

# State of Wyoming



Demographics, Economics, and Housing Profile



# WCDA

- Housing finance agency created in 1975 by state statute
- Instrumentality of the State of Wyoming, but receive no state funding
- Primary housing programs are single family homeownership programs for people of modest means
- Administer several federal housing programs for the State, primarily multi-family resources



# Some History

- Wyoming Housing Database Partnership was created in 1997
- Compilation of data to provide information on **Wyoming's economic conditions and the state's** homeownership and rental needs
- Results can be used by a variety of stakeholders in planning for housing development decisions
- **"Housing is where jobs sleep at night"**

# The Partners

- Financial Partner – WCDA
- Data, Review, and Oversight Partners
  - County Assessors of Wyoming
  - Wyoming Department of Administration & Information
  - Division of Economic Analysis
  - Wyoming Department of Revenue
  - Wyoming Multiple Listing Service (Casper, Campbell County, Cheyenne, Northwest Wyoming, and Teton County)



# The Partners (continued)

- Other Community Partners
  - Wyoming Economic Development Association
  - Wyoming Business Council
  - Wyoming Association of Municipalities
  - Wyoming County Commissioners Association
- Published by Western Economic Services, LLC

# The Various Publications

- Semi-Annual reports - June 30 and December 31
  - The Wyoming Profile
  - Regional Summaries
- Annual reports
  - Housing Needs Forecast
  - Economic Benefits Analysis
- Five-Year reports
  - Housing Conditions Report
  - Fair Housing Analysis

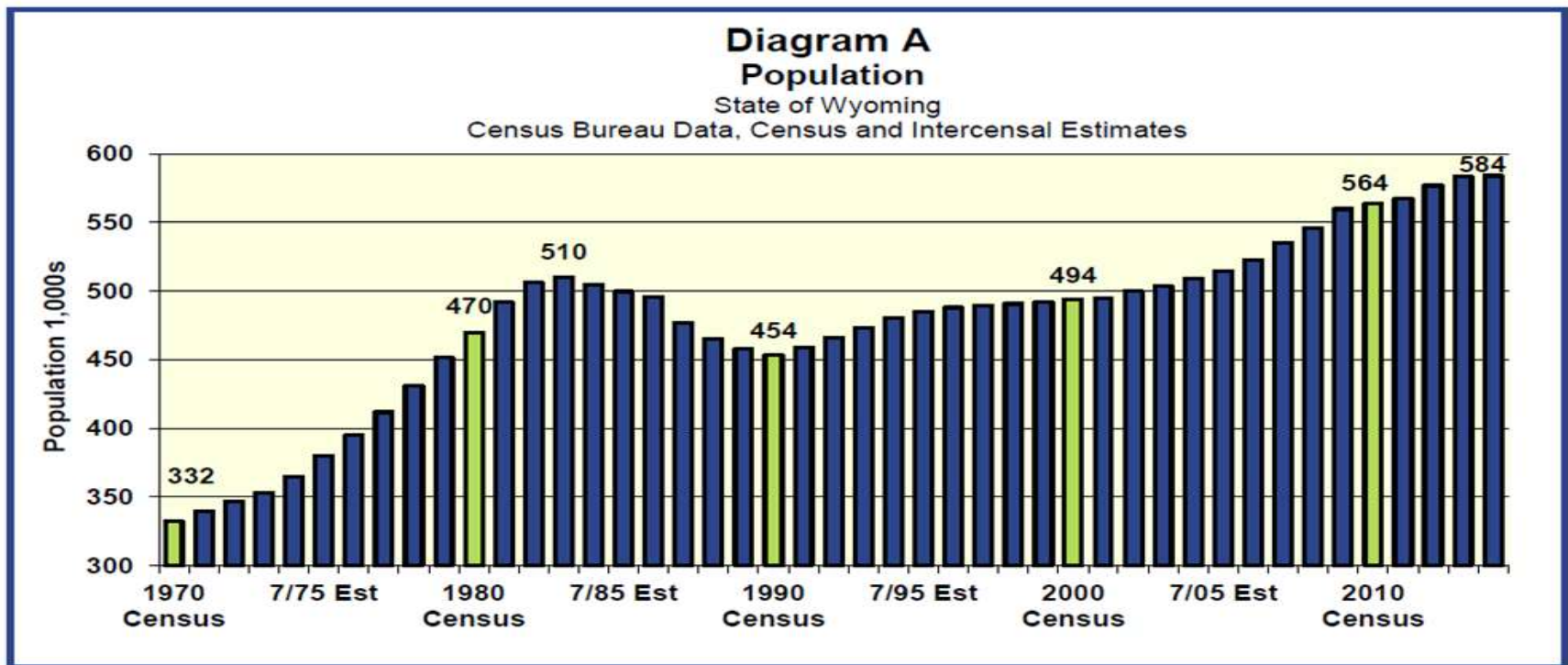


# The Wyoming Profile

- Volume I
  - State of Wyoming – 90 pages
    - Demographics
    - Economics
    - Housing
  - 23 County Profiles – 570 pages
    - Population estimates
    - Selected economic and housing statistics
- Volume II
  - Technical appendix – 180 pages

# Wyoming Demographics

- 2014 population estimate was 584,000 compared to the 564,000 in 2010, or 3.6%.
  - Largest age group: 25 – 44 years
  - Largest age group changes: 65+ years increased 16.5% and 45 – 54 year decreased 12.2%





# Wyoming Demographics

## ■ Migration

- Census Bureau indicates net in-migration of 7,570 persons from 2010 – 2014
- WyDOT tracks drivers that exchange licenses from other states or surrender licenses when they move from WY.
- WyDOT drivers license exchange data shows that the net exchange of licenses fell from 1,515 in first half of 2014 to 1,280 in first half of 2015, or 15.5%.

## ■ Poverty

- Poverty rate = 10.9% vs. National rate of 15.8%
- Uncovered by health insurance = 13.4% vs. National rate of 14.5%

# Wyoming Demographics

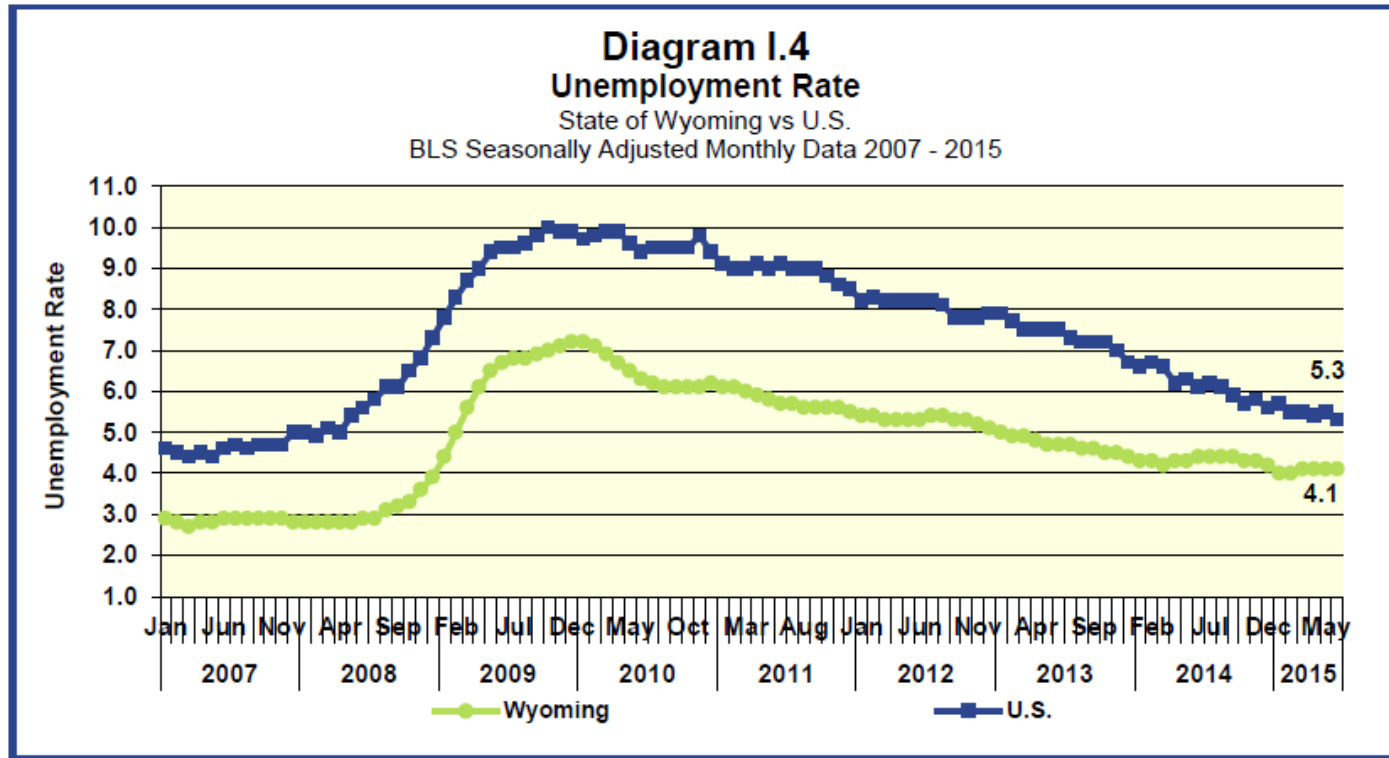
**Table I.13  
Individuals in Poverty**

State of Wyoming  
SAIPE Census Bureau Data, 1998–2013

Year	U.S.		Wyoming	
	Individuals in Poverty	Poverty Rate	Individuals in Poverty	Poverty Rate
1998	34,475,762	12.7%	54,286	11.4%
1999	32,791,272	11.9%	54,214	11.2%
2000	31,581,086	11.3%	50,357	10.4%
2001	32,906,511	11.7%	51,201	10.5%
2002	34,569,951	12.1%	52,045	10.6%
2003	35,861,170	12.5%	53,320	10.8%
2004	37,039,804	12.7%	51,301	10.3%
2005	38,231,474	13.3%	52,275	10.6%
2006	38,757,253	13.3%	51,728	10.3%
2007	38,052,247	13.0%	48,149	9.5%
2008	39,108,422	13.2%	49,465	9.5%
2009	42,868,163	14.3%	53,974	10.2%
2010	46,215,956	15.3%	62,636	11.4%
2011	48,452,035	15.9%	62,801	11.3%
2012	48,760,123	15.9%	66,879	11.9%
2013	48,810,868	15.8%	62,118	10.9%

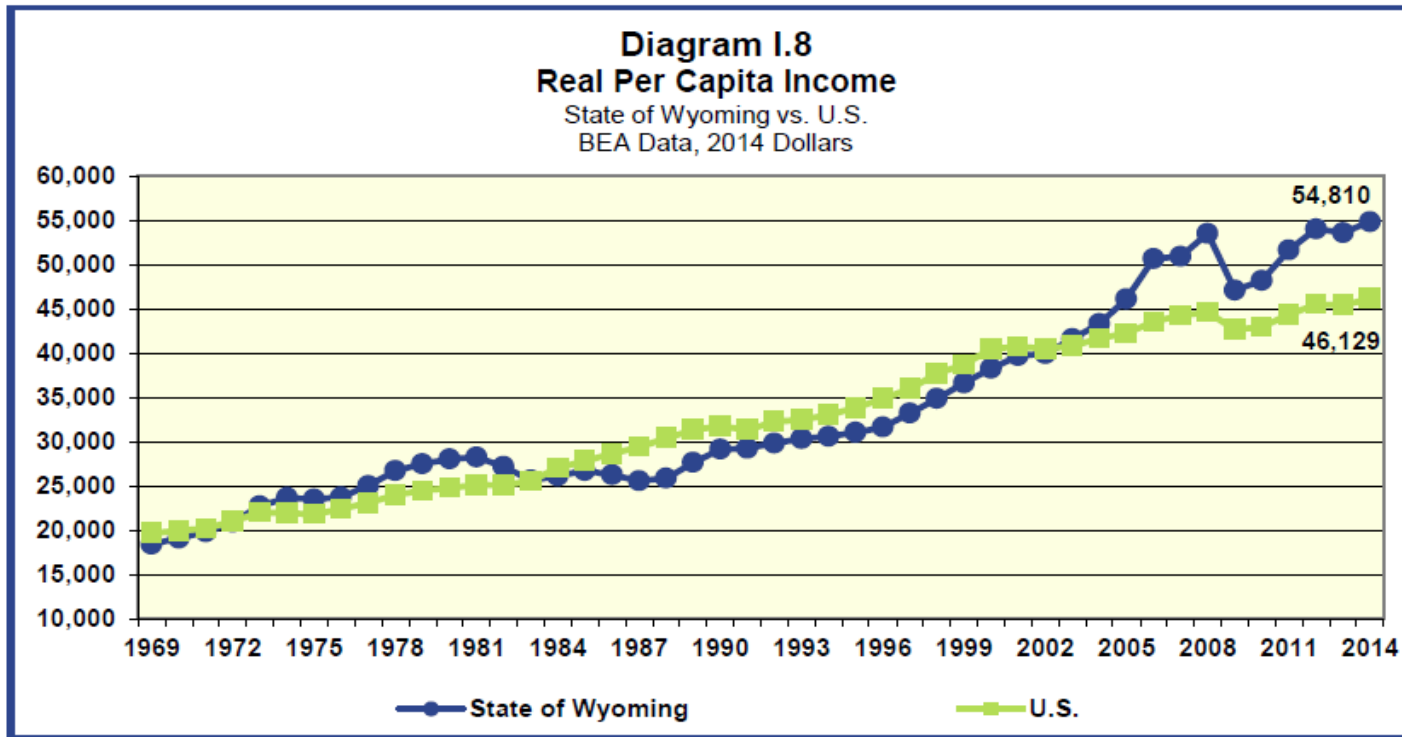


# Wyoming Economics-Employment



- Wyoming's unemployment rate as of June 2015 was 4.1%
- Wyoming experienced a sharp increase in 2009 when the unemployment rate spiked at over 7%, but is still much lower than the national numbers.

# Wyoming Economics - Income



- Wyoming per capita income: \$54,810 vs. \$46,129 U.S.
- The HUD estimated Median Family Income in Wyoming in 2015 was \$72,400 compared to the national estimate which was slightly lower at \$65,800.

# Wyoming Economics - Income

**Table I.26**  
**Households by Income**  
 State of Wyoming  
 2009-2013 5-Year ACS Data

Income	Wyoming		U.S.	
	Population	% of Total	Population	% of Total
Under \$15,000	21,737	9.8%	15,029,336	12.9%
\$15,000–\$19,999	10,770	4.8%	6,199,796	5.3%
\$20,000–\$24,999	10,936	4.9%	6,375,883	5.5%
\$25,000–\$34,999	22,748	10.2%	11,964,268	10.3%
\$35,000–\$49,999	30,917	13.9%	15,840,707	13.6%
\$50,000–\$74,999	43,782	19.6%	20,820,510	17.9%
\$75,000–\$99,999	32,050	14.4%	13,823,793	11.9%
\$100,000 and Above	49,906	22.4%	26,236,740	22.6%
<b>Total</b>	<b>222,846</b>	<b>100.0%</b>	<b>116,291,033</b>	<b>100.0%</b>

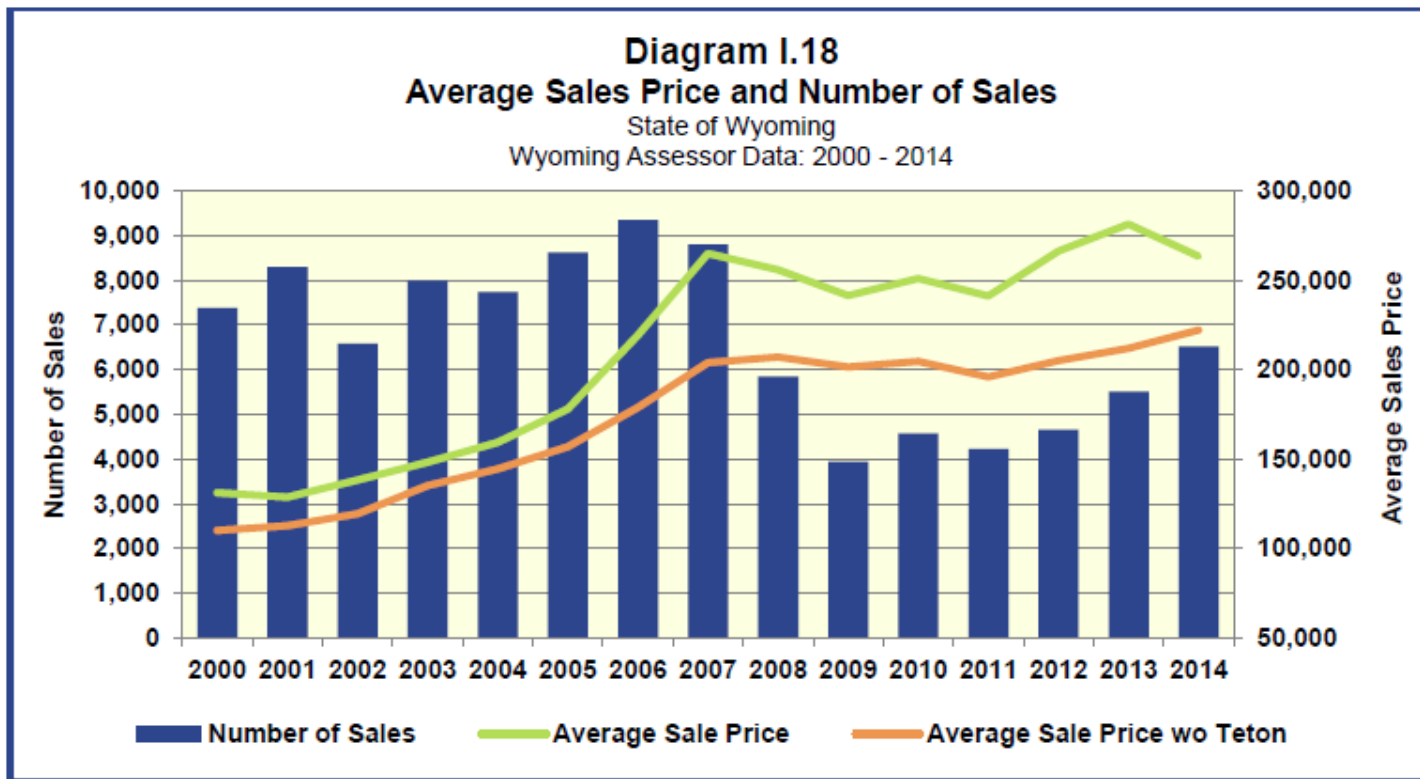
- The majority of households (57.4%) had incomes of \$50,000 and above, which implies that Wyoming had a robust growth in middle class and an emerging abundance of higher income households.



# Wyoming Economics – Other Data

- Employment
  - Labor force statistics
  - Unemployment insurance claim information
  - Employment by industry data
- Income
  - Other personal and household income information
  - Earnings and wage data
- Other data
  - Personal bankruptcy
  - Debt levels
  - Consumer loan delinquency rates
  - Energy resource trends

# Wyoming Housing – SF Homes



- According to the Assessor data, when Teton County is excluded the average sales price was \$222,244.
- The highest average sales price was in Teton County at over \$1.77 million.

# Wyoming Housing - Rentals

**Table D**  
**Semiannual Rental Vacancy Survey**  
 State of Wyoming  
 RVS Data, June 2001–June 2015

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	249	8,977	378	4.2%
2001b	219	10,928	476	4.4%
2002a	218	9,653	457	4.7%
2002b	276	13,362	617	4.6%
2003a	260	12,666	451	3.6%
2003b	398	17,916	735	4.1%
2004a	439	18,776	716	3.8%
2004b	423	17,885	861	4.8%
2005a	434	16,547	546	3.3%
2005b	456	21,349	749	3.5%
2006a	436	17,802	476	2.7%
2006b	533	20,632	503	2.4%
2007a	555	21,585	312	1.5%
2007b	569	21,904	379	1.8%
2008a	711	23,294	673	2.9%
2008b	851	23,156	909	3.9%
2009a	872	23,260	1,410	6.1%
2009b	1,072	24,220	1,642	6.8%
2010a	1,234	27,570	1,684	6.1%
2010b	1,239	28,221	1,739	6.2%
2011a	1,353	28,819	1,401	4.9%
2011b	1,400	29,990	1,646	5.5%
2012a	1,515	31,126	1,164	3.7%
2012b	1,557	34,632	1,444	4.2%
2013a	1,555	34,851	1,717	4.9%
2013b	1,563	35,773	1,994	5.6%
2014a	1,606	37,130	1,465	3.9%
2014b	1,617	37,377	1,750	4.7%
2015a	1,726	37,004	2,015	5.4%

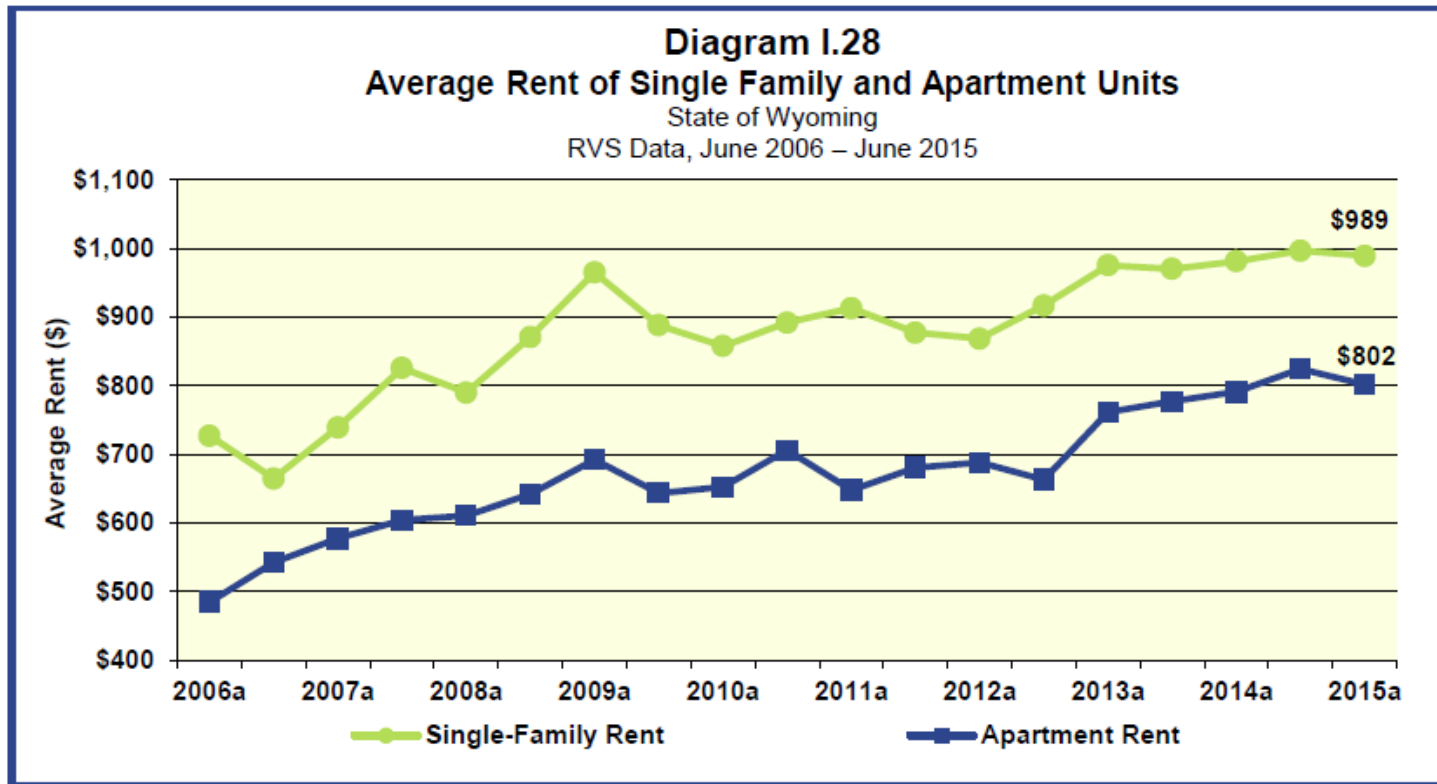
Of the 37,004 rental units in the state, owners/managers provided survey information on 1,726 units in June 2015

- Information on rental type, income targets, special services, unit condition, etc.
- 2,015 vacant units – an increase over the last six months from 4.7% to 5.4%
- However the range in vacancy rates was significant, with Sublette County at 14.3% and Teton County at 0.7%.





# Wyoming Housing - Rentals



- After seeing an increase in December of 2014, rental rates for both SF homes and apartment units decreased in June of 2015

# Wyo Housing – Building Permits

**Table I.40**  
**Building Permits and Valuation**  
 State of Wyoming  
 Census Bureau Data, 1980–2014

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	2,303	174	414	954	3,845	116.44	54.4
1981	2,213	322	435	1,104	4,074	105.60	48.2
1982	2,019	122	247	589	2,977	97.64	58.4
1983	1,938	120	442	368	2,868	102.28	45.8
1984	1,224	18	127	280	1,649	99.69	33.7
1985	807	26	79	262	1,174	104.31	40.3
1986	784	18	26	50	878	106.97	52.1
1987	500	10	24	44	578	126.76	45.4
1988	501	12	4	190	707	147.22	62.2
1989	521	14	20	0	555	162.31	0.0
1990	544	8	30	110	692	168.70	67.9
1991	691	4	16	58	769	157.66	60.4
1992	1,266	14	36	8	1,324	155.17	39.1
1993	1,391	42	57	40	1,530	170.03	66.0
1994	1,719	46	106	149	2,020	167.13	54.9
1995	1,429	68	105	107	1,709	155.73	58.4
1996	1,649	84	139	320	2,192	149.62	54.5
1997	1,288	62	77	242	1,669	185.06	63.6
1998	1,562	72	12	221	1,867	207.49	59.9
1999	1,456	20	76	348	1,900	229.27	54.4
2000	1,429	42	3	108	1,582	280.37	57.5
2001	1,485	38	22	362	1,907	221.72	65.6
2002	1,822	52	51	120	2,045	202.89	51.2
2003	2,329	106	201	242	2,878	190.81	59.9
2004	2,815	58	121	324	3,318	211.57	56.7
2005	3,174	46	192	590	4,002	221.30	74.1
2006	3,133	54	154	242	3,583	222.19	67.4
2007	3,706	58	61	730	4,555	229.68	53.6
2008	2,178	38	210	243	2,669	260.02	51.9
2009	1,574	12	127	581	2,294	240.61	77.3
2010	1,546	10	21	721	2,298	261.44	79.5
2011	1,453	18	21	622	2,114	272.05	75.5
2012	1,661	24	39	386	2,110	252.45	71.4
2013	1,691	38	88	483	2,300	293.82	75.0
2014	1,614	22	17	248	1,901	295.85	83.8

The number of permits declined by 399 during 2014 (as compared to the prior year), largely due to fewer multi-family units.

# Wyoming Housing – Other Data

- Household information
  - Family size, gender, age
  - Own vs. rent
  - Housing problems (overcrowding, inadequate facilities)
- SF and rental unit sales data
- Detailed vacancy rate statistics
- Rental rate trends
- Manufactured housing information

# Housing Needs Forecast

<b>Table A</b>						
<b>Household Forecast by Tenure and Income</b>						
State of Wyoming						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
<b>Homeowners by Percent of Median Household Income</b>						
2010	10,731	13,211	23,111	12,147	97,877	157,077
2015	11,085	13,626	23,855	12,544	101,136	162,247
2020	11,802	14,474	25,384	13,370	107,563	172,593
2025	12,533	15,360	26,977	14,219	114,286	183,375
2030	13,296	16,287	28,642	15,108	121,306	194,638
2035	14,060	17,214	30,315	16,002	128,350	205,941
2040	14,826	18,143	31,996	16,900	135,417	217,282
<b>Renters by Percent of Median Household Income</b>						
2010	14,867	12,054	15,945	5,649	21,288	69,802
2015	15,553	12,671	16,828	5,976	22,386	73,414
2020	16,599	13,573	18,040	6,408	23,951	78,571
2025	17,719	14,522	19,309	6,862	25,586	83,999
2030	18,883	15,510	20,636	7,337	27,289	89,655
2035	20,033	16,490	21,954	7,809	28,974	95,260
2040	21,166	17,461	23,265	8,281	30,641	100,815
<b>Total Households by Percent of Median Household Income</b>						
2010	25,598	25,265	39,056	17,796	119,164	226,879
2015	26,638	26,297	40,683	18,520	123,523	235,661
2020	28,401	28,047	43,424	19,778	131,514	251,164
2025	30,251	29,882	46,286	21,081	139,872	267,374
2030	32,178	31,797	49,278	22,445	148,595	284,292
2035	34,093	33,704	52,269	23,811	157,324	301,201
2040	35,992	35,604	55,261	25,181	166,059	318,097



# Housing Needs Forecast

- Moderate growth scenario predicts:
  - **By the year 2020, Wyoming's population will exceed 615,000 and the state will contain 245,690 households (an increase of about 11,300 households in 5 years)**
  - Those that own their homes will outnumber those that rent by just over 2 to 1
  - Between 20% and 25% of those needing housing will be earning less than 50% of the median household income threshold.
  - 25 years from now, Wyoming could require an additional 52,000 housing units to house families in the state (exceeds 80,000 units under a strong growth scenario).

# Demographic Profile Dashboard

go

HOME ABOUT LENDERS NEWS CAREERS CONTACT   

ACCESS YOUR ACCOUNT



**FINANCING AFFORDABLE  
HOUSING IN WYOMING**

HOMEBUYERS	HOMEOWNERS	MULTIFAMILY	COMMUNITY PARTNERS	INVESTORS
 <ul style="list-style-type: none"><li>Homebuying Process</li><li>Homebuyer Programs</li><li>Interest Rates</li><li>WCDA Properties Listed for Sale</li></ul> <p>more »</p>	 <ul style="list-style-type: none"><li>Access Your Account</li><li>Payment Options</li><li>Homeowner Insurance Information</li><li>Trouble making your payment?</li></ul> <p>more »</p>	 <ul style="list-style-type: none"><li>HOME Program</li><li>Low Income Housing Credits</li><li><b>Demographics</b></li><li>Rental Directory</li></ul> <p>more »</p>	 <ul style="list-style-type: none"><li>Lenders</li><li>Real Estate Agents</li><li>Cities &amp; Counties</li><li>Contractors</li></ul> <p>more »</p>	 <ul style="list-style-type: none"><li>Municipal Advisor</li><li>Official Statements</li><li>Disclosure Reports</li><li>Audited Financial Statements</li></ul> <p>more »</p>

# Demographic Profile Dashboard

HOME ABOUT LENDERS NEWS CAREERS CONTACT

ACCESS YOUR ACCOUNT

**WCDA**  
40<sup>th</sup> Anniversary  
WYOMING COMMUNITY DEVELOPMENT AUTHORITY

Financing Affordable Housing in Wyoming

HOMEBUYERS HOMEOWNERS MULTIFAMILY COMMUNITY PARTNERS INVESTORS

WCDA Lenders  
Training  
Current Rates  
WCDA Participating Lenders  
Become a WCDA Lender  
Real Estate Agents  
Cities, Counties, & Municipalities  
Contractors  
Demographics  
Employers

**COMMUNITY PARTNERS**

**Demographics**

The Wyoming Housing Data Base Partnership publishes a semi-annual report containing demographic, economic and housing statistics for the State of Wyoming to help communities plan for their unique housing needs. The report includes statistical information from the U.S. Bureau of the Census, U.S. Bureau of Labor Statistics, U.S. Bureau of Economic Analysis, as well as the Wyoming Department of Administration and Information, Wyoming County Assessors, and the Wyoming Department of Transportation. The data is organized with an overview of Wyoming with each county's data presented and analyzed separately. Forecasting of housing needs, rental vacancy surveys, the average cost of new and existing housing and a survey of housing inventory are included.

The WCDA Dashboard allows for easy access to sortable housing, economic and demographic data. [Click here to view the WCDA Dashboard.](#)

You will find the reports listed below:

- 2015 Demographics
- 2014 Demographics
- 2013 Demographics
- 2012 Demographics
- 2011 Demographics
- 2010 Demographics

# www.westernes.com/Wyoming/

The screenshot shows the Wyoming Interactive Dashboard website. At the top, there is a navigation menu with tabs for Introduction, Demographics, Economics, Housing, Statewide, Interactive Charts, Data Download, and About. The main content area is light blue and features the text: "Welcome to the Wyoming Interactive Dashboard", "Instructions", "Download Reports", and "Database Partnership". On the left side, there is a "Wyoming Dashboard Controls" panel. This panel includes sections for "Select the Areas You Wish to Examine:" (with radio buttons for Region, County, State and dropdowns for Central Region and Wyoming), "Select the Concepts You Wish to Examine:" (with checkboxes for Central Region and Wyoming, and year dropdowns for 2010 and 2014), and three category sections: "Demographics" (Population, Race, Age, Net Migration), "Economics" (Unemployment Rate, Employment, Personal Income, Avg. Earnings/Job), and "Housing" (Vacancy Rate, Tenure, Single Family Permits, Housing Units, Market Rate Rents). At the bottom of the controls panel, there are buttons for "Open Profile Reports" (Central Region, Wyoming) and a large "Launch Interactive Tour" button.





# WCDA Contact Information

- All publications may be found on WCDA's website at [www.wyomingcda.com](http://www.wyomingcda.com) under the Demographics Tab
- WCDA Dashboard

WCDA

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