

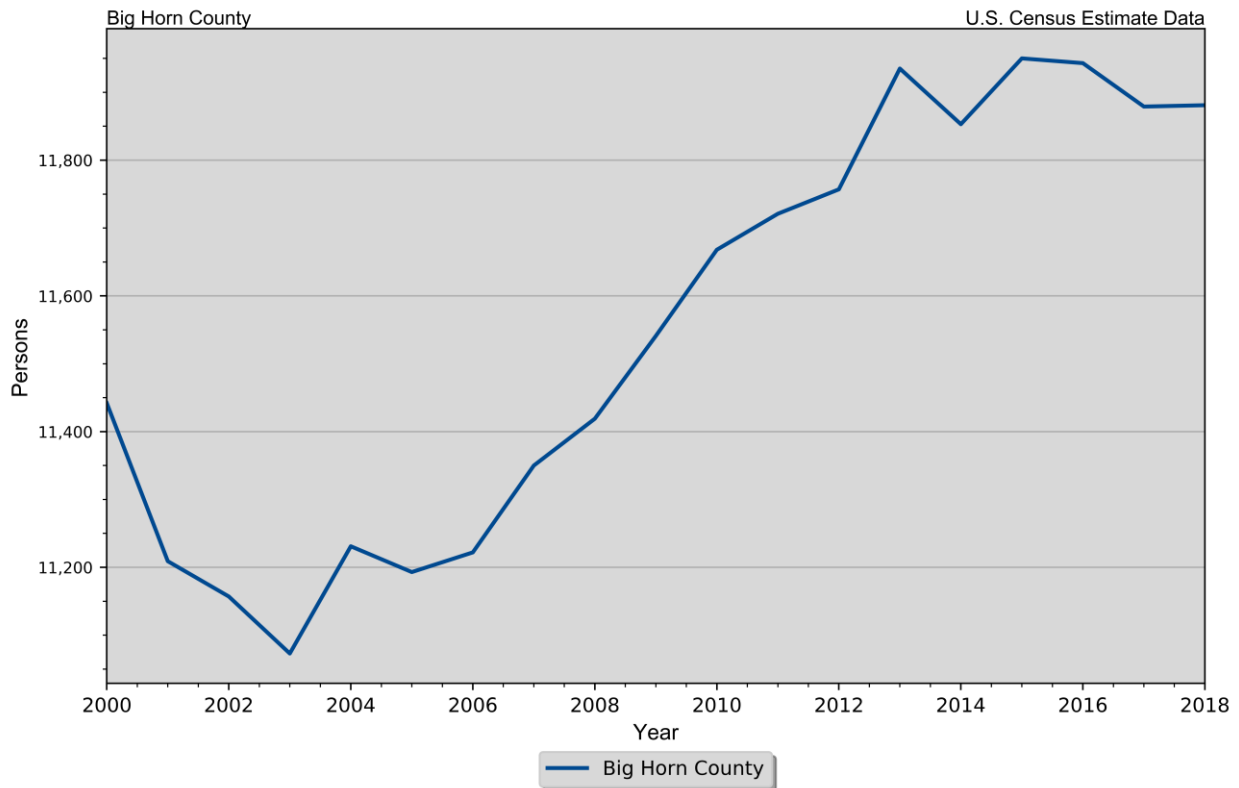
# Big Horn County

## Demographics

The Census Bureau’s current census estimates for each year since the 2010 Census are presented in Table II.2.1. The 2018 estimates indicate that the Big Horn County’s population increased from 11,668 in 2010 to 11,881 in 2018, or by 2.0 percent. The 2018 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2018 Five-year ACS estimates. Population trends for Big Horn County since 2000 are displayed below in Diagram II.2.1.

<b>Table II.2.1</b>	
<b>Population Estimates</b>	
Big Horn County	
2010-2018 Census Data and Intercensal Estimates	
<b>2010 Census</b>	<b>11,668</b>
2011 Population Estimate	11,721
2012 Population Estimate	11,757
2013 Population Estimate	11,935
2014 Population Estimate	11,853
2015 Population Estimate	11,950
2016 Population Estimate	11,943
2017 Population Estimate	11,879
<b>2018 Population Estimate</b>	<b>11,881</b>

**Diagram II.2.1**  
**Population**



## Population Estimates

The Census Bureau's current estimates indicate that Big Horn County's population increased from 11,668 in 2010 to 11,881 in 2018, or by 1.8 percent. This compares to a statewide population change of 2.5 percent over the period. The number of people from 25 to 34 years of age increased by 5.5 percent, and the number of people from 55 to 64 years of age decreased by 2.6 percent.

Between 2010 and 2018 the white population increased by 0.4 percent, while the black population increased by 117.9 percent. The Hispanic population increased from 984 to 1,097 people between 2010 and 2018 or by 11.5 percent. These data are presented in Table II.2.2.

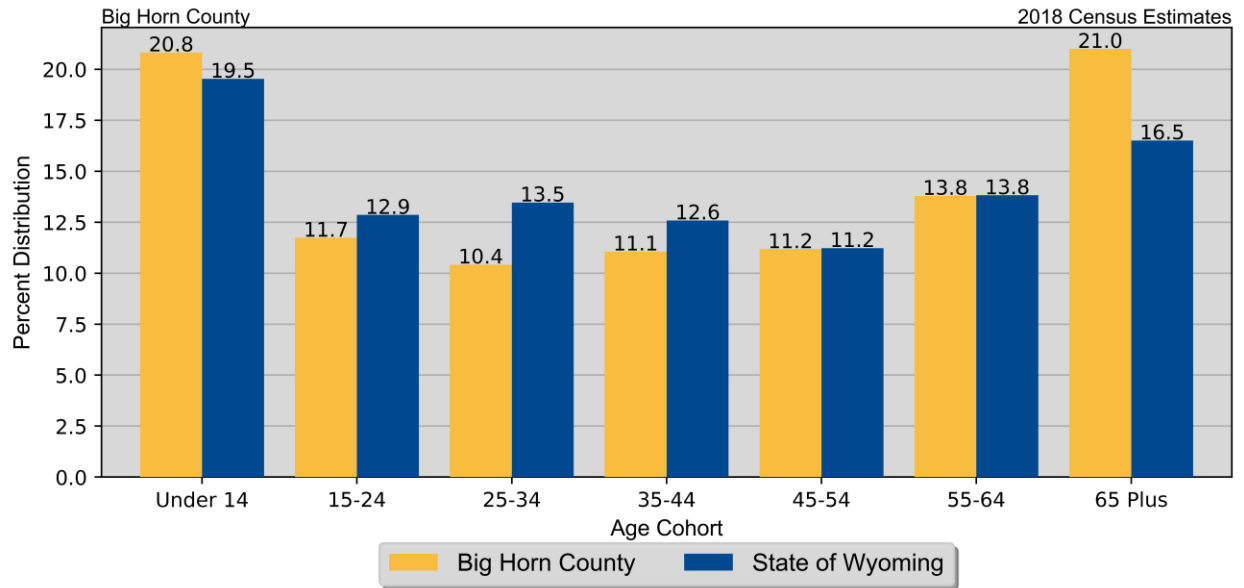
<b>Table II.2.2</b>						
<b>Profile of Population Characteristics</b>						
Big Horn County vs. State of Wyoming						
2010 Census and 2018 Current Census Estimates						
Subject	Big Horn County			State of Wyoming		
	2010 Census	Jul-18	% Change	2010 Census	Jul-18	% Change
<b>Population</b>	<b>11,668</b>	<b>11,881</b>	<b>1.8%</b>	<b>563,626</b>	<b>577,737</b>	<b>2.5%</b>
<b>Age</b>						
Under 14 years	2,462	2,474	0.5%	113,371	112,863	-0.4%
15 to 24 years	1,368	1,394	1.9%	78,460	74,279	-5.3%
25 to 34 years	1,173	1,238	5.5%	77,649	77,778	0.2%
35 to 44 years	1,245	1,314	5.5%	66,966	72,713	8.6%
45 to 54 years	1,630	1,328	-18.5%	83,577	64,880	-22.4%
55 to 64 years	1,682	1,638	-2.6%	73,513	79,849	8.6%
65 and Over	2,108	2,495	18.4%	70,090	95,375	36.1%
<b>Race</b>						
White	11,330	11,380	0.4%	529,110	534,943	1.1%
Black	39	85	117.9%	5,135	7,557	47.2%
American Indian and Alaskan Native	135	180	33.3%	14,457	15,860	9.7%
Asian	39	57	46.2%	4,649	6,213	33.6%
Native Hawaiian or Pacific Islander	2.0	2.0	0%	521.0	572.0	9.8%
Two or more races	123	177	43.9%	9,754	12,592	29.1%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	984	1,097	11.5%	50,231	58,227	15.9%

Table II.2.3, presents the population of Big Horn County by age and gender from the 2010 Census and 2018 current census estimates. The 2010 Census count showed a total of 5,882 men, who accounted for 50.4 percent of the population, and 5,786 women, representing the remaining 49.6 percent of the population. In 2018 there were 5,982 men, accounting for 50.3 percent of the population and 5,899 women, representing the remaining 49.7 percent of the population.

<b>Table II.2.3</b>							
<b>Population by Age and Gender</b>							
Big Horn County							
2010 Census and Current Census Estimates							
Age	2010 Census			2018 Current Census Estimates			% Change 10-18
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,220	1,242	2,462	1,235	1,239	2,474	0.5%
15 to 24 years	747	621	1,368	714	680	1,394	1.9%
25 to 44 years	585	588	1,173	652	586	1,238	5.5%
45 to 54 years	617	628	1,245	676	638	1,314	5.5%
55 to 64 years	847	783	1,630	675	653	1,328	-18.5%
65 and Over	837	845	1,682	823	815	1,638	-2.6%
<b>Total</b>	<b>5,882</b>	<b>5,786</b>	<b>11,668</b>	<b>5,982</b>	<b>5,899</b>	<b>11,881</b>	<b>1.8%</b>
<b>% of Total</b>	50.4%	49.6%	.	50.3%	49.7%	.	

Diagram II.2.2 displays the percentage of the population by age in Big Horn County compared to the state.

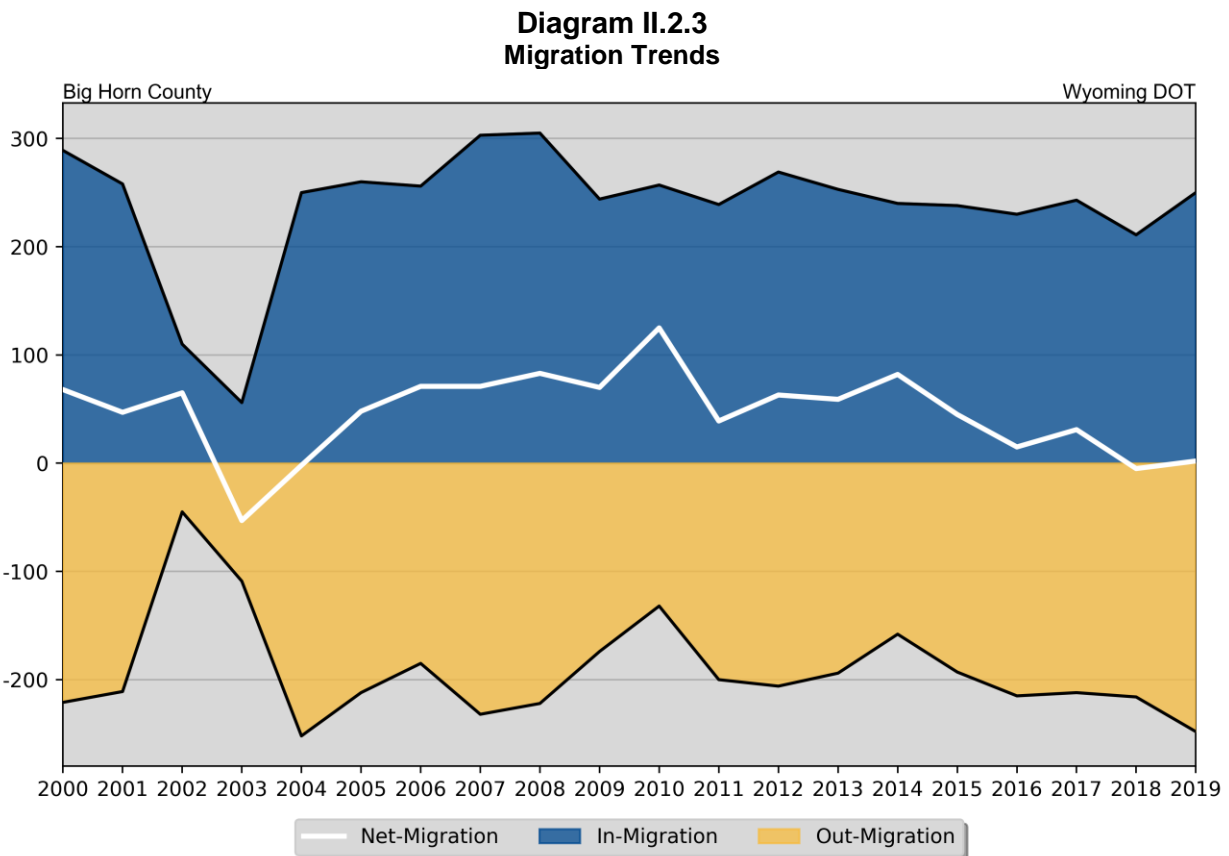
**Diagram II.2.2**  
**Age Cohorts**



### Population Migration Trends

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

The shaded areas in Diagram II.2.3 represents in and out- migration, with the line depicting net migration. The maximum net migration occurred in 2010 with 125 people entering and the lowest net migration occurred in 2003 with 53 leaving Big Horn County.



The driver’s license total exchanges since 2000 for Big Horn County are presented in Table II.2.4, and showed a net migration of 924 persons over the time period. In 2008, there were a total of 305 in-migrations and 222 out-migrations, for a net-migration of 83 people. In 2019, there were 250 in-migrants, 248 out-migrants for a net in-migration of 2 people.

Over the past five years, there was only one year with negative net-migration in Big Horn County, which could indicate a generally healthy inflow of people into the county. Since 2015, Big Horn County has experienced a net growth of 88 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net increase of 2 people in the most recent year.

<b>Table II.2.4</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Big Horn County			
WYDOT Data, 2000 – 2019(p)			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	289	221	68
2001	258	211	47
2002	110	45	65
2003	56	109	-53
2004	250	252	-2
2005	260	212	48
2006	256	185	71
2007	303	232	71
2008	305	222	83
2009	244	174	70
2010	257	132	125
2011	239	200	39
2012	269	206	63
2013	253	194	59
2014	240	158	82
2015	238	193	45
2016	230	215	15
2017	243	212	31
2018	211	216	-5
2019	250	248	2
<b>Total</b>	<b>4,761</b>	<b>3,837</b>	<b>924</b>

The WYDOT data also collects gender and age information. Table II.2.5, shows in- and out-migration by gender. In the most recent 2019 data, 350.0 percent of net-migrants, or 7 persons were male, with the remaining -250.0 percent, or -5 persons were female.

<b>Table II.2.5</b>											
<b>Migration by Gender</b>											
Big Horn County Wyoming DOT Data											
<b>Gender</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
<b>In-Migration</b>											
Male	116	127	110	124	120	104	117	115	105	105	128
Female	128	130	129	145	133	136	121	115	138	106	122
<b>Total</b>	<b>244</b>	<b>257</b>	<b>239</b>	<b>269</b>	<b>253</b>	<b>240</b>	<b>238</b>	<b>230</b>	<b>243</b>	<b>211</b>	<b>250</b>
<b>Out-Migration</b>											
Male	89	49	79	99	75	72	87	93	100	102	121
Female	85	83	121	107	119	86	106	122	112	114	127
<b>Total</b>	<b>174</b>	<b>132</b>	<b>200</b>	<b>206</b>	<b>194</b>	<b>158</b>	<b>193</b>	<b>215</b>	<b>212</b>	<b>216</b>	<b>248</b>
<b>Net-Migration</b>											
Male	27	78	31	25	45	32	30	22	5	3	7
Female	43	47	8	38	14	50	15	-7	26	-8	-5
<b>Total</b>	<b>70</b>	<b>125</b>	<b>39</b>	<b>63</b>	<b>59</b>	<b>82</b>	<b>45</b>	<b>15</b>	<b>31</b>	<b>-5</b>	<b>2</b>

Table II.2.6, shows net-migration for Big Horn County by age cohort. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 11 persons entering Big Horn County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 13 persons leaving Big Horn County.



**Table II.2.6**  
**Migration by Age Cohort**  
 Big Horn County  
 Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>In</b>												
14-17	5	5	2	6	3	3	5	6	3	2	0	1
18-22	24	22	24	25	16	26	25	33	16	14	22	21
23-25	28	29	23	19	15	25	27	20	22	18	14	13
26-35	73	49	65	70	77	68	59	68	60	65	47	66
36-45	64	44	56	49	54	46	40	34	40	37	35	46
46-55	49	52	37	26	58	40	40	36	26	39	35	42
56-65	42	25	28	26	29	32	24	22	34	36	37	28
66 +	20	18	22	18	17	13	20	19	29	32	21	33
<b>Total</b>	<b>305</b>	<b>244</b>	<b>257</b>	<b>239</b>	<b>269</b>	<b>253</b>	<b>240</b>	<b>238</b>	<b>230</b>	<b>243</b>	<b>211</b>	<b>250</b>
<b>Out</b>												
14-17	2	2	3	2	5	0	3	4	2	3	0	5
18-22	30	34	18	23	31	33	20	18	29	32	33	34
23-25	26	17	13	27	24	28	19	25	22	20	20	26
26-35	65	45	27	51	39	41	38	43	54	55	54	61
36-45	31	19	15	31	32	24	26	36	35	21	24	39
46-55	33	28	27	25	42	28	30	25	23	28	35	31
56-65	10	21	15	21	18	18	14	20	19	24	23	26
66 +	25	8	14	20	15	22	8	22	31	29	27	26
<b>Total</b>	<b>222</b>	<b>174</b>	<b>132</b>	<b>200</b>	<b>206</b>	<b>194</b>	<b>158</b>	<b>193</b>	<b>215</b>	<b>212</b>	<b>216</b>	<b>248</b>
<b>Net</b>												
14-17	3	3	-1	4	-2	3	2	2	1	-1	0	-4
18-22	-6	-12	6	2	-15	-7	5	15	-13	-18	-11	-13
23-25	2	12	10	-8	-9	-3	8	-5	0	-2	-6	-13
26-35	8	4	38	19	38	27	21	25	6	10	-7	5
36-45	33	25	41	18	22	22	14	-2	5	16	11	7
46-55	16	24	10	1	16	12	10	11	3	11	0	11
56-65	32	4	13	5	11	14	10	2	15	12	14	2
66 +	-5	10	8	-2	2	-9	12	-3	-2	3	-6	7
<b>Total</b>	<b>83</b>	<b>70</b>	<b>125</b>	<b>39</b>	<b>63</b>	<b>59</b>	<b>82</b>	<b>45</b>	<b>15</b>	<b>31</b>	<b>-5</b>	<b>2</b>

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data<sup>4</sup>, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

The Big Horn County population by race and ethnicity is shown in Table II.2.7. The white population increased by 0.4 percent, representing 94.5 percent of the population in 2018, compared with the black population, which increased by 117.9 percent and accounted for 0.4 percent of the population. The Hispanic population represented 8.9 percent of the population, which increased from 984 to 1,097 people between 2010 and 2018, or by 11.5 percent.

<b>Table II.2.7</b>				
<b>Population by Race and Ethnicity</b>				
Big Horn County				
2010 Census & 2018 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2018 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
White	11,009	94.4%	11,249	94.5%
Black	26	0.2%	53	0.4%
American Indian	100	0.9%	155	1.3%
Asian	39	0.3%	48	0.4%
Native Hawaiian/ Pacific Islander	2	0%	18	0.2%
Other	350	3.0%	223	1.9%
Two or More Races	142	1.2%	155	1.3%
<b>Total</b>	<b>11,668</b>	<b>100.0%</b>	<b>11,901</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	10,684	91.6%	10,836	91.1%
<b>Hispanic</b>	984	8.4%	1,065	8.9%

The change in race and ethnicity between 2010 and 2018 is shown in Table II.2.8. In 2018 the total non-Hispanic population was 10,836 persons and the Hispanic population was 1,065 persons.

<b>Table II.2.8</b>				
<b>Population by Race and Ethnicity</b>				
Big Horn County				
2010 Census & 2018 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2018 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	10,435	97.7%	10,460	96.5%
Black	25	0.2%	53	0.5%
American Indian	89	0.8%	137	1.3%
Asian	37	0.3%	44	0.4%
Native Hawaiian/ Pacific Islander	2	0%	18	0.2%
Other	4	0%	21	0.2%
Two or More Races	92	0.9%	103	1.0%
<b>Total Non-Hispanic</b>	<b>10,684</b>	<b>100.0%</b>	<b>10,836</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	574	58.3%	789	74.1%
Black	1	0.1%	0	0%
American Indian	11	1.1%	18	1.7%
Asian	2	0.2%	4	0.4%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	346	35.2%	202	19.0%
Two or More Races	50	5.1%	52	4.9%
<b>Total Hispanic</b>	<b>984</b>	<b>100.0</b>	<b>1,065</b>	<b>100.0%</b>
<b>Total Population</b>	<b>11,668</b>	<b>100.0%</b>	<b>11,901</b>	<b>100.0%</b>

## Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table II.2.9, between 2000 and 2010, the institutionalized population changed -17.0 percent in Big Horn County, from 218 people in 2000 to 181 in 2010. The non-institutionalized population changed -93.1%, from 29 in 2000 to 2 in 2010.

<b>Table II.2.9</b>					
<b>Group Quarters Population</b>					
Big Horn County					
2000 & 2010 Census SF1 Data					
<b>Group Quarters Type</b>	<b>2000 Census</b>		<b>2010 Census</b>		<b>% Change 00–10</b>
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>	
<b>Institutionalized</b>					
Correctional Institutions	0	0%	45	24.9%	inf%
Juvenile Facilities	.	.	7	3.9%	.
Nursing Homes	218	100.0%	129	71.3%	-40.8%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>218</b>	<b>100.0%</b>	<b>181</b>	<b>100.0%</b>	<b>-17.0%</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	29	100.0%	2	100.0%	-93.1%
<b>Total</b>	<b>29</b>	<b>100.0%</b>	<b>2</b>	<b>100.0%</b>	<b>-93.1%</b>
<b>Group Quarters Population</b>	<b>247</b>	<b>100.0%</b>	<b>183</b>	<b>100.0%</b>	<b>-25.9%</b>

## Foreign Born Populations

The number of foreign born persons are shown in Table II.2.10. An estimated 1.9 percent of the population was born in Mexico, some 0.5 percent were born in Canada, and another 0.2 percent were born in Saudi Arabia .

<b>Table II.2.10</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Big Horn County 2018 Five-Year ACS			
<b>Number</b>	<b>County</b>	<b>Number of Person</b>	<b>Percent of Total Population</b>
#1 country of origin	Mexico	223	1.9%
#2 country of origin	Canada	54	0.5%
#3 country of origin	Saudi Arabia	18	0.2%
#4 country of origin	Kenya	16	0.1%
#5 country of origin	Denmark	9	0.1%
#6 country of origin	England	9	0.1%
#7 country of origin	Germany	6	0.1%
#8 country of origin	Guatemala	6	0.1%
#9 country of origin	India	6	0.1%
#10 country of origin	Philippines	5	0%

The language spoken at home for those with Limited English Proficiency are shown in Table II.2.11. An estimated 1.7 percent (191 people) of the population speaks Spanish at home, followed by 0.1 percent (12 people) speaking Other Indo-European languages .

<b>Table II.2.11</b>			
<b>Limited English Proficiency and Language Spoken at Home</b>			
Big Horn County 2018 Five-Year ACS			
<b>Number</b>	<b>County</b>	<b>Number of Person</b>	<b>Percent of Total Population</b>
#1 LEP Language	Spanish	191	1.7%
#2 LEP Language	Other Indo-European languages	12	0.1%
#3 LEP Language	Chinese	5	0%
#4 LEP Language	Other and unspecified languages	3	0%
#5 LEP Language	Russian, Polish, or other Slavic languages	1	0%
#6 LEP Language	Arabic	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	German or other West Germanic languages	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Asian and Pacific Island languages	0	0%

## Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table II.2.12, below. The disability rate for females was 12.4 percent, compared to 17.7 percent for males. The disability rate grew precipitously higher with age, with 56.1 percent of those over 75 experiencing a disability.

<b>Table II.2.12</b>						
<b>Disability by Age</b>						
Big Horn County						
2018 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	41	3.6%	31	2.7%	72	3.1%
18 to 34	128	12.1%	49	5.1%	177	8.8%
35 to 64	348	16.4%	211	9.9%	559	13.1%
65 to 74	263	37.5%	171	24.3%	434	30.9%
75 or Older	266	58.6%	253	53.7%	519	56.1%
<b>Total</b>	<b>1,046</b>	<b>17.7%</b>	<b>715</b>	<b>12.4%</b>	<b>1,761</b>	<b>15.1%</b>

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table II.2.13. Some 7.2 percent have an ambulatory disability, 4.5 have an independent living disability, and 1.4 percent have a self-care disability.

<b>Table II.2.13</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Big Horn County		
2018 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	772	6.6%
Vision disability	285	2.4%
Cognitive disability	451	4.1%
Ambulatory disability	791	7.2%
Self-Care disability	155	1.4%
Independent living disability	388	4.5%

## Education and Employment

Education and employment data from the Big Horn County 2018 Five-Year ACS is presented in Table II.2.14, Table II.2.15, and Table II.2.16. In 2018, 5,458 people were in the labor force, including 5,178 employed and 280 unemployed people. The unemployment rate for Big Horn County was estimated at 5.1 percent in 2018.

<b>Table II.2.14</b>	
<b>Employment, Labor Force and Unemployment</b>	
Big Horn County 2018 Five-Year ACS Data	
<b>Employment Status</b>	<b>2018 Five-Year ACS</b>
Employed	5,178
Unemployed	280
<b>Labor Force</b>	<b>5,458</b>
Unemployment Rate	5.1%

Table II.2.15 and Table II.2.16 show educational attainment in Big Horn County. In 2018, 91.1 percent of households had a high school education or greater, including 29.2 percent with a high school diploma or equivalent, 42.1 percent with some college, 12.6 percent with a Bachelor's Degree, and 4.6 percent with a graduate or professional degree.

<b>Table II.2.15</b>	
<b>High School or Greater Education</b>	
Big Horn County 2018 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	4,094
Total Households	4,494
<b>Percent High School or Above</b>	<b>91.1%</b>

<b>Table II.2.16</b>		
<b>Educational Attainment</b>		
Big Horn County 2018 Five-Year ACS Data		
<b>Education Level</b>	<b>2018 Five-Year ACS</b>	<b>Percent</b>
Less Than High School	1,012	11.5%
High School or Equivalent	2,581	29.2%
Some College or Associates Degree	3,725	42.1%
Bachelor's Degree	1,116	12.6%
Graduate or Professional Degree	404	4.6%
<b>Total Population Above 18 years</b>	<b>8,838</b>	<b>100.0%</b>

## Commuting Patterns

Table II.2.17 shows the place of work by county of residence. In 2010 82.2 percent of residents worked within the county they reside with 15.7 percent working outside their home county. This compares to 82.6 percent of residents in 2018 who worked within the county in which they resided and 16.0 percent of residents worked outside their home county but still within the state.

<b>Table II.2.17</b> <b>Place of Work</b> Big Horn County 2010 and 2018 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	4,269	82.2%	4,203	82.6%
Worked outside county of residence	814	15.7%	812	16.0%
Worked outside state of residence	108	2.1%	74	1.5%
<b>Total</b>	<b>5,191</b>	<b>100.0%</b>	<b>5,089</b>	<b>100.0%</b>

Table II.2.18 shows the aggregate travel time to work based on place of work and residence. In Big Horn County the total aggregate travel time was 88,035 minutes, with residents working in their home county spending a total of 52,730 minutes traveling.

<b>Table II.2.18</b> <b>Aggregate Travel Time to Work (in Minutes)</b> Big Horn County 2010 & 2018 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	46,355	47.9%	52,730	59.9%
Worked outside county of residence	43,200	44.7%	33,005	37.5%
Worked outside State of residence	7,180	7.4%	2,295	2.6%
<b>Aggregate travel time to work (in minutes):</b>	<b>96,735</b>	<b>100.0%</b>	<b>88,035</b>	<b>100.0%</b>

Table II.2.19 shows the average travel time to work based on place of work and residence. In 2018 the overall aggregate travel time was 96,735 minutes. Residents working within their home county spent an average of 12.5 minutes commuting to work, with those working outside their county of residence spending an average of 40.6 minutes on their commute.



**Table II.2.19**  
**Average Travel Time to Work (in Minutes)**  
 Big Horn County  
 2010 & 2018 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2018 Five-Year ACS
Worked in county of residence	10.9	12.5
Worked outside county of residence	53.1	40.6
Worked outside State of residence	66.5	31.0
<b>Average travel time to work (in minutes):</b>	<b>18.6</b>	<b>17.3</b>

Table II.2.20 shows the means of transportation to work. In 2018, 78.0 percent of commuters drove alone in a car, truck, or van. Only 9.2 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 302 persons or 5.9 percent who worked from home.

**Table II.2.20**  
**Means of Transportation to Work**  
 Big Horn County  
 2010 & 2018 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	3,934	75.8%	3,969	78.0%
Car, truck, or van: Carpooled:	527	10.2%	467	9.2%
Public transportation (excluding taxicab):	0	0%	0	0%
Taxicab	0	0%	0	0%
Motorcycle	8	0.2%	4	0.1%
Bicycle	66	1.3%	26	0.5%
Walked	233	4.5%	320	6.3%
Other means	29	0.6%	1	0%
Worked at home	394	7.6%	302	5.9%
<b>Total</b>	<b>5,191</b>	<b>100.0%</b>	<b>5,089</b>	<b>100.0%</b>

Table II.2.21 shows the breakdown of the means of transportation by tenure. In 2018, 62.5 percent of commuters owned their home and commuted alone by car, which compares to 59.5 percent in 2010. There were also 791 renters who drove alone in 2018 and accounted for 15.6 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0 percent of the population, which compares to 0 renters, or 0 percent taking public transportation.

<b>Table II.2.21</b> <b>Means Of Transportation To Work By Tenure</b> Big Horn County 2010 & 2018 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
<b>Car, truck, or van - drove alone:</b>				
Owner	3,087	59.5%	3,172	62.5%
Renter	847	16.3%	791	15.6%
<b>Car, truck, or van - carpooled:</b>				
Owner	404	7.8%	261	5.1%
Renter	123	2.4%	206	4.1%
<b>Public transportation (excluding taxicab):</b>				
Owner	0	0%	0	0%
Renter	0	0%	0	0%
<b>Walked:</b>				
Owner	196	3.8%	164	3.2%
Renter	37	0.7%	148	2.9%
<b>Taxicab, motorcycle, bicycle, or other means:</b>				
Owner	93	1.8%	29	0.6%
Renter	10	0.2%	1	0%
<b>Worked at home:</b>				
Owner	331	6.4%	255	5.0%
Renter	63	1.2%	47	0.9%
<b>Total:</b>	<b>5,191</b>	<b>100.0%</b>	<b>5,074</b>	<b>100.0%</b>

## Economics

### Labor Force

Table II.2.22 shows labor force statistics for Big Horn County between 1990 and 2018. The unemployment rate in Big Horn County was 4.7 percent in 2018, with 246 unemployed persons and 5,257 in the labor force. The statewide unemployment rate in 2018 was 4.1 percent. In 2018, 5,011 people were employed, 246 were unemployed, and the labor force totaled 5,257 people.

<b>Table II.2.22</b>					
<b>Labor Force Statistics</b>					
Big Horn County 1990 - 2018 BLS Data					
Year	Big Horn County			Statewide	
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	292	4,576	4,868	6.0%	5.3%
1991	295	4,454	4,749	6.2%	5.2%
1992	326	4,498	4,824	6.8%	5.6%
1993	300	4,568	4,868	6.2%	5.3%
1994	329	4,726	5,055	6.5%	5.0%
1995	299	4,846	5,145	5.8%	4.8%
1996	317	5,045	5,362	5.9%	4.9%
1997	304	5,243	5,547	5.5%	4.8%
1998	359	5,398	5,757	6.2%	4.7%
1999	362	5,431	5,793	6.2%	4.6%
2000	272	5,044	5,316	5.1%	3.9%
2001	251	5,075	5,326	4.7%	3.8%
2002	272	4,892	5,164	5.3%	4.0%
2003	257	4,953	5,210	4.9%	4.3%
2004	246	5,067	5,313	4.6%	3.8%
2005	239	5,060	5,299	4.5%	3.6%
2006	220	5,071	5,291	4.2%	3.2%
2007	197	4,668	4,865	4.0%	2.8%
2008	198	4,732	4,930	4.0%	3.1%
2009	441	4,625	5,066	8.7%	6.3%
2010	376	5,255	5,631	6.7%	6.4%
2011	350	5,391	5,741	6.1%	5.8%
2012	317	5,320	5,637	5.6%	5.3%
2013	290	5,293	5,583	5.2%	4.7%
2014	250	5,322	5,572	4.5%	4.1%
2015	248	5,315	5,563	4.5%	4.3%
2016	276	5,268	5,544	5.0%	5.3%
2017	227	5,132	5,359	4.2%	4.2%
2018	246	5,011	5,257	4.7%	4.1%

Diagram II.2.4, shows the employment and labor force for Big Horn County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 5,011 persons, with the labor force reaching 5,257, indicating there were a total of 246 unemployed persons

**Diagram II.2.4**  
**Employment and Labor Force**

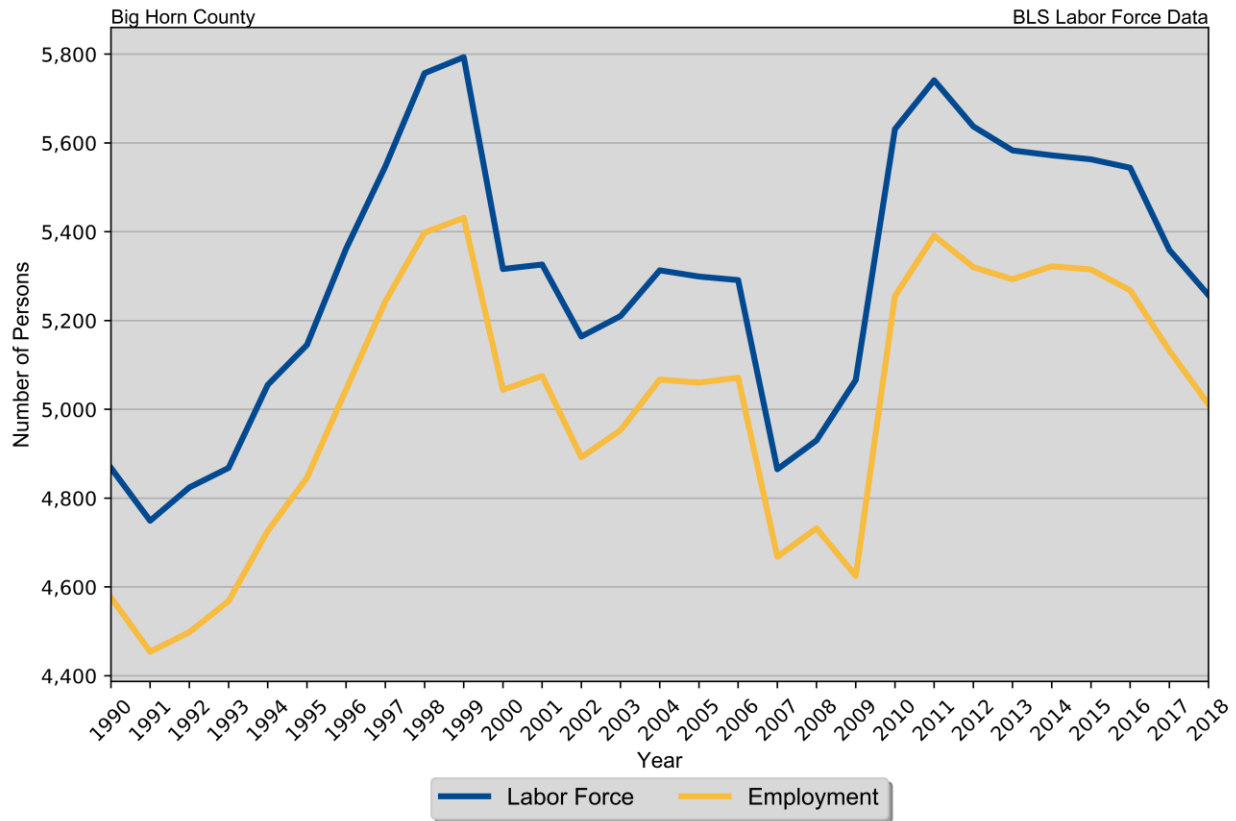
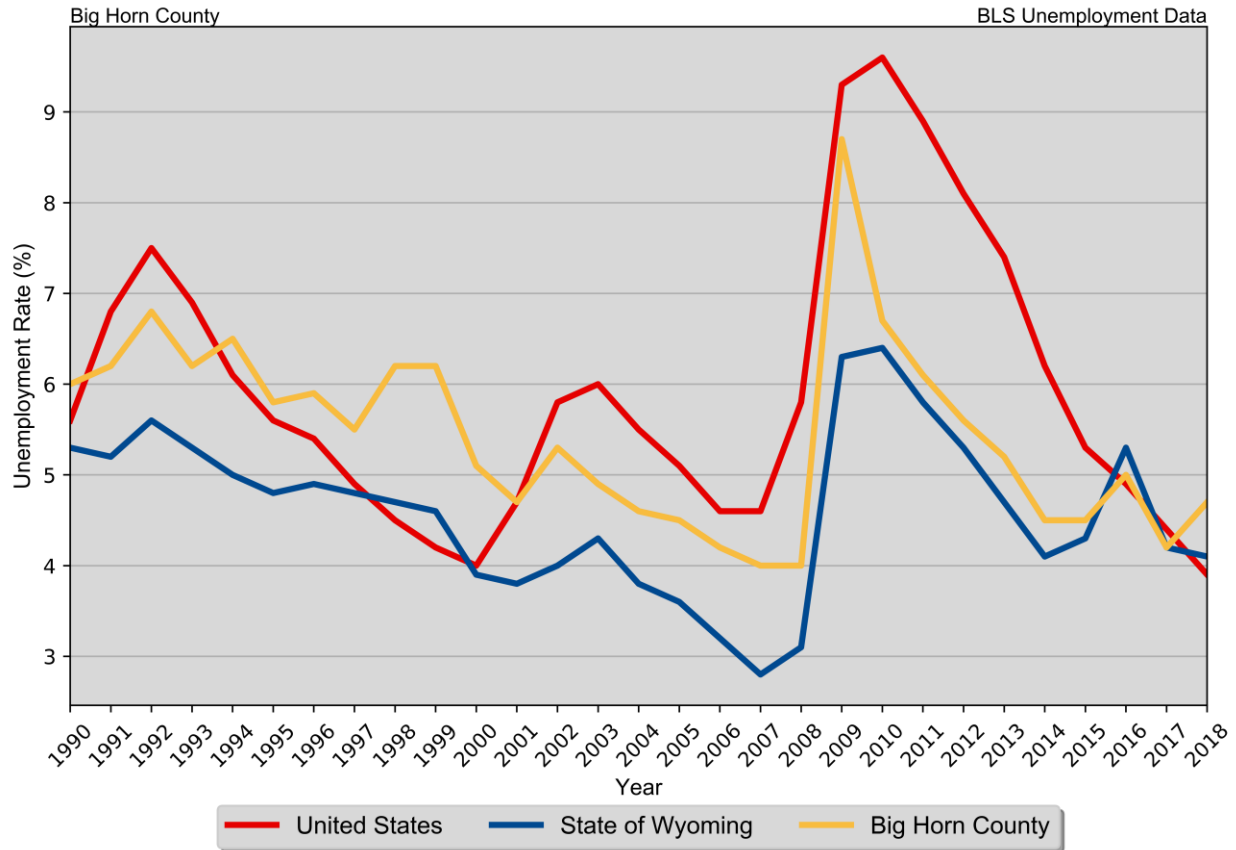


Diagram II.2.5, shows the unemployment rate for both the State and Big Horn County. During the 1990's the average rate for Big Horn County was 6.1 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.0 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Big Horn County had an average unemployment rate higher than the State, 5.4 percent for Big Horn County, versus 4.6 statewide.

**Diagram II.2.5**  
**Annual Unemployment Rate**

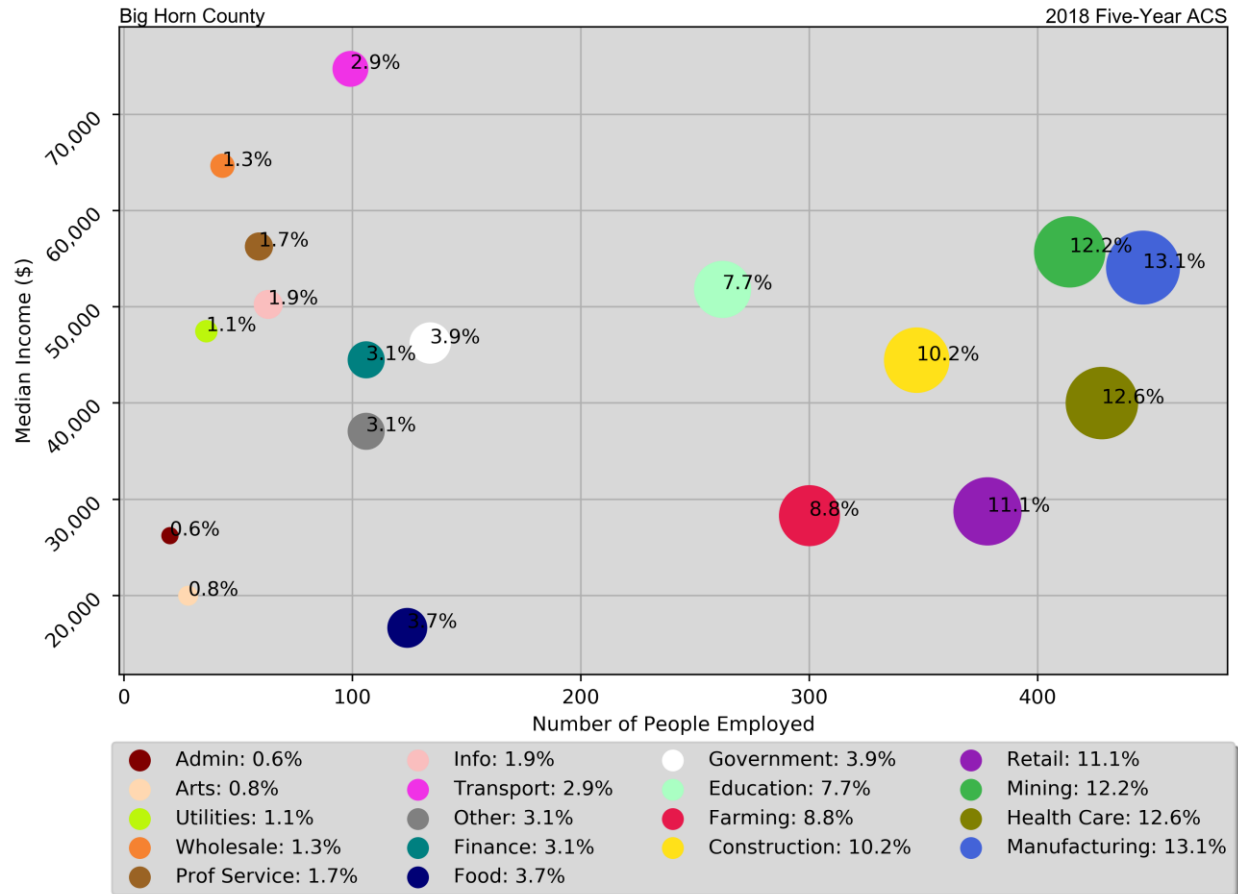


## Earnings and Employment by Industry

Table II.2.23 shows earnings and employment by industry in Big Horn County as reported by the 2018 five year ACS. This data is also displayed in Diagram II.2.6.

<b>Table II.2.23</b>			
<b>Employment by Industry</b>			
Big Horn County 2018 Five Year ACS Data			
<b>Industry</b>	<b>Total Employment</b>	<b>Percent of Employment</b>	<b>Median Earnings</b>
<b>Farming</b>	300	9%	\$28,333
<b>Mining</b>	414	12%	\$55,714
<b>Construction</b>	347	10%	\$44,479
<b>Manufacturing</b>	446	13%	\$54,087
<b>Wholesale</b>	43	1%	\$64,671
<b>Retail</b>	378	11%	\$28,750
<b>Transport</b>	99	3%	\$74,750
<b>Utilities</b>	36	1%	\$47,500
<b>Info</b>	63	2%	\$50,268
<b>Finance</b>	106	3%	\$44,500
<b>Real Estate</b>	0	0%	\$0
<b>Prof Service</b>	59	2%	\$56,302
<b>Management</b>	0	0%	\$0
<b>Admin</b>	20	1%	\$26,250
<b>Education</b>	262	8%	\$51,833
<b>Health Care</b>	428	13%	\$40,000
<b>Arts</b>	28	1%	\$20,000
<b>Food</b>	124	4%	\$16,667
<b>Other</b>	106	3%	\$37,083
<b>Government</b>	134	4%	\$46,250

**Diagram II.2.6**  
**Earnings and Employment by Industry**



### Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.2.24, shows total real earnings by industry for Big Horn County. In 2018, the government and government enterprises industry had the largest total real earnings (\$99,448,000). Between 2017 and 2018, the accommodation and food services industry saw the largest percentage increase of 10.7 percent, to \$5,060,000.

**Table II.2.24**  
**Real Earnings by Industry**

Big Horn County  
BEA Table CA-5N Data (1,000's of 2018 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	8,448	21,339	12,100	18,380	18,043	18,319	8,649	7,608	6,846	-10.0
Forestry, fishing, related activities, and other	0	0	0	0	4,319	3,513	3,069	3,965	4,152	4.7
Mining	45,955	50,866	50,852	50,231	51,109	43,158	34,840	35,657	38,023	6.6
Utilities	2,042	1,992	1,904	2,340	2,378	2,405	3,016	2,855	2,723	-4.6
Construction	22,645	22,401	23,788	19,488	22,104	25,882	24,264	24,523	23,633	-3.6
Manufacturing	12,887	13,946	16,483	19,014	20,135	19,022	20,917	20,334	17,754	-12.7
Wholesale trade	7,967	8,675	7,979	8,093	8,190	5,656	5,660	5,208	5,272	1.2
Retail trade	0	0	0	11,275	10,444	9,479	8,827	7,950	7,520	-5.4
Transportation and warehousing	13,072	15,472	19,430	22,213	21,619	22,303	16,305	16,909	17,218	1.8
Information	7,203	7,338	6,412	5,808	5,150	4,830	4,620	3,560	3,528	-0.9
Finance and insurance	6,882	5,996	6,260	6,588	6,858	7,784	7,959	8,586	8,830	2.8
Real estate and rental and leasing	2,058	2,803	1,616	1,079	687	690	982	790	874	10.6
Professional and technical services	0	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0	0
Administrative and waste services	7,450	9,814	9,058	10,508	12,160	10,222	9,468	8,791	9,580	9.0
Educational services	280	457	362	535	0	0	0	0	0	0
Health care and social assistance	7,319	7,413	7,218	7,242	0	0	0	0	0	0
Arts, entertainment, and recreation	430	532	756	630	545	313	0	350	0	-100.0
Accommodation and food services	3,937	3,908	3,923	3,707	3,746	3,875	0	4,571	5,060	10.7
Other services, except public administration	7,980	6,385	7,069	7,610	10,246	12,238	11,358	9,030	6,263	-30.6
Government and government enterprises	89,977	88,404	91,895	97,780	99,258	100,273	101,119	99,440	99,448	0
<b>Total</b>	<b>277,721</b>	<b>296,600</b>	<b>295,899</b>	<b>309,846</b>	<b>315,339</b>	<b>309,369</b>	<b>283,485</b>	<b>275,533</b>	<b>272,575</b>	<b>-1.1</b>



Table II.2.25, shows the total employment by industry for the Big Horn County. The most recent estimates show the government and government enterprises industry was the largest employer in Big Horn County, with employment reaching 1,526 jobs in 2018. Between 2017 and 2018 the administrative and waste management services industry saw the largest percentage increase, rising by 9.8 percent to 302 jobs.

<b>Table II.2.25</b>										
<b>Employment by Industry</b>										
Big Horn County BEA Table CA25 Data										
<b>NAICS Categories</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>% Change 17-18</b>
Farm earnings	745	766	766	758	772	787	793	811	789	-2.7
Forestry, fishing, related activities, and other	0	0	0	0	148	141	134	137.0	148	8.0
Mining	639	681	688	685	697	602	520	526	543	3.2
Utilities	26	24	26	31	30	36	35	38	38	0
Construction	477	475	483	443	464	503	488	467	487	4.3
Manufacturing	304	310	322	365	382	385	409	387	355	-8.3
Wholesale trade	165	175	148	145	160	125	114	101	100	-1.0
Retail trade	0	0	0	504	514	498	485	474	464	-2.1
Transportation and warehousing	214	207	225	214	234	240	172	204	196	-3.9
Information	131	123	110	93	89	92	84	80	81	1.2
Finance and insurance	222	203	201	227	213	213	215	222	236	6.3
Real estate and rental and leasing	176	186	182	189	191	191	200	211	217	2.8
Professional and technical services	0	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0	0
Administrative and waste services	301	369	293	303	356	302	289	275	302	9.8
Educational services	34	18	24	29	0	0	0	0	0	0
Health care and social assistance	265	254	244	230	0	0	0	0	0	0
Arts, entertainment, and recreation	36	55	72	59	54	75	0	54	0	-100.0
Accommodation and food services	277	267	265	268	270	270	0	334	341	2.1
Other services, except public administration	274	249	271	268	308	339	350	319	274	-14.1
Government and government enterprises	1,579	1,582	1,601	1,586	1,559	1,577	1,582	1,542	1,526	-1.0
<b>Total</b>	<b>6,750</b>	<b>6,815</b>	<b>6,798</b>	<b>6,773</b>	<b>6,933</b>	<b>6,906</b>	<b>6,738</b>	<b>6,690</b>	<b>6,667</b>	<b>-0.3</b>

Table II.2.26, shows the real average earnings per job by industry for Big Horn County. These figures are calculated by dividing the total real earning displayed in Tables II.2.18 and II.2.19, by industry. In 2018, the transportation and warehousing industry had the highest average earnings reaching 87,847 dollars. Between 2017 and 2018 the accommodation and food services industry saw the largest percentage increase, rising by 8.4 percent to 14,839 dollars.

**Table II.2.26**  
**Real Earnings Per Job by Industry**  
 Big Horn County  
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	11,340	27,857	15,796	24,248	23,372	23,277	10,906	9,381	8,677	-7.5
Forestry, fishing, related activities, and other	0	0	0	0	29,184	24,916	22,901	28,939	28,054	-3.1
Mining	71,917	74,693	73,913	73,330	73,328	71,691	67,000	67,789	70,024	3.3
Utilities	78,540	83,015	73,238	75,483	79,279	66,804	86,158	75,134	71,658	-4.6
Construction	47,474	47,159	49,252	43,991	47,637	51,456	49,721	52,512	48,528	-7.6
Manufacturing	42,393	44,989	51,190	52,093	52,710	49,409	51,142	52,544	50,011	-4.8
Wholesale trade	48,286	49,570	53,911	55,813	51,188	45,246	49,650	51,565	52,720	2.2
Retail trade	0	0	0	22,370	20,319	19,033	18,199	16,771	16,207	-3.4
Transportation and warehousing	61,085	74,744	86,357	103,799	92,390	92,928	94,797	82,886	87,847	6.0
Information	54,988	59,661	58,295	62,454	57,860	52,499	55,002	44,496	43,556	-2.1
Finance and insurance	30,999	29,538	31,145	29,023	32,199	36,543	37,017	38,675	37,415	-3.3
Real estate and rental and leasing	11,694	15,072	8,880	5,711	3,595	3,612	4,908	3,746	4,028	7.5
Professional and technical services	0	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0	0
Administrative and waste services	24,752	26,597	30,916	34,679	34,158	33,849	32,760	31,968	31,722	-0.8
Educational services	8,242	25,375	15,086	18,442	0	0	0	0	0	0
Health care and social assistance	27,620	29,183	29,583	31,488	0	0	0	0	0	0
Arts, entertainment, and recreation	11,932	9,675	10,502	10,683	10,094	4,171	0	6,476	0	0
Accommodation and food services	14,213	14,637	14,804	13,832	13,876	14,354	0	13,686	14,839	8.4
Other services, except public administration	29,123	25,644	26,086	28,396	33,266	36,102	32,451	28,306	22,858	-19.2
Government and government enterprises	56,984	55,881	57,399	61,652	63,668	63,585	63,919	64,487	65,169	1.1
<b>Total</b>	<b>41,144</b>	<b>43,522</b>	<b>43,527</b>	<b>45,747</b>	<b>45,484</b>	<b>44,797</b>	<b>42,073</b>	<b>41,186</b>	<b>40,884</b>	<b>-0.7</b>

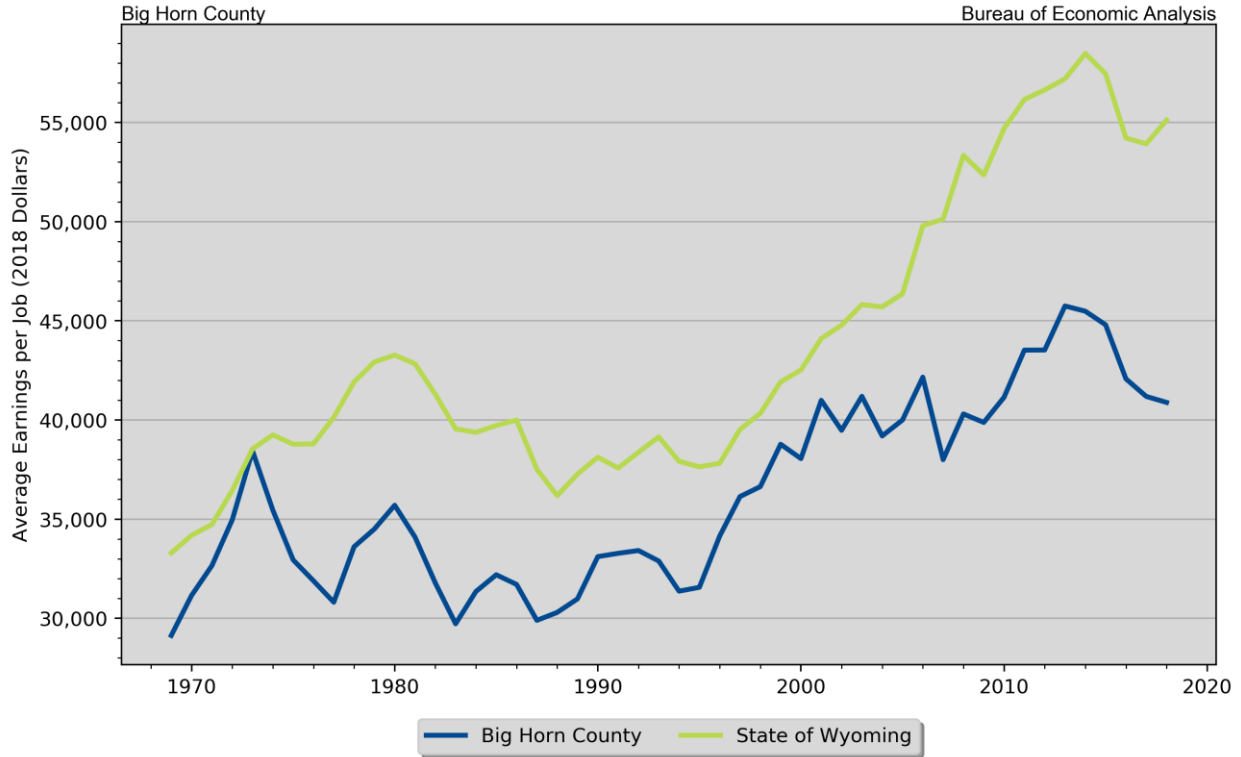
Table II.2.27 shows total employment and real personal income for the years of 1969 to 2018. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was \$438,439,000, a 1.3 percent change between 2017 and 2018. Total employment was 6,750 in 2010 and 6,667 in 2018, a change of -0.3 percent over the period.

**Table II.2.27**  
**Total Employment and Real Personal Income**  
 Big Horn County  
 BEA Data 1969 Through 2018

Year	1,000s of 2018 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	132,761	8,617	3,233	25,121	16,638	169,137	16,826	4,557	29,131
1970	141,487	8,880	2,658	26,135	17,663	179,063	17,444	4,542	31,151
1971	148,008	9,394	3,698	27,678	19,292	189,283	18,027	4,533	32,651
1972	165,903	10,581	3,321	27,980	19,619	206,242	19,777	4,746	34,956
1973	191,669	12,699	2,818	31,951	22,439	236,178	22,237	4,986	38,441
1974	179,648	13,745	3,006	35,135	23,487	227,531	21,463	5,067	35,455
1975	163,957	13,513	3,236	36,102	25,514	215,296	19,749	4,977	32,944
1976	164,318	14,812	3,249	38,107	27,550	218,412	19,352	5,153	31,889
1977	165,657	15,700	3,023	41,541	28,370	222,891	19,492	5,377	30,809
1978	187,518	17,425	2,868	44,332	29,402	246,694	21,169	5,580	33,605
1979	197,785	18,787	2,380	46,979	30,538	258,895	21,862	5,733	34,499
1980	213,298	19,773	1,815	54,178	33,376	282,893	23,514	5,975	35,697
1981	203,368	21,174	558	60,525	36,877	280,155	22,328	5,965	34,094
1982	193,060	21,211	-243	68,441	40,359	280,407	21,923	6,075	31,779
1983	164,387	18,234	-372	65,414	44,618	255,814	20,158	5,531	29,721
1984	172,742	19,245	-910	70,841	43,251	266,680	21,705	5,510	31,350
1985	170,587	19,013	-1,363	69,053	43,657	262,921	21,612	5,299	32,193
1986	154,309	17,091	-1,452	67,254	46,502	249,522	20,948	4,867	31,705
1987	147,887	16,803	-2,318	65,931	45,991	240,687	21,157	4,947	29,894
1988	156,389	18,555	-2,654	62,421	45,359	242,959	21,912	5,162	30,295
1989	159,034	18,743	-2,306	60,369	45,658	244,013	22,514	5,134	30,977
1990	174,575	19,816	-1,231	61,874	47,441	262,843	25,064	5,273	33,107
1991	175,252	20,151	-1,580	56,797	56,589	266,908	25,222	5,267	33,274
1992	175,898	19,948	-1,581	56,145	56,891	267,406	24,973	5,264	33,415
1993	175,610	20,593	-1,864	55,464	53,182	261,800	24,308	5,340	32,886
1994	174,808	21,841	-2,169	62,672	53,787	267,257	24,406	5,573	31,367
1995	177,587	21,923	-2,064	67,011	56,246	276,858	24,658	5,627	31,560
1996	196,367	23,606	-4,030	66,371	56,650	291,751	25,741	5,751	34,145
1997	218,293	25,580	-6,756	69,493	56,523	311,974	27,718	6,041	36,136
1998	225,619	26,823	-7,843	77,523	59,638	328,114	28,482	6,158	36,638
1999	238,459	27,368	-6,760	77,884	60,426	342,642	29,847	6,150	38,774
2000	244,486	28,462	-7,622	77,896	59,885	346,184	30,372	6,425	38,052
2001	269,217	31,230	-7,273	76,842	63,544	371,100	33,107	6,568	40,989
2002	257,159	29,497	-3,996	67,739	65,969	357,374	32,032	6,514	39,478
2003	265,803	30,504	-2,400	71,734	66,216	370,849	33,491	6,453	41,190
2004	257,702	30,789	-488	61,719	68,212	356,356	31,730	6,575	39,194
2005	265,669	32,183	-155	69,249	76,908	379,487	33,904	6,642	39,999
2006	290,251	38,065	-552	77,511	80,415	409,561	36,496	6,885	42,157
2007	257,668	34,719	11,692	64,838	82,475	381,955	33,652	6,781	37,999
2008	278,164	35,466	14,877	75,125	88,631	421,332	36,898	6,902	40,302
2009	263,767	34,428	19,394	73,404	93,761	415,898	36,037	6,615	39,875
2010	277,721	36,118	19,719	73,556	95,324	430,202	36,876	6,750	41,144
2011	296,600	33,861	18,351	84,330	92,802	458,223	39,094	6,815	43,521
2012	295,899	35,260	18,277	94,592	91,062	464,570	39,514	6,798	43,527
2013	309,846	38,706	15,616	79,032	93,130	458,918	38,452	6,773	45,747
2014	315,339	40,862	16,774	81,906	97,595	470,752	39,716	6,933	45,484
2015	309,369	39,520	13,997	82,932	101,065	467,843	39,150	6,906	44,797
2016	283,485	38,535	10,231	78,592	103,596	437,370	36,622	6,738	42,073
2017	275,533	37,884	10,160	79,961	105,010	432,779	36,432	6,690	41,186
2018	272,575	37,467	12,003	83,368	107,960	438,439	36,903	6,667	40,884

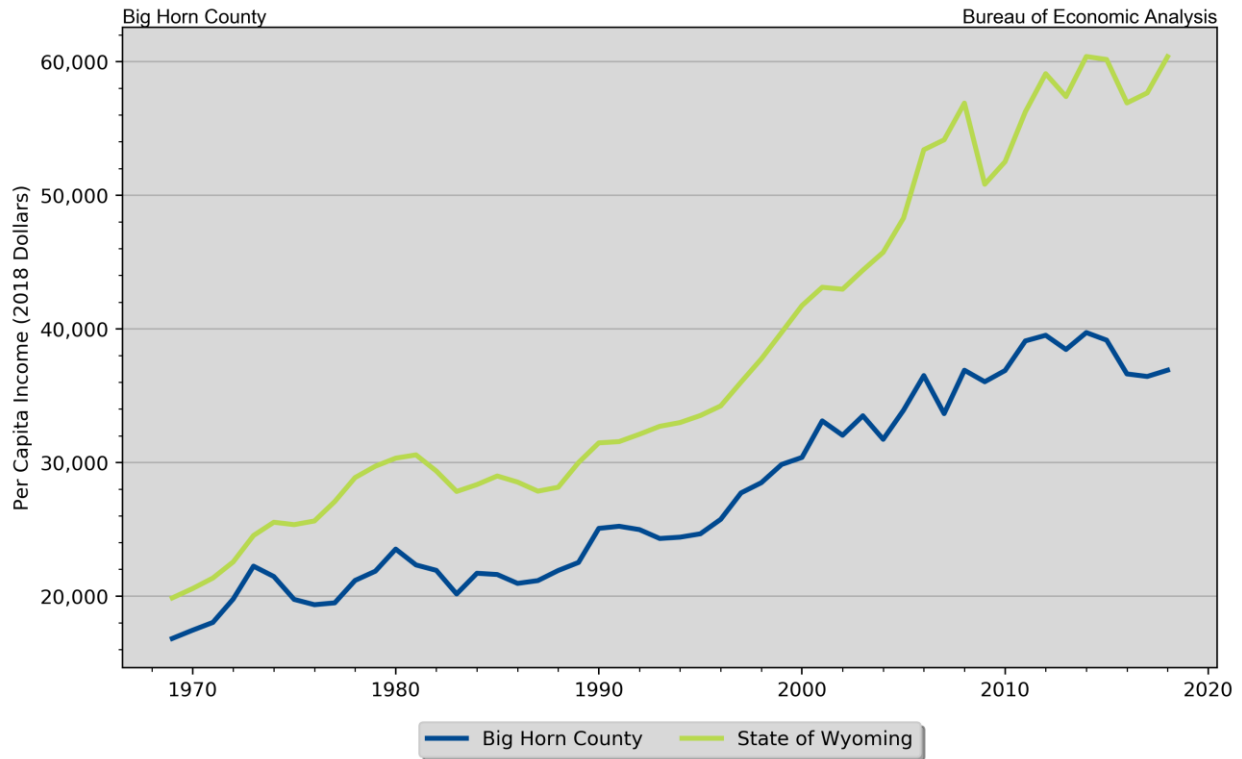
Diagram II.2.7, shows real average earnings per job for Big Horn County from 1990 to 2018. Over this period the average earning per job for Big Horn County was 38,928 dollars, which was lower than the statewide average of 47,143 dollars over the same period.

**Diagram II.2.7**  
**Real Average Earnings per Job**



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.2.8 shows real per capita income for Big Horn County from 1990 to 2018 of \$32,445, which was lower than the statewide average of \$46,349 over the same period.

**Diagram II.2.8**  
**Real per Capita Income**



## Quarterly Census of Employment and Wages

The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through June 2019 and are presented in Table II.2.28, with 2019 data being considered preliminary. Between 2017 and 2018, total annual employment decreased from 4,098 persons in 2017 to 4,016 in 2018, a change of -2.0 percent.

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019(p)
Jan	3,843	3,953	4,011	4,053	3988	4161	4011	3817	3796	3799
Feb	3,826	3,921	4,006	4,088	4034	4178	3991	3812	3723	3821
Mar	3,983	3,973	4,120	4,114	4127	4237	4156	3933	3850	3861
Apr	4,084	4,127	4,223	4,177	4270	4349	4244	4069	3925	4028
May	4,282	4,462	4,325	4,348	4538	4456	4318	4176	4053	4187
Jun	4,390	4,521	4,524	4,526	4629	4585	4493	4482	4264	4370
Jul	4,255	4,376	4,251	4,288	4455	4439	4299	4224	4139	
Aug	4,249	4,425	4,282	4,361	4461	4330	4152	4207	4116	
Sep	4,341	4,514	4,439	4,388	4547	4367	4327	4272	4195	
Oct	4,334	4,518	4,260	4,358	4509	4397	4248	4131	<b>4163</b>	
Nov	4,169	4,343	4,260	4,243	4367	4318	4181	4074	<b>4028</b>	
Dec	4,108	4,172	4,272	4,163	4297	4191	4131	3979	<b>3934</b>	
<b>Annual</b>	<b>4,155</b>	<b>4,275</b>	<b>4,248</b>	<b>4,259</b>	<b>4352</b>	<b>4334</b>	<b>4213</b>	<b>4098</b>	4016	
% Change	1.8%	2.9%	-0.6%	0.3%	2.2%	-0.4%	-2.8%	-2.7%	<b>-2.0%</b>	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 776 dollars in 2017. In 2018, average weekly wages saw an increased of 1.2 percent over the prior year, rising to 785 dollars, or by 9 dollars. These data are shown in Table II.2.29.

<b>Table II.2.29</b>						
<b>Average Weekly Wages</b>						
Big Horn County						
BLS QCEW Data, 2001–2018						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2002	491	528	518	544	520	1.0%
2003	517	550	538	569	544	4.6%
2004	538	550	538	587	553	1.7%
2005	558	585	587	605	584	5.6%
2006	611	623	629	682	636	8.9%
2007	591	585	580	638	599	-5.8%
2008	617	636	623	674	638	6.5%
2009	616	629	608	681	634	-0.6%
2010	618	670	650	732	668	5.4%
2011	647	680	675	738	686	2.7%
2012	687	728	679	765	715	4.2%
2013	697	752	700	797	737	3.1%
2014	737	782	737	817	769	4.3%
2015	763	778	740	813	773	0.5%
2016	757	753	758	793	765	-1.0%
2017	763	776	746	818	776	1.4%
2018	769	781	768	820	785	1.2%
2019(p)	779	783				

Total business establishments reported by the QCEW are displayed in Table II.2.30. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 1.2 percent, from 449 to 457 establishments. The most recent preliminary 2018 estimates show there were 458 business establishments in the second quarter of 2018.

<b>Table II.2.30</b>						
<b>Number of Business Establishments</b>						
Big Horn County						
BLS QCEW Data, 2001–2018(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	378	386	385	381	383	
2002	380	388	383	376	382	-0.3%
2003	374	384	382	381	380	-0.5%
2004	381	384	387	391	386	1.6%
2005	393	397	399	397	397	2.8%
2006	404	401	401	389	399	0.5%
2007	402	413	416	420	413	3.5%
2008	420	422	419	418	420	1.7%
2009	415	418	414	416	416	-1.0%
2010	416	421	421	419	419	0.7%
2011	425	420	431	425	425	1.4%
2012	419	424	429	426	425	(ND)%
2013	428	426	432	429	429	0.9%
2014	425	430	432	434	430	0.2%
2015	441	441	439	443	441	2.6%
2016	453	458	457	444	453	2.7%
2017	438	452	451	456	449	-0.9%
2018	457	458	454	457	457	1.8%
2019(p)	467	476				

## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 1,495 in 2010 to 1519 in 2018, with the poverty rate reaching 13.0 percent in 2018. This compared to a state poverty rate of 10.7 percent and a national rate of 13.1 percent in 2018. Table II.2.31, at right, presents poverty data for the county.

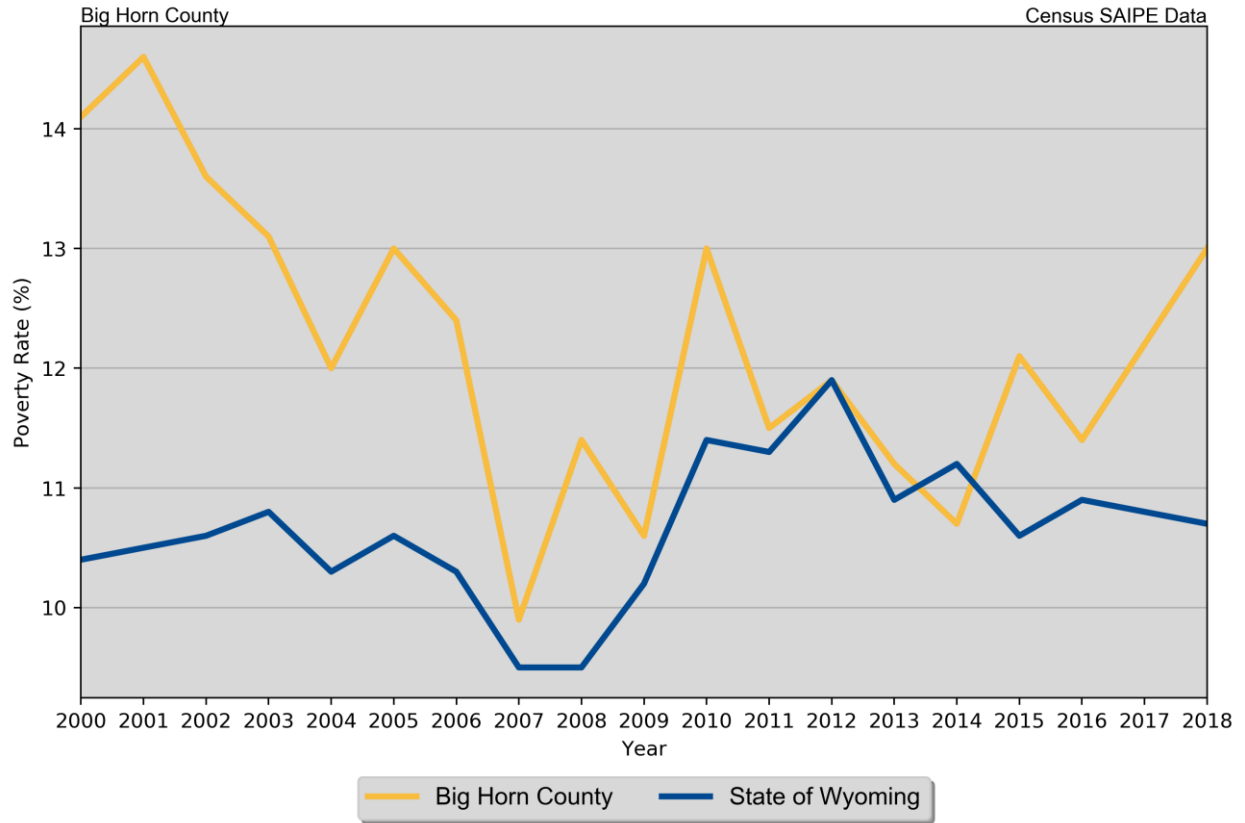
The rate of poverty for Big Horn County is shown in Table II.2.32. In 2018, there were an estimated 1,446 people (12.5 percent) living in poverty, compared to 14.1 percent living in poverty in 2000. In 2018, some 8.7 percent of those in poverty were under age 6 and 14.2 percent were 65 or older. This data is also displayed in Diagram II.2.9 on the following page.

<b>Table II.2.31</b> <b>Persons in Poverty</b> Big Horn County 2000–2018 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,564	14.1%
2001	1,615	14.6%
2002	1,508	13.6%
2003	1,475	13.1%
2004	1,338	12.0%
2005	1,433	13.0%
2006	1,377	12.4%
2007	1,090	9.9%
2008	1,265	11.4%
2009	1,200	10.6%
2010	1,495	13.0%
2011	1,332	11.5%
2012	1,375	11.9%
2013	1,323	11.2%
2014	1,251	10.7%
2015	1,437	12.1%
2016	1,342	11.4%
2017	1,433	12.2%
2018	1,519	13.0%

<b>Table II.2.32</b> <b>Poverty by Age</b> Big Horn County 2000 Census SF3 & 2018 Five-Year ACS Data				
Age	2000 Census		2018 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	233	14.7%	126	8.7%
6 to 17	422	26.7%	282	19.5%
18 to 64	753	47.6%	833	57.6%
65 or Older	175	11.1%	205	14.2%
<b>Total</b>	<b>1,583</b>	<b>100.0%</b>	<b>1,446</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>14.1%</b>	<b>.</b>	<b>12.5%</b>	<b>.</b>



**Diagram II.2.9  
Poverty Rates**



## Housing

### EADIV

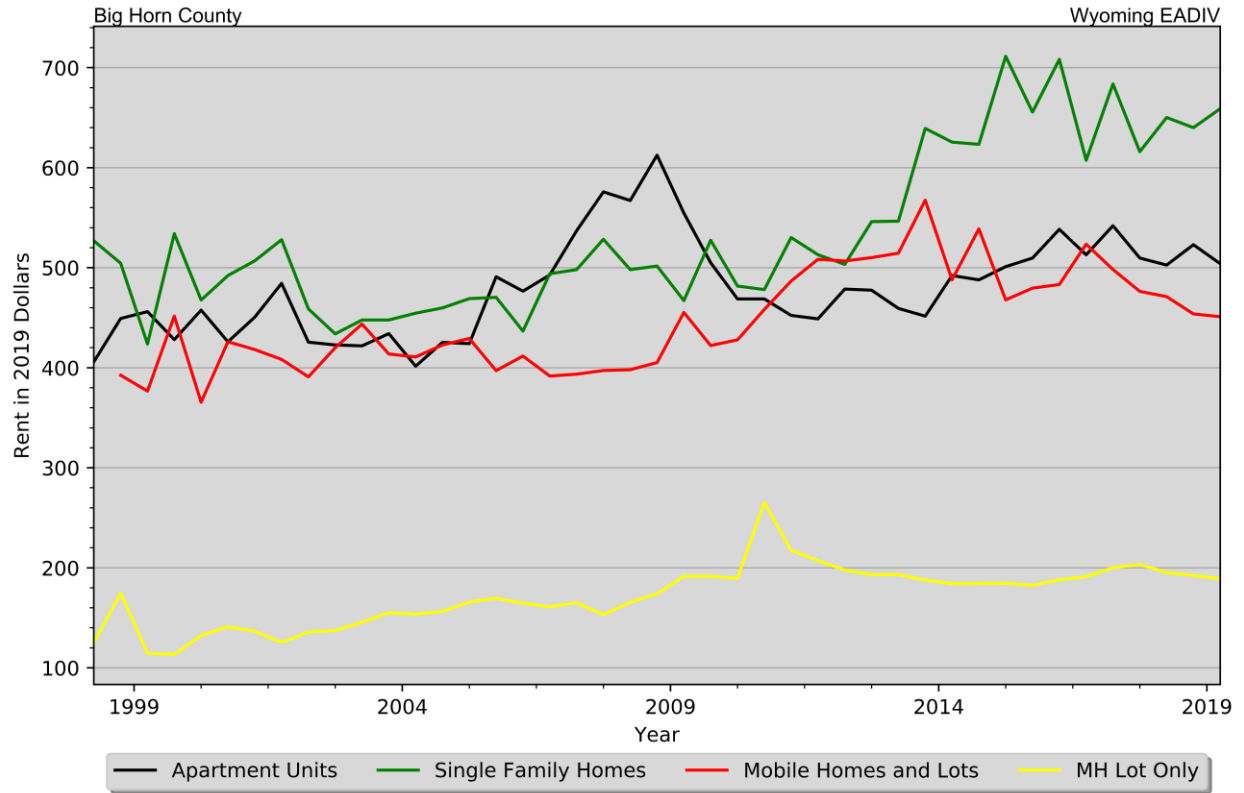
According to the Wyoming cost of living index, real average apartment rents in Big Horn County increased by 0.27 percent from second quarter of 2018 to second quarter of 2019, from \$502.65 to \$504.0. During that same period, detached single-family home rents increased by 1.36 percent, rents for mobile homes on lots decreased by 4.27 percent, and rents for mobile home lots decreased by 3.26 percent.

Beginning in second quarter of 1998 rental prices for apartment units experienced an average annual increase of 1.04 percent, while rental prices for single family homes experienced an average annual increase of 1.07 percent since second quarter of 1998.

Table II.2.33 and Diagram II.2.10, below, present the Big Horn County data for each rental type.

Table II.2.33 Semiannual Average Monthly Rental Prices Big Horn County EAD Data, 2000:Q2 – 2019:Q2, Real 2019 Dollars				
Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	457.62	467.69	365.52	132.39
Q4.00	425.96	492.16	425.96	141.03
Q2.01	450.58	506.9	418.19	136.58
Q4.01	484.37	528.02	408.34	125.32
Q2.02	425.56	458.83	390.91	135.85
Q4.02	422.79	433.88	420.02	137.23
Q2.03	421.88	447.74	443.66	145.62
Q4.03	434.13	447.74	413.72	155.14
Q2.04	401.54	454.55	410.81	153.72
Q4.04	425.39	459.85	422.74	156.37
Q2.05	424.11	469.09	429.25	165.79
Q4.05	490.94	470.38	397.12	169.64
Q2.06	476.55	436.63	411.68	164.67
Q4.06	492.76	494.01	391.72	160.93
Q2.07	536.93	498.06	393.59	165.21
Q4.07	575.8	528.43	397.23	153.06
Q2.08	567.21	498.09	398.0	165.63
Q4.08	612.49	501.67	405.15	173.98
Q2.09	554.64	467.12	455.3	191.58
Q4.09	504.97	527.44	422.19	191.58
Q2.10	468.79	481.65	427.87	189.39
Q4.10	468.79	478.14	458.27	265.37
Q2.11	452.31	530.17	486.66	217.57
Q4.11	448.87	513.0	508.42	207.26
Q2.12	478.65	503.37	506.74	197.75
Q4.12	477.53	546.07	510.11	193.26
Q2.13	459.31	546.54	514.52	193.22
Q4.13	451.58	639.28	567.52	187.7
Q2.14	492.19	625.54	487.86	184.3
Q4.14	487.86	623.37	538.81	184.3
Q2.15	501.07	711.37	467.81	184.55
Q4.15	509.66	655.58	479.61	182.4
Q2.16	538.39	708.29	483.17	187.96
Q4.16	512.9	607.41	523.52	191.14
Q2.17	542.01	683.76	498.23	200.13
Q4.17	509.69	616.01	476.34	203.25
Q2.18	502.65	650.18	471.1	195.36
Q4.18	523.0	640.01	453.81	192.31
Q2.19	504.0	659.0	451.0	189.0

**Diagram II.2.10  
Average Rents**



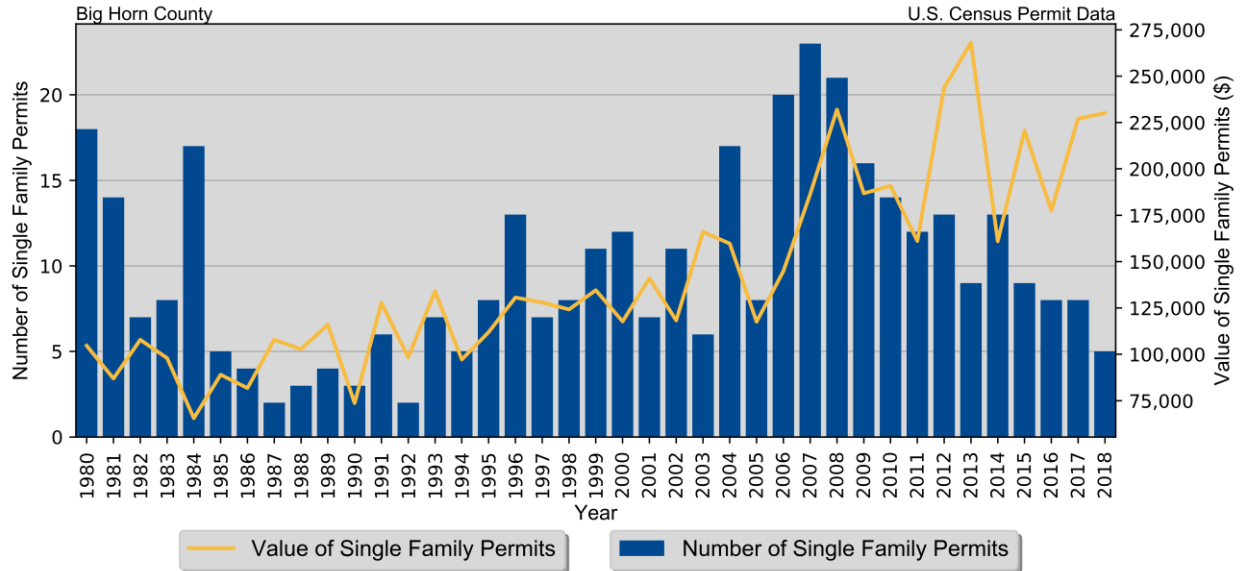
## Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Big Horn County decreased from 8 authorizations in 2017 to 5 in 2018.

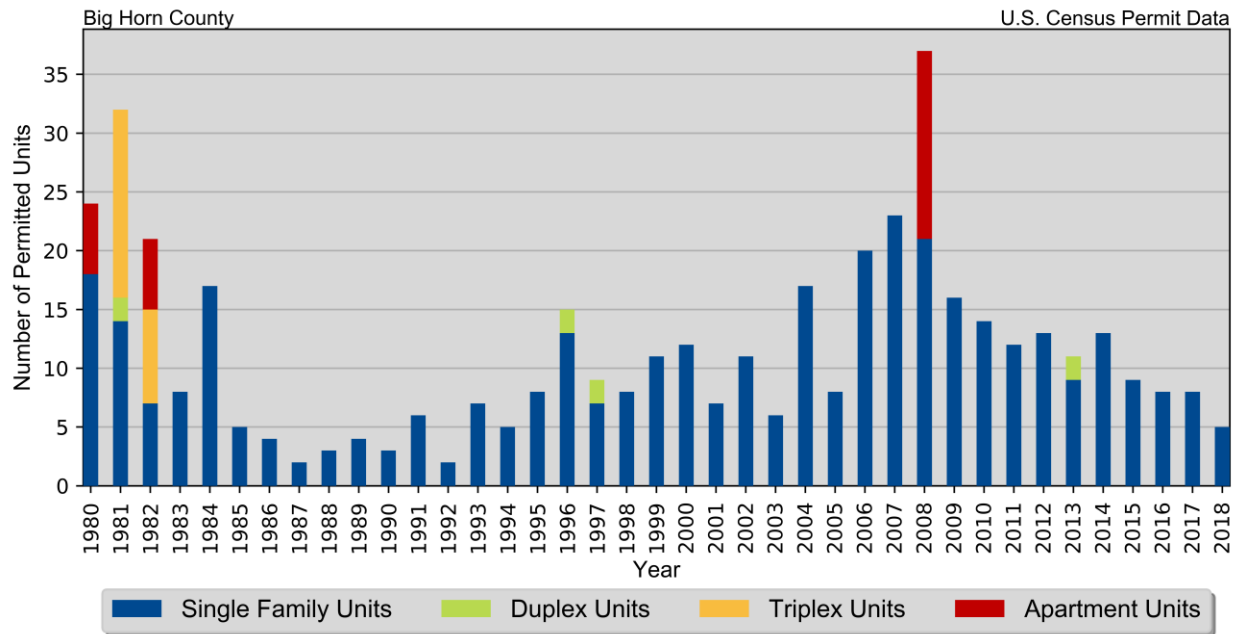
The real value of single-family building permits increased from 227,109 dollars in 2017 to 230,069 dollars in 2018. This compares to an increase in permit value statewide, with values rising from 331348 dollars in 2017 to 367953 dollars in 2018. Additional details are given in Table II.2.34 as well as in Diagram II.2.11 and Diagram II.2.12.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	18	0	0	6	24	104,638	43,560
1981	14	2	16	0	32	86,953	0
1982	7	0	8	6	21	107,841	74,890
1983	8	0	0	0	8	97,973	0
1984	17	0	0	0	17	65,550	0
1985	5	0	0	0	5	88,997	0
1986	4	0	0	0	4	81,797	0
1987	2	0	0	0	2	107,875	0
1988	3	0	0	0	3	102,804	0
1989	4	0	0	0	4	116,007	0
1990	3	0	0	0	3	73,682	0
1991	6	0	0	0	6	127,732	0
1992	2	0	0	0	2	98,377	0
1993	7	0	0	0	7	133,957	0
1994	5	0	0	0	5	97,224	0
1995	8	0	0	0	8	111,946	0
1996	13	2	0	0	15	130,620	0
1997	7	2	0	0	9	127,991	0
1998	8	0	0	0	8	124,199	0
1999	11	0	0	0	11	134,560	0
2000	12	0	0	0	12	117,725	0
2001	7	0	0	0	7	141,038	0
2002	11	0	0	0	11	118,273	0
2003	6	0	0	0	6	166,020	0
2004	17	0	0	0	17	159,714	0
2005	8	0	0	0	8	117,582	0
2006	20	0	0	0	20	144,822	0
2007	23	0	0	0	23	186,368	0
2008	21	0	0	16	37	232,004	80,485
2009	16	0	0	0	16	186,841	0
2010	14	0	0	0	14	190,822	0
2011	12	0	0	0	12	161,142	0
2012	13	0	0	0	13	243,802	0
2013	9	2	0	0	11	268,090	0
2014	13	0	0	0	13	160,922	0
2015	9	0	0	0	9	220,630	0
2016	8	0	0	0	8	177,529	0
2017	8	0	0	0	8	227,109	0
2018	5	0	0	0	5	230,069	0

**Diagram II.2.11**  
**Single-Family Permits**



**Diagram II.2.12**  
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.2.35. Family households represented 66.1 percent of households, while non-family households accounted for 33.9 percent. These changed from 69.7 and 30.3 percent, respectively.

<b>Table II.2.35</b>				
<b>Household Type by Tenure</b>				
Big Horn County				
2010 Census SF1 & 2018 Five-Year ACS Data				
Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,179	69.7%	2,971	66.1%
Married-Couple Family	2,654	83.5%	2,467	83.0%
Owner-Occupied	2,240	84.4%	2,095	84.9%
Renter-Occupied	414	15.6%	372	15.1%
Other Family	525	16.5%	504	17.7%
Male Householder, No Spouse Present	178	33.9%	202	35.3%
Owner-Occupied	121	68.0%	176	87.1%
Renter-Occupied	57	32.0%	26	12.9%
Female Householder, No Spouse Present	347	66.1%	302	68.8%
Owner-Occupied	200	57.6%	155	51.3%
Renter-Occupied	147	42.4%	147	48.7%
Non-Family Households	1,382	30.3%	1,523	33.9%
Owner-Occupied	853	61.7%	843	55.4%
Renter-Occupied	529	38.3%	680	44.6%
<b>Total</b>	<b>4,561</b>	<b>100.0%</b>	<b>4,494</b>	<b>100.0%</b>

Table II.2.36, below, shows housing units by type in 2010 and 2018. In 2010, there were 5,326 housing units, compared with 5,461 in 2018. Single-family units accounted for 78.6 percent of units in 2018, compared to 80.4 in 2010. Apartment units accounted for 2.8 percent in 2018, compared to 2.4 percent in 2010.

<b>Table II.2.36</b>				
<b>Housing Units by Type</b>				
Big Horn County				
2010 & 2018 Five-Year ACS Data				
<b>Unit Type</b>	<b>2010 Five-Year ACS</b>		<b>2018 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	4,282	80.4%	<b>4,292</b>	78.6%
Duplex	134	2.5%	122	2.2%
Tri- or Four-Plex	75	1.4%	92	1.7%
Apartment	130	2.4%	152	2.8%
Mobile Home	705	13.2%	777	14.2%
Boat, RV, Van, Etc.	0	0%	26	0.5%
<b>Total</b>	<b>5,326</b>	<b>100.0%</b>	<b>5,461</b>	<b>100.0%</b>

Table II.2.37 shows housing units by tenure from 2010 to 2018. By 2018, there were 5,461 housing units. An estimated 72.7 percent were owner-occupied, and 17.7 percent were vacant.

<b>Table II.2.37</b>				
<b>Housing Units by Tenure</b>				
Big Horn County				
2010 Census & 2018 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2018 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	4,561	84.8%	4,494	82.3%
Owner-Occupied	3,414	74.9%	3,269	72.7%
Renter-Occupied	1,147	25.1%	1,225	27.3%
Vacant Housing Units	818	15.2%	967	17.7%
<b>Total Housing Units</b>	<b>5,379</b>	<b>100.0%</b>	<b>5,461</b>	<b>100.0%</b>

Households by income for the 2010 and 2018 Five-Year ACS are shown in Table II.2.38. Households earning more than 100,000 dollars per year represented 17.8 percent of households in 2018, compared to 14.3 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.9 percent of households in 2018, compared to 10.6 percent in 2010.

<b>Table II.2.38</b>				
<b>Households by Income</b>				
Big Horn County				
2010 & 2018 Five-Year ACS Data				
Income	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	482	10.6%	492	10.9%
\$15,000 to \$19,999	239	5.3%	316	7.0%
\$20,000 to \$24,999	228	5.0%	269	6.0%
\$25,000 to \$34,999	710	15.6%	474	10.5%
\$35,000 to \$49,999	701	15.4%	570	12.7%
\$50,000 to \$74,999	884	19.4%	969	21.6%
\$75,000 to \$99,999	654	14.4%	605	13.5%
\$100,000 or More	649	14.3%	799	17.8%
<b>Total</b>	<b>4,547</b>	<b>100.0%</b>	<b>4,494</b>	<b>100.0%</b>

Table II.2.39 shows households by year home built for the 2010 and 2018 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 5.8 percent of households in 2010 and 10.9 percent of households in 2018. Housing units built in 1939 or earlier represented 17.3 percent of households in 2018 and 21.6 percent of households in 2010.

<b>Table II.2.39</b>				
<b>Households by Year Home Built</b>				
Big Horn County				
2010 & 2018 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	982	21.6%	777	17.3%
1940 to 1949	473	10.4%	431	9.6%
1950 to 1959	517	11.4%	453	10.1%
1960 to 1969	346	7.6%	416	9.3%
1970 to 1979	923	20.3%	917	20.4%
1980 to 1989	509	11.2%	451	10.0%
1990 to 1999	533	11.7%	448	10.0%
2000 to 2009	264	5.8%	489	10.9%
2010 or Later	.	.	112	2.5%
<b>Total</b>	<b>4,547</b>	<b>100.0%</b>	<b>4,494</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.2.40. An estimated 79.7 percent of white households occupy single-family homes, compared to 0 percent of black households. Some 2.3 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 100.0 percent of Asian, and 61.0 percent of American Indian households occupy single-family homes.



<b>Table II.2.40</b> <b>Distribution of Units in Structure by Race</b> Big Horn County 2018 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	79.7%	0%	61.0%	100.0%	0%	66.3%	74.1%
Duplex	2.1%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.7%	0%	0%	0%	0%	0%	0%
Apartment	2.3%	0%	29.9%	0%	0%	10.1%	0%
Mobile Home	13.6%	0%	9.1%	0%	0%	23.6%	25.9%
Boat, RV, Van, Etc.	0.6%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant units between 2010 and 2018 are shown in Table II.2.41. An estimated 12.6 percent of vacant units were for rent in 2010. In addition, some 8.8 percent of vacant units were for sale. “Other” vacant units represented 35.1 percent of vacant units in 2010. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

By 2018, for rent units accounted for 7.5 percent of vacant units, while for sale units accounted for 4.1 percent. “Other” vacant units accounted for 62.0 percent of vacant units, representing a total of 600 “other” vacant units.

<b>Table II.2.41</b> <b>Disposition of Vacant Housing Units</b> Big Horn County 2010 Census & 2018 Five-Year ACS Data				
Disposition	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	103	12.6%	73	7.5%
For Sale	72	8.8%	40	4.1%
Rented Not Occupied	5	0.6%	6	0.6%
Sold Not Occupied	21	2.6%	10	1.0%
For Seasonal, Recreational, or Occasional Use	316	38.6%	238	24.6%
For Migrant Workers	14	1.7%	0	0%
Other Vacant	287	35.1%	600	62.0%
<b>Total</b>	<b>818</b>	<b>100.0%</b>	<b>967</b>	<b>100.0%</b>

Table II.2.42, shows the number of households in the county by number of bedrooms and tenure. There were 11 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 7.2 percent of total households in Big Horn County. In Big Horn County the 2,195 households with three bedrooms accounted for 29.3 percent of all households, and there were only 383 five-bedroom or more households, which accounted for 14.2 percent of all households.

<b>Table II.2.42</b>				
<b>Households by Number of Bedrooms</b>				
<b>Big Horn County</b>				
<b>2018 Five-Year ACS Data</b>				
<b>Number of Bedrooms</b>	<b>Tenure</b>			<b>% of Total</b>
	<b>Own</b>	<b>Rent</b>	<b>Total</b>	
None	21	11	113	100
One	81	159	392	2.1
Two	759	537	1,602	7.2
Three	1,525	376	2,195	29.3
Four	587	118	776	40.2
Five or more	296	24	383	14.2
<b>Total</b>	<b>4,494</b>	<b>1,225</b>	<b>5,461</b>	<b>100.0</b>

The age of a structure influences its value. As shown in Table II.2.43, structures built in 1939 or earlier had a median value of, 113,400 while structures built between 1950 and 1959 had a median value of 134,500 and those built between 1990 to 1999 had a median value of 163,300. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 250,000 and, 187,500 respectively. The total median value in Big Horn County was, 154,600.

<b>Table II.2.43</b>	
<b>Owner Occupied Median Value by Year Structure Built</b>	
<b>Big Horn County</b>	
<b>2018 Five-Year ACS Data</b>	
<b>Year Structure Built</b>	<b>Median Value</b>
1939 or earlier	113,400
1940 to 1949	131,300
1950 to 1959	134,500
1960 to 1969	159,100
1970 to 1979	154,200
1980 to 1989	164,800
1990 to 1999	163,300
2000 to 2009	247,100
2010 to 2013	250,000
2014 or later	187,500
<b>Median Value</b>	<b>154,600</b>

Household mortgage status is reported in Table II.2.44. In, Big Horn County households with a mortgage accounted for 46.3 percent of all households or 1,513 housing units, and the remaining 43.7 percent or 1,430 units had no mortgage. Of those units with a mortgage, 83 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,430 or 43.7 percent had no second mortgage or no home equity loan.

<b>Table II.2.44 Mortgage Status Big Horn County 2018 Five-Year ACS Data</b>		
<b>Mortgage Status</b>	<b>Big Horn County</b>	
	<b>Households</b>	<b>% of Households</b>
Housing units with a mortgage, contract to purchase, or similar debt	1,513	46.3
With either a second mortgage or home equity loan, but not both	83	2.5
Second mortgage only	32	1.0
Home equity loan only	51	1.6
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,430	43.7
Housing units without a mortgage	1,756	53.7
<b>Total</b>	<b>3,269</b>	<b>100.0%</b>

Table II.2.45 lists the Big Horn County median rent as \$494 and the median home value as \$154,600.

<b>Table II.2.45 Median Rent Big Horn County 2018 Five-Year ACS Data</b>	
<b>Place</b>	<b>Rent</b>
Median Rent	\$494
Median Home Value	\$154,600

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.2.46. In 2018, an estimated 1.7 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

Table II.2.46 Overcrowding and Severe Overcrowding Big Horn County 2010 & 2018 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	3,452	98.1%	66	1.9%	0	0%	3,518
2018 Five-Year ACS	3,221	98.5%	48	1.5%	0	0%	3,269
<b>Renter</b>							
2010 Five-Year ACS	1,010	98.2%	6	0.6%	13	1.3%	1,029
2018 Five-Year ACS	1,170	95.5%	30	2.4%	25	2.0%	1,225
<b>Total</b>							
2010 Five-Year ACS	4,462	98.1%	72	1.6%	13	0.3%	4,547
2018 Five-Year ACS	4,391	97.7%	78	1.7%	25	0.6%	4,494

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Table II.2.47 and Table II.2.48, below.

There were a total of 5 households with incomplete plumbing facilities in 2018, representing 0.1 percent of households in Big Horn County. This is compared to 0.9 percent of households lacking complete plumbing facilities in 2010.

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Plumbing Facilities	4,504	4,489
Lacking Complete Plumbing Facilities	43	5
<b>Total Households</b>	<b>4,547</b>	<b>4,494</b>
<b>Percent Lacking</b>	<b>0.9%</b>	<b>0.1%</b>

There were 33 households lacking complete kitchen facilities in 2018, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0.7 percent in 2018.

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Kitchen Facilities	4,547	4,461
Lacking Complete Kitchen Facilities	0	33
<b>Total Households</b>	<b>4,547</b>	<b>4,494</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>0.7%</b>

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

As seen in Table II.2.49, in Big Horn County 9.2 percent of households had a cost burden and 8.1 percent had a severe cost burden. Some 10.7 percent of renters were cost burdened, and 13.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 1.9 percent and a severe cost burden rate of 1.9 percent. Owner occupied households with a mortgage had a cost burden rate of 16.4 percent, and severe cost burden at 10.8 percent.

**Table II.2.49**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Big Horn County  
 2010 & 2018 Five-Year ACS Data

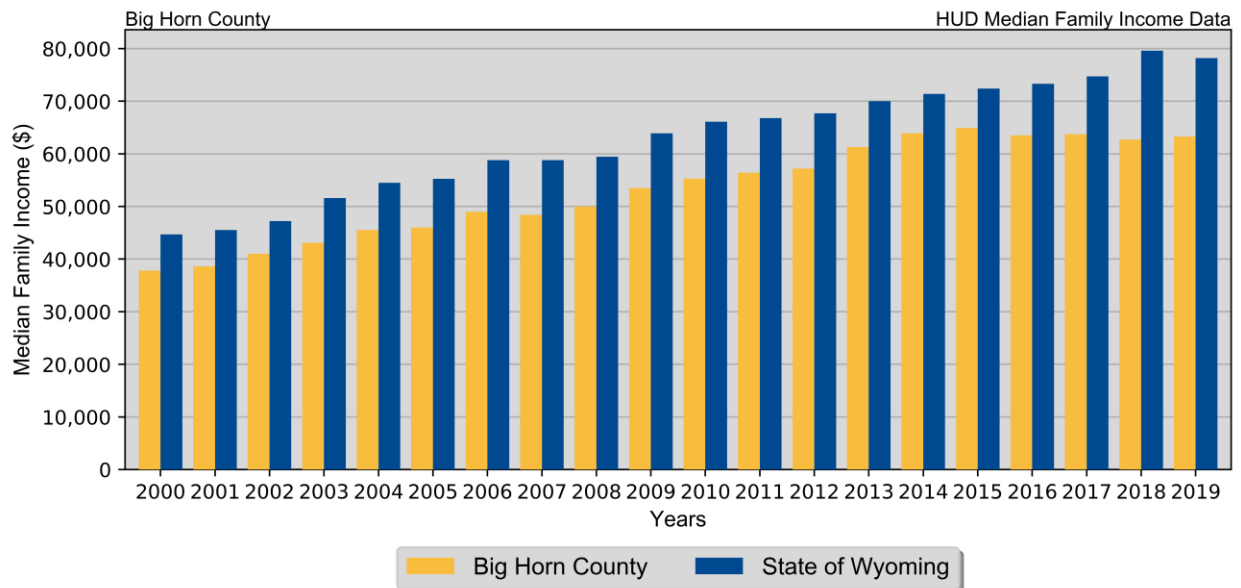
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2010 Five-Year ACS	1,386	76.8%	309	17.1%	110	6.1%	0	0%	1,805
2018 Five-Year ACS	1,093	72.2%	248	16.4%	164	10.8%	8	0.5%	1,513
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	1,567	91.5%	135	7.9%	9	0.5%	2	0.1%	1,713
2018 Five-Year ACS	1,663	94.7%	34	1.9%	33	1.9%	26	1.5%	1,756
<b>Renter</b>									
2010 Five-Year ACS	540	52.5%	149	14.5%	84	8.2%	256	24.9%	1,029
2018 Five-Year ACS	604	49.3%	131	10.7%	169	13.8%	321	26.2%	1,225
<b>Total</b>									
2010 Five-Year ACS	3,493	76.8%	593	13.0%	203	4.5%	258	5.7%	4,547
2018 Five-Year ACS	3,360	74.8%	413	9.2%	366	8.1%	355	7.9%	4,494

### Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table II.2.50 shows that the HUD estimated MFI for Big Horn County was \$63,300 in 2019. This compared to Wyoming’s MFI of \$78,200. Diagram II.2.13, illustrates the estimated MFI for 2000 through 2018.

Table II.2.50 Median Family Income Big Horn County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	37,800	44,700
2001	38,600	45,500
2002	41,000	47,200
2003	43,100	51,600
2004	45,500	54,500
2005	46,000	55,250
2006	49,000	58,800
2007	48,400	58,800
2008	50,000	59,450
2009	53,500	63,900
2010	55,300	66,100
2011	56,400	66,800
2012	57,200	67,700
2013	61,300	70,000
2014	63,900	71,400
2015	64,900	72,400
2016	63,500	73,300
2017	63,700	74,700
2018	62,700	79,600
2019	63,300	78,200

**Diagram II.2.13  
Estimated Median Family Income**



## Comprehensive Housing Affordability Strategy (CHAS)

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

### Housing Problems by Income, Race, and Tenure

Table II.2.51 through Table II.2.56 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing). ). In Big Horn County, housing problems are faced by 550 white homeowner households, 0 black homeowner households, 8 Asian homeowner households, and 43 Hispanic homeowner households.



<b>Table II.2.51</b> <b>Percent of Homeowner Households with Housing Problems by Income and Race</b> Big Horn County 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$18,990	64.9%	0%	0%	0%	0%	0%	50.0%	64.6%
\$18,991 to \$31,650	35.9%	0%	100.0%	0%	0%	0%	55.6%	39.0%
\$31,651 to \$50,640	14.9%	0%	100.0%	0%	0%	100.0%	16.7%	16.0%
\$50,641 to \$63,300	9.4%	0%	0%	0%	0%	0%	40.0%	10.6%
Above \$63,300	3.9%	0%	0%	0%	0%	0%	0%	3.7%
<b>Total</b>	<b>17.9%</b>	<b>0%</b>	<b>44.4%</b>	<b>0%</b>	<b>0%</b>	<b>33.3%</b>	<b>31.4%</b>	<b>18.5%</b>
<b>Without Housing Problems</b>								
\$0 to \$18,990	27.3%	0%	0%	0%	0%	0%	50.0%	27.7%
\$18,991 to \$31,650	64.1%	0%	0%	0%	0%	0%	44.4%	61.0%
\$31,651 to \$50,640	85.1%	0%	0%	0%	0%	0%	83.3%	84.0%
\$50,641 to \$63,300	90.6%	0%	100.0%	0%	0%	100.0%	60.0%	89.4%
Above \$63,300	96.1%	0%	0%	100.0%	0%	100.0%	100.0%	96.3%
<b>Total</b>	<b>81.1%</b>	<b>0%</b>	<b>55.6%</b>	<b>100.0%</b>	<b>0%</b>	<b>66.7%</b>	<b>68.6%</b>	<b>80.6%</b>

**Table II.2.52**  
**Homeowner Households with Housing Problems by Income and Race**  
 Big Horn County  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$18,990	250	0	0	0	0	0	4	254
\$18,991 to \$31,650	115	0	4	0	0	0	25	144
\$31,651 to \$50,640	90	0	4	0	0	4	4	102
\$50,641 to \$63,300	45	0	0	0	0	0	10	55
Above \$63,300	50	0	0	0	0	0	0	50
<b>Total</b>	<b>550</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>43</b>	<b>605</b>
<b>Without Housing Problems</b>								
\$0 to \$18,990	105	0	0	0	0	0	4	109
\$18,991 to \$31,650	205	0	0	0	0	0	20	225
\$31,651 to \$50,640	515	0	0	0	0	0	20	535
\$50,641 to \$63,300	435	0	10	0	0	4	15	464
Above \$63,300	1,230	0	0	30	0	4	35	1,299
<b>Total</b>	<b>2,490</b>	<b>0</b>	<b>10</b>	<b>30</b>	<b>0</b>	<b>8</b>	<b>94</b>	<b>2,632</b>
<b>Not Computed</b>								
\$0 to \$18,990	30	0	0	0	0	0	0	30
\$18,991 to \$31,650	0	0	0	0	0	0	0	0
\$31,651 to \$50,640	0	0	0	0	0	0	0	0
\$50,641 to \$63,300	0	0	0	0	0	0	0	0
Above \$63,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>
<b>Total</b>								
\$0 to \$18,990	385	0	0	0	0	0	8	393
\$18,991 to \$31,650	320	0	4	0	0	0	45	369
\$31,651 to \$50,640	605	0	4	0	0	4	24	637
\$50,641 to \$63,300	480	0	10	0	0	4	25	519
Above \$63,300	1,280	0	0	30	0	4	35	1,349
<b>Total</b>	<b>3,070</b>	<b>0</b>	<b>18</b>	<b>30</b>	<b>0</b>	<b>12</b>	<b>137</b>	<b>3,267</b>

In total, some 310 renter households face housing problems in Big Horn County. Of these, some 185 white renter households, 0 black renter households, 0 Asian renter households, and 75 Hispanic renter households face housing problems.

**Table II.2.53**  
**Renter Households with Housing Problems by Income and Race**  
 Big Horn County  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$18,990	90	0	0	30	0	20	50	<b>190</b>
\$18,991 to \$31,650	60	0	0	0	0	0	10	<b>70</b>
\$31,651 to \$50,640	25	0	0	0	0	0	15	<b>40</b>
\$50,641 to \$63,300	0	0	0	0	0	0	0	<b>0</b>
Above \$63,300	10	0	0	0	0	0	0	<b>10</b>
<b>Total</b>	<b>185</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>20</b>	<b>75</b>	<b>310</b>
<b>Without Housing Problems</b>								
\$0 to \$18,990	105	0	0	0	0	4	20	<b>129</b>
\$18,991 to \$31,650	210	0	0	0	0	0	4	<b>214</b>
\$31,651 to \$50,640	215	0	0	4	0	0	0	<b>219</b>
\$50,641 to \$63,300	110	0	0	0	0	0	0	<b>110</b>
Above \$63,300	130	0	4	0	0	10	35	<b>179</b>
<b>Total</b>	<b>770</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>14</b>	<b>59</b>	<b>851</b>
<b>Not Computed</b>								
\$0 to \$18,990	4	0	0	0	0	0	0	<b>4</b>
\$18,991 to \$31,650	0	0	0	0	0	0	0	<b>0</b>
\$31,651 to \$50,640	0	0	0	0	0	0	0	<b>0</b>
\$50,641 to \$63,300	0	0	0	0	0	0	0	<b>0</b>
Above \$63,300	0	0	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>Total</b>								
\$0 to \$18,990	199	0	0	30	0	24	70	<b>323</b>
\$18,991 to \$31,650	270	0	0	0	0	0	14	<b>284</b>
\$31,651 to \$50,640	240	0	0	4	0	0	15	<b>259</b>
\$50,641 to \$63,300	110	0	0	0	0	0	0	<b>110</b>
Above \$63,300	140	0	4	0	0	10	35	<b>189</b>
<b>Total</b>	<b>959</b>	<b>0</b>	<b>4</b>	<b>34</b>	<b>0</b>	<b>34</b>	<b>134</b>	<b>1,165</b>

**Table II.2.54**  
**Percent of Renter Households with Housing Problems by Income and Race**

Big Horn County  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$18,990	45.2%	0%	0%	100.0%	0%	83.3%	71.4%	58.8%
\$18,991 to \$31,650	22.2%	0%	0%	0%	0%	0%	71.4%	24.6%
\$31,651 to \$50,640	10.4%	0%	0%	0%	0%	0%	100.0%	15.4%
\$50,641 to \$63,300	0%	0%	0%	0%	0%	0%	0%	0%
Above \$63,300	7.1%	0%	0%	0%	0%	0%	0%	5.3%
<b>Total</b>	<b>19.3%</b>	<b>0%</b>	<b>0%</b>	<b>88.2%</b>	<b>0%</b>	<b>58.8%</b>	<b>56.0%</b>	<b>26.6%</b>
<b>Without Housing Problems</b>								
\$0 to \$18,990	52.8%	0%	0%	0%	0%	16.7%	28.6%	39.9%
\$18,991 to \$31,650	77.8%	0%	0%	0%	0%	0%	28.6%	75.4%
\$31,651 to \$50,640	89.6%	0%	0%	100.0%	0%	0%	0%	84.6%
\$50,641 to \$63,300	100.0%	0%	0%	0%	0%	0%	0%	100.0%
Above \$63,300	92.9%	0%	100.0%	0%	0%	100.0%	100.0%	94.7%
<b>Total</b>	<b>80.3%</b>	<b>0%</b>	<b>100.0%</b>	<b>11.8%</b>	<b>0%</b>	<b>41.2%</b>	<b>44.0%</b>	<b>73.0%</b>

Overall, there are 915 households, or 20.6% of households with housing problems in Big Horn County. This includes 735 white households, 0 black households, 8 Asian households, 30 American Indian, 0 Pacific Islander, and 24 “other” race households with housing problems. In addition, there are 118 Hispanic households with housing problems. This is shown in Table II.2.55 and Table II.2.56.

**Table II.2.55**  
**Percent of Total Households with Housing Problems by Income and Race**

Big Horn County  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$18,990	58.2%	0%	0%	100.0%	0%	83.3%	69.2%	62.0%
\$18,991 to \$31,650	29.7%	0%	100.0%	0%	0%	0%	59.3%	32.8%
\$31,651 to \$50,640	13.6%	0%	100.0%	0%	0%	100.0%	48.7%	15.8%
\$50,641 to \$63,300	7.6%	0%	0%	0%	0%	0%	40.0%	8.7%
Above \$63,300	4.2%	0%	0%	0%	0%	0%	0%	3.9%
<b>Total</b>	<b>18.2%</b>	<b>0%</b>	<b>36.4%</b>	<b>46.9%</b>	<b>0%</b>	<b>52.2%</b>	<b>43.5%</b>	<b>20.6%</b>
<b>Without Housing Problems</b>								
\$0 to \$18,990	36.0%	0%	0%	0%	0%	16.7%	30.8%	33.2%
\$18,991 to \$31,650	70.3%	0%	0%	0%	0%	0%	40.7%	67.2%
\$31,651 to \$50,640	86.4%	0%	0%	100.0%	0%	0%	51.3%	84.2%
\$50,641 to \$63,300	92.4%	0%	100.0%	0%	0%	100.0%	60.0%	91.3%
Above \$63,300	95.8%	0%	100.0%	100.0%	0%	100.0%	100.0%	96.1%
<b>Total</b>	<b>80.9%</b>	<b>0%</b>	<b>63.6%</b>	<b>53.1%</b>	<b>0%</b>	<b>47.8%</b>	<b>56.5%</b>	<b>78.6%</b>

**Table II.2.56**  
**Total Households with Housing Problems by Income and Race**  
 Big Horn County  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$18,990	340	0	0	30	0	20	54	444
\$18,991 to \$31,650	175	0	4	0	0	0	35	214
\$31,651 to \$50,640	115	0	4	0	0	4	19	142
\$50,641 to \$63,300	45	0	0	0	0	0	10	55
Above \$63,300	60	0	0	0	0	0	0	60
<b>Total</b>	<b>735</b>	<b>0</b>	<b>8</b>	<b>30</b>	<b>0</b>	<b>24</b>	<b>118</b>	<b>915</b>
<b>Without Housing Problems</b>								
\$0 to \$18,990	210	0	0	0	0	4	24	238
\$18,991 to \$31,650	415	0	0	0	0	0	24	439
\$31,651 to \$50,640	730	0	0	4	0	0	20	754
\$50,641 to \$63,300	545	0	10	0	0	4	15	574
Above \$63,300	1,360	0	4	30	0	14	70	1,478
<b>Total</b>	<b>3,260</b>	<b>0</b>	<b>14</b>	<b>34</b>	<b>0</b>	<b>22</b>	<b>153</b>	<b>3,483</b>
<b>Not Computed</b>								
\$0 to \$18,990	34	0	0	0	0	0	0	34
\$18,991 to \$31,650	0	0	0	0	0	0	0	0
\$31,651 to \$50,640	0	0	0	0	0	0	0	0
\$50,641 to \$63,300	0	0	0	0	0	0	0	0
Above \$63,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>
<b>Total</b>								
\$0 to \$18,990	584	0	0	30	0	24	78	716
\$18,991 to \$31,650	590	0	4	0	0	0	59	653
\$31,651 to \$50,640	845	0	4	4	0	4	39	896
\$50,641 to \$63,300	590	0	10	0	0	4	25	629
Above \$63,300	1,420	0	4	30	0	14	70	1,538
<b>Total</b>	<b>4,029</b>	<b>0</b>	<b>22</b>	<b>64</b>	<b>0</b>	<b>46</b>	<b>271</b>	<b>4,432</b>

Table II.2.57 through Table II.2.60 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 420 white households, 0 black households, 4 Asian households, as well as 89 Hispanic homeowner households.

<b>Table II.2.57</b>								
<b>Percent of Homeowner Households with Severe Housing Problems by Income and Race</b>								
Big Horn County 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$18,990	47.4%	0%	0%	0%	0%	0%	0%	46.2%
\$18,991 to \$31,650	17.2%	0%	100.0%	0%	0%	0%	44.4%	21.4%
\$31,651 to \$50,640	5.7%	0%	0%	0%	0%	0%	0%	5.4%
\$50,641 to \$63,300	2.1%	0%	0%	0%	0%	0%	0%	2.0%
Above \$63,300	2.0%	0%	0%	0%	0%	0%	0%	1.9%
<b>Total</b>	<b>10.1%</b>	<b>0</b>	<b>22.2%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>14.8%</b>	<b>10.2%</b>
<b>Without A Severe Housing Problem</b>								
\$0 to \$18,990	44.9%	0%	0%	0%	0%	0%	100.0%	46.2%
\$18,991 to \$31,650	82.8%	0%	0%	0%	0%	0%	55.6%	78.6%
\$31,651 to \$50,640	94.3%	0%	100.0%	0%	0%	100.0%	100.0%	94.6%
\$50,641 to \$63,300	97.9%	0%	100.0%	0%	0%	100.0%	100.0%	98.0%
Above \$63,300	98.0%	0%	0%	100.0%	0%	100.0%	100.0%	98.1%
<b>Total</b>	<b>88.9%</b>	<b>0%</b>	<b>77.8%</b>	<b>100.0%</b>	<b>0%</b>	<b>100.0%</b>	<b>85.2%</b>	<b>88.9%</b>

**Table II.2.58**  
**Percent of Renter Households with Severe Housing Problems by Income and Race**  
 Big Horn County  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$18,990	36.8%	0%	0%	100.0%	0%	0%	71.4%	47.1%
\$18,991 to \$31,650	3.7%	0%	0%	0%	0%	0%	21.1%	4.8%
\$31,651 to \$50,640	6.2%	0%	0%	0%	0%	0%	100.0%	11.6%
\$50,641 to \$63,300	0%	0%	0%	0%	0%	0%	0%	0%
Above \$63,300	7.1%	0%	0%	0%	0%	0%	0%	5.3%
<b>Total</b>	<b>11.4%</b>	<b>0%</b>	<b>0%</b>	<b>88.2%</b>	<b>0%</b>	<b>0%</b>	<b>49.6%</b>	<b>17.8%</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$18,990	61.3%	0%	0%	0%	0%	100.0%	28.6%	51.7%
\$18,991 to \$31,650	96.3%	0%	0%	0%	0%	0%	78.9%	95.2%
\$31,651 to \$50,640	93.8%	0%	0%	100.0%	0%	0%	0%	88.4%
\$50,641 to \$63,300	100.0%	0%	0%	0%	0%	0%	0%	100.0%
Above \$63,300	92.9%	0%	100.0%	0%	0%	100.0%	100.0%	94.7%
<b>Total</b>	<b>88.2%</b>	<b>0%</b>	<b>100.0%</b>	<b>11.8%</b>	<b>0%</b>	<b>100.0%</b>	<b>50.4%</b>	<b>81.9%</b>



<b>Table II.2.59</b> <b>Percent of Total Households with Severe Housing Problems by Income and Race</b> Big Horn County 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$18,990	43.8%	0%	0%	100.0%	0%	0%	62.5%	46.6%
\$18,991 to \$31,650	11.0%	0%	100.0%	0%	0%	0%	37.5%	14.1%
\$31,651 to \$50,640	5.9%	0%	0%	0%	0%	0%	37.5%	7.2%
\$50,641 to \$63,300	1.7%	0%	0%	0%	0%	0%	0%	1.6%
Above \$63,300	2.5%	0%	0%	0%	0%	0%	0%	2.3%
<b>Total</b>	<b>10.4%</b>	<b>0%</b>	<b>18.2%</b>	<b>46.9%</b>	<b>0%</b>	<b>0%</b>	<b>32.5%</b>	<b>12.2%</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$18,990	50.5%	0%	0%	0%	0%	100.0%	37.5%	48.7%
\$18,991 to \$31,650	89.0%	0%	0%	0%	0%	0%	62.5%	85.9%
\$31,651 to \$50,640	94.1%	0%	100.0%	100.0%	0%	100.0%	62.5%	92.8%
\$50,641 to \$63,300	98.3%	0%	100.0%	0%	0%	100.0%	100.0%	98.4%
Above \$63,300	97.5%	0%	100.0%	100.0%	0%	100.0%	100.0%	97.7%
<b>Total</b>	<b>88.8%</b>	<b>0%</b>	<b>81.8%</b>	<b>53.1%</b>	<b>0%</b>	<b>100.0%</b>	<b>67.5%</b>	<b>87.0%</b>

**Table II.2.60**  
**Total Households with Severe Housing Problems by Income and Race**  
 Big Horn County  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$18,990	260	0	0	30	0	0	50	340
\$18,991 to \$31,650	65	0	4	0	0	0	24	93
\$31,651 to \$50,640	50	0	0	0	0	0	15	65
\$50,641 to \$63,300	10	0	0	0	0	0	0	10
Above \$63,300	35	0	0	0	0	0	0	35
<b>Total</b>	<b>420</b>	<b>0</b>	<b>4</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>543</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$18,990	300	0	0	0	0	25	30	355
\$18,991 to \$31,650	525	0	0	0	0	0	40	565
\$31,651 to \$50,640	800	0	4	4	0	4	25	837
\$50,641 to \$63,300	575	0	10	0	0	4	20	609
Above \$63,300	1,385	0	4	30	0	14	70	1,503
<b>Total</b>	<b>3,585</b>	<b>0</b>	<b>18</b>	<b>34</b>	<b>0</b>	<b>47</b>	<b>185</b>	<b>3,869</b>
<b>Not Computed</b>								
\$0 to \$18,990	34	0	0	0	0	0	0	34
\$18,991 to \$31,650	0	0	0	0	0	0	0	0
\$31,651 to \$50,640	0	0	0	0	0	0	0	0
\$50,641 to \$63,300	0	0	0	0	0	0	0	0
Above \$63,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>
<b>Total</b>								
\$0 to \$18,990	594	0	0	30	0	25	80	729
\$18,991 to \$31,650	590	0	4	0	0	0	64	658
\$31,651 to \$50,640	850	0	4	4	0	4	40	902
\$50,641 to \$63,300	585	0	10	0	0	4	20	619
Above \$63,300	1,420	0	4	30	0	14	70	1,538
<b>Total</b>	<b>4,039</b>	<b>0</b>	<b>22</b>	<b>64</b>	<b>0</b>	<b>47</b>	<b>274</b>	<b>4,446</b>

Housing problems are explored by type and income in Table II.2.61 and Table II.2.62. More than 380 households have a cost burden and 408 have a severe cost burden. Some 105 renter households are impacted by cost burdens, and 154 are impacted by severe cost burdens. On the other hand, some 275 owner-occupied households have cost burdens, and 254 have severe cost burdens. Overall there are 3,490 households without a housing problem.

<b>Table II.2.61</b>						
<b>Percent of Housing Problems by Income and Tenure</b>						
Big Horn County						
2012–2016 HUD CHAS Data						
<b>Housing Problem</b>	<b>\$0 to \$18,990</b>	<b>\$18,991 to \$31,650</b>	<b>\$31,651 to \$50,640</b>	<b>\$50,641 to \$63,300</b>	<b>Above \$63,300</b>	<b>Total</b>
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	100.0%	28.6%	100.0%	100.0%	100.0%	80.4%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	50.0%	0%	0%	0%	0%	12.1%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50.0%	100.0%	40.0%	100.0%	0%	62.9%
Housing cost burden greater than 50% of income (and none of the above problems)	50.0%	93.8%	100.0%	100.0%	100.0%	62.3%
Housing cost burden greater than 30% of income (and none of the above problems)	66.7%	52.0%	88.2%	100.0%	100.0%	72.4%
Zero/negative income (and none of the above problems)	88.2%	0%	0%	0%	0%	88.2%
Has none of the 4 housing problems	46.0%	51.1%	70.9%	80.7%	87.8%	75.4%
<b>Total</b>	<b>54.5%</b>	<b>56.1%</b>	<b>71.2%</b>	<b>82.5%</b>	<b>87.4%</b>	<b>73.4%</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0%	71.4%	0%	0%	0%	19.6%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	50.0%	0%	100.0%	0%	100.0%	87.9%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50.0%	0%	60.0%	0%	100.0%	37.1%
Housing cost burden greater than 50% of income (and none of the above problems)	50.0%	6.2%	0%	0%	0%	37.7%
Housing cost burden greater than 30% of income (and none of the above problems)	33.3%	48.0%	11.8%	0%	0%	27.6%
Zero/negative income (and none of the above problems)	11.8%	0%	0%	0%	0%	11.8%
Has none of the 4 housing problems	54.0%	48.9%	29.1%	19.3%	12.2%	24.6%
<b>Total</b>	<b>45.5%</b>	<b>43.9%</b>	<b>28.8%</b>	<b>17.5%</b>	<b>12.6%</b>	<b>26.6%</b>

**Table II.2.62**  
**Housing Problems by Income and Tenure**  
 Big Horn County  
 2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$18,990	\$18,991 to \$31,650	\$31,651 to \$50,640	\$50,641 to \$63,300	Above \$63,300	Total
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	25	4	4	4	4	41
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	15	10	10	0	39
Housing cost burden greater that 50% of income (and none of the above problems)	150	60	20	4	20	254
Housing cost burden greater than 30% of income (and none of the above problems)	70	65	75	40	25	275
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	115	225	535	460	1,295	2,630
<b>Total</b>	<b>398</b>	<b>369</b>	<b>644</b>	<b>518</b>	<b>1,344</b>	<b>3,273</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	10	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	15	0	10	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	15	0	4	23
Housing cost burden greater that 50% of income (and none of the above problems)	150	4	0	0	0	154
Housing cost burden greater than 30% of income (and none of the above problems)	35	60	10	0	0	105
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	135	215	220	110	180	860
<b>Total</b>	<b>332</b>	<b>289</b>	<b>260</b>	<b>110</b>	<b>194</b>	<b>1,185</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	25	14	4	4	4	51
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	8	0	15	0	10	33
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	8	15	25	10	4	62
Housing cost burden greater that 50% of income (and none of the above problems)	300	64	20	4	20	408
Housing cost burden greater than 30% of income (and none of the above problems)	105	125	85	40	25	380
Zero/negative income (and none of the above problems)	34	0	0	0	0	34
Has none of the 4 housing problems	250	440	755	570	1,475	3,490
<b>Total</b>	<b>730</b>	<b>658</b>	<b>904</b>	<b>628</b>	<b>1,538</b>	<b>4,458</b>

## Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 22.9 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 57.0 percent of elderly non-family and 21.1 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.2.63

Table II.2.64 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 111 renter occupied households faced cost burdens, compared to 280 owner occupied households. Of these, there are 43 renter households with incomes less than 30 percent HAMFI facing housing problems.

**Table II.2.63**  
**Owner-Occupied Households by Income and Family Status and Cost Burden**  
 Big Horn County  
 2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
<b>No Cost Burden</b>						
\$0 to \$18,990	4	35	15	60	30	144
\$18,991 to \$31,650	45	35	20	125	20	245
\$31,651 to \$50,640	160	180	60	100	50	550
\$50,641 to \$63,300	210	135	50	50	25	470
Above \$63,300	310	600	165	110	115	1,300
<b>Total</b>	<b>729</b>	<b>985</b>	<b>310</b>	<b>445</b>	<b>240</b>	<b>2,709</b>
<b>Cost Burden</b>						
\$0 to \$18,990	10	20	0	30	10	70
\$18,991 to \$31,650	15	15	10	4	20	64
\$31,651 to \$50,640	10	30	15	15	10	80
\$50,641 to \$63,300	4	20	0	15	4	43
Above \$63,300	15	4	4	0	0	23
<b>Total</b>	<b>54</b>	<b>89</b>	<b>29</b>	<b>64</b>	<b>44</b>	<b>280</b>
<b>Severe Cost Burden</b>						
\$0 to \$18,990	20	10	4	55	60	149
\$18,991 to \$31,650	35	15	0	10	10	70
\$31,651 to \$50,640	4	10	0	4	4	22
\$50,641 to \$63,300	0	4	0	0	0	4
Above \$63,300	4	10	4	0	0	18
<b>Total</b>	<b>63</b>	<b>49</b>	<b>8</b>	<b>69</b>	<b>74</b>	<b>263</b>
<b>Cost Burden Not Computed</b>						
\$0 to \$18,990	20	4	0	4	4	32
\$18,991 to \$31,650	0	0	0	0	0	0
\$31,651 to \$50,640	0	0	0	0	0	0
\$50,641 to \$63,300	0	0	0	0	0	0
Above \$63,300	0	0	0	0	0	0
<b>Total</b>	<b>20</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>32</b>
<b>Total</b>						
\$0 to \$18,990	54	69	19	149	104	395
\$18,991 to \$31,650	95	65	30	139	50	379
\$31,651 to \$50,640	174	220	75	119	64	652
\$50,641 to \$63,300	214	159	50	65	29	517
Above \$63,300	329	614	173	110	115	1,341
<b>Total</b>	<b>866</b>	<b>1,127</b>	<b>347</b>	<b>582</b>	<b>362</b>	<b>3,284</b>

<b>Table II.2.64</b>						
<b>Renter-Occupied Households by Income and Family Status and Cost Burden</b>						
Big Horn County 2012–2016 HUD CHAS Data						
<b>Income</b>	<b>Elderly Family</b>	<b>Small Family</b>	<b>Large Family</b>	<b>Elderly Non-Family</b>	<b>Other Household</b>	<b>Total</b>
<b>No Cost Burden</b>						
\$0 to \$18,990	4	40	0	55	35	134
\$18,991 to \$31,650	4	40	20	65	95	224
\$31,651 to \$50,640	30	85	50	35	50	250
\$50,641 to \$63,300	0	70	20	10	10	110
Above \$63,300	4	95	15	10	70	194
<b>Total</b>	<b>42</b>	<b>330</b>	<b>105</b>	<b>175</b>	<b>260</b>	<b>912</b>
<b>Cost Burden</b>						
\$0 to \$18,990	0	0	4	35	4	43
\$18,991 to \$31,650	0	30	0	30	0	60
\$31,651 to \$50,640	0	0	0	4	4	8
\$50,641 to \$63,300	0	0	0	0	0	0
Above \$63,300	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>30</b>	<b>4</b>	<b>69</b>	<b>8</b>	<b>111</b>
<b>Severe Cost Burden</b>						
\$0 to \$18,990	0	55	4	50	40	149
\$18,991 to \$31,650	0	0	0	0	4	4
\$31,651 to \$50,640	0	0	0	0	0	0
\$50,641 to \$63,300	0	0	0	0	0	0
Above \$63,300	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>55</b>	<b>4</b>	<b>50</b>	<b>44</b>	<b>153</b>
<b>Cost Burden Not Computed</b>						
\$0 to \$18,990	0	0	0	0	4	4
\$18,991 to \$31,650	0	0	0	0	0	0
\$31,651 to \$50,640	0	0	0	0	0	0
\$50,641 to \$63,300	0	0	0	0	0	0
Above \$63,300	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>
<b>Total</b>						
\$0 to \$18,990	4	95	8	140	83	330
\$18,991 to \$31,650	4	70	20	95	99	288
\$31,651 to \$50,640	30	85	50	39	54	258
\$50,641 to \$63,300	0	70	20	10	10	110
Above \$63,300	4	95	15	10	70	194
<b>Total</b>	<b>42</b>	<b>415</b>	<b>113</b>	<b>294</b>	<b>316</b>	<b>1,180</b>

In total, some 383 households face cost burdens, and 414 face severe cost burdens. This includes 273 owner households and 110 renter households with a cost burden, as seen in Table II.2.65.

<b>Table II.2.65</b>					
<b>Households with Cost Burden by Tenure and Race</b>					
Big Horn County					
2012–2016 HUD CHAS Data					
<b>Race</b>	<b>No Cost Burden</b>	<b>Cost Burden</b>	<b>Severe Cost Burden</b>	<b>Not Computed</b>	<b>Total</b>
<b>Owner-Occupied</b>					
White	2,565	240	240	30	3,075
Black	0	0	0	0	0
Asian	10	4	4	0	18
American Indian	30	0	0	0	30
Pacific Islander	0	0	0	0	0
Other Race	10	4	0	0	14
Hispanic	100	25	15	0	140
<b>Total</b>	<b>2,715</b>	<b>273</b>	<b>259</b>	<b>30</b>	<b>3,277</b>
<b>Renter-Occupied</b>					
White	800	80	75	4	959
Black	0	0	0	0	0
Asian	4	0	0	0	4
American Indian	4	0	30	0	34
Pacific Islander	0	0	0	0	0
Other Race	15	20	0	0	35
Hispanic	80	10	50	0	140
<b>Total</b>	<b>903</b>	<b>110</b>	<b>155</b>	<b>4</b>	<b>1,172</b>
<b>Total</b>					
White	3,365	320	315	34	4,034
Black	0	0	0	0	0
Asian	14	4	4	0	22
American Indian	34	0	30	0	64
Pacific Islander	0	0	0	0	0
Other Race	25	24	0	0	49
Hispanic	180	35	65	0	280
<b>Total</b>	<b>3,618</b>	<b>383</b>	<b>414</b>	<b>34</b>	<b>4,449</b>



## Lead-Based Paint Risks

Table II.2.66 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 335 households built between 1940 and 1979 with young children present, and 122 built prior to 1939.

<b>Table II.2.66</b> <b>Vintage of Households by Income and Presence of Young Children</b> Big Horn County 2012–2016 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
<b>Built 1939 or Earlier</b>			
\$0 to \$18,990	14	105	119
\$18,991 to \$31,650	19	110	129
\$31,651 to \$50,640	50	160	210
\$50,641 to \$63,300	4	105	109
Above \$63,300	35	250	285
<b>Total</b>	<b>122</b>	<b>730</b>	<b>852</b>
<b>Built 1940 to 1979</b>			
\$0 to \$18,990	65	350	415
\$18,991 to \$31,650	45	365	410
\$31,651 to \$50,640	80	385	465
\$50,641 to \$63,300	40	235	275
Above \$63,300	105	555	660
<b>Total</b>	<b>335</b>	<b>1,890</b>	<b>2,225</b>
<b>Built 1980 or Later</b>			
\$0 to \$18,990	14	165	179
\$18,991 to \$31,650	8	115	123
\$31,651 to \$50,640	55	175	230
\$50,641 to \$63,300	25	215	240
Above \$63,300	114	475	589
<b>Total</b>	<b>216</b>	<b>1,145</b>	<b>1,361</b>
<b>Total</b>			
\$0 to \$18,990	93	620	713
\$18,991 to \$31,650	72	590	662
\$31,651 to \$50,640	185	720	905
\$50,641 to \$63,300	69	555	624
Above \$63,300	254	1,280	1,534
<b>Total</b>	<b>673</b>	<b>3,765</b>	<b>4,438</b>

## Elderly Housing Needs

Table II.2.67 shows the rate of housing problems for elderly households. Some 275 elderly and 129 extra-elderly households have housing problems. Of these, some 145 elderly households with housing problems have incomes less than 30 percent HAMFI, and 70 extra-elderly households have incomes below 30 percent HAMFI.

<b>Table II.2.67</b> <b>Households with Housing Problems by Income and Elderly Status</b> Big Horn County 2012–2016 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
<b>With Housing Problems</b>				
\$0 to \$18,990	145	70	230	445
\$18,991 to \$31,650	60	45	115	220
\$31,651 to \$50,640	25	14	115	154
\$50,641 to \$63,300	25	0	25	50
Above \$63,300	20	0	40	60
<b>Total</b>	<b>275</b>	<b>129</b>	<b>525</b>	<b>929</b>
<b>Without Housing Problems</b>				
\$0 to \$18,990	90	40	120	250
\$18,991 to \$31,650	125	125	190	440
\$31,651 to \$50,640	190	165	400	755
\$50,641 to \$63,300	205	65	300	570
Above \$63,300	409	44	1,015	1,468
<b>Total</b>	<b>1,019</b>	<b>439</b>	<b>2,025</b>	<b>3,483</b>
<b>Not Computed</b>				
\$0 to \$18,990	15	10	8	33
\$18,991 to \$31,650	0	0	0	0
\$31,651 to \$50,640	0	0	0	0
\$50,641 to \$63,300	0	0	0	0
Above \$63,300	0	0	0	0
<b>Total</b>	<b>15</b>	<b>10</b>	<b>8</b>	<b>33</b>
<b>Total</b>				
\$0 to \$18,990	250	120	358	728
\$18,991 to \$31,650	185	170	305	660
\$31,651 to \$50,640	215	179	515	909
\$50,641 to \$63,300	230	65	325	620
Above \$63,300	429	44	1,055	1,528
<b>Total</b>	<b>1,309</b>	<b>578</b>	<b>2,558</b>	<b>4,445</b>

## Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2018, the average sales price in Big Horn County was \$149,601. This represented a change of 1.9 percent from the previous year. Wyoming's average was \$325,777, a change of 11.3 percent over the previous year. Table II.2.68 compares the average sales prices between 2000 and 2018.

Year	Average Price (\$)	Median Sales Price	Number of Sales	Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	68,816	.	66	.	131,207	.
2001	76,263	.	87	10.8	128,771	-1.9
2002	72,670	.	83	-4.7	138,295	7.4
2003	73,526	.	98	1.2	148,276	7.2
2004	76,279	.	98	3.7	159,558	7.6
2005	80,607	.	1	5.7	178,183	11.7
2006	87,384	.	156	8.4	219,438	23.2
2007	107,966	.	145	23.6	265,044	20.8
2008	109,295	.	96	1.2	256,045	-3.4
2009	89,239	.	9	-18.4	241,622	-5.6
2010	124,608	110,000	71	39.6	250,958	3.9
2011	126,574	113,000	48	1.6	241,301	-3.8
2012	132,077	135,000	13	4.3	266,406	10.4
2013	121,780	115,000	65	-7.8	281,345	5.6
2014	135,793	127,500	92	11.5	263,432	11.5
2015	147,707	134,000	93	8.8	275,611	4.6
2016	140,445	131,000	69	-4.9	280,428	1.7
2017	146,804	131,500	66	4.5	292,759	4.4
2018	149,601	137500.0	76	1.9	325,777	11.3

## Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.2.69, of the 112 loans in 2018, 60 loans were for Home Purchases, 5 were for Home Improvement and 40 were for refinancing.

<b>Table II.2.69</b> <b>Owner-Occupied Single-Family Home Loans by Loan Type</b> Big Horn County 2008 – 2018 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	32	11	59	102
2009	20	9	74	103
2010	43	6	72	121
2011	23	7	51	81
2012	43	5	81	129
2013	50	6	68	124
2014	60	5	48	113
2015	56	6	58	120
2016	59	3	71	133
2017	63	7	68	138
2018	60	5	40	112

Table II.2.70, shows the average loan value by loan type. In 2008, average home purchase loans was 136,535 dollars in 2012 and 157,833 dollars in 2018. Overall, average loans were 128,471 dollars in 2008 and 143,482 dollars in 2018.

<b>Table II.2.70</b> <b>Owner-Occupied Single-Family Home Loans by Average Loan Amount</b> Big Horn County 2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$120,531	\$50,455	\$147,322	\$128,471
2009	\$145,750	\$89,333	\$128,824	\$128,660
2010	\$119,767	\$51,667	\$143,847	\$130,719
2011	\$154,087	\$37,571	\$150,980	\$142,062
2012	\$136,535	\$75,200	\$146,407	\$140,357
2013	\$148,820	\$12,500	\$234,059	\$188,968
2014	\$142,367	\$144,000	\$126,104	\$135,531
2015	\$175,625	\$71,000	\$154,931	\$160,392
2016	\$163,678	\$107,667	\$173,014	\$167,398
2017	\$168,556	\$124,286	\$151,485	\$157,899
2018	\$157,833	\$103,000	\$132,750	\$143,482

Table II.2.71, shows the total volume of owner-occupied single-family loans. In 2008, the average home purchase loans was 5,871,000 dollars in 2012 and 9,470,000 dollars in 2018. Overall, average loans were 13,104,000 dollars in 2008 and 16,070,000 dollars in 2018.

<b>Table II.2.71</b> <b>Total Volume of Owner-Occupied Single-Family Loans</b> Big Horn County 2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$3,857,000	\$555,000	\$8,692,000	\$13,104,000
2009	\$2,915,000	\$804,000	\$9,533,000	\$13,252,000
2010	\$5,150,000	\$310,000	\$10,357,000	\$15,817,000
2011	\$3,544,000	\$263,000	\$7,700,000	\$11,507,000
2012	\$5,871,000	\$376,000	\$11,859,000	\$18,106,000
2013	\$7,441,000	\$75,000	\$15,916,000	\$23,432,000
2014	\$8,542,000	\$720,000	\$6,053,000	\$15,315,000
2015	\$9,835,000	\$426,000	\$8,986,000	\$19,247,000
2016	\$9,657,000	\$323,000	\$12,284,000	\$22,264,000
2017	\$10,619,000	\$870,000	\$10,301,000	\$21,790,000
2018	\$9,470,000	\$515,000	\$5,310,000	\$16,070,000

## Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2019<sup>5</sup>. From November 2019 through January of 2020<sup>6</sup>, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 27 surveys were completed by property managers in Big Horn County. Of the 178 rental units surveyed 18 were vacant, indicating a vacancy rate of 10.1 percent. Table II.2.72 presents some basic statistics about the completed surveys. Diagram II.2.14 shows the historical vacancy rate from Big Horn County and Wyoming over the period of June 2001 to December 2019.

Table II.2.72 Total Units, Vacant Units, and Vacancy Rate Big Horn County RVS Data, December 2003 – December 2019				
Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
2004a	18	220	19	8.6
2004b	16	137	15	11.0
2005a	23	194	12	6.2
2005b	22	202	17	8.4
2006a	23	190	13	6.8
2006b	26	241	8	3.3
2007a	20	241	5	2.1
2007b	17	198	3	1.5
2008a	18	234	7	3.0
2008b	24	257	12	4.7
2009a	26	203	10	4.9
2009b	26	226	32	14.2
2010a	28	190	19	10.0
2010b	29	190	26	13.7
2011a	30	249	11	4.4
2011b	35	245	14	5.7
2012a	40	329	20	6.1
2012b	39	265	18	6.8
2013a	38	269	16	6.0
2013b	35	159	12	7.6
2014a	45	206	10	4.9
2014b	45	315	19	6.0
2015a	44	356	18	5.1
2015b	32	238	17	7.1
2016a	35	214	19	8.9
2016b	35	216	18	8.3
2017a	30	174	14	8.0
2017b	31	146	6	4.1
2018a	34	230	12	5.7
2018b	29	181	9	5.0
2019a	35	222	13	5.9
2019b	27	178	18	10.1

<sup>5</sup> Those signified as *a* in the “year” column of Table II.1.27 are conducted in June/July of each year. Those signified as *b* are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

<sup>6</sup> Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.2.14  
Vacancy Rates by Year**

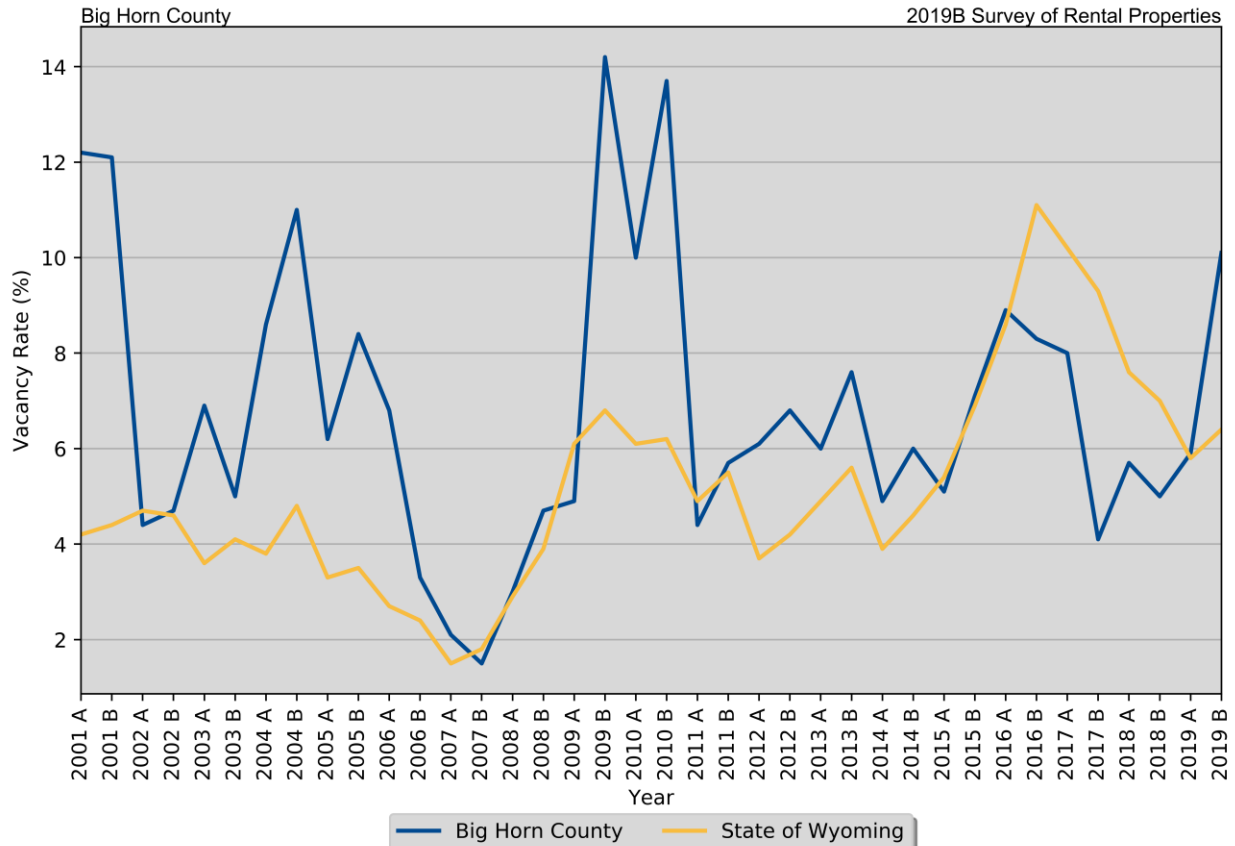


Diagram II.2.15 shows the average rent of single-family and apartment units in Big Horn County. In 2019, rents for single-family units were \$559.6 and average rents for apartments were \$470.3.

**Diagram II.2.15**  
**Average Rent of Single Family and Apartment Units**

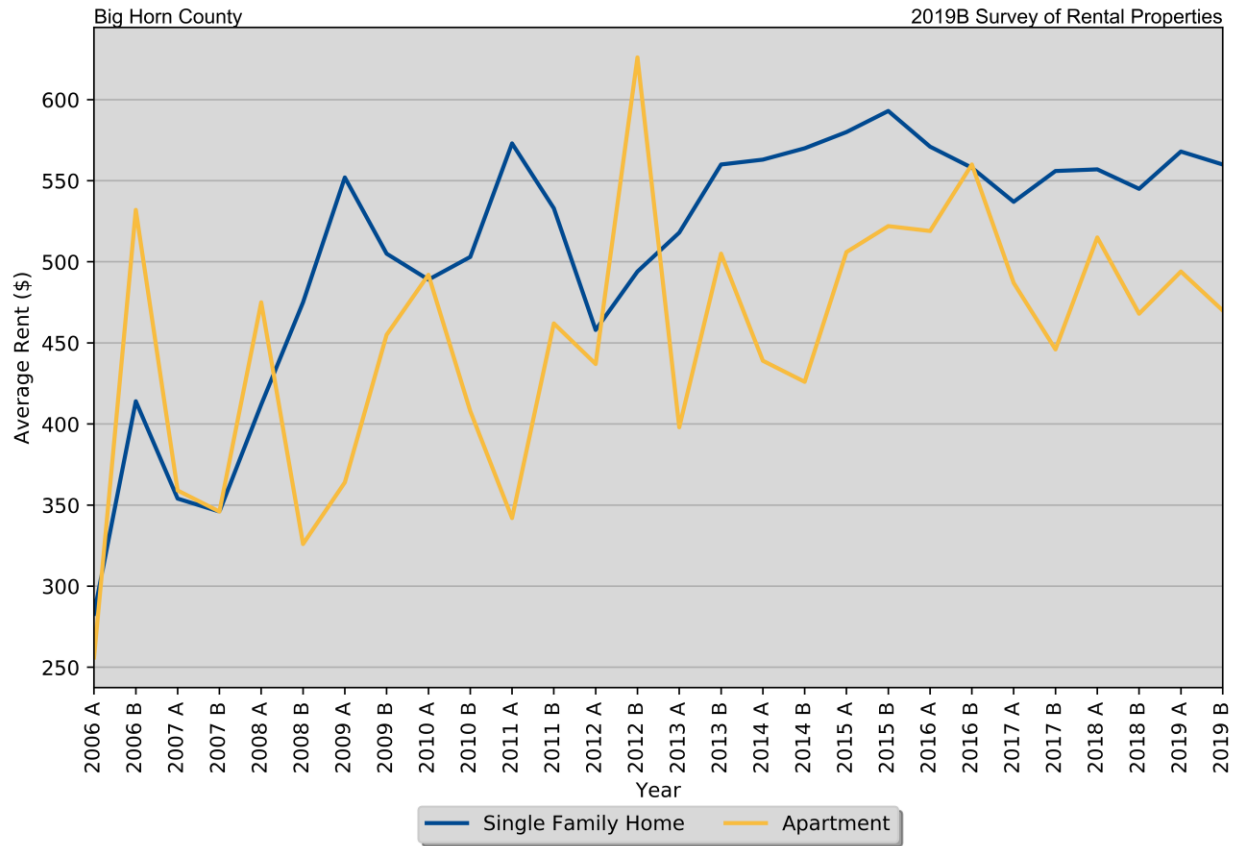




Table II.2.73, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 26 single family units in Big Horn County, with 0 of them available. This translates into a vacancy rate of 0 percent in Big Horn County, which compares to a single family vacancy rate of 3.9 percent for the State . There were 92 apartment units reported in the survey, with 22 of them available, which resulted in a vacancy rate of 23.9 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

<b>Table II.2.73</b>			
<b>Rental Vacancy Survey by Type</b>			
Big Horn County			
2019B Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	26	0	0%
Apartments	92	22	23.9%
Mobile Homes	17	1	5.9%
"Other" Units	0	0	0%
Don't Know	41	-5	-12.2%
<b>Total</b>	<b>178</b>	<b>18</b>	<b>10.1%</b>

Table II.2.74, reports units by bedroom size. As can be seen there were 33 two-bedroom apartment units and 3 three bedroom units. Overall, the 55 two-bedroom units accounted for 30.9 percent of all units, and the 18 three bedroom units accounted for 10.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 66 units listed as "Don't Know". Additional details for additional unit types are reported below.

<b>Table II.2.74</b>							
<b>Rental Units by Number of Bedrooms</b>							
Big Horn County							
2019B Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>"Other" Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	0	0	1	0	0	.	1
One	8	0	30	0	0	.	38
Two	16	2	33	4	0	.	55
Three	2	0	3	13	0	.	18
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	25	0	0	41	66
<b>Total</b>	<b>26</b>	<b>2</b>	<b>92</b>	<b>17</b>	<b>0</b>	<b>41</b>	<b>178</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.2.75, Two bedroom apartments were the most available apartment units.

<b>Table II.2.75</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Big Horn County 2019B Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	0	0	0	0	0		0
Two	0	0	4	0	0		4
Three	0	0	0	1	0		1
Four	0	0	0	0	0		0
Five	0	0	0	0	0		0
Don’t Know	0	0	18	0	0	-5	13.0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>1</b>	<b>0</b>	<b>-5</b>	<b>18</b>

Table II.2.76, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 7.3 percent and three bedroom units had a vacancy rate of 7.3 percent.

<b>Table II.2.76</b> <b>Vacancy Rates by Number of Bedrooms</b> Big Horn County 2019B Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0%	0%	0%	0%	0%		0
One	0%	0%	0%	0%	0%		0
Two	0%	0%	12.1%	0%	0%		7.3
Three	0%	0%	0%	7.7%	0%		5.6
Four	0%	0%	0%	0%	0%		0
Five	0%	0%	0%	0%	0%		0
Don’t Know	0%	0%	72.0%	0%	0%	-	19.7
						12.2%	
<b>Total</b>	<b>0%</b>	<b>0%</b>	<b>23.9%</b>	<b>5.9%</b>	<b>0%</b>	<b>-</b>	<b>18</b>
						<b>12.2%</b>	

Table II.2.77 displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

<b>Table II.2.77</b> <b>Single Family Units by Bedroom Size</b> Big Horn County 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	8	0	0%
Two	16	0	0%
Three	2	0	0%
Four	0	0	0%
Don’t know	0	0	0%
<b>Total</b>	<b>26</b>	<b>0</b>	<b>0%</b>

Table II.2.78 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 12.1 percent.

<b>Table II.2.78</b> <b>Apartment Units by Bedroom Size</b> Big Horn County 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	0	0%
One	30	0	0%
Two	33	4	12.1%
Three	3	0	0%
Four	0	0	0%
Don’t know	25	18	72.0%
<b>Total</b>	<b>92</b>	<b>22</b>	<b>23.9%</b>

Average market-rate rents by unit type are shown in Table II.2.79. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

<b>Table II.2.79</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Big Horn County						
2019B Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$.	\$.	\$375	\$.	\$.	\$375
One	\$544	\$.	\$442	\$.	\$.	\$500
Two	\$554	\$650	\$500	\$525	\$.	\$546
Three	\$500	\$.	\$600	\$569	\$.	\$563
Four	\$.	\$.	\$.	\$.	\$.	\$.
Five	\$.	\$.	\$.	\$.	\$.	\$0
<b>Total</b>	<b>\$559.6</b>	<b>\$650.0</b>	<b>\$470.3</b>	<b>\$575.0</b>	<b>\$0</b>	<b>\$558.2</b>

Table II.2.80, shows vacancy rates for single family units by average rental rates for Big Horn County. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table II.2.80</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Big Horn County			
2019B Survey of Rental Properties			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	16	0	0%
\$500 to \$750	10	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
<b>Total</b>	<b>26</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table II.2.81. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 19.0 percent.

<b>Table II.2.81</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Big Horn County 2019B Survey of Rental Properties			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	9	0	0%
\$500 to \$750	21	4	19.0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	62	18	29.0%
<b>Total</b>	<b>92</b>	<b>22</b>	<b>23.9%</b>

Table II.2.82, displays units designed to serve elderly occupants. In the most recent survey there were 27 units designed for elderly occupants, of which 1 units were available, which indicates a vacancy rate of 3.7.

<b>Table II.2.82</b>	
<b>Units Designed for Elderly Occupants</b>	
Big Horn County 2019B Survey of Rental Properties	
<b>Elderly</b>	<b>Units</b>
Elderly Units	27
Available Elderly Units	1
<b>Elderly Vacancy Rate</b>	<b>3.7%</b>

Table II.2.83, shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0 percent of available units are expected to be on the market for less than seven days. An additional 2 units, or 11.1 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 0 units, or 0 percent are expected to be on the market for 90 days.

<b>Table II.2.83</b>		
<b>Number of Estimated Days to Fill a Vacant Unit</b>		
Big Horn County 2019B Survey of Rental Properties		
<b>Average Days</b>	<b>Number of Units</b>	<b>Percent of Total</b>
Less than 7 days	0	0%
7 to 30 days	2	11.1%
31 to 60 days	3	16.7%
61 to 90 days	4	22.2%
More than 90 days	0	0%
Unknown	9	50.0%
<b>Total</b>	<b>18</b>	<b>100.0%</b>

Respondents were asked if utilities are included in the rent, responses are shown in Table II.2.84, 15 respondents, or 62.5 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.2.85. There were 57 respondents who included electricity, 20 respondents who included natural gas, 89 respondents who included water and sewer and 87 respondents included trash collection in the rent.

<b>Table II.2.84</b> <b>Are there any utilities included with the rent?</b> Big Horn County 2019B Survey of Rental Properties	
Period	Respondent
Yes	15
No	9
<b>% Offering Utilities</b>	<b>62.5%</b>

<b>Table II.2.85</b> <b>Which utilities are included with the rent?</b> Big Horn County 2019B Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	57
Natural Gas	20
Propane	1
Water/Sewer	89
Trash Collection	87
Cable Television	4
Other	0

## Perceived Need for Housing Units

Table II.2.86, shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 10 number of persons on the wait list.

Table II.2.87, shows the condition of rental units by unit type for Big Horn County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 97 units were in good condition, or 54.5 percent and 4 units, or 2.2 percent, being in average condition. Details by unit type and condition are displayed.

<b>Table II.2.86</b> <b>Do you keep a waiting list?</b> Big Horn County 2019B Survey of Rental Properties	
Period	Respondent
Yes	6
No	18
<b>Waitlist Size</b>	<b>10</b>

<b>Table II.2.87</b> <b>Condition by Unit Type</b> Big Horn County 2019B Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	1	0.6%
Average	4	2.2%
Good	97	54.5%
Excellent	26	14.6%
Don't Know	0	0%
<b>Total</b>	<b>178</b>	<b>100.0%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.2.88, 2 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

<b>Table II.2.88</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Big Horn County 2019B Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	2
<b>Total</b>	<b>4</b>

Table II.2.89, shows the most common answers from the 2019 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Big Horn County had a total of 9 respondents, with an average persons per household of 2 people. Of new residents to Big Horn County, 50.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 44.4 percent of respondents renting their residence. The average rent was \$548.75. When asked if they were satisfied with their current housing, 77.8 percent said they were satisfied with their current housing.

<b>Table II.2.89</b> <b>Most Replied Response</b> Big Horn County HNA Survey: Calendar Year 2019	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	9
Number of persons in household (Average)	2
Current age	25 to 34 years old (25.0%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (44.4%)
In which industry are you primarily employed	Other (33.3%)
Highest education level completed	High School Diploma/GED (22.2%)
Total household income from all sources	\$50,000 to \$74,999 dollars (50.0%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (66.7%)
Do you own or rent	Rent (44.4%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	1.3
Average mortgage payment	\$
Average rental payment	\$548.75
Are you satisfied with your current housing	Satisfied with current housing (77.8%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	(%)
Expected building price	Not sure (100%)
Expected rental price	(%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending if they were buying an existing unit, and Not sure if anticipated building a new unit. Of those respondents who wished to rent, the most common response, percent of respondents, anticipated spending .



## 2019 Household Forecast

The 2019 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2018 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2018 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

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

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.2.90, shows the current CHAS housing problem estimates for the period of 2012-2016. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 619 owner occupied and 320 renter occupied households experiencing a housing problem.

<b>Table II.2.90</b>			
<b>Households with Housing Problems by Income</b>			
Big Horn County			
2012-2016 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	255	190	445
30.1-50% HAMFI	145	75	220
50.1-80% HAMFI	110	45	155
80.1-95% HAMFI	35	0	35
95 – 115% HAMFI	35	0	35
115.1% HAMFI or more	39	10.0	49
<b>Total</b>	<b>619</b>	<b>320</b>	<b>939</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	110	130	240
30.1-50% HAMFI	225	220	445
50.1-80% HAMFI	535	220	755
80.1-95% HAMFI	325	110	435
95 – 115% HAMFI	340	45	385
115.1% HAMFI or more	1,100	135	1,235
<b>Total</b>	<b>2,635</b>	<b>860</b>	<b>3,495</b>
<b>Not Computed</b>			
30% HAMFI or less	30.0	4.0	34
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
<b>Total</b>	<b>30.0</b>	<b>4.0</b>	<b>34</b>
<b>Total</b>			
30% HAMFI or less	395	324	719
30.1-50% HAMFI	370	295	665
50.1-80% HAMFI	645	265	910
80.1-95% HAMFI	360	110	470
95 – 115% HAMFI	375	45	420
115.1% HAMFI or more	1,139	145	1,284
<b>Total</b>	<b>3,284</b>	<b>1,184</b>	<b>4,468</b>

Table II.2.91, shows the total estimated housing by tenure for Big Horn County. As can be seen, in 2030 there are estimated to be a total of 3,526 owner and 1,244 renter occupied households or a total of 4,770 households. By 2050 there are estimated to be 3,730 owner, 1,298 renter for a total of 5,028 households in Big Horn County.

Table II.2.92, shows the incremental housing demand for Big Horn County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2017, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 228 owner-occupied and 68 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Big Horn County will see an additional 554 households, of which 85 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 112 household's above current 2018 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Year	Owner	Renter	Total
2018	3,298	1,176	4,474
2020	3,339	1,188	4,527
2025	3,437	1,217	4,654
2030	3,526	1,244	4,770
2035	3,598	1,265	4,863
2040	3,654	1,281	4,935
2045	3,696	1,292	4,988
2050	3,730	1,298	5,028

<b>Table II.2.92</b>								
<b>Incremental Housing Demand Forecast</b>								
Big Horn County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	5.0	17.0	27	36	43	48	52
30.1-50%	0	5.0	16	26	34	40	45	49
50.1-80%	0	8.0	27	45	59	70	78	85
80.1-95%	0	4.0	15.0	25	33	39	44	47
95.1-115%	0	5.0	16	26	34	41	45	49
115+%	0	14	48	79	104	123	138	150
<b>Total</b>	<b>0</b>	<b>41</b>	<b>139</b>	<b>228</b>	<b>300</b>	<b>356</b>	<b>398</b>	<b>432</b>
<b>Renter</b>								
0-30%	0	3.0	11	19	24	29	32	33
30.1-50%	0	3.0	10	17	22	26	29	30
50.1-80%	0	3.0	9	15	20	24	26	27
80.1-95%	0	1.0	4.0	6.0	8	10	11	11
95.1-115%	0	0	2.0	3.0	3	4	4	5
115+%	0	1.0	5	8	11	13	14	15
<b>Total</b>	<b>0</b>	<b>12</b>	<b>41</b>	<b>68</b>	<b>89</b>	<b>105</b>	<b>116</b>	<b>122</b>
<b>Total</b>								
0-30%	0	8.0	28	46	60	72	80	85
30.1-50%	0	8.0	26	43	56	66	74	79
50.1-80%	0	11.0	36	60	79	93	104	112
80.1-95%	0	6.0	19	31	41	49	54	59
95.1-115%	0	5.0	17	29	38	45	50	54
115+%	0	16	53	87	115	136	152	165
<b>Total</b>	<b>0</b>	<b>53</b>	<b>180</b>	<b>296</b>	<b>389</b>	<b>461</b>	<b>514</b>	<b>554</b>

Table II.2.93 shows the Incremental Total Housing Need Forecast for Big Horn County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 939 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 1,054 owner and 440 renter occupied households for a total of 1,493 quality households.

**Table II.2.93**  
**Incremental Total Housing Need Forecast**  
 Big Horn County  
 Strong Growth Scenario

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	256	261	273	284	292	299	304	308
30.1-50%	146	150	161	171	179	186	190	194
50.1-80%	110	119	138	155	169	180	189	195
80.1-95%	35	40	50	60	68	74	79	83
95.1-115%	35	40	51	61	69	76	81	84
115+%	39	53	87	118	143	163	177	189
<b>Total</b>	<b>622</b>	<b>663</b>	<b>761</b>	<b>850</b>	<b>922</b>	<b>978</b>	<b>1,020</b>	<b>1,054</b>
<b>Renter</b>								
0-30%	189	192	200	207	213	217	220	222
30.1-50%	74	77	85	91	97	101	103	105
50.1-80%	45	47	54	60	65	68	71	72
80.1-95%	0	1.0	4	6	8	10	11	11
95.1-115%	0	0	2.0	3	3	4	4	5
115+%	10.0	11.0	15	18	21	23	24	25
<b>Total</b>	<b>318</b>	<b>330</b>	<b>359</b>	<b>386</b>	<b>407</b>	<b>423</b>	<b>434</b>	<b>440</b>
<b>Total</b>								
0-30%	445	453	473	491	505	516	524	530
30.1-50%	220	228	246	263	276	286	294	299
50.1-80%	155	166	192	215	234	249	259	267
80.1-95%	35	41	54	66	76	84	90	94
95.1-115%	35	40	53	64	73	80	85	89
115+%	49	65	102	137	164	185	201	214
<b>Total</b>	<b>939</b>	<b>992</b>	<b>1,119</b>	<b>1,235</b>	<b>1,328</b>	<b>1,400</b>	<b>1,453</b>	<b>1,493</b>