64	3.87

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

The Census Bureau estimates indicate an increase of 165 persons in the population of Park County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 225 persons for the same period.

Park County gained 136 persons, according to the driver's license exchange data for the first six months of 2002. All age groups between 26 and 65 experienced net in-migration. More males exchanged or surrendered their driver's licenses than females. The driver's license data for Park County are presented in Table II.15.B, below.

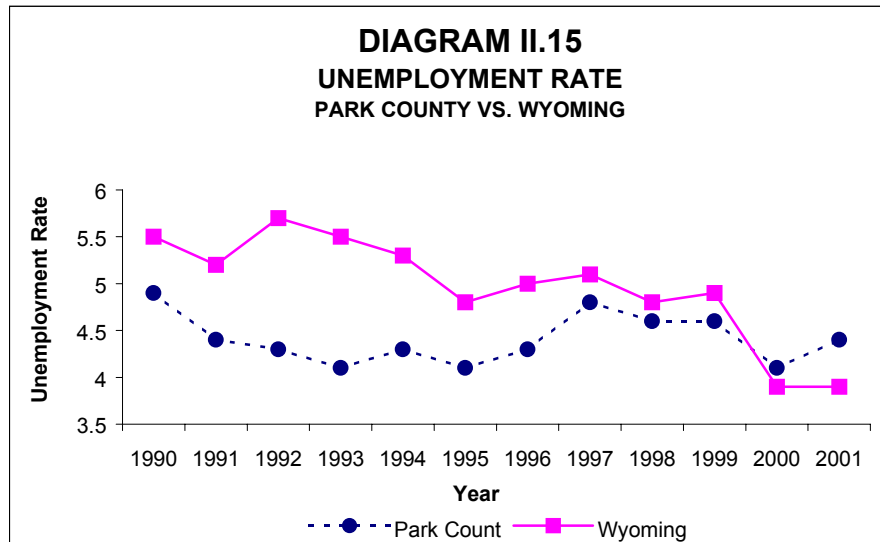
**TABLE II.15.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR PARK COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	2	32	23	48	45	38	31	12	231
Female	3	20	13	53	34	40	25	12	200
Total	5	52	36	101	79	78	56	24	431
<b>Out-migrants</b>									
Male	3	20	11	37	25	27	10	7	140
Female	3	35	22	22	33	23	8	9	155
Total	6	55	33	59	58	50	18	16	295
<b>Net Migration by Age and Gender</b>									
Male	-1	12	12	11	20	11	21	5	91
Female	0	-15	-9	31	1	17	17	3	45
Total	-1	-3	3	42	21	28	38	8	136

Single-family building permit authorizations in Park County fell, from 137 in 2000 to 112 in 2001. However, authorization for duplex units increased from zero to 6. Tri- and four-plex unit authorizations have remained at zero for two years. Multi-family unit authorizations have remained at zero for six years. Consequently, total units authorized in Park County fell from 137 in 2000 to 118 in 2001.

The reported value of single-family building permits authorized fell from a five-year high of \$132,900 in 2000 to \$125,500 in 2001. The value over the past six years, in nominal dollars, fluctuated from the 2000 high to a low of \$101,800 in 1996. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 4 persons, from 15,440 to 15,436. 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. Diagram II.15, on the following page, presents the unemployment rates for Park County and Wyoming from 1990 to 2000. The preliminary 2002 monthly labor force estimates indicate an irregular trend to that in 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Park County recorded 17,795 jobs. This was an increase of 176 jobs over the previous year's BEA total. Data on earnings and employment by industry were mixed in most sectors. The government sector, however, continued to be strong.

Real personal income was up in 2000, according to the latest BEA data, from \$635,046,000 in 1999 to \$643,439,000. These figures translated into an increase from \$24,744 in 1999 to \$24,931 in 2000. Real average earnings per job were \$21,473 in 2000, down \$333 from 1999. In comparison, Wyoming's real average earnings per job were \$25,259 in 2000.

Consistent with the mixed trends in migration and employment, average housing rental prices in the County were also mixed. Rental prices for houses rose 1.61 percent, from \$498 in fourth quarter 2000 to \$506 in fourth quarter 2001. Apartment rent rose 0.51 percent, from \$392 to \$394. Meanwhile, mobile home plus lot rent increased by 6.07 percent, from \$346 to \$367. Mobile home lot rent rose 2.47 percent from a year prior, from \$162 to \$166.

Park County rental prices experienced average annualized increases of 2.13 percent for apartments, 1.68 percent for houses, 1.88 percent for mobile home plus a lot rental prices, and 1.64 percent for mobile home lot rental prices since fourth quarter 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.15.C, on the following page, presents the County data for each rental type.

**TABLE II.15.C**  
**WYOMING COST OF LIVING INDEX**  
**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	N/A
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

The average sales price of existing, detached single-family homes was provided by the Park County Assessor's Office. In 2001, the average sales price was \$119,233. This was an increase of 5.35 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Park County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.15.D, below.

**TABLE II.15.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**PARK COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Park	108,360	108,286	111,893	113,178	119,233	-0.07	3.33	1.15	5.35
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Platte County

Platte County, bordering the Medicine Bow National Forest, is located in the southeastern region of the State, just north of Laramie County. Covering an area of 2,085 square miles, the County's population was 8,807 persons, or 1.78 percent of Wyoming, in 2000. Platte ranks 16<sup>th</sup> in population and 21<sup>st</sup> in area among the Counties. The disabled population was 1,458 or 16.6 percent of the total population in the County, with 9 percent of those in the age group from 21 to 64 and 5 percent of those aged 65 and over. The employment rate for those aged from 21 to 64 is much lower, at 50.5 percent, compared to the State total at 62 percent. Poverty statistics indicate that 1,021 individuals, or about 12 percent of the population, resided in Platte County.

Total housing units were 2 percent of the State total. Single-unit detached structure made up 69 percent and mobile homes 21 percent of all housing units in the County. Table II.16.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 98.29 percent of the occupied housing units in the County have 1 or fewer occupants per room, 1.71 percent of the housing units suffer from overcrowding.

**TABLE II.16.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS PLATTE COUNTY**

SUBJECT	WYOMING	PLATTE COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	8,807	1.78
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	174	1.90
Population ages 21 to 64	46,493	810	1.74
Percent Employed	62.00	50.50	.
Population age 65 and over	21,475	474	2.21
<b>POVERTY STATUS</b>			
Families	10,585	216	2.04
Families with female householder, no husband present	5,077	57	1.12
With related children under 18 years	4,682	55	1.17
Individuals	54,777	1,021	1.86
<b>TOTAL HOUSING UNITS</b>	223,854	4,528	2.02
<b>Units in Structure</b>			
1-unit, detached	145,260	3,127	2.15
1-unit, attached	8,165	75	0.92
2 units	5,686	61	1.07
3 or 4 units	10,199	198	1.94
5 to 9 units	6,706	51	0.76
10 to 19 units	4,242	33	0.78
20 or more units	7,174	23	0.32
Mobile Home	35,569	938	2.64
Boat, RV, van, etc.	853	22	2.58
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	3,625	1.87
1.00 or less	188,372	3,563	1.89
1.01 to 1.50	3,582	62	1.73
1.51 or more	1,654	0	0.00

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

The Census Bureau estimates indicate an increase of 16 persons in the population of Platte County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 32 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicate a small increase in the population of Platte County. The majority of the net in-migrants were in the age group from 26 to 45. More males exchanged or surrendered their driver's licenses than females. The driver's license data for Platte County are presented in Table II.16.B, below.

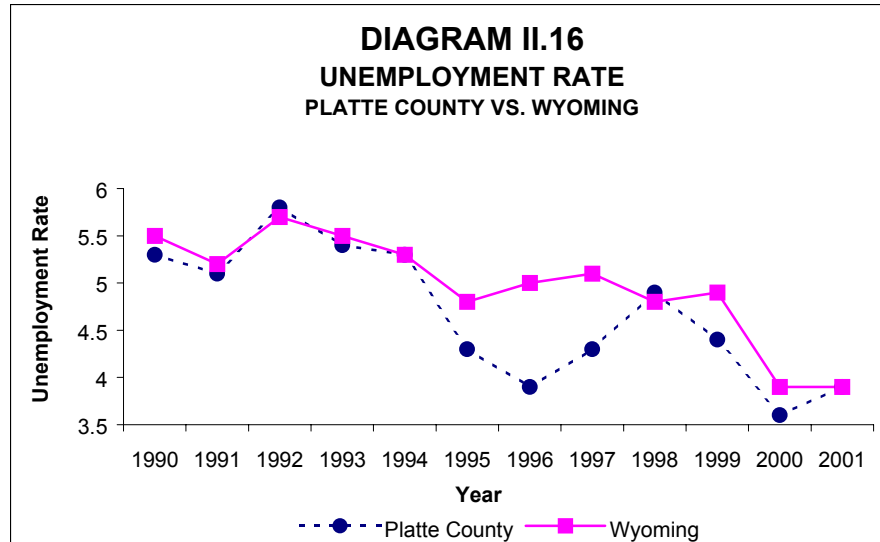
**TABLE II.16.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR PLATTE COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	0	7	4	23	17	15	7	1	74
Female	0	5	7	13	12	7	7	3	54
Total	0	12	11	36	29	22	14	4	128
<b>Out-migrants</b>									
Male	3	6	4	1	5	9	6	1	35
Female	2	4	1	4	3	5	4	5	28
Total	5	10	5	5	8	14	10	6	63
<b>Net Migration by Age and Gender</b>									
Male	-3	1	0	22	12	6	1	0	39
Female	-2	1	6	9	9	2	3	-2	26
Total	-5	2	6	31	21	8	4	-2	65

Single-family building permit authorizations in Platte County increased from 6 in 2000 to 10 in 2001. Authorization for duplex units remained at 2 for the third year in a row. Authorizations for tri- and four-plex and multi-family units have remained at zero since 1981. Total units authorized in Platte County increased from 8 in 2000 to 12 in 2001.

The reported value of single-family building permits authorized fell slightly, from \$79,500 in 2000 to \$79,100 in 2001. The value over the past six years, in nominal dollars, fluctuated from a high of \$91,800 in 1996 to a low of \$44,700 in 1998. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 200 persons, from 4,665 to 4,465. 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 2002 monthly estimates indicate a lower unemployment rate to that in 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Platte County recorded 5,810 jobs. This was an increase of 73 over the previous year's total. Data on earnings and employment by industry were not reported to avoid disclosure of confidential information or, in many cases, provided mixed signals. However, manufacturing and retail sales continued to experience some strengthening.

Real personal income was up in 2000, according to the latest BEA data, from \$191,796,000 in 1999 to \$196,416,000. These figures translated into an increase in real per capita income from \$21,633 in 1999 to \$22,407 in 2000. Real average earnings per job were \$22,319 in 2000, down slightly from 1999's average of \$22,353. In comparison, the State of Wyoming's real average earnings per job were \$25,259 for the same year.

Rental prices in Platte County were mixed during the period for which prices were reported. Fourth quarter 2001 rents for apartments rose 3.55 percent from the prior year, from \$338 to \$350. Rental prices for homes were down 2.52 percent, and rents for mobile homes on a lot were down 6.19 percent, from \$307 to \$288. Rents for mobile home lots were up 4.76 percent over the year prior, rising from \$105 to \$110.

The Wyoming index was expanded to include the rural areas in second quarter 1998. Over the abbreviated period since, comparing fourth quarter 1998 to fourth quarter 2001, housing rental prices in Platte County suffered from average annualized decreases of 2.94 percent for mobile homes plus a lot and 1.59 percent for houses. Mobile home lot rents increased 3.23 percent per year. Apartment rents experienced no change over this period. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.16.C, on the following page, presents the Platte County data for each rental type.

**TABLE II.16.C**  
**WYOMING COST OF LIVING INDEX**  
**PLATTE COUNTY RENTAL HOUSING COSTS**

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q2.98 <sup>28</sup>	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

The average sales price of existing, detached, single-family homes was provided by the County Assessor's Office. In 2001, the average sales price for Platte County was \$76,315. This represented a decrease of 8.40 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Platte County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.16.D, below.

**TABLE II.16.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**PLATTE COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Platte	62,525	64,230	85,996	83,310	76,315	2.73	33.89	-3.12	-8.40
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

<sup>28</sup> The Cost of Living Index was expanded to include more rural geographic areas in 1998.

## Sheridan County

Sheridan County is located in the north central region of the State, bordering Montana and the Big Horn National Forest. It covers 2,523 square miles. The population was 26,560 persons, or 5.38 percent of Wyoming, in 2000, ranking it seventh in population and 17<sup>th</sup> in area among the Counties. The disabled population aged 5 or older was 4,409, or 16.6 percent of the total population in the County. The employment rate for those aged 21 to 64 was lower, at 58.9 percent, compared to the State at 62 percent. Poverty statistics indicate that 2,775 individuals in poverty comprised 10.5 percent of County's population in 2000.

Total housing units made up 5.6 percent of the State total. Single-unit, detached structures made up almost 70 percent and mobile homes 12 percent of all housing units in the County. Table II.17.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 97.96 percent of the occupied housing units in the County have 1 or fewer occupants per room, 2.04 percent of the housing units suffer from overcrowding.

**TABLE II.17.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS SHERIDAN COUNTY**

SUBJECT	WYOMING	SHERIDAN COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	26,560	5.38
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	522	5.69
Population ages 21 to 64	46,493	2,356	5.07
Percent Employed	62.00	58.90	.
Population age 65 and over	21,475	1,531	7.13
<b>POVERTY STATUS</b>			
Families	10,585	614	5.80
Families with female householder, no husband present	5,077	318	6.26
With related children under 18 years	4,682	290	6.19
Individuals	54,777	2,775	5.07
<b>TOTAL HOUSING UNITS</b>	223,854	12,577	5.62
<b>Units in Structure</b>			
1-unit, detached	145,260	8,797	6.06
1-unit, attached	8,165	461	5.65
2 units	5,686	267	4.70
3 or 4 units	10,199	494	4.84
5 to 9 units	6,706	371	5.53
10 to 19 units	4,242	150	3.54
20 or more units	7,174	456	6.36
Mobile Home	35,569	1,563	4.39
Boat, RV, van, etc.	853	18	2.11
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	11,167	5.77
1.00 or less	188,372	10,939	5.81
1.01 to 1.50	3,582	172	4.80
1.51 or more	1,654	56	3.39

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

The Census Bureau estimates indicate an increase of 217 persons in the population of Sheridan County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 233 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicate an increase in the population of Sheridan County. Most age groups experienced net in-migration. There was a slight decline of those below the age of 22. An almost equal number of males and females exchanged or surrendered their driver's licenses. The driver's license data for Sheridan County are presented in Table II.17.B, below.

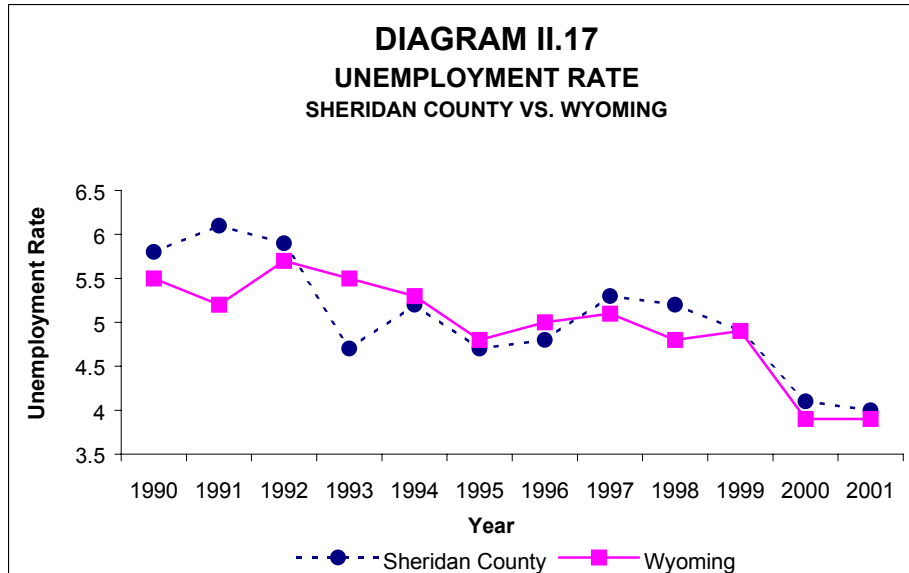
**TABLE II.17.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR SHERIDAN COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	2	15	15	41	31	35	28	4	171
Female	2	16	11	50	39	32	17	14	181
Total	4	31	26	91	70	67	45	18	352
<b>Out-migrants</b>									
Male	2	22	15	33	25	17	7	6	127
Female	1	25	14	27	25	23	6	11	132
Total	3	47	29	60	50	40	13	17	259
<b>Net Migration by Age and Gender</b>									
Male	0	-7	0	8	6	18	21	-2	44
Female	1	-9	-3	23	14	9	11	3	49
Total	1	-16	-3	31	20	27	32	1	93

Single-family building permit authorizations in Sheridan County fell from 95 in 2000 to 90 in 2001. Authorization for duplex units remained at 4. Tri- and four-plex unit authorizations remained at zero over the last three years. Multi-family unit authorizations increased from zero to 8. Total units authorized in Sheridan County increased from 99 in 2000 to 102 in 2001.

The reported value of single-family building permits authorized fell from a five-year high of \$101,000 in 2000 to \$86,100 in 2001. The value over the past six years, in nominal dollars, fluctuated from the 2000 high to a low of \$79,600 in 1996. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 78 persons, from 14,126 to 14,048. 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 displayed on the following page in Diagram II.17. Preliminary 2002 unemployment estimates indicate a lower unemployment rate compared to 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. For 2000, the latest year for which data was available, Sheridan County recorded 16,696 jobs. This was an increase of 530 over the previous year's BEA total. Data on earnings and employment by industry were mixed in many sectors, but did show some strengthening in mining, construction, retail sales, and manufacturing.

Real personal income was up in 2000, according to the latest BEA data, from \$681,833,000 in 1999 to \$701,731,000. These figures translated into an increase in real per capita income from \$25,898 in 1999 to \$26,365 in 2000. Real average earnings per job were \$21,970 in 2000, compared to Wyoming's average of \$25,259.

Consistent with trends in migration and employment, average apartment rent rose 9.38 percent, from \$405 to \$443. House rents in Sheridan County rose 2.76 percent, and rent for a mobile home plus lot fell 6.04 percent, from \$447 to \$420. Mobile home lot rent increased 4.57 percent, from \$175 to \$183.

Sheridan County rental prices experienced average annualized increases of 3.58 percent for apartments, 4.39 percent for houses, 3.64 percent for mobile homes plus a lot, and 2.31 percent for mobile home lots since the fourth quarter of 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.17.C, on the following page, presents the Sheridan County data for each rental type.

**TABLE II.17.C**  
**WYOMING COST OF LIVING INDEX**  
**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	N/A
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

The average sales price of existing, detached single-family homes was provided by the Sheridan County Assessor's Office. In 2001, the average sales price was \$125,000. This represented an increase of 8.69 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Sheridan County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.17.D, below.

**TABLE II.17.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**SHERIDAN COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Sheridan	99,341	101,160	104,167	115,003	125,000	1.83	2.97	10.40	8.69
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Sublette County

Sublette County is located in the southwest region of the State and covers 4,881 square miles, bordering the Bridger-Teton National Forest and the Rocky Mountains. The population was 5,920 persons, or 1.20 percent of Wyoming, in 2000. Sublette ranks 20<sup>th</sup> in population and 6<sup>th</sup> in area of the 23 Counties in the State. The disabled population aged 5 or older was 760 persons, or 12.8 percent of the total population in the County. The employment rate for those aged 21 to 64, at 64.6 percent, was slightly higher than that of the State. Poverty statistics indicate that 565 individuals in poverty comprise 9.5 percent of the County's population in 2000.

Total housing units made up only 1.6 percent of the State total. Single-unit, detached structures made up 77 percent of all housing units in the County. Table II.18.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 97.55 percent of the occupied housing units in the County have 1 or fewer occupants per room, 2.45 percent of the housing units suffer from overcrowding.

**TABLE II.18.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS SUBLETTE COUNTY**

SUBJECT	WYOMING	SUBLETTE COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	5,920	1.20
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	70	0.76
Population ages 21 to 64	46,493	466	1.00
Percent Employed	62.00	64.60	.
Population age 65 and over	21,475	224	1.04
<b>POVERTY STATUS</b>			
Families	10,585	125	1.18
Families with female householder, no husband present	5,077	34	0.67
With related children under 18 years	4,682	34	0.73
Individuals	54,777	565	1.03
<b>TOTAL HOUSING UNITS</b>	223,854	3,552	1.59
<b>Units in Structure</b>			
1-unit, detached	145,260	2,737	1.88
1-unit, attached	8,165	25	0.31
2 units	5,686	56	0.98
3 or 4 units	10,199	65	0.64
5 to 9 units	6,706	25	0.37
10 to 19 units	4,242	2	0.05
20 or more units	7,174	2	0.03
Mobile Home	35,569	594	1.67
Boat, RV, van, etc.	853	46	5.39
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	2,371	1.22
1.00 or less	188,372	2,313	1.23
1.01 to 1.50	3,582	48	1.34
1.51 or more	1,654	10	0.60

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

The Census Bureau estimates indicate an increase of 70 persons in the population of Sublette County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 56 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicate a slight increase in the population of Sublette County. The age group from 26 to 55 comprised most of the in-migration. More males exchanged or surrendered their driver's licenses than females. The driver's license data for Sublette County are presented in Table II.18.B, below.

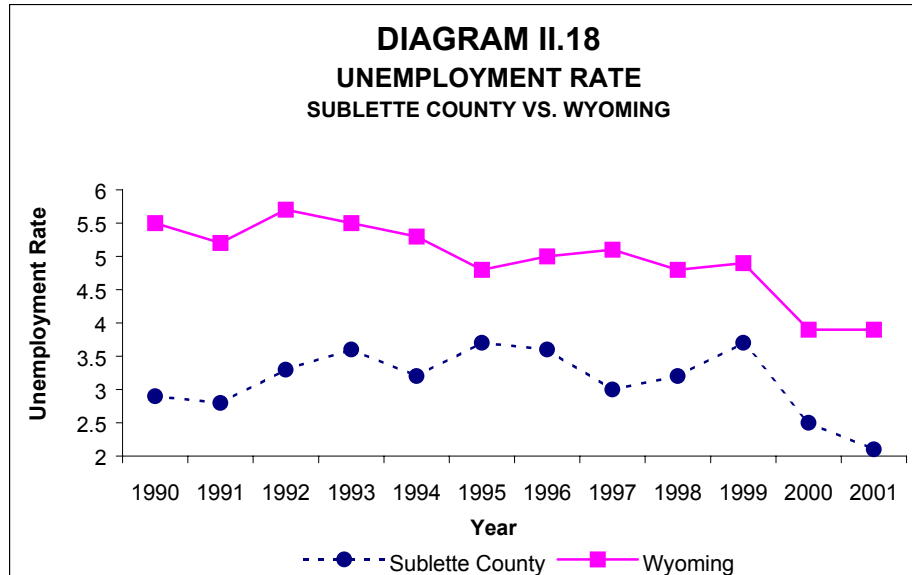
**TABLE II.18.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR SUBLETTE COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	1	7	7	18	20	22	7	2	84
Female	0	7	6	15	12	10	6	2	58
Total	1	14	13	33	32	32	13	4	142
<b>Out-migrants</b>									
Male	2	3	5	5	5	8	5	1	34
Female	0	8	3	4	6	7	2	2	32
Total	2	11	8	9	11	15	7	3	66
<b>Net Migration by Age and Gender</b>									
Male	-1	4	2	13	15	14	2	1	50
Female	0	-1	3	11	6	3	4	0	26
Total	-1	3	5	24	21	17	6	1	76

Single-family building permit authorizations in Sublette County increased from 54 in 2000 to 72 in 2001. Authorizations for duplex units increased from zero over three years to 4 in 2001. Tri- and four-plex units have remained at 0 for five years. Multi-family unit authorizations have remained at zero since 1986. Total units authorized in Sublette County increased from 54 in 2000 to 76 in 2001.

The reported value of single-family building permits authorized fell from a five-year high of \$130,600 in 2000 to \$128,100 in 2001. The value over the past six years, in nominal dollars, fluctuated from the 2001 high to a low of \$99,600 in 1996. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 114 persons, from 3,233 to 3,347. 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 preliminary 2002 monthly labor force estimates indicate a slightly higher unemployment rate compared to 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Sublette County recorded 4,030 jobs. This constituted an increase of 123 jobs over the previous year's BEA total. Data on earnings and employment by industry show some strengthening in the construction, manufacturing, government, and services sectors.

Real personal income was up in 2000, according to the latest BEA data, from \$143,499,000 in 1999 to \$149,629,000. These figures translated into an increase in real per capita income from \$24,592 in 1999 to \$25,156 in 2000. Real Average earnings per job were \$19,962 in 2000, compared to Wyoming's average of \$25,259.

Rental prices in Sublette County were volatile during the period for which prices were reported. Fourth quarter 2001 rents for apartments decreased 4.96 percent from one year previous, from \$464 to \$441. Rental prices for homes were up 8.30 percent and rental prices for mobile home lots rose 6.06 percent compared to one year prior. Mobile homes on a lot rose 7.69 percent, from \$325 in 2000 to \$350 in 2001.

The Wyoming index was expanded in second quarter 1998. Over the abbreviated period since, comparing fourth quarter 1998 to fourth quarter 2001, housing rental prices in Sublette County experienced average annualized increases of 2.16 percent for houses and 5.27 percent for mobile home lots. Apartments experienced annualized decreases of 4.16 percent, and mobile homes on a lot decreased by 1.39 percent. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.18.C, on the following page, presents the Sublette County data for each rental type.

**TABLE II.18.C**  
**WYOMING COST OF LIVING INDEX**  
**SUBLETTE COUNTY RENTAL HOUSING COSTS**

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q2.98 <sup>29</sup>	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	NA
Q4.01	441	175	613	350

The average sales price of existing, detached, single-family homes was provided by the County Assessor's Office. In 2001, the average sales price for Sublette County was \$149,179. This represented an increase of 18.47 percent, or \$23,257, over 2000. In contrast, the State's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Sublette County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.18.D, below.

**TABLE II.18.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**SUBLETTE COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Sublette	122,608	104,375	114,020	125,922	149,179	-14.87	9.24	10.44	18.47
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

<sup>29</sup> The Cost of Living Index was expanded to include more rural geographic areas in 1998.

## Sweetwater County

Sweetwater County covers 10,425 square miles, and is located in the southwest region of the State. The population was 37,613 persons, or 7.62 percent of Wyoming, in 2000, ranking it third in population and the largest in area among the 23 counties in the State. The disabled population aged 5 or older was 5,335 persons, or 14 percent of the total County population. The employment rate for those aged 21 to 64, at 62.6 percent, was similar to that of the State. Poverty statistics indicate that 2,817 persons in poverty comprised about 8 percent of the County population in 2000.

Total housing units made up 7.11 percent of the State total. Single-unit, detached structures at 59 percent and mobile homes at 23 percent made up for the majority of all housing units in the County. Table II.19.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 96.48 percent of the occupied housing units in the County have 1 or fewer occupants per room, 3.52 percent of the housing units suffer from overcrowding.

**TABLE II.19.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS “1 in 6” SAMPLE DATA**  
**STATE OF WYOMING VS SWEETWATER COUNTY**

SUBJECT	WYOMING	SWEETWATER COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	37,613	7.62
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	768	8.37
Population ages 21 to 64	46,493	3,281	7.06
Percent Employed	62.00	62.60	.
Population age 65 and over	21,475	1,286	5.99
<b>POVERTY STATUS</b>			
Families	10,585	548	5.18
Families with female householder, no husband present	5,077	316	6.22
With related children under 18 years	4,682	311	6.64
Individuals	54,777	2,871	5.24
<b>TOTAL HOUSING UNITS</b>	223,854	15,921	7.11
<b>Units in Structure</b>			
1-unit, detached	145,260	9,355	6.44
1-unit, attached	8,165	415	5.08
2 units	5,686	486	8.55
3 or 4 units	10,199	667	6.54
5 to 9 units	6,706	435	6.49
10 to 19 units	4,242	177	4.17
20 or more units	7,174	623	8.68
Mobile Home	35,569	3,696	10.39
Boat, RV, van, etc.	853	67	7.85
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	14,105	7.29
1.00 or less	188,372	13,609	7.22
1.01 to 1.50	3,582	396	11.06
1.51 or more	1,654	100	6.05

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

The Census Bureau estimates indicate a decline of 602 persons in the population of Sweetwater County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate a decline of 251 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicate an increase in the population of Sweetwater County. Net migration indicates an increase in the age group from 26 to 45. There was a slight net out-migration of those in the age groups from 18 to 22 and 56 to 65. More males exchanged or surrendered their driver's licenses than females. The driver's license data for Sweetwater County are presented in Table II.19.B, below.

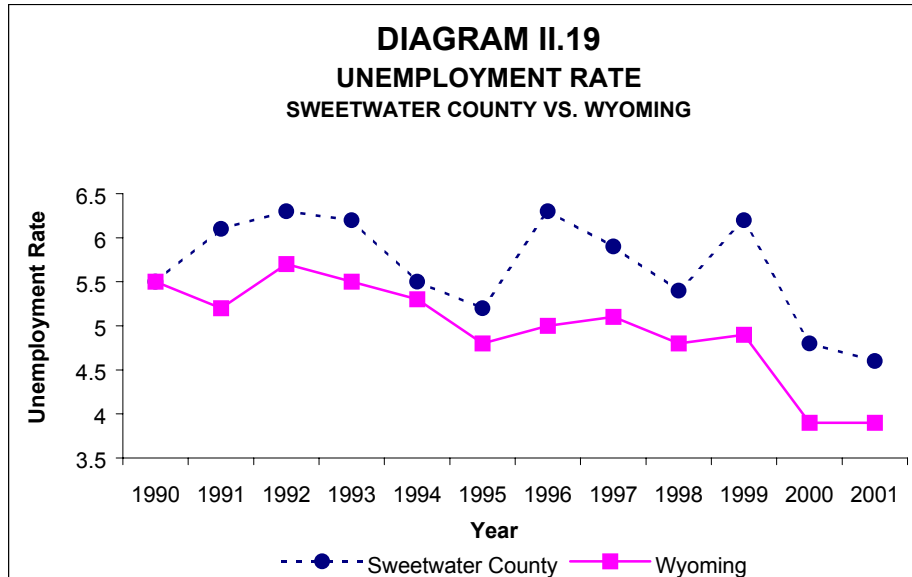
**TABLE II.19.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR SWEETWATER COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	4	47	44	88	58	51	13	6	311
Female	4	25	31	64	49	25	6	8	212
Total	8	72	75	152	107	76	19	14	523
<b>Out-migrants</b>									
Male	3	48	23	60	39	37	16	9	235
Female	3	46	34	42	27	29	12	2	195
Total	6	94	57	102	66	66	28	11	430
<b>Net Migration by Age and Gender</b>									
Male	1	-1	21	28	19	14	-3	-3	76
Female	1	-21	-3	22	22	-4	-6	6	17
Total	2	-22	18	50	41	10	-9	3	93

Single-family building permit authorizations in Sweetwater County increased slightly from 36 in 2000 to 38 in 2001. Authorizations for duplex and tri- and four-plex units remained at zero for most of the 22-year period. Multi-family unit authorizations fell from 5 in 2000 to zero in 2001. Total units authorized in Sweetwater County fell from 41 in 2000 to 38 in 2001.

The reported value of single-family building permits authorized increased from \$134,200 in 2000 to \$153,500 in 2001. The value over the past six years, in nominal dollars, fluctuated from a high of \$146,000 in 1998 to a low of \$124,100 in 1996. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 175 persons, from 20,213 to 20,388. 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. Early 2002 monthly estimates indicate a lower unemployment rate compared to 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Sweetwater County recorded 24,436 jobs. This represented a decrease of 157 from the previous year's BEA total. Data on earnings and employment by industry showed that while most sectors gave off mixed signals, the AFF (agricultural, farm and fishery services) sector appeared to be weakening, and both the services and manufacturing sectors were strengthening.

Real personal income was up in 2000, according to the latest BEA data, from \$996,589,000 in 1999 to \$1,019,664,000. These figures translated into an increase in real per capita income, from \$26,128 in 1999 to \$27,209 in 2000. Real average earnings per job were \$33,677 in 2000, the highest among the 23 counties, while Wyoming's average earnings per job were \$25,259.

Fourth quarter 2001 apartment rents experienced the greatest amount of change, rising by 17.12 percent from one year previous. Rental prices for homes increased by 7.03 percent from one year prior, from \$498 in the fourth quarter of 2000 to \$533 in the fourth quarter of 2001. Rental prices for mobile homes plus a lot in Sweetwater County increased 5.24 percent, from \$401 to \$422, while mobile home lot rents increased by only 2.55 percent.

Sweetwater County rental prices experienced average annualized increases of 1.39 percent for apartments, 1.38 percent for houses, 1.64 percent for mobile homes plus a lot, and 1.52 percent for mobile home lots since the fourth quarter of 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.19.C, on the following page, presents the Sweetwater County data for each rental type.

**TABLE II.19.C**  
**WYOMING COST OF LIVING INDEX**  
**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

The average sales price of existing, detached single-family homes was provided by the Sweetwater County Assessor's Office. In 2001, the average sales price was \$111,056. This represented an increase of 2.24 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Sweetwater County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.19.D, below.

**TABLE II.19.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**SWEETWATER COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Sweetwater	106,000	105,356	108,324	108,633	111,056	-0.61	2.82	0.29	2.23
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Teton County

Teton County is located in the Teton Range of Grand Teton National Park, and covers 4,007 square miles. The population increased dramatically from 1990 to 2000, from 11,172 to 18,251, or 3.70 percent of Wyoming. Teton is ranked tenth in population and 12<sup>th</sup> in area of the 23 counties in the State. The disabled population aged 5 or older was 1,635 persons, or about 9 percent of the total County population. The employment rate for those aged from 21 to 64 was much higher, at 78.8 percent, compared to the State's at 62 percent. Poverty statistics indicate that 1,089 individuals in poverty comprised 6 percent of the County's population in 2000.

Total housing units made up about 5 percent of the State total. Single-unit, detached structures, at 57 percent, made up the majority of all housing units in the County. Table II.20.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 94.28 percent of the occupied housing units in the County have 1 or fewer occupants per room, 5.72 percent of the housing units suffer from overcrowding.

**TABLE II.20.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS TETON COUNTY**

SUBJECT	WYOMING	TETON COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	18,251	3.70
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	171	1.86
Population ages 21 to 64	46,493	1,108	2.38
Percent Employed	62.00	78.80	.
Population age 65 and over	21,475	356	1.66
<b>POVERTY STATUS</b>			
Families	10,585	117	1.11
Families with female householder, no husband present	5,077	41	0.81
With related children under 18 years	4,682	41	0.88
Individuals	54,777	1,089	1.99
<b>TOTAL HOUSING UNITS</b>	223,854	10,267	4.59
<b>Units in Structure</b>			
1-unit, detached	145,260	5,871	4.04
1-unit, attached	8,165	977	11.97
2 units	5,686	452	7.95
3 or 4 units	10,199	775	7.60
5 to 9 units	6,706	688	10.26
10 to 19 units	4,242	493	11.62
20 or more units	7,174	465	6.48
Mobile Home	35,569	513	1.44
Boat, RV, van, etc.	853	33	3.87
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	7,688	3.97
1.00 or less	188,372	7,248	3.85
1.01 to 1.50	3,582	237	6.62
1.51 or more	1,654	203	12.27

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

The Census Bureau estimates indicate an increase of 104 persons in the population of Teton County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 659 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicate a significant increase in the population of Teton County. All age groups experienced net in-migration, with a majority of those in the age group from 23 to 35. More males exchanged or surrendered their driver's licenses than females. The driver's license data for Teton County are presented in Table II.20.B, below.

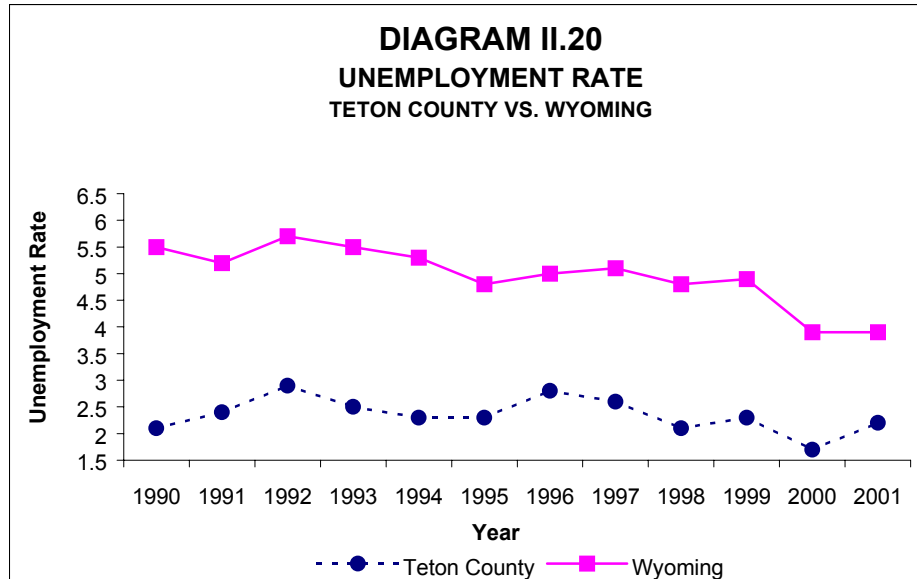
**TABLE II.20.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR TETON COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	1	39	76	130	58	39	30	6	379
Female	4	25	61	96	42	39	23	7	297
Total	5	64	137	226	100	78	53	13	676
<b>Out-migrants</b>									
Male	0	12	17	91	40	22	19	5	206
Female	1	17	18	43	31	18	13	4	145
Total	1	29	35	134	71	40	32	9	351
<b>Net Migration by Age and Gender</b>									
Male	1	27	59	39	18	17	11	1	173
Female	3	8	43	53	11	21	10	3	152
Total	4	35	102	92	29	38	21	4	325

There was a sharp decline in single-family building permit authorizations in Teton County, which fell from 257 in 2000 to 150 in 2001. Authorizations for duplex units also fell, from 18 to zero units. Tri- and four-plex unit authorizations increased from 3 to 6 units. Multi-family unit authorizations increased from 48 to 55 units. Overall, total units authorized in Teton County fell slightly, from 326 in 2000 to 211 in 2001.

The reported value of single-family building permits authorized fell from a five-year high of \$614,500 in 2000 to \$491,400 in 2001. The value over the past six years, in nominal dollars, fluctuated from the 2000 high to a low of \$198,300 in 1996. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 349 persons, from 12,284 to 12,633. 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. On the following page, Diagram II.20 presents Teton County and Wyoming unemployment rates from 1990 to 1999. The preliminary 2002 monthly estimates indicated a higher unemployment rate compared to 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Teton County recorded 22,828 jobs. This represented an increase of 1,102 jobs over the previous year's BEA total.

Data on earnings and employment by industry were mixed for most sectors. Farming reflected a slight increase in employment, but recorded a negative number for earnings. Retail sales, services, and the government sector showed some strengthening.

Real personal income was up in 2000, according to the latest BEA data, from \$864,806,000 in 1999 to \$871,998,000. These figures, however, translated into a decrease in real per capita income from \$48,936 in 1999 to \$47,564 in 2000. Real average earnings per job were \$26,137 in 2000, compared to Wyoming's average of \$25,259 for the same year.

Fourth quarter 2001 apartment rents in Teton County increased 10.77 percent from one year previous, rising from \$817 to \$905, while rental prices for homes increased by only .83 percent. Rental prices for mobile homes on a lot rose 6.84 percent, and mobile home lots were up 6.46 percent.

Due to robust economic conditions in Teton County, rental prices experienced average annualized increases of 6.49 percent for apartments, 8.49 percent for houses, 4.59 percent for mobile homes plus a lot, and 6.98 percent for mobile home lots since fourth quarter 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.20.C, on the following page, presents the Teton County data for each rental type.

**TABLE II.20.C**  
**WYOMING COST OF LIVING INDEX**  
**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	N/A
Q2.94	713	208	1,130	693
Q4.94	705	211	1,061	638
Q2.95	684	211	1,051	N/A
Q4.95	711	211	1,029	691
Q2.96	721	208	1,077	N/A
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

The average sales price of existing, detached, single-family homes was provided by the County Assessor's Office. In 2001, the average sales price for Teton was \$460,240. This represented an increase of 8.83 percent, or \$37,343, over 2000. In contrast, the State's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Teton County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.20.D, below.

**TABLE II.20.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**TETON COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Teton	300,000	374,882	365,909	422,897	460,240	24.96	-2.39	15.57	8.83
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Uinta County

Uinta County is located adjacent to Utah in the far southwest corner of the State and covers just 2,081 square miles. The population was 19,742 persons, or 4.00 percent of Wyoming, in 2000, ranking the County ninth in the State in population and second smallest in area. The disabled population aged 5 and over was 2,574 persons, or 13 percent of the total County population. The employment rate for those aged 21 to 64, at 63.5 percent, was close to that of the State. Poverty statistics indicate that 1,913 individuals in poverty comprised about 10 percent of the County's population in 2000.

Total housing units made up about 3.6 percent of the State total. Single-unit, detached structures at 56 percent and mobile homes at 23 percent made up for the majority of all housing units in the County. Table II.21.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 96.38 percent of the occupied housing units in the County have 1 or fewer occupants per room, 3.62 percent of the housing units suffer from overcrowding.

**TABLE II.21.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS UINTA COUNTY**

SUBJECT	WYOMING	UINTA COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	19,742	4.00
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	431	4.70
Population ages 21 to 64	46,493	1,630	3.51
Percent Employed	62.00	63.50	.
Population age 65 and over	21,475	513	2.39
<b>POVERTY STATUS</b>			
Families	10,585	407	3.85
Families with female householder, no husband present	5,077	188	3.70
With related children under 18 years	4,682	167	3.57
Individuals	54,777	1,913	3.49
<b>TOTAL HOUSING UNITS</b>	223,854	8,011	3.58
<b>Units in Structure</b>			
1-unit, detached	145,260	4,453	3.07
1-unit, attached	8,165	410	5.02
2 units	5,686	141	2.48
3 or 4 units	10,199	210	2.06
5 to 9 units	6,706	387	5.77
10 to 19 units	4,242	274	6.46
20 or more units	7,174	252	3.51
Mobile Home	35,569	1,867	5.25
Boat, RV, van, etc.	853	17	1.99
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	6,823	3.52
1.00 or less	188,372	6,576	3.49
1.01 to 1.50	3,582	178	4.97
1.51 or more	1,654	69	4.17

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

The Census Bureau estimates indicate a decline of 135 persons in the population of Uinta County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate a decline of just 12 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicate an increase in the population of Uinta County. Net in-migration occurred primarily in the group aged from 23 to 45. There was net out-migration of those aged 18 to 22. More males exchanged or surrendered their driver's licenses than females. The driver's license data for Uinta County are presented in Table II.21.B, below.

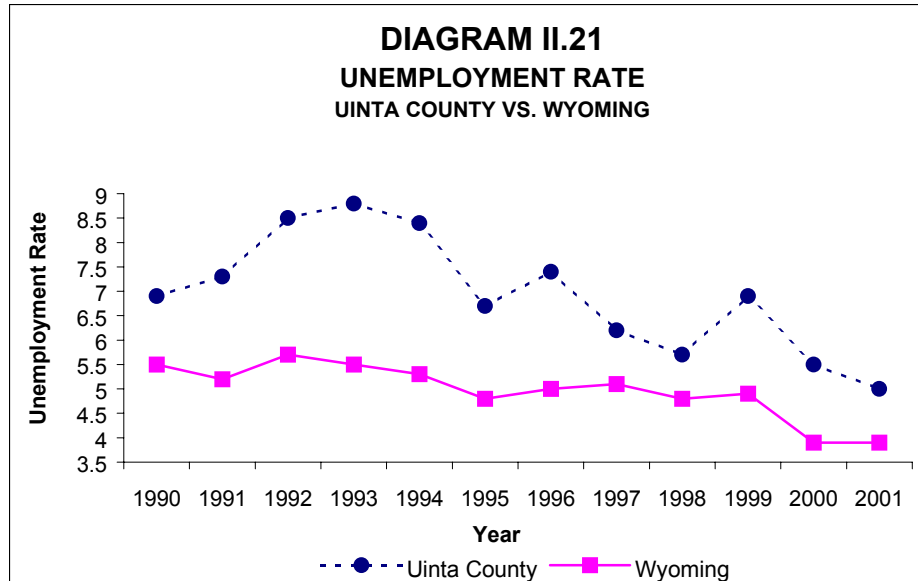
**TABLE II.21.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR UINTA COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	1	20	20	60	30	27	12	5	175
Female	4	21	21	43	23	22	10	6	150
Total	5	41	41	103	53	49	22	11	325
<b>Out-migrants</b>									
Male	1	29	16	30	22	19	11	3	131
Female	4	30	9	25	17	21	8	3	117
Total	5	59	25	55	39	40	19	6	248
<b>Net Migration by Age and Gender</b>									
Male	0	-9	4	30	8	8	1	2	44
Female	0	-9	12	18	6	1	2	3	33
Total	0	-18	16	48	14	9	3	5	77

Single-family building permit authorizations in Uinta County fell from 72 in 2000 to 58 in 2001. Authorizations for all multi-family building permits have remained at zero since the early 1980s. Consequently, total units authorized in Uinta County fell from 72 in 2000 to 58 in 2001.

The reported value of single-family building permits authorized fell from a five-year high of \$91,500 in 2000 to \$80,900 in 2001. The value over the past six years, in nominal dollars, fluctuated from the 2000 high to a low of \$78,300 in 1996. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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. From 1999 to 2000 the labor force increased by 426 persons, from 10,579 to 11,005. 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 preliminary 2002 monthly labor force estimates indicate a higher unemployment rate compared to 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Uinta County recorded 11,343 jobs. This was an increase of 208 from the previous year's BEA total.

Data on earnings and employment by industry revealed that the farming sector reflected a slight increase in employment, but recorded a negative number for earnings. Both construction and manufacturing showed some strengthening. The FIRE sector showed signs of weakening.

Real personal income was up in 2000, according to the latest BEA data, from \$402,821,000 in 1999 to \$405,804,000. These figures translated into an increase in real per capita income from \$20,241 in 1999 to \$20,592 in 2000. Real average earnings per job were down \$603 in 2000 to \$22,978. The State of Wyoming's real average earnings per job were \$25,259 in 2000.

Consistent with the mixed trends in migration and employment, average apartment rents in Uinta County rose 2.08 percent, from \$337 in the fourth quarter of 2000 to \$344 in the fourth quarter of 2001. Rental prices for homes decreased by 1.03 percent. Rental prices for mobile homes plus a lot rose 4.75 percent from \$358 to \$375, while rental prices for mobile home lots remained constant at \$150.

Uinta County rental prices experienced mixed changes during the period for which prices were reported. Apartment rents experienced an average annualized increase of only 0.32 percent and house rents increased by 1.06 percent. Average rents for mobile homes plus a lot increased only 0.47 percent, while rental prices for mobile home lots fell an annualized average of 1.32 percent from the fourth quarter of 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.21.C, on the following page, presents the Uinta County data for each rental type.

**TABLE II.21.C**  
**WYOMING COST OF LIVING INDEX**  
**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	N/A
Q4.93	287	150	428	N/A
Q2.94	N/A	147	415	350
Q4.94	330	147	434	N/A
Q2.95	333	147	476	N/A
Q4.95	331	145	505	N/A
Q2.96	339	148	493	N/A
Q4.96	315	173	444	N/A
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

The average sales price of existing, detached, single-family homes was provided by the Uinta County Assessor's Office. In 2001, the average sales price was \$99,157. This represented an increase of 11.11 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Uinta County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.21.D, below.

**TABLE II.21.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**UINTA COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Uinta	93,340	87,911	85,806	89,238	99,157	-5.82	-2.39	4.00	11.11
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Washakie County

Washakie County is located in the northern central region of the State, covering 2,240 square miles. The population was 8,289 persons, or 1.68 percent of Wyoming, in 2000, ranking it 17<sup>th</sup> in population and 19<sup>th</sup> in area among the 23 Counties. The disabled population aged 5 or older was 1,192 persons or 14 percent of the total County population. The employment rate for those aged from 21 to 64 is much lower, at 49.3 percent, compared to the State's at 62 percent. Poverty statistics indicate that 1,140 individuals in poverty comprised about 14 percent of the County's population in 2000.

Total housing units made up only 1.6 percent of the State total. Single-unit, detached structures, at 74.6 percent, made up the majority of all housing units in the County. Table II.22.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 98.11 percent of the occupied housing units in the County have 1 or fewer occupants per room, 1.89 percent of the housing units suffer from overcrowding.

**TABLE II.22.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS WASHAKIE COUNTY**

SUBJECT	WYOMING	WASHAKIE COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	8,289	1.68
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	150	1.63
Population ages 21 to 64	46,493	507	1.09
Percent Employed	62.00	49.30	.
Population age 65 and over	21,475	535	2.49
<b>POVERTY STATUS</b>			
Families	10,585	231	2.18
Families with female householder, no husband present	5,077	128	2.52
With related children under 18 years	4,682	119	2.54
Individuals	54,777	1,140	2.08
<b>TOTAL HOUSING UNITS</b>	223,854	3,654	1.63
<b>Units in Structure</b>			
1-unit, detached	145,260	2,726	1.88
1-unit, attached	8,165	63	0.77
2 units	5,686	52	0.91
3 or 4 units	10,199	206	2.02
5 to 9 units	6,706	61	0.91
10 to 19 units	4,242	16	0.38
20 or more units	7,174	7	0.10
Mobile Home	35,569	520	1.46
Boat, RV, van, etc.	853	3	0.35
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	3,278	1.69
1.00 or less	188,372	3,216	1.71
1.01 to 1.50	3,582	28	0.78
1.51 or more	1,654	34	2.06

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

The Census Bureau estimates indicate a decline of 148 persons in the population of Washakie County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate a decline of just 3 persons for the same period.

Washakie County gained only 7 persons, according to the first six months of the 2002 driver's license exchange data. While there has been a net out-migration of males, there was a net in-migration of females in the County. The driver's license data for Washakie County are presented in Table II.22.B, below.

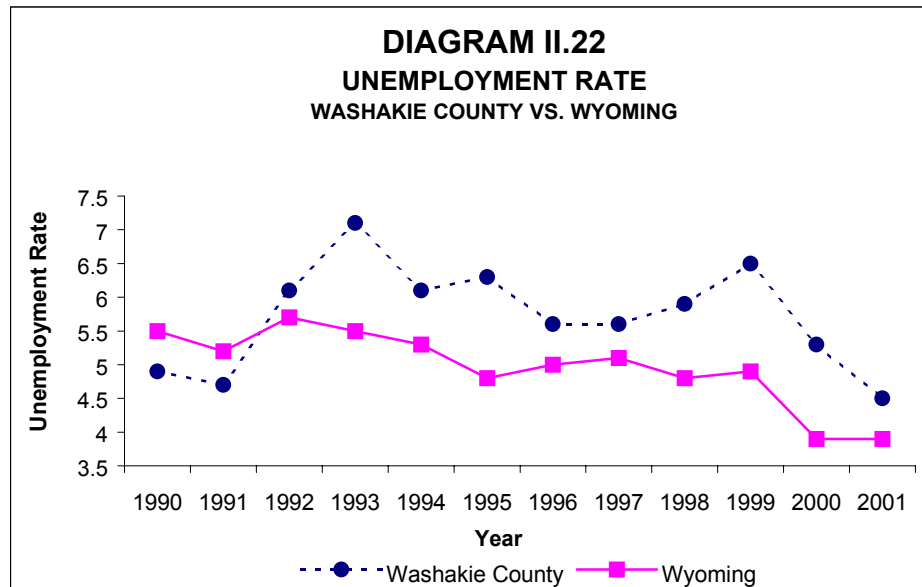
**TABLE II.22.B**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR WASHAKIE COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	1	4	7	4	7	4	5	6	38
Female	1	5	5	7	5	7	8	4	42
Total	2	9	12	11	12	11	13	10	80
<b>Out-migrants</b>									
Male	0	7	5	5	10	6	5	3	41
Female	0	5	4	9	3	4	4	3	32
Total	0	12	9	14	13	10	9	6	73
<b>Net Migration by Age and Gender</b>									
Male	1	-3	2	-1	-3	-2	0	3	-3
Female	1	0	1	-2	2	3	4	1	10
Total	2	-3	3	-3	-1	1	4	4	7

Single-family building permit authorizations in Washakie County fell from 1 in 2000 to 0 in 2001. Authorizations for duplex units, which were at 0 for five years, went up to 2. Tri- and four-plex unit authorizations have remained at 0 since 1998. Multi-family unit authorizations fell from 7 in 2000 to 0 in 2001. Total units authorized in Washakie County fell from 8 in 2000 to 2 in 2001.

The value of single-family building permits was \$129,100 in 2000. There was no reported value for the year 2001. The value over the past six years, in nominal dollars, fluctuated from the high in 1999 to a low of \$109,800 in 1998. These figures compare to the State average high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 141 persons, from 4,740 to 4,499. 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. Preliminary 2002 monthly estimates show an increase in the unemployment rate over 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Washakie County recorded 5,437 jobs. This was a decrease of 91 from the previous year's BEA total. Data on earnings and employment by industry showed the services, government, and construction sectors all strengthening. The mining sector showed weakening.

Real personal income was down in 2000, according to the latest BEA data, from \$198,411,000 in 1999 to \$195,984,000. These figures translated into an increase in real per capita income, from \$23,550 in 1999 to \$23,756 in 2000. Real average earnings per job were \$21,609 while Wyoming's real average earnings per job were \$25,259 in 2000.

Consistent with the trends in migration and employment, average apartment rent rose 2.14 percent, and house rents were down by 2.41 percent in the fourth quarter. Rental prices for a mobile home plus a lot rose 4.55 percent, from \$330 in the fourth quarter of 2000 to \$345 in the fourth quarter of 2001. Rental prices for mobile home lots increased a significant 19.23 percent, from \$130 to \$155.

Washakie County rental prices experienced average annualized increases of 1.66 percent for apartments, 1.72 percent for houses, 1.45 percent for mobile homes plus a lot, and 2.96 percent for mobile home lots since the fourth quarter of 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.22.C, on the following page, presents the Washakie County data for each rental type.

**TABLE II.22.C**  
**WYOMING COST OF LIVING INDEX**  
**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	N/A	N/A
Q2.94	310	125	348	N/A
Q4.94	308	127	347	N/A
Q2.95	319	127	375	N/A
Q4.95	301	115	380	N/A
Q2.96	343	115	369	N/A
Q4.96	339	125	428	N/A
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	NA
Q2.00	337	139	365	263
Q4.00	327	130	373	330
Q2.01	331	188	361	310
Q4.01	334	155	364	345

The average sales price of existing, detached single-family homes was provided by the County Assessor's Office. In 2001, the average sales price for Washakie County was \$86,412. This represented an increase of 2.19 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, a rise of 9.11 percent over the previous year. A comparison of Washakie County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.22.D, below.

**TABLE II.22.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**WASHAKIE COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Washakie	75,814	79,433	80,338	84,564	86,412	4.77	1.14	5.26	2.19
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## Weston County

Weston County is located in the northeastern region of the State, on the border of South Dakota, and covers 2,397 square miles. The population was 6,644 persons, or 1.35 percent of Wyoming, in 2000, ranking it 19<sup>th</sup> among the Counties in the State in both population and in area. The disabled population aged 5 or older was 1,234 persons or 19 percent of the total County population. The employment rate for those aged 21 to 64 is lower, at 56.5 percent, compared to the State's at 62 percent. Poverty statistics indicate that 628 individuals in poverty comprised about 9.5 percent of the County's population in 2000.

Total housing units made up only 1.4 percent of the State total. Single-unit, detached structures made up almost 67 percent and mobile homes 25.5 percent of all housing units in the County. Table II.23.A, below, provides the breakdown of other living situations as well as the aforementioned statistics. While 98.29 percent of the occupied housing units in the County have 1 or fewer occupants per room, 1.71 percent of the housing units suffer from overcrowding.

**TABLE II.23.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS WESTON COUNTY**

SUBJECT	WYOMING	WESTON COUNTY	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	6,644	1.35
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	78	0.85
Population ages 21 to 64	46,493	695	1.49
Percent Employed	62.00	56.50	.
Population age 65 and over	21,475	470	2.19
<b>POVERTY STATUS</b>			
Families	10,585	119	1.12
Families with female householder, no husband present	5,077	57	1.12
With related children under 18 years	4,682	46	0.98
Individuals	54,777	628	1.15
<b>TOTAL HOUSING UNITS</b>	223,854	3,231	1.44
<b>Units in Structure</b>			
1-unit, detached	145,260	2,158	1.49
1-unit, attached	8,165	28	0.34
2 units	5,686	57	1.00
3 or 4 units	10,199	87	0.85
5 to 9 units	6,706	31	0.46
10 to 19 units	4,242	20	0.47
20 or more units	7,174	8	0.11
Mobile Home	35,569	823	2.31
Boat, RV, van, etc.	853	19	2.23
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	2,624	1.36
1.00 or less	188,372	2,579	1.37
1.01 to 1.50	3,582	30	0.84
1.51 or more	1,654	15	0.91

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

The Census Bureau estimates indicate a decline of 96 persons in the population of Weston County from July 2000 to July 2001. The driver's license exchange data, on the other hand, indicate an increase of 3 persons for the same period.

The driver's license exchange data for the first six months of 2002 indicate a slight increase in the population of Weston County. Most of the net in-migrants were in the age group from 26 to 35. There was an out-migration of those aged 18 to 25 and those over 65. More males exchanged or surrendered their driver's licenses than females. The driver's license data for Weston County are presented in Table II.23.B, below.

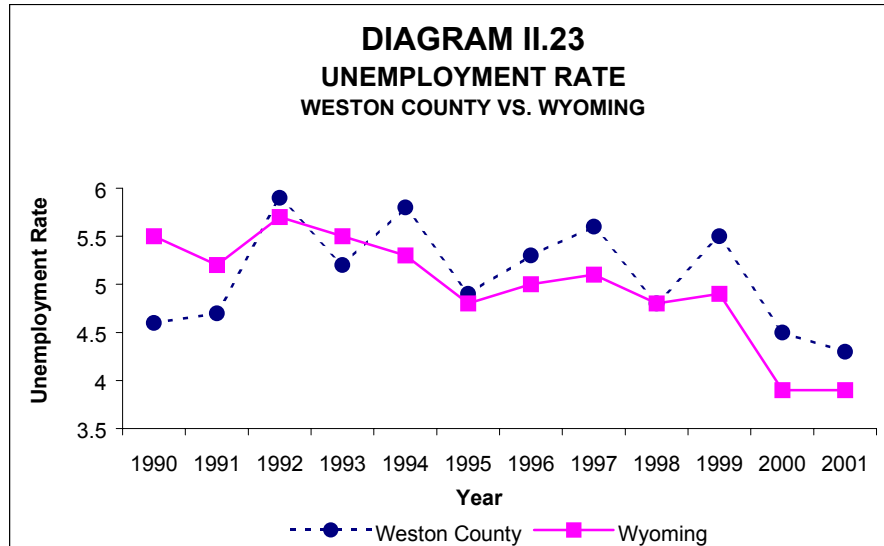
**TABLE II.23.C**  
**DRIVER'S LICENSES EXCHANGED OR SURRENDERED**  
**FIRST HALF OF 2002 DATA FOR WESTON COUNTY BY AGE AND GENDER**

	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	3	4	5	12	18	10	3	1	56
Female	1	8	2	15	9	8	2	0	45
Total	4	12	7	27	27	18	5	1	101
<b>Out-migrants</b>									
Male	1	5	8	9	9	7	0	2	41
Female	0	13	2	4	10	4	2	1	36
Total	1	18	10	13	19	11	2	3	77
<b>Net Migration by Age and Gender</b>									
Male	2	-1	-3	3	9	3	3	-1	15
Female	1	-5	0	11	-1	4	0	-1	9
Total	3	-6	-3	14	8	7	3	-2	24

Single-family building permit authorizations in Weston County increased from 1 in 2000 to 3 in 2001. Authorizations for duplex units have remained at 0 for the past four years. Tri- and four-plex unit authorizations have remained at 0 since 1983. Multi-family unit authorizations fell from 10 in 2000 to 0 in 2001. Consequently, total units authorized in Weston County fell from 11 in 2000 to 3 in 2001.

The reported value of single-family building permits authorized was at an all-time low at \$19,200 in 2001. The value over the past six years, in nominal dollars, fluctuated from a high of \$105,400 in 1998 to a low of \$57,700 in 1996. These figures compare to the State average five-year high of \$212,100 in 2000 and the five-year low of \$106,100 in 1996. Detailed building permit data for 1980 through 2001 can be found in Section B of *Volume II, Technical Appendix* to this document.

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 2000 to 2001 by 73 persons, from 3,389 to 3,316. 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. This diagram presents Weston County and Wyoming unemployment rates from 1990 to 2000. The 2002 monthly estimates indicate a lowering of the unemployment rate, after a marginal increase, compared to 2001.



The Bureau of Economic Analysis (BEA) also measures employment. Here, it is defined as the total number of jobs. In 2000, the latest year for which data was available, Weston County recorded 4,805 jobs. This was an increase of 95 over the previous year's BEA total. Data on earnings and employment by industry showed the mining and government sectors strengthening.

Real personal income was up in 2000, according to the latest BEA data, from \$152,919,000 in 1999 to \$162,749,000. These figures translated into an increase in real per capita income from \$22,936 in 1999 to \$24,552 in 2000. Real average earnings per job were \$20,342 compared to the Wyoming average of \$25,259.

The average rental price for apartments in Weston County rose .29 percent, from \$340 in the fourth quarter of 2000 to \$341 in the fourth quarter of 2001. House rents decreased 2.49 percent during the period. Rental prices for a mobile home plus lot fell 1.18 percent and mobile home lot rents increased 2.17 percent, from \$92 to \$94.

Weston County rental prices experienced average annualized increases of 1.22 percent for apartments, 1.98 percent for houses, 3.08 percent for mobile homes plus a lot, and .94 percent for mobile home lots since fourth quarter 1986. These figures compare to Wyoming State average annualized increases in rental prices of 2.66 percent for apartments, 3.46 percent for houses, 3.18 percent for mobile homes plus a lot, and 2.05 percent for mobile home lots. Table II.23.C, on the following page, presents the Weston County data for each rental type.

**TABLE II.23.C**  
**WYOMING COST OF LIVING INDEX**  
**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	N/A	82	250	243
Q2.93	N/A	82	N/A	N/A
Q4.93	N/A	82	N/A	N/A
Q2.94	N/A	83	303	260
Q4.94	N/A	87	336	N/A
Q2.95	N/A	81	338	280
Q4.95	280	88	318	N/A
Q2.96	N/A	88	365	294
Q4.96	275	88	328	N/A
Q2.97	275	88	298	NA
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	NA	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

The average sales price of existing, detached, single-family homes was provided by the Weston County Assessor's Office. In 2001, the average sales price was \$65,422. This represented a decrease of 12.04 percent over 2000. In contrast, the State of Wyoming's average was \$121,584, an increase of 9.11 percent over the previous year. A comparison of Weston County and Wyoming's average sales prices between 1997 and 2001 is displayed in Table II.23.D, below.

**TABLE II.23.D**  
**AVERAGE SALES PRICES REPORTED BY ASSESSORS**  
**WESTON COUNTY 1997 THROUGH 2001**

County	1997 \$	1998 \$	1999 \$	2000 \$	2001 \$	1997-98 %	1998-99 %	1999-00 %	2000-01 %
Weston	55,169	57,462	56,283	74,379	65,422	4.16	-2.05	32.15	-12.04
Wyoming	91,714	96,906	101,517	111,437	121,584	5.66	4.76	9.77	9.11

## 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. The population was 23,250 persons, or 4.71 percent of Wyoming, in 2000. The disabled population aged 5 or older was 4,226 persons, or 18 percent of the total Reservation population. The employment rate for those aged from 21 to 64 was higher, at 56.5 percent, compared to the State's 62 percent. Poverty statistics indicate that 4,743 individuals in poverty comprised about 20.4 percent of the Reservation's population in 2000.

Total housing units made up only 1.9 percent of the State total. Single-unit, detached structures made up 68 percent and mobile homes 21 percent of all housing units in the Reservation. Table II.24.A, below, provides the breakdown of other living situations, as well as the aforementioned statistics. While 94.05 percent of the occupied housing units in the Reservation have 1 or fewer occupants per room, 5.95 percent of the housing units suffer from overcrowding.

**TABLE II.24.A**  
**SOCIAL, ECONOMIC AND HOUSING CHARACTERISTICS**  
**2000 CENSUS "1 in 6" SAMPLE DATA**  
**STATE OF WYOMING VS WIND RIVER RESERVATION**

SUBJECT	WYOMING	WIND RIVER RESERVATION	% of WYOMING
<b>TOTAL POPULATION (100% DATA)</b>	493,782	23,250	4.71
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			
Population ages 5 to 20	9,175	307	0.06
Population ages 21 to 64	46,493	2,734	0.55
Percent Employed	62.00	64.90	.
Population age 65 and over	21,475	1,185	0.24
<b>POVERTY STATUS</b>			
Families	10,585	953	0.19
Families with female householder, no husband present	5,077	440	0.09
With related children under 18 years	4,682	392	0.08
Individuals	54,777	4,743	0.96
<b>TOTAL HOUSING UNITS</b>	223,854	9,367	1.90
<b>Units in Structure</b>			
1-unit, detached	145,260	6,371	1.29
1-unit, attached	8,165	198	0.04
2 units	5,686	168	0.03
3 or 4 units	10,199	234	0.05
5 to 9 units	6,706	123	0.02
10 to 19 units	4,242	60	0.01
20 or more units	7,174	234	0.05
Mobile Home	35,569	1,961	0.40
Boat, RV, van, etc.	853	18	0.00
<b>OCCUPANTS PER ROOM</b>			
Occupied Housing Units	193,608	8,373	1.70
1.00 or less	188,372	7,875	1.59
1.01 to 1.50	3,582	293	0.06
1.51 or more	1,654	205	0.04

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

