

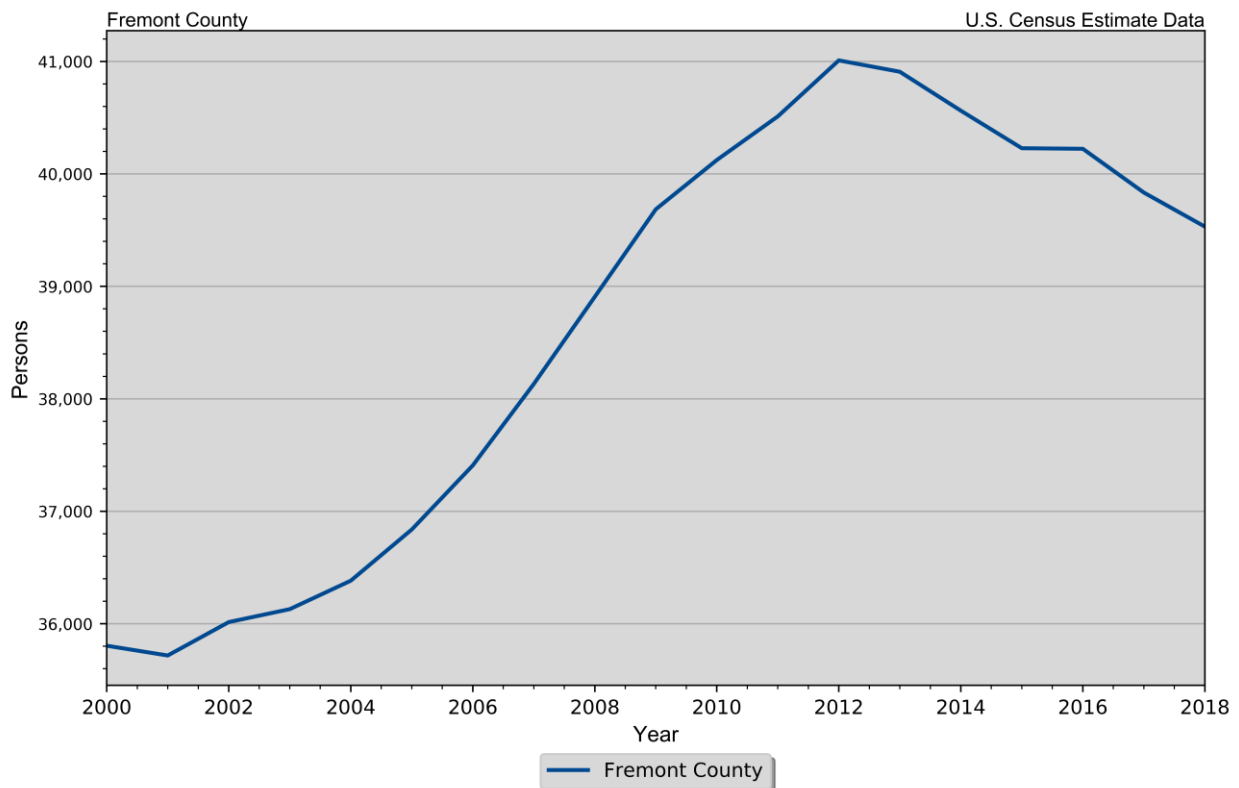
# Fremont County

## Demographics

The Census Bureau’s current census estimates for each year since the 2010 Census are presented in Table II.7.1. The 2018 estimates indicate that the Fremont County’s population decreased from 40,123 in 2010 to 39,531 in 2018, or by -1.0 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 Fremont County since 2000 are displayed below in Diagram II.7.1.

<b>Table II.7.1</b>	
<b>Population Estimates</b>	
Fremont County	
2010-2018 Census Data and Intercensal Estimates	
<b>2010 Census</b>	<b>40,123</b>
2011 Population Estimate	40,511
2012 Population Estimate	41,009
2013 Population Estimate	40,908
2014 Population Estimate	40,562
2015 Population Estimate	40,228
2016 Population Estimate	40,223
2017 Population Estimate	39,834
<b>2018 Population Estimate</b>	<b>39,531</b>

**Diagram II.7.1**  
**Population**



### Population Estimates

The Census Bureau’s current estimates indicate that Fremont County’s population decreased from 40,123 in 2010 to 39,531 in 2018, or by 1.5 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 decreased by 1.0 percent, and the number of people from 55 to 64 years of age increased by 1.6 percent.

Between 2010 and 2018 the white population decreased by 3.4 percent, while the black population increased by 133.3 percent. The Hispanic population increased from 2,264 to 2,754 people between 2010 and 2018 or by 21.6 percent. These data are presented in Table II.7.2.

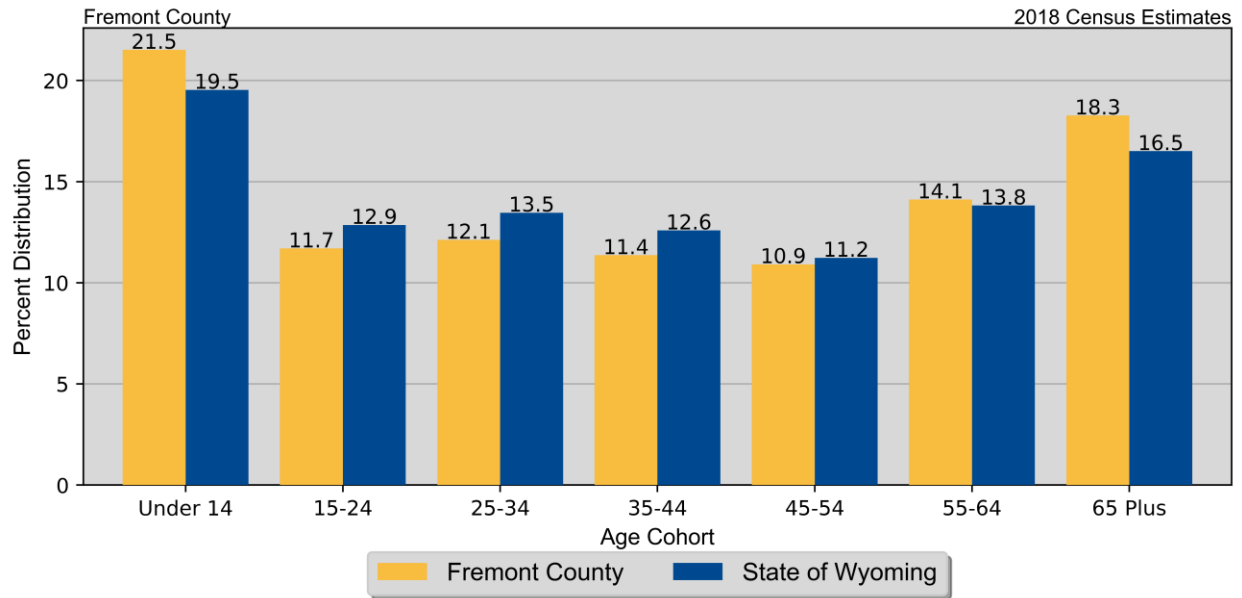
<b>Table II.7.2</b>						
<b>Profile of Population Characteristics</b>						
Fremont County vs. State of Wyoming						
2010 Census and 2018 Current Census Estimates						
Subject	Fremont County			State of Wyoming		
	2010 Census	Jul-18	% Change	2010 Census	Jul-18	% Change
<b>Population</b>	<b>40,123</b>	<b>39,531</b>	<b>-1.5%</b>	<b>563,626</b>	<b>577,737</b>	<b>2.5%</b>
<b>Age</b>						
Under 14 years	8,607	8,506	-1.2%	113,371	112,863	-0.4%
15 to 24 years	5,123	4,624	-9.7%	78,460	74,279	-5.3%
25 to 34 years	4,839	4,791	-1.0%	77,649	77,778	0.2%
35 to 44 years	4,500	4,493	-0.2%	66,966	72,713	8.6%
45 to 54 years	5,753	4,313	-25.0%	83,577	64,880	-22.4%
55 to 64 years	5,496	5,582	1.6%	73,513	79,849	8.6%
65 and Over	5,805	7,222	24.4%	70,090	95,375	36.1%
<b>Race</b>						
White	30,192	29,180	-3.4%	529,110	534,943	1.1%
Black	102	238	133.3%	5,135	7,557	47.2%
American Indian and Alaskan Native	8,630	8,731	1.2%	14,457	15,860	9.7%
Asian	164	191	16.5%	4,649	6,213	33.6%
Native Hawaiian or Pacific Islander	15.0	23.0	53.3%	521.0	572.0	9.8%
Two or more races	1,020	1,168	14.5%	9,754	12,592	29.1%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	2,264	2,754	21.6%	50,231	58,227	15.9%

Table II.7.3, presents the population of Fremont County by age and gender from the 2010 Census and 2018 current census estimates. The 2010 Census count showed a total of 20,030 men, who accounted for 49.9 percent of the population, and 20,093 women, representing the remaining 50.1 percent of the population. In 2018 there were 19,826 men, accounting for 50.2 percent of the population and 19,705 women, representing the remaining 49.8 percent of the population.

<b>Table II.7.3</b>							
<b>Population by Age and Gender</b>							
Fremont 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	4,407	4,200	8,607	4,373	4,133	8,506	-1.2%
15 to 24 years	2,636	2,487	5,123	2,455	2,169	4,624	-9.7%
25 to 44 years	2,431	2,408	4,839	2,420	2,371	4,791	-1.0%
45 to 54 years	2,303	2,197	4,500	2,272	2,221	4,493	-0.2%
55 to 64 years	2,820	2,933	5,753	2,173	2,140	4,313	-25.0%
65 and Over	2,737	2,759	5,496	2,738	2,844	5,582	1.6%
<b>Total</b>	<b>20,030</b>	<b>20,093</b>	<b>40,123</b>	<b>19,826</b>	<b>19,705</b>	<b>39,531</b>	<b>-1.5%</b>
<b>% of Total</b>	49.9%	50.1%	.	50.2%	49.8%	.	

Diagram II.7.2 displays the percentage of the population by age in Fremont County compared to the state.

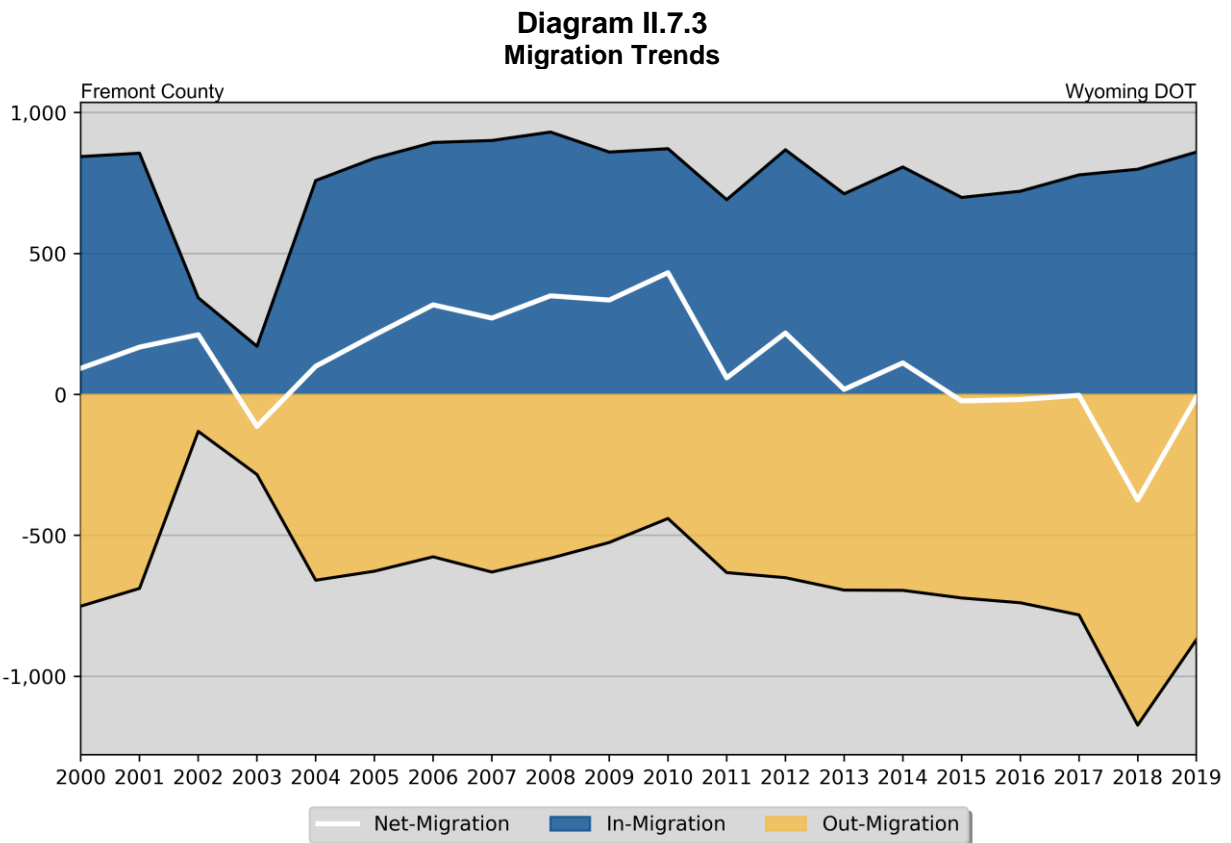
**Diagram II.7.2  
Age Cohorts**



### 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.7.3 represents in and out- migration, with the line depicting net migration. The maximum net migration occurred in 2010 with 432 people entering and the lowest net migration occurred in 2018 with 374 leaving Fremont County.



The driver’s license total exchanges since 2000 for Fremont County are presented in Table II.7.4, and showed a net migration of 2,356 persons over the time period. In 2008, there were a total of 931 in-migrations and 581 out-migrations, for a net-migration of 350 people. In 2019, there were 860 in-migrants, 870 out-migrants for a net out-migration of -10 people.

During the past five years, there have been zero years of positive net-migration. This means that Fremont County has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 428 persons leaving Fremont County since 2015. Wyoming DOT data indicates that there was a net decrease of 10 people in the most recent year.

<b>Table II.7.4</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Fremont County			
WYDOT Data, 2000 – 2019(p)			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	844	751	93
2001	856	688	168
2002	343	131	212
2003	171	284	-113
2004	759	659	100
2005	838	627	211
2006	894	576	318
2007	901	630	271
2008	931	581	350
2009	860	525	335
2010	872	440	432
2011	691	632	59
2012	868	650	218
2013	712	694	18
2014	807	695	112
2015	699	722	-23
2016	721	739	-18
2017	779	782	-3
2018	799	1,173	-374
2019	860	870	-10
<b>Total</b>	15,205	12,849	2,356

The WYDOT data also collects gender and age information. Table II.7.5, shows in- and out-migration by gender. In the most recent 2019 data, 130.0 percent of net-migrants, or -13 persons were male, with the remaining -30.0 percent, or 3 persons were female.

<b>Table II.7.5</b>											
<b>Migration by Gender</b>											
Fremont 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	397	415	308	429	334	391	348	359	383	361	393
Female	463	457	383	439	378	416	351	362	396	438	467
<b>Total</b>	<b>860</b>	<b>872</b>	<b>691</b>	<b>868</b>	<b>712</b>	<b>807</b>	<b>699</b>	<b>721</b>	<b>779</b>	<b>799</b>	<b>860</b>
<b>Out-Migration</b>											
Male	260	195	290	318	309	336	332	341	342	528	406
Female	265	245	342	332	385	359	390	398	440	645	464
<b>Total</b>	<b>525</b>	<b>440</b>	<b>632</b>	<b>650</b>	<b>694</b>	<b>695</b>	<b>722</b>	<b>739</b>	<b>782</b>	<b>1,173</b>	<b>870</b>
<b>Net-Migration</b>											
Male	137	220	18	111	25	55	16	18	41	-167	-13
Female	198	212	41	107	-7	57	-39	-36	-44	-207	3
<b>Total</b>	<b>335</b>	<b>432</b>	<b>59</b>	<b>218</b>	<b>18</b>	<b>112</b>	<b>-23</b>	<b>-18</b>	<b>-3</b>	<b>-374</b>	<b>-10</b>

Table II.7.6, shows net-migration for Fremont County by age cohort. The largest age cohort in the most recent 2019 net migration data was those in the age range of 18 to 22, with 13 persons entering Fremont County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 33 persons leaving Fremont County.



**Table II.7.6**  
**Migration by Age Cohort**  
 Fremont County  
 Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>In</b>												
14-17	12	10	10	7	10	8	12	5	12	8	13	14
18-22	74	91	87	56	69	68	73	67	81	96	95	131
23-25	92	82	76	71	82	58	75	59	72	65	65	57
26-35	239	224	243	198	246	204	243	200	177	215	185	203
36-45	175	167	149	119	154	118	145	130	118	125	131	148
46-55	164	126	154	103	150	116	113	92	94	94	121	100
56-65	120	115	111	101	112	101	102	100	115	105	114	128
66 +	55	45	42	36	45	39	44	46	52	71	75	79
<b>Total</b>	<b>931</b>	<b>860</b>	<b>872</b>	<b>691</b>	<b>868</b>	<b>712</b>	<b>807</b>	<b>699</b>	<b>721</b>	<b>779</b>	<b>799</b>	<b>860</b>
<b>Out</b>												
14-17	8	5	1	10	7	9	8	12	8	9	5	11
18-22	74	70	54	74	72	50	64	69	58	85	141	118
23-25	50	60	46	71	47	55	50	49	68	61	111	90
26-35	141	154	107	170	188	191	179	190	204	217	313	218
36-45	107	85	76	94	116	121	152	116	139	135	221	138
46-55	70	66	67	91	83	107	108	128	110	110	134	94
56-65	71	52	52	70	97	95	81	100	93	83	147	102
66 +	60	33	37	52	40	66	53	58	59	82	101	99
<b>Total</b>	<b>581</b>	<b>525</b>	<b>440</b>	<b>632</b>	<b>650</b>	<b>694</b>	<b>695</b>	<b>722</b>	<b>739</b>	<b>782</b>	<b>1,173</b>	<b>870</b>
<b>Net</b>												
14-17	4	5	9	-3	3	-1	4	-7	4	-1	8	3
18-22	0	21	33	-18	-3	18	9	-2	23	11	-46	13
23-25	42	22	30	0	35	3	25	10	4	4	-46	-33
26-35	98	70	136	28	58	13	64	10	-27	-2	-128	-15
36-45	68	82	73	25	38	-3	-7	14	-21	-10	-90	10
46-55	94	60	87	12	67	9	5	-36	-16	-16	-13	6
56-65	49	63	59	31	15	6	21	0	22	22	-33	26
66 +	-5	12	5	-16	5	-27	-9	-12	-7	-11	-26	-20
<b>Total</b>	<b>350</b>	<b>335</b>	<b>432</b>	<b>59</b>	<b>218</b>	<b>18</b>	<b>112</b>	<b>-23</b>	<b>-18</b>	<b>-3</b>	<b>-374</b>	<b>-10</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>19</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 Fremont County population by race and ethnicity is shown in Table II.7.7. The white population decreased by 3.4 percent, representing 72.8 percent of the population in 2018, compared with the black population, which increased by 133.3 percent and accounted for 0.6 percent of the population. The Hispanic population represented 6.9 percent of the population, which increased from 2,264 to 2,754 people between 2010 and 2018, or by 21.6 percent.

<b>Table II.7.7</b>				
<b>Population by Race and Ethnicity</b>				
Fremont County				
2010 Census & 2018 Five-Year ACS				
Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	29,813	74.3%	29,179	72.8%
Black	101	0.3%	236	0.6%
American Indian	8,498	21.2%	8,527	21.3%
Asian	157	0.4%	55	0.1%
Native Hawaiian/ Pacific Islander	10	0%	8	0%
Other	412	1.0%	566	1.4%
Two or More Races	1,132	2.8%	1,505	3.8%
<b>Total</b>	<b>40,123</b>	<b>100.0%</b>	<b>40,076</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>37,859</b>	<b>94.4%</b>	<b>37,323</b>	<b>93.1%</b>
<b>Hispanic</b>	<b>2,264</b>	<b>5.6%</b>	<b>2,753</b>	<b>6.9%</b>

The change in race and ethnicity between 2010 and 2018 is shown in Table II.7.8. In 2018 the total non-Hispanic population was 37,323 persons and the Hispanic population was 2,753 persons.

<b>Table II.7.8</b>				
<b>Population by Race and Ethnicity</b>				
Fremont County				
2010 Census & 2018 Five-Year ACS				
Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	28,677	75.7%	28,014	75.1%
Black	86	0.2%	235	0.6%
American Indian	8,025	21.2%	8,010	21.5%
Asian	151	0.4%	39	0.1%
Native Hawaiian/ Pacific Islander	7	0%	8	0%
Other	24	0.1%	0	0%
Two or More Races	889	2.3%	1,017	2.7%
<b>Total Non-Hispanic</b>	<b>37,859</b>	<b>100.0%</b>	<b>37,323</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	1,136	50.2%	1,165	42.3%
Black	15	0.7%	1	0%
American Indian	473	20.9%	517	18.8%
Asian	6	0.3%	16	0.6%
Native Hawaiian/ Pacific Islander	3	0.1%	0	0%
Other	388	17.1%	566	20.6%
Two or More Races	243	10.7%	488	17.7%
<b>Total Hispanic</b>	<b>2,264</b>	<b>100.0</b>	<b>2,753</b>	<b>100.0%</b>
<b>Total Population</b>	<b>40,123</b>	<b>100.0%</b>	<b>40,076</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.7.9, between 2000 and 2010, the institutionalized population changed 3.1 percent in Fremont County, from 544 people in 2000 to 561 in 2010. The non-institutionalized population changed 9.8%, from 276 in 2000 to 303 in 2010.

<b>Table II.7.9</b>					
<b>Group Quarters Population</b>					
Fremont 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	245	45.0%	388	69.2%	58.4%
Juvenile Facilities	.	.	10	1.8%	.
Nursing Homes	180	33.1%	163	29.1%	-9.4%
Other Institutions	119	21.9%	0	0%	-100.0%
<b>Total</b>	<b>544</b>	<b>100.0%</b>	<b>561</b>	<b>100.0%</b>	<b>3.1%</b>
<b>Noninstitutionalized</b>					
College Dormitories	112	40.6%	213	70.3%	90.2%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	164	59.4%	90	29.7%	-45.1%
<b>Total</b>	<b>276</b>	<b>100.0%</b>	<b>303</b>	<b>100.0%</b>	<b>9.8%</b>
<b>Group Quarters Population</b>	<b>820</b>	<b>100.0%</b>	<b>864</b>	<b>100.0%</b>	<b>5.4%</b>

### Foreign Born Populations

The number of foreign born persons are shown in Table II.7.10. An estimated 0.3 percent of the population was born in Mexico, some 0.2 percent were born in Guatemala, and another 0.1 percent were born in England .

<b>Table II.7.10</b> <b>Place of Birth for the Foreign-Born Population</b> Fremont County 2018 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	104	0.3%
#2 country of origin	Guatemala	72	0.2%
#3 country of origin	England	47	0.1%
#4 country of origin	Canada	37	0.1%
#5 country of origin	Germany	24	0.1%
#6 country of origin	Indonesia	18	0%
#7 country of origin	Other Eastern Europe	18	0%
#8 country of origin	Russia	17	0%
#9 country of origin	Japan	16	0%
#10 country of origin	Bulgaria	15	0%

The language spoken at home for those with Limited English Proficiency are shown in Table II.7.11. An estimated 0.3 percent (95 people) of the population speaks Spanish at home, followed by 0.1 percent (47 people) speaking Other and unspecified languages .

<b>Table II.7.11</b> <b>Limited English Proficiency and Language Spoken at Home</b> Fremont County 2018 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	95	0.3%
#2 LEP Language	Other and unspecified languages	47	0.1%
#3 LEP Language	French, Haitian, or Cajun	13	0%
#4 LEP Language	Russian, Polish, or other Slavic languages	11	0%
#5 LEP Language	Other Asian and Pacific Island languages	10	0%
#6 LEP Language	German or other West Germanic languages	9	0%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	Chinese	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

## Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table II.7.12, below. The disability rate for females was 13.2 percent, compared to 16.1 percent for males. The disability rate grew precipitously higher with age, with 50.9 percent of those over 75 experiencing a disability.

<b>Table II.7.12</b>						
<b>Disability by Age</b>						
Fremont County						
2018 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	3	0.2%	0	0%	3	0.1%
5 to 17	211	5.6%	194	5.4%	405	5.5%
18 to 34	537	13.1%	212	5.4%	749	9.3%
35 to 64	1,188	16.7%	1,015	13.8%	2,203	15.2%
65 to 74	632	31.4%	429	21.0%	1,061	26.1%
75 or Older	606	50.7%	755	51.1%	1,361	50.9%
<b>Total</b>	<b>3,177</b>	<b>16.1%</b>	<b>2,605</b>	<b>13.2%</b>	<b>5,782</b>	<b>14.7%</b>

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table II.7.13. Some 7.8 percent have an ambulatory disability, 5.7 have an independent living disability, and 2.4 percent have a self-care disability.

<b>Table II.7.13</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Fremont County		
2018 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,000	5.1%
Vision disability	1,022	2.6%
Cognitive disability	2,131	5.8%
Ambulatory disability	2,855	7.8%
Self-Care disability	885	2.4%
Independent living disability	1,670	5.7%

## Education and Employment

Education and employment data from the Fremont County 2018 Five-Year ACS is presented in Table II.7.14, Table II.7.15, and Table II.7.16. In 2018, 19,422 people were in the labor force, including 18,248 employed and 1,174 unemployed people. The unemployment rate for Fremont County was estimated at 6.0 percent in 2018.

<b>Table II.7.14</b>	
<b>Employment, Labor Force and Unemployment</b>	
Fremont County 2018 Five-Year ACS Data	
<b>Employment Status</b>	<b>2018 Five-Year ACS</b>
Employed	18,248
Unemployed	1,174
<b>Labor Force</b>	<b>19,422</b>
Unemployment Rate	6.0%

Table II.7.15 and Table II.7.16 show educational attainment in Fremont County. In 2018, 93.1 percent of households had a high school education or greater, including 31.9 percent with a high school diploma or equivalent, 36.6 percent with some college, 14.3 percent with a Bachelor's Degree, and 7.4 percent with a graduate or professional degree.

<b>Table II.7.15</b>	
<b>High School or Greater Education</b>	
Fremont County 2018 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	13,961
Total Households	15,003
<b>Percent High School or Above</b>	<b>93.1%</b>

<b>Table II.7.16</b>		
<b>Educational Attainment</b>		
Fremont County 2018 Five-Year ACS Data		
<b>Education Level</b>	<b>2018 Five-Year ACS</b>	<b>Percent</b>
Less Than High School	2,939	9.8%
High School or Equivalent	9,537	31.9%
Some College or Associates Degree	10,931	36.6%
Bachelor's Degree	4,264	14.3%
Graduate or Professional Degree	2,196	7.4%
<b>Total Population Above 18 years</b>	<b>29,867</b>	<b>100.0%</b>

## Commuting Patterns

Table II.7.17 shows the place of work by county of residence. In 2010 94.5 percent of residents worked within the county they reside with 4.6 percent working outside their home county. This compares to 94.3 percent of residents in 2018 who worked within the county in which they resided and 2.8 percent of residents worked outside their home county but still within the state.

<b>Table II.7.17</b> <b>Place of Work</b> Fremont 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	17,311	94.5%	16,199	94.3%
Worked outside county of residence	842	4.6%	479	2.8%
Worked outside state of residence	175	1.0%	494	2.9%
<b>Total</b>	<b>18,328</b>	<b>100.0%</b>	<b>17,172</b>	<b>100.0%</b>

Table II.7.18 shows the aggregate travel time to work based on place of work and residence. In Fremont County the total aggregate travel time was 285,300 minutes, with residents working in their home county spending a total of 234,465 minutes traveling.

<b>Table II.7.18</b> <b>Aggregate Travel Time to Work (in Minutes)</b> Fremont 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	250,380	75.5%	234,465	82.2%
Worked outside county of residence	73,195	22.1%	33,350	11.7%
Worked outside State of residence	8,220	2.5%	17,485	6.1%
<b>Aggregate travel time to work (in minutes):</b>	<b>331,800</b>	<b>100.0%</b>	<b>285,300</b>	<b>100.0%</b>

Table II.7.19 shows the average travel time to work based on place of work and residence. In 2018 the overall aggregate travel time was 331,800 minutes. Residents working within their home county spent an average of 14.5 minutes commuting to work, with those working outside their county of residence spending an average of 69.6 minutes on their commute.



**Table II.7.19**  
**Average Travel Time to Work (in Minutes)**  
 Fremont County  
 2010 & 2018 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2018 Five-Year ACS
Worked in county of residence	14.5	14.5
Worked outside county of residence	86.9	69.6
Worked outside State of residence	47.0	35.4
<b>Average travel time to work (in minutes):</b>	<b>18.1</b>	<b>16.6</b>

Table II.7.20 shows the means of transportation to work. In 2018, 75.1 percent of commuters drove alone in a car, truck, or van. Only 10.3 percent carpooled, with an additional 0.7 percent taking public transportation. Also, there were 1,148 persons or 6.7 percent who worked from home.

**Table II.7.20**  
**Means of Transportation to Work**  
 Fremont 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	13,019	71.0%	12,898	75.1%
Car, truck, or van: Carpooled:	2,835	15.5%	1,772	10.3%
Public transportation (excluding taxicab):	104	0.6%	120	0.7%
Taxicab	23	0.1%	34	0.2%
Motorcycle	109	0.6%	76	0.4%
Bicycle	122	0.7%	297	1.7%
Walked	811	4.4%	640	3.7%
Other means	130	0.7%	187	1.1%
Worked at home	1,175	6.4%	1,148	6.7%
<b>Total</b>	<b>18,328</b>	<b>100.0%</b>	<b>17,172</b>	<b>100.0%</b>

Table II.7.21 shows the breakdown of the means of transportation by tenure. In 2018, 54.9 percent of commuters owned their home and commuted alone by car, which compares to 54.3 percent in 2010. There were also 3,478 renters who drove alone in 2018 and accounted for 20.4 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.3 percent of the population, which compares to 74 renters, or 0.4 percent taking public transportation.

<b>Table II.7.21</b>				
<b>Means Of Transportation To Work By Tenure</b>				
Fremont County				
2010 & 2018 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS</b>	<b>% of Total</b>	<b>2018 Five-Year ACS</b>	<b>% of Total</b>
<b>Car, truck, or van - drove alone:</b>				
Owner	9,869	54.3%	9,382	54.9%
Renter	3,132	17.2%	3,478	20.4%
<b>Car, truck, or van - carpooled:</b>				
Owner	1,873	10.3%	1,140	6.7%
Renter	912	5.0%	625	3.7%
<b>Public transportation (excluding taxicab):</b>				
Owner	37	0.2%	45	0.3%
Renter	67	0.4%	74	0.4%
<b>Walked:</b>				
Owner	516	2.8%	233	1.4%
Renter	273	1.5%	370	2.2%
<b>Taxicab, motorcycle, bicycle, or other means:</b>				
Owner	296	1.6%	275	1.6%
Renter	88	0.5%	314	1.8%
<b>Worked at home:</b>				
Owner	953	5.2%	915	5.4%
Renter	163	0.9%	225	1.3%
<b>Total:</b>	<b>18,179</b>	<b>100.0%</b>	<b>17,076</b>	<b>100.0%</b>

## Economics

### Labor Force

Table II.7.22 shows labor force statistics for Fremont County between 1990 and 2018. The unemployment rate in Fremont County was 5.2 percent in 2018, with 985 unemployed persons and 18,865 in the labor force. The statewide unemployment rate in 2018 was 4.1 percent. In 2018, 17,880 people were employed, 985 were unemployed, and the labor force totaled 18,865 people.

<b>Table II.7.22</b>					
<b>Labor Force Statistics</b>					
Fremont County					
1990 - 2018 BLS Data					
Year	Fremont County			Statewide	
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,182	14,548	15,730	7.5%	5.3%
1991	1,099	14,549	15,648	7.0%	5.2%
1992	1,217	14,880	16,097	7.6%	5.6%
1993	1,154	15,152	16,306	7.1%	5.3%
1994	1,246	15,827	17,073	7.3%	5.0%
1995	1,291	16,256	17,547	7.4%	4.8%
1996	1,354	16,416	17,770	7.6%	4.9%
1997	1,374	16,039	17,413	7.9%	4.8%
1998	1,358	16,179	17,537	7.7%	4.7%
1999	1,314	16,706	18,020	7.3%	4.6%
2000	933	16,731	17,664	5.3%	3.9%
2001	918	17,186	18,104	5.1%	3.8%
2002	950	17,197	18,147	5.2%	4.0%
2003	991	16,893	17,884	5.5%	4.3%
2004	893	16,804	17,697	5.0%	3.8%
2005	832	16,875	17,707	4.7%	3.6%
2006	759	16,826	17,585	4.3%	3.2%
2007	672	17,221	17,893	3.8%	2.8%
2008	755	17,642	18,397	4.1%	3.1%
2009	1,487	17,768	19,255	7.7%	6.3%
2010	1,457	19,514	20,971	6.9%	6.4%
2011	1,368	19,844	21,212	6.4%	5.8%
2012	1,282	19,989	21,271	6.0%	5.3%
2013	1,198	19,848	21,046	5.7%	4.7%
2014	1,020	19,513	20,533	5.0%	4.1%
2015	1,131	19,134	20,265	5.6%	4.3%
2016	1,444	18,607	20,051	7.2%	5.3%
2017	1,072	18,275	19,347	5.5%	4.2%
2018	985	17,880	18,865	5.2%	4.1%

Diagram II.7.4, shows the employment and labor force for Fremont County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 17,880 persons, with the labor force reaching 18,865, indicating there were a total of 985 unemployed persons

**Diagram II.7.4**  
**Employment and Labor Force**

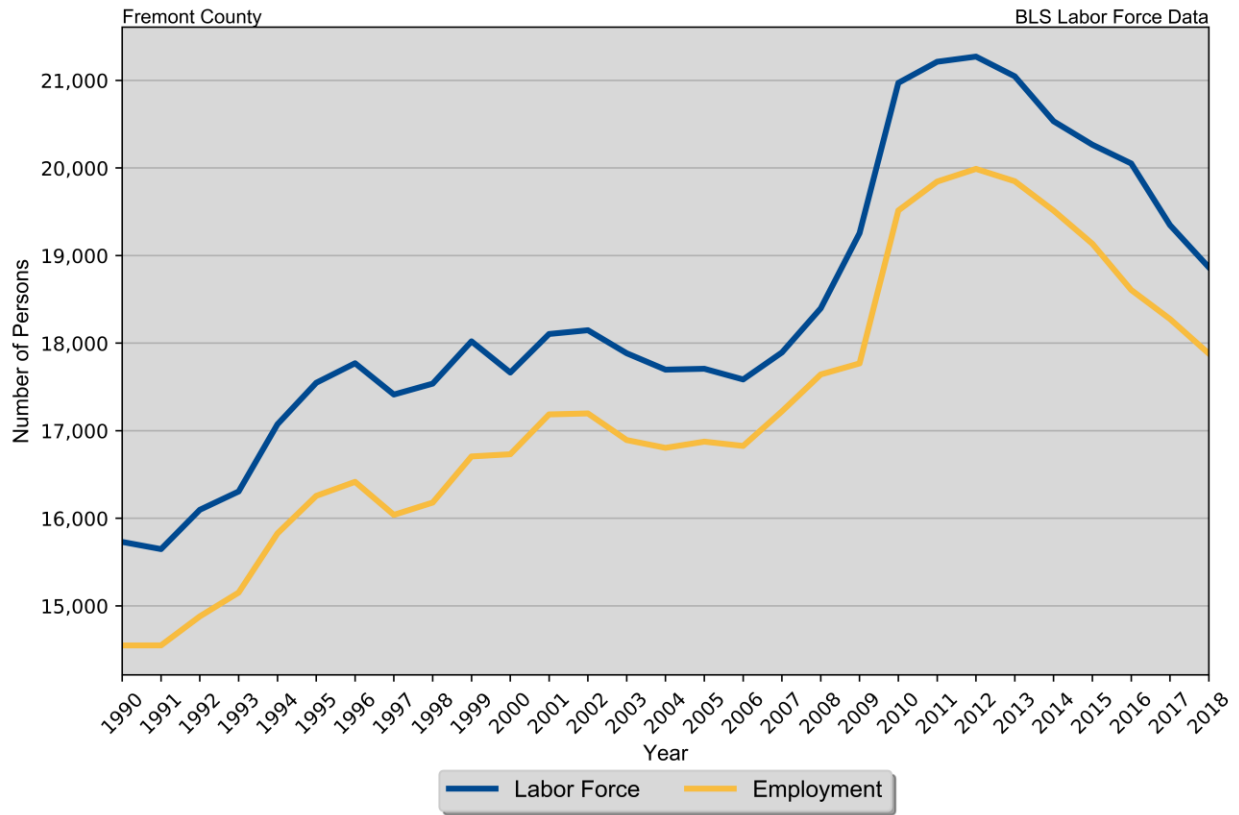
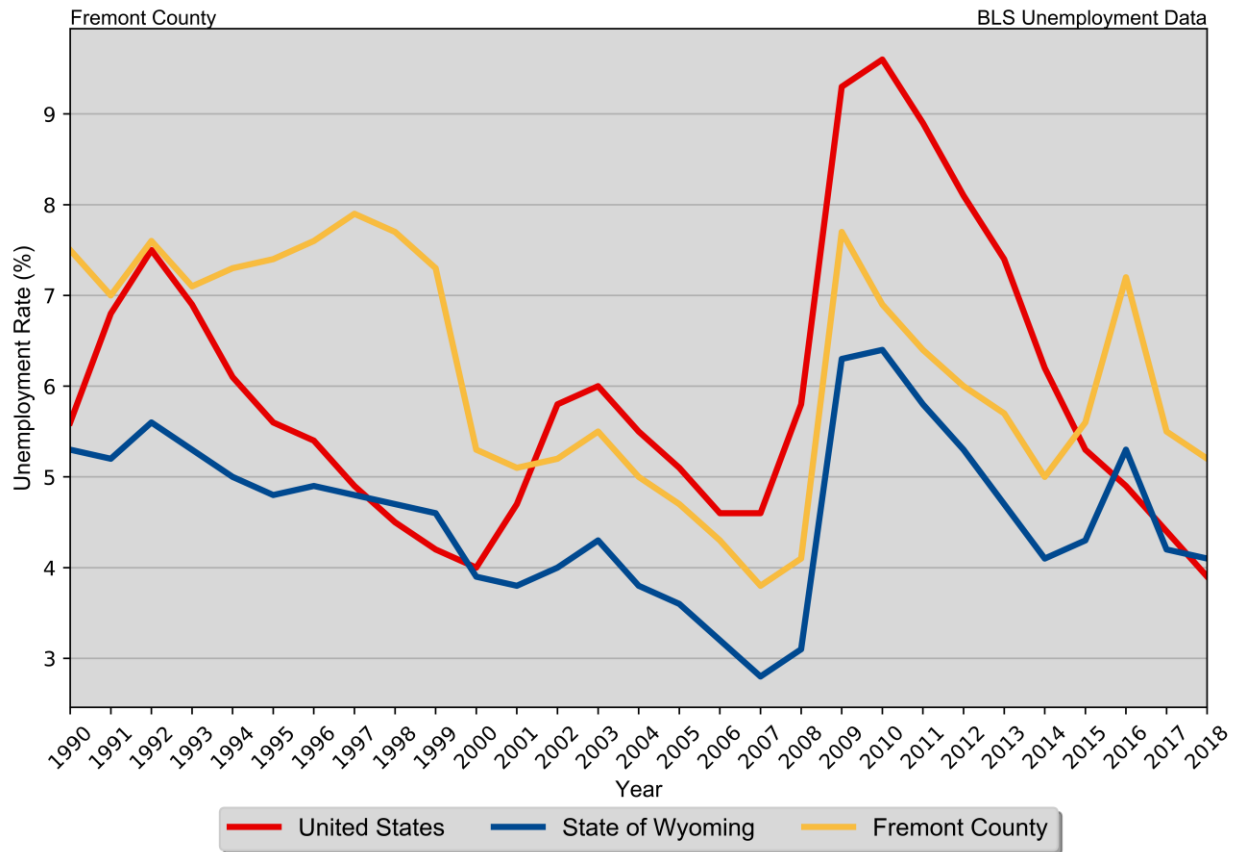


Diagram II.7.5, shows the unemployment rate for both the State and Fremont County. During the 1990's the average rate for Fremont County was 7.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.1 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 6.0 percent. Over the course of the entire period the Fremont County had an average unemployment rate higher than the State, 6.1 percent for Fremont County, versus 4.6 statewide.

**Diagram II.7.5**  
**Annual Unemployment Rate**

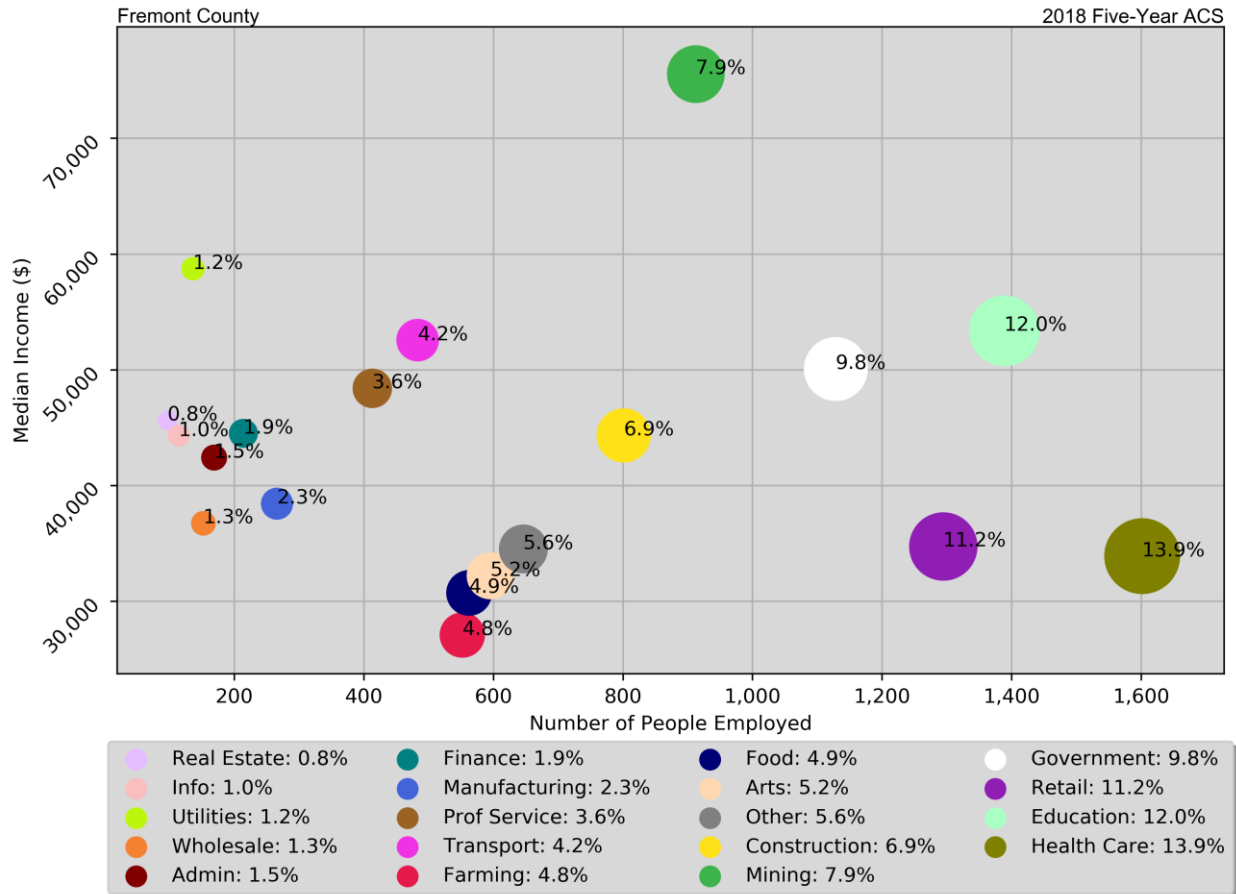


## Earnings and Employment by Industry

Table II.7.23 shows earnings and employment by industry in Fremont County as reported by the 2018 five year ACS. This data is also displayed in Diagram II.7.6.

<b>Table II.7.23</b>			
<b>Employment by Industry</b>			
Fremont 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>	552	5%	\$27,125
<b>Mining</b>	912	8%	\$75,568
<b>Construction</b>	801	7%	\$44,363
<b>Manufacturing</b>	266	2%	\$38,462
<b>Wholesale</b>	152	1%	\$36,771
<b>Retail</b>	1,294	11%	\$34,773
<b>Transport</b>	483	4%	\$52,574
<b>Utilities</b>	136	1%	\$58,750
<b>Info</b>	114	1%	\$44,318
<b>Finance</b>	214	2%	\$44,531
<b>Real Estate</b>	97	1%	\$45,655
<b>Prof Service</b>	413	4%	\$48,438
<b>Management</b>	16	0%	\$0
<b>Admin</b>	169	1%	\$42,426
<b>Education</b>	1,388	12%	\$53,403
<b>Health Care</b>	1,601	14%	\$33,919
<b>Arts</b>	595	5%	\$32,225
<b>Food</b>	562	5%	\$30,765
<b>Other</b>	646	6%	\$34,531
<b>Government</b>	1,128	10%	\$50,102

**Diagram II.7.6**  
**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.7.24, shows total real earnings by industry for Fremont County. In 2018, the government and government enterprises industry had the largest total real earnings (\$378,169,000). Between 2017 and 2018, the farm industry saw the largest percentage increase of 39.3 percent, to \$14,742,000.

<b>Table II.7.24</b> <b>Real Earnings by Industry</b> Fremont 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	16,614	34,637	12,126	26,485	26,181	14,387	6,916	10,583	14,742	39.3
Forestry, fishing, related activities, and other	3,127	3,746	3,801	4,216	4,046	4,195	4,764	0	0	0
Mining	92,524	108,710	123,616	123,764	118,378	95,219	69,752	66,532	68,934	3.6
Utilities	7,739	7,701	7,223	7,849	7,909	8,174	8,246	7,793	7,779	-0.2
Construction	91,513	93,450	96,451	79,765	74,707	72,241	65,908	62,631	63,232	1.0
Manufacturing	13,292	11,917	14,014	14,048	14,471	14,303	14,508	13,580	15,068	11.0
Wholesale trade	20,710	23,057	24,514	23,730	23,153	25,050	23,037	20,270	20,521	1.2
Retail trade	82,353	77,499	77,346	76,680	73,621	71,246	70,505	68,531	65,053	-5.1
Transportation and warehousing	31,940	41,693	43,524	49,760	43,397	38,355	33,131	34,092	37,733	10.7
Information	12,922	12,311	12,570	11,846	11,493	11,071	10,600	10,510	9,889	-5.9
Finance and insurance	22,710	21,127	21,994	22,792	23,167	23,966	22,449	22,514	22,568	0.2
Real estate and rental and leasing	34,966	39,945	38,359	38,862	40,727	37,076	25,664	25,384	26,012	2.5
Professional and technical services	46,453	48,173	49,425	44,888	46,735	44,218	36,849	36,203	37,273	3.0
Management of companies and enterprises	3,056	3,154	2,686	5,409	8,329	6,813	6,494	6,985	6,053	-13.3
Administrative and waste services	12,888	14,791	16,363	17,861	18,607	15,417	13,155	13,970	14,232	1.9
Educational services	0	0	0	0	0	0	0	0	24,507	0
Health care and social assistance	0	0	0	0	0	0	0	0	117,425	0
Arts, entertainment, and recreation	3,451	5,627	5,163	5,197	2,848	2,925	3,161	3,311	0	-100.0
Accommodation and food services	31,078	31,920	34,039	34,071	34,741	34,602	33,668	35,418	35,693	0.8
Other services, except public administration	43,312	41,024	41,662	40,968	40,894	41,465	40,539	41,400	41,965	1.4
Government and government enterprises	376,692	372,785	382,653	400,890	398,635	393,421	382,437	377,179	378,169	0.3
<b>Total</b>	<b>1,084,298</b>	<b>1,126,607</b>	<b>1,140,580</b>	<b>1,164,814</b>	<b>1,147,318</b>	<b>1,090,982</b>	<b>1,015,392</b>	<b>1,004,306</b>	<b>1,015,069</b>	<b>1.1</b>



Table II.7.25, shows the total employment by industry for the Fremont County. The most recent estimates show the government and government enterprises industry was the largest employer in Fremont County, with employment reaching 5,650 jobs in 2018. Between 2017 and 2018 the manufacturing industry saw the largest percentage increase, rising by 6.7 percent to 444 jobs.

<b>Table II.7.25</b>										
<b>Employment by Industry</b>										
Fremont 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	1,471	1,503	1,490	1,479	1,515	1,544	1,557	1,583	1,550	-2.1
Forestry, fishing, related activities, and other	234	239	250	247	271	246	254	0	0	0
Mining	1,071	1,178	1,354	1,418	1,380	1,147	900	788	780	-1.0
Utilities	75	74	73	75	74	81	70	72	71	-1.4
Construction	1,589	1,593	1,553	1,469	1,411	1,417	1,394	1,326	1,358	2.4
Manufacturing	397	373	391	427	393	427	431	416	444	6.7
Wholesale trade	440	460	481	450	468	521	453	406	400	-1.5
Retail trade	2,516	2,469	2,460	2,398	2,377	2,427	2,434	2,358	2,293	-2.8
Transportation and warehousing	554	585	597	586	587	542	461	511	540	5.7
Information	285	260	245	243	238	232	232	236	230	-2.5
Finance and insurance	671	709	723	723	701	682	695	676	688	1.8
Real estate and rental and leasing	1,255	1,254	1,236	1,290	1,315	1,253	1,166	1,152	1,193	3.6
Professional and technical services	878	920	917	912	909	892	851	825	837	1.5
Management of companies and enterprises	38	36	26	55	74	62	71	64	66	3.1
Administrative and waste services	588	585	542	539	531	435	464	507	531	4.7
Educational services	0	0	0	0	0	0	0	0	657	0
Health care and social assistance	0	0	0	0	0	0	0	0	2,502	0
Arts, entertainment, and recreation	406	409	447	438	434	429	432	429	0	-100.0
Accommodation and food services	1,601	1,607	1,635	1,672	1,665	1,662	1,602	1,578	1,599	1.3
Other services, except public administration	1,229	1,270	1,251	1,277	1,278	1,283	1,248	1,237	1,221	-1.3
Government and government enterprises	6,145	6,080	6,244	6,182	6,017	5,970	5,737	5,703	5,650	-0.9
<b>Total</b>	<b>24,428</b>	<b>24,518</b>	<b>24,764</b>	<b>24,799</b>	<b>24,530</b>	<b>24,330</b>	<b>23,705</b>	<b>23,409</b>	<b>23,331</b>	<b>-0.3</b>

Table II.7.26, shows the real average earnings per job by industry for Fremont County. These figures are calculated by dividing the total real earning displayed in Tables II.7.18 and II.7.19, by industry. In 2018, the utilities industry had the highest average earnings reaching 109,563 dollars. Between 2017 and 2018 the farm industry saw the largest percentage increase, rising by 42.3 percent to 9,511 dollars.

**Table II.7.26**  
**Real Earnings Per Job by Industry**  
Fremont County  
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	11,295	23,045	8,138	17,907	17,281	9,318	4,442	6,685	9,511	42.3
Forestry, fishing, related activities, and other	13,365	15,674	15,203	17,067	14,928	17,052	18,756	0	0	0
Mining	86,391	92,283	91,297	87,281	85,781	83,015	77,502	84,432	88,377	4.7
Utilities	103,181	104,061	98,940	104,650	106,879	100,919	117,805	108,239	109,563	1.2
Construction	57,591	58,663	62,106	54,299	52,946	50,981	47,280	47,233	46,563	-1.4
Manufacturing	33,480	31,949	35,841	32,898	36,823	33,497	33,660	32,645	33,937	4.0
Wholesale trade	47,068	50,123	50,964	52,733	49,473	48,081	50,855	49,926	51,303	2.8
Retail trade	32,732	31,389	31,442	31,977	30,972	29,356	28,967	29,063	28,370	-2.4
Transportation and warehousing	57,653	71,270	72,904	84,915	73,931	70,765	71,868	66,717	69,876	4.7
Information	45,340	47,349	51,305	48,751	48,288	47,721	45,690	44,535	42,996	-3.5
Finance and insurance	33,846	29,799	30,420	31,525	33,049	35,141	32,300	33,304	32,802	-1.5
Real estate and rental and leasing	27,861	31,854	31,034	30,126	30,971	29,590	22,011	22,035	21,804	-1.0
Professional and technical services	52,908	52,362	53,898	49,220	51,413	49,572	43,301	43,883	44,532	1.5
Management of companies and enterprises	80,425	87,624	103,297	98,345	112,548	109,894	91,461	109,147	91,712	-16.0
Administrative and waste services	21,919	25,284	30,190	33,137	35,042	35,441	28,352	27,554	26,802	-2.7
Educational services	0	0	0	0	0	0	0	0	37,301	0
Health care and social assistance	0	0	0	0	0	0	0	0	46,932	0
Arts, entertainment, and recreation	8,501	13,758	11,550	11,866	6,562	6,819	7,318	7,718	0	0
Accommodation and food services	19,412	19,863	20,819	20,378	20,865	20,820	21,016	22,445	22,322	-0.5
Other services, except public administration	35,242	32,302	33,303	32,081	31,999	32,319	32,483	33,468	34,369	2.7
Government and government enterprises	61,301	61,313	61,283	64,848	66,251	65,900	66,662	66,137	66,933	1.2
<b>Total</b>	<b>44,387</b>	<b>45,950</b>	<b>46,058</b>	<b>46,970</b>	<b>46,772</b>	<b>44,841</b>	<b>42,835</b>	<b>42,903</b>	<b>43,507</b>	<b>1.4</b>

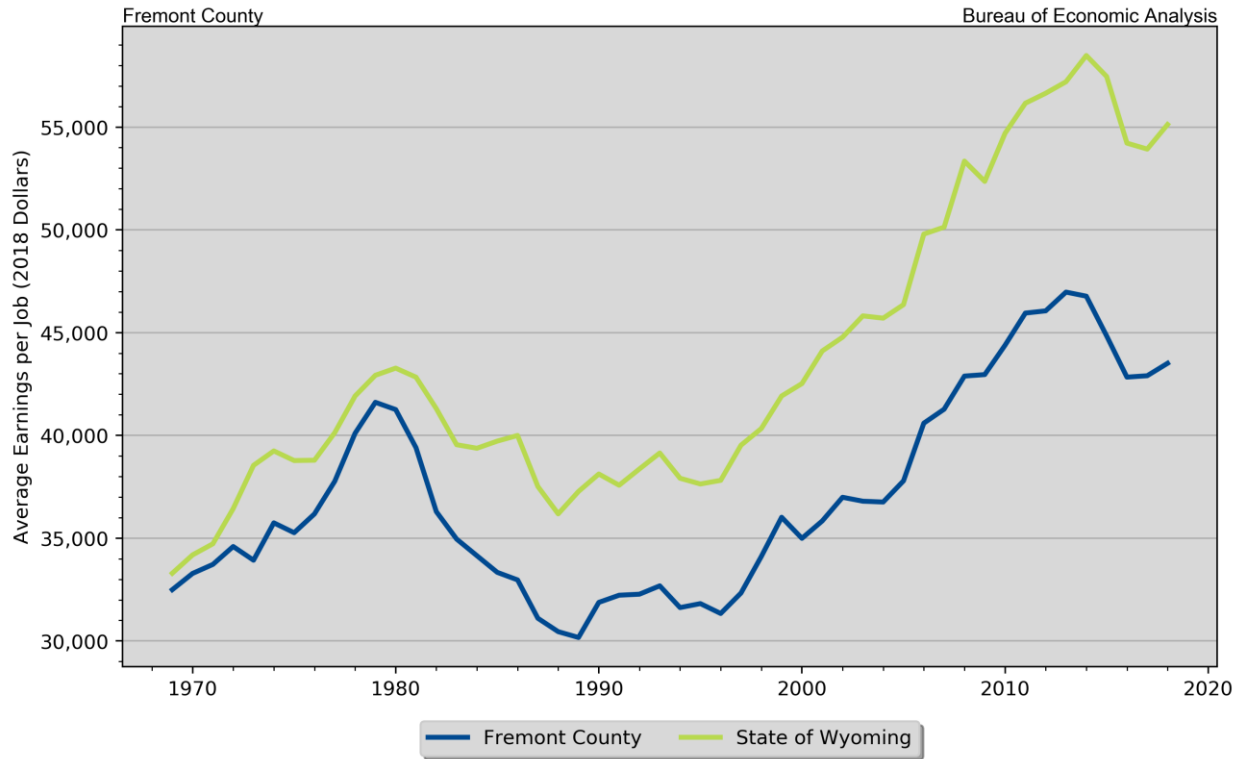
Table II.7.27 shows total employment and real personal income for the years of 1969 to 2018. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was \$1,724,841,000, a 2.7 percent change between 2017 and 2018. Total employment was 24,428 in 2010 and 23,331 in 2018, a change of -0.3 percent over the period.

**Table II.7.27**  
**Total Employment and Real Personal Income**  
 Fremont 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	375,571	26,000	-2,188	63,903	32,643	443,930	15,914	11,559	32,493
1970	396,573	27,393	-2,943	69,944	36,395	472,576	16,634	11,914	33,284
1971	414,959	29,646	-2,588	76,205	39,995	498,924	17,392	12,305	33,723
1972	428,365	31,235	-1,691	79,624	43,465	518,528	17,218	12,382	34,594
1973	429,295	36,539	-533	89,731	48,133	530,088	17,613	12,653	33,928
1974	475,648	40,780	-497	95,038	50,941	580,352	18,768	13,307	35,745
1975	486,124	42,766	-618	96,146	58,920	597,807	18,916	13,785	35,266
1976	538,388	47,750	-1,104	105,752	62,380	657,666	20,273	14,881	36,179
1977	623,967	55,693	-2,320	117,855	63,848	747,657	21,941	16,521	37,769
1978	729,103	66,503	-3,127	133,965	66,525	859,963	23,796	18,181	40,102
1979	799,345	76,190	-3,853	147,577	71,062	937,941	24,553	19,211	41,609
1980	821,141	78,898	-4,125	167,804	76,540	982,462	25,146	19,903	41,256
1981	761,224	79,549	-1,613	184,105	84,385	948,552	24,132	19,320	39,401
1982	673,727	71,858	497	198,904	89,459	890,728	23,141	18,565	36,291
1983	643,503	67,027	1,475	194,275	102,218	874,443	22,601	18,409	34,956
1984	603,249	63,838	3,316	207,070	101,384	851,181	22,419	17,666	34,146
1985	562,840	60,071	7,091	208,333	104,885	823,078	22,247	16,883	33,337
1986	520,900	54,987	8,790	198,899	117,967	791,570	22,114	15,799	32,970
1987	494,077	54,466	7,368	187,192	117,351	751,523	21,569	15,885	31,103
1988	506,103	59,127	7,766	188,279	117,815	760,836	22,127	16,619	30,452
1989	499,946	57,020	9,885	203,851	123,743	780,405	22,826	16,571	30,169
1990	536,394	61,240	10,990	206,902	128,226	821,273	24,468	16,828	31,876
1991	558,766	63,522	11,758	199,686	148,447	855,135	25,115	17,339	32,225
1992	574,471	65,093	12,389	201,412	163,412	886,591	25,960	17,800	32,274
1993	585,051	66,217	12,635	203,008	177,990	912,466	26,397	17,902	32,681
1994	595,587	70,229	13,143	211,222	190,096	939,818	26,908	18,834	31,623
1995	608,581	71,477	12,831	235,878	200,430	986,242	27,845	19,128	31,817
1996	615,790	72,359	12,763	244,677	211,009	1,011,881	28,407	19,651	31,336
1997	634,383	73,103	13,639	245,437	216,283	1,036,638	29,041	19,621	32,332
1998	674,716	78,047	14,067	272,576	218,623	1,101,935	30,864	19,781	34,110
1999	726,605	81,983	14,931	285,281	222,602	1,167,436	32,675	20,174	36,017
2000	732,463	82,693	16,559	292,249	232,675	1,191,253	33,238	20,933	34,991
2001	758,153	85,836	17,665	282,915	239,409	1,212,306	33,941	21,155	35,838
2002	798,345	87,964	16,138	265,791	251,100	1,243,410	34,525	21,583	36,989
2003	779,856	87,612	18,437	277,307	264,093	1,252,080	34,654	21,193	36,798
2004	794,965	92,052	20,236	299,206	268,331	1,290,686	35,475	21,627	36,758
2005	846,158	98,342	23,917	298,611	270,674	1,341,018	36,403	22,392	37,788
2006	933,215	119,213	32,417	332,433	282,293	1,461,145	39,060	22,989	40,594
2007	994,444	130,371	40,372	335,860	295,867	1,536,173	40,285	24,094	41,273
2008	1,056,062	134,341	47,969	327,105	329,257	1,626,051	41,793	24,626	42,885
2009	1,041,596	133,770	34,888	301,036	351,341	1,595,091	40,194	24,247	42,958
2010	1,084,298	136,724	36,140	301,167	368,586	1,653,466	41,131	24,428	44,387
2011	1,126,607	127,189	49,193	358,418	360,903	1,767,933	43,640	24,518	45,950
2012	1,140,580	131,653	70,968	433,745	356,715	1,870,355	45,609	24,764	46,058
2013	1,164,814	143,654	81,812	399,590	357,495	1,860,057	45,470	24,799	46,970
2014	1,147,318	144,443	97,390	391,636	360,134	1,852,036	45,660	24,530	46,772
2015	1,090,982	138,595	79,358	382,917	375,278	1,789,940	44,495	24,330	44,841
2016	1,015,392	132,459	50,705	366,252	378,988	1,678,879	41,739	23,705	42,834
2017	1,004,306	131,437	54,011	369,095	383,579	1,679,554	42,164	23,409	42,902
2018	1,015,069	131,763	63,159	388,324	390,052	1,724,841	43,633	23,331	43,507

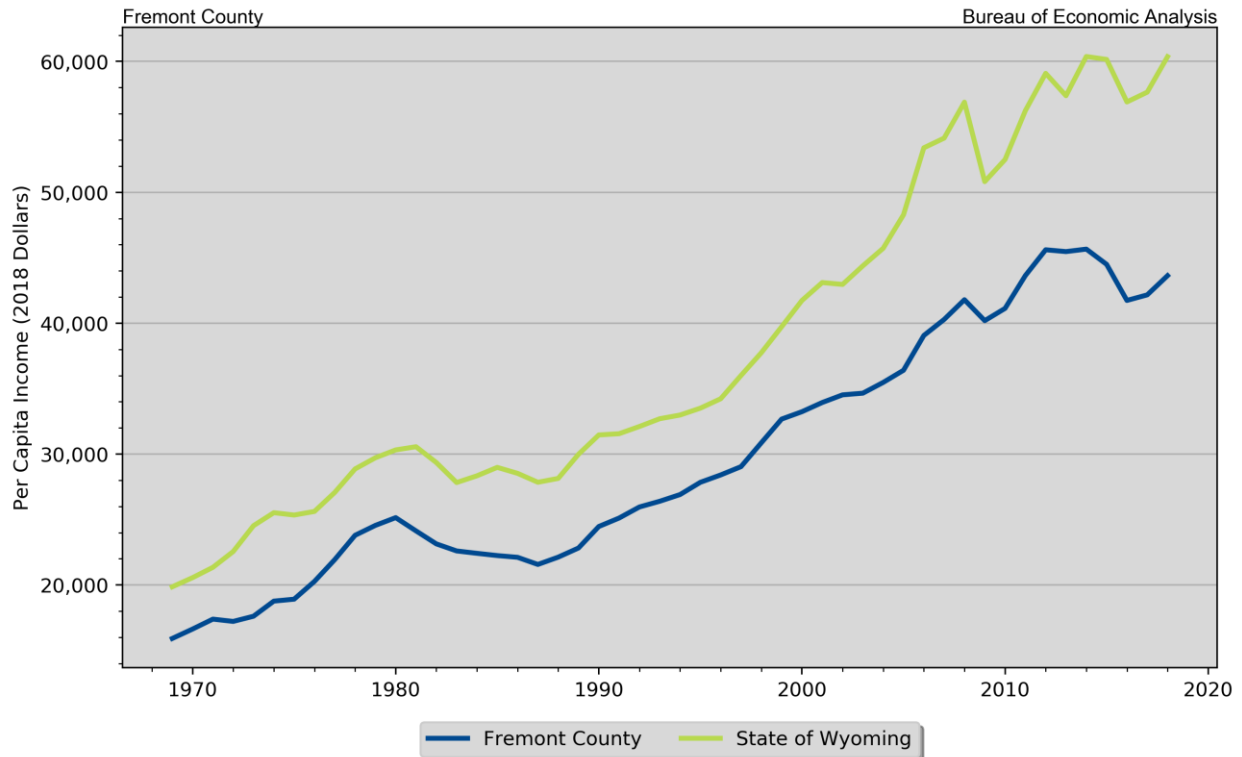
Diagram II.7.7, shows real average earnings per job for Fremont County from 1990 to 2018. Over this period the average earning per job for Fremont County was 38,531 dollars, which was lower than the statewide average of 47,143 dollars over the same period.

**Diagram II.7.7**  
**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.7.8 shows real per capita income for Fremont County from 1990 to 2018 of \$35,889, which was lower than the statewide average of \$46,349 over the same period.

**Diagram II.7.8**  
**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.7.28, with 2019 data being considered preliminary. Between 2017 and 2018, total annual employment decreased from 15348.0 persons in 2017 to 15150.0 in 2018, a change of -1.3 percent.

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019(p)
Jan	15,618	15,940	16,200	16,392	16043.0	16030.0	15255.0	14854.0	14775.0	14683.0
Feb	15,698	16,079	16,242	16,409	16057.0	15937.0	15271.0	14927.0	14808.0	14770.0
Mar	16,001	16,292	16,600	16,662	16312.0	15980.0	15415.0	15143.0	14945.0	14855.0
Apr	16,088	16,457	16,639	16,608	16548.0	16104.0	15529.0	15198.0	14994.0	14889.0
May	16,472	16,692	16,997	16,956	16806.0	16338.0	15642.0	15544.0	15312.0	15243.0
Jun	16,677	16,860	17,411	17,177	16844.0	16817.0	15946.0	15963.0	15585.0	15476.0
Jul	16,397	16,475	16,606	16,422	16271.0	16039.0	15424.0	15200.0	14983.0	
Aug	16,976	16,821	17,102	16,805	16664.0	16287.0	15516.0	15479.0	15572.0	
Sep	16,981	17,219	17,015	16,973	16821.0	16457.0	15631.0	15662.0	15509.0	
Oct	16,908	17,062	17,126	16,867	17189.0	16771.0	15995.0	15626.0	<b>15266.0</b>	
Nov	16,994	16,926	16,923	16,850	16462.0	16166.0	15460.0	15277.0	<b>15107.0</b>	
Dec	16,490	16,856	16,767	16,548	16409.0	15974.0	15412.0	15299.0	<b>14946.0</b>	
<b>Annual</b>	<b>16,442</b>	<b>16,640</b>	<b>16,802</b>	<b>16,722</b>	<b>16536.0</b>	<b>16242.0</b>	<b>15541.0</b>	<b>15348.0</b>	15150.0	
% Change	0.4%	1.2%	1.0%	-0.5%	-1.1%	-1.8%	-4.3%	-1.2%	<b>-1.3%</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 766.0 dollars in 2017. In 2018, average weekly wages saw an increased of 3.7 percent over the prior year, rising to 794.0 dollars, or by 28.0 dollars. These data are shown in Table II.7.29.

<b>Table II.7.29</b> <b>Average Weekly Wages</b> Fremont County BLS QCEW Data, 2001–2018						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2002	465	493	455	490	476	3.5%
2003	459	484	470	508	481	1.1%
2004	485	514	500	534	509	5.8%
2005	516	534	541	569	540	6.1%
2006	561	586	583	642	594	10.0%
2007	604	668	608	684	641	7.9%
2008	636	668	650	726	670	4.5%
2009	657	675	647	712	673	0.4%
2010	669	705	689	747	703	4.5%
2011	708	728	734	756	732	4.1%
2012	744	743	742	777	752	2.7%
2013	744	755	751	804	764	1.6%
2014	761.0	779.0	758.0	835.0	784.0	2.6%
2015	775.0	779.0	740.0	805.0	775.0	-1.1%
2016	732.0	758.0	736.0	776.0	750.0	-3.2%
2017	753.0	763.0	738.0	812.0	766.0	2.1%
2018	783.0	789.0	756.0	846.0	794.0	3.7%
2019(p)	798.0	813.0				

Total business establishments reported by the QCEW are displayed in Table II.7.30. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 3.7 percent, from 1697.0 to 1728.0 establishments. The most recent preliminary 2018 estimates show there were 1744.0 business establishments in the second quarter of 2018.

<b>Table II.7.30</b> <b>Number of Business Establishments</b> Fremont County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,375	1,400	1,400	1,383	1,390	
2002	1,384	1,411	1,410	1,402	1,402	0.9%
2003	1,404	1,416	1,418	1,438	1,419	1.2%
2004	1,440	1,466	1,470	1,457	1,458	2.7%
2005	1,456	1,480	1,489	1,484	1,477	1.3%
2006	1,493	1,518	1,524	1,515	1,513	2.4%
2007	1,546	1,571	1,564	1,556	1,559	3.0%
2008	1,568	1,576	1,595	1,590	1,582	1.5%
2009	1,575	1,581	1,582	1,586	1,581	-0.1%
2010	1,579	1,580	1,586	1,576	1,580	-0.1%
2011	1,556	1,559	1,570	1,559	1,561	-1.2%
2012	1,569	1,586	1,572	1,565	1,573	0.8%
2013	1,565	1,572	1,578	1,571	1,572	-0.1%
2014	1542.0	1553.0	1543.0	1539.0	1544.0	-1.8%
2015	1625.0	1649.0	1669.0	1657.0	1650.0	6.9%
2016	1665.0	1684.0	1676.0	1675.0	1675.0	1.5%
2017	1676.0	1696.0	1709.0	1705.0	1697.0	1.3%
2018	1722.0	1744.0	1724.0	1721.0	1728.0	1.8%
2019(p)	1732.0	1745.0				

## 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 5,447 in 2010 to 6070 in 2018, with the poverty rate reaching 15.7 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.7.31, at right, presents poverty data for the county.

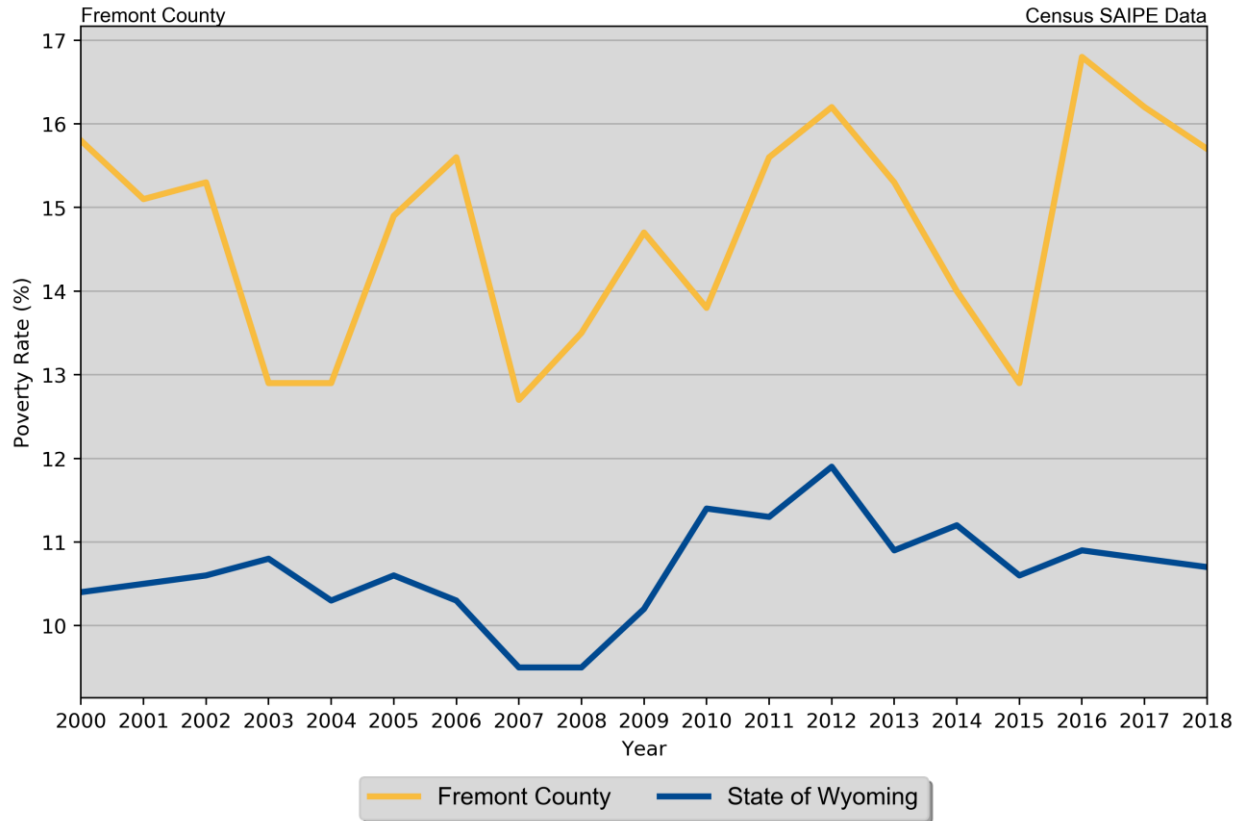
The rate of poverty for Fremont County is shown in Table II.7.32. In 2018, there were an estimated 5,352 people (13.7 percent) living in poverty, compared to 17.6 percent living in poverty in 2000. In 2018, some 14.4 percent of those in poverty were under age 6 and 9.9 percent were 65 or older. This data is also displayed in Diagram II.7.9 on the following page.

<b>Table II.7.31</b> <b>Persons in Poverty</b> Fremont County 2000–2018 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	5,552	15.8%
2001	5,344	15.1%
2002	5,427	15.3%
2003	4,620	12.9%
2004	4,616	12.9%
2005	5,292	14.9%
2006	5,666	15.6%
2007	4,662	12.7%
2008	5,045	13.5%
2009	5,551	14.7%
2010	5,447	13.8%
2011	6,174	15.6%
2012	6,499	16.2%
2013	6,120	15.3%
2014	5,558	14.0%
2015	5,071	12.9%
2016	6,616	16.8%
2017	6,291	16.2%
2018	6,070	15.7%

<b>Table II.7.32</b> <b>Poverty by Age</b> Fremont 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	800	13.0%	771	14.4%
6 to 17	1,556	25.3%	1,087	20.3%
18 to 64	3,236	52.6%	2,962	55.3%
65 or Older	563	9.1%	532	9.9%
<b>Total</b>	<b>6,155</b>	<b>100.0%</b>	<b>5,352</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>17.6%</b>	<b>.</b>	<b>13.7%</b>	<b>.</b>



**Diagram II.7.9  
Poverty Rates**



## Housing

### EADIV

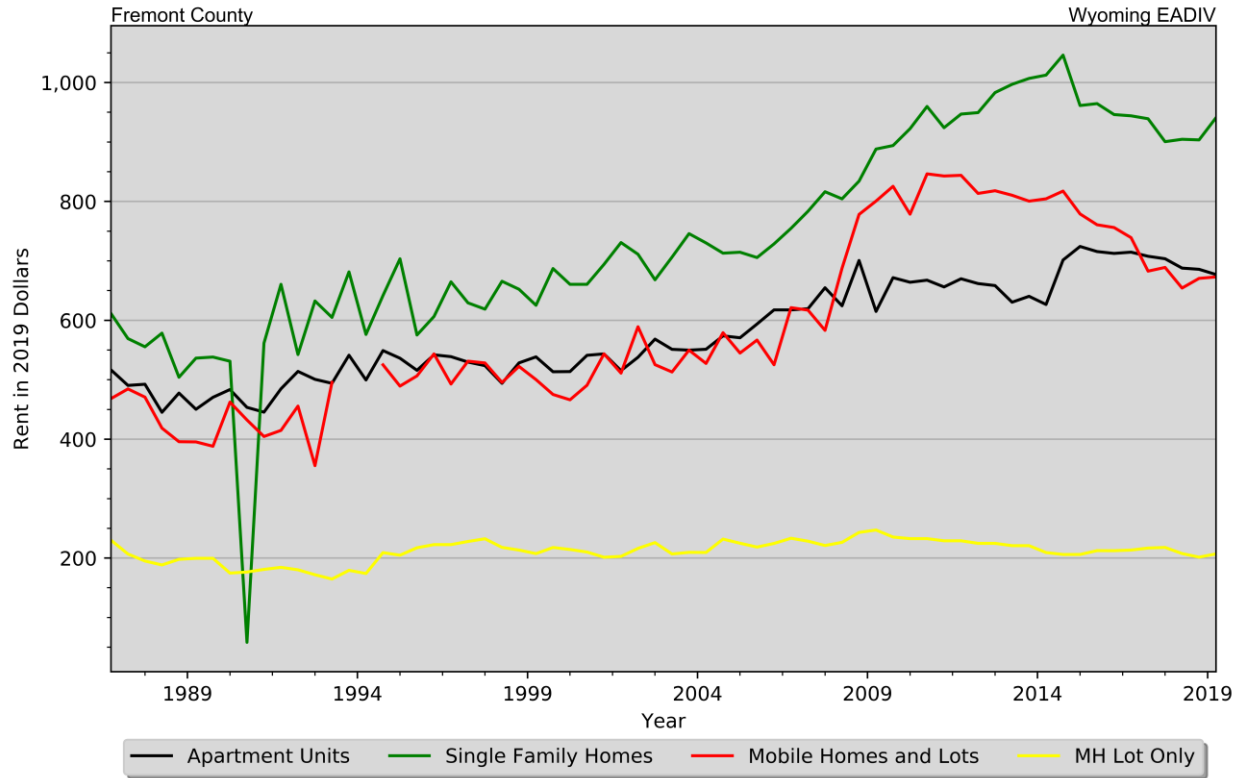
According to the Wyoming cost of living index, real average apartment rents in Fremont County decreased by 1.57 percent from second quarter of 2018 to second quarter of 2019, from \$687.83 to \$677.0. During that same period, detached single-family home rents increased by 4.03 percent, rents for mobile homes on lots increased by 2.87 percent, and rents for mobile home lots decreased by 0.27 percent.

Beginning in fourth quarter of 1986 rental prices for apartment units experienced an average annual increase of 0.82 percent, while rental prices for single family homes experienced an average annual increase of 1.31 percent since fourth quarter of 1986.

Table II.7.33 and Diagram II.7.10, below, present the Fremont County data for each rental type.

<b>Table II.7.33</b>				
<b>Semiannual Average Monthly Rental Prices</b>				
Fremont County				
EAD Data, 2000:Q2 – 2019:Q2, Real 2019 Dollars				
<b>Quarter Year</b>	<b>Apartments</b>	<b>Houses</b>	<b>Mobile Homes</b>	<b>Mobile Home Lots</b>
Q2.00	513.74	660.53	466.25	214.42
Q4.00	541.09	660.53	490.72	210.1
Q2.01	543.51	694.17	543.51	201.35
Q4.01	515.35	730.78	511.12	202.76
Q2.02	537.84	711.12	589.13	216.25
Q4.02	568.34	668.15	525.37	225.95
Q2.03	551.17	706.31	513.06	206.86
Q4.03	549.81	745.78	549.81	209.58
Q2.04	551.29	730.19	527.43	209.38
Q4.04	573.81	712.96	579.11	231.91
Q2.05	570.62	714.56	544.92	224.91
Q4.05	593.75	705.56	566.77	218.48
Q2.06	617.51	728.54	525.2	224.55
Q4.06	617.51	754.74	621.26	233.28
Q2.07	619.53	783.53	617.1	228.38
Q4.07	654.76	816.33	583.09	221.09
Q2.08	624.4	804.34	687.56	226.41
Q4.08	700.67	834.13	778.12	243.09
Q2.09	614.95	888.13	800.61	247.16
Q4.09	671.71	894.04	825.45	235.34
Q2.10	664.02	922.38	778.58	232.64
Q4.10	667.52	959.78	846.39	232.64
Q2.11	656.13	924.08	842.78	229.02
Q4.11	669.87	946.98	843.93	229.02
Q2.12	661.8	949.44	813.48	224.72
Q4.12	658.43	983.15	817.98	224.72
Q2.13	630.45	997.02	810.42	220.82
Q4.13	640.39	1006.96	800.49	220.82
Q2.14	626.63	1012.58	804.42	209.24
Q4.14	701.43	1046.18	817.43	205.98
Q2.15	724.25	961.37	778.97	206.01
Q4.15	715.67	964.59	760.73	212.45
Q2.16	712.54	946.16	756.08	212.38
Q4.16	714.66	944.04	739.09	213.44
Q2.17	707.73	939.13	682.72	216.8
Q4.17	703.56	900.56	688.97	217.84
Q2.18	687.83	904.56	654.25	207.57
Q4.18	685.8	903.54	670.53	201.47
Q2.19	677.0	941.0	673.0	207.0

**Diagram II.7.10  
Average Rents**



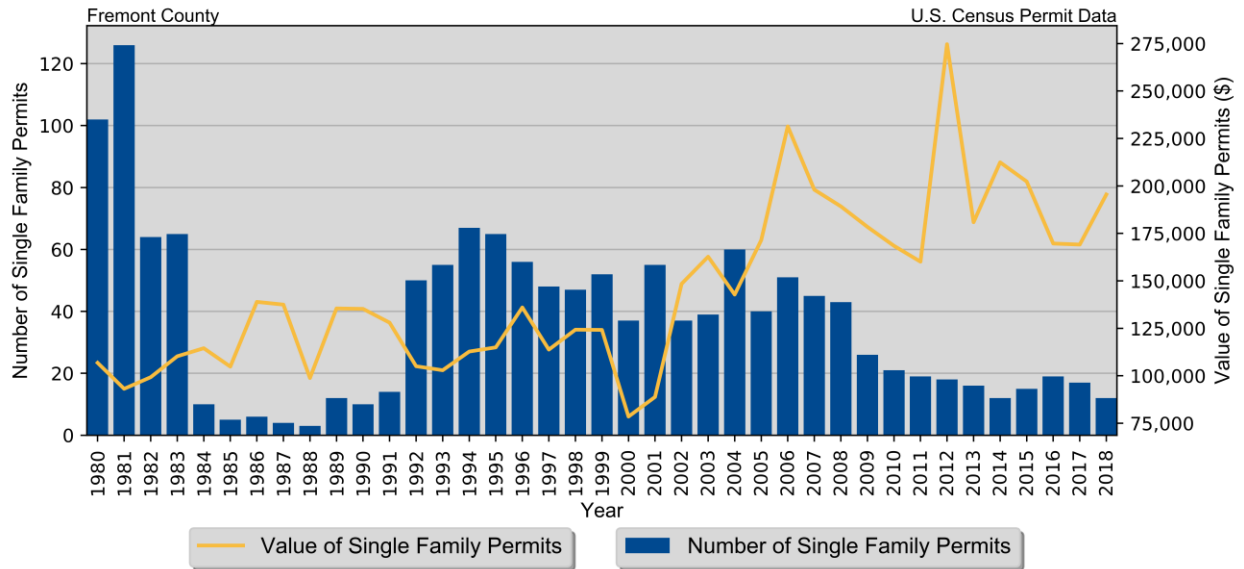
## Housing Production

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 Fremont County decreased from 17 authorizations in 2017 to 12 in 2018.

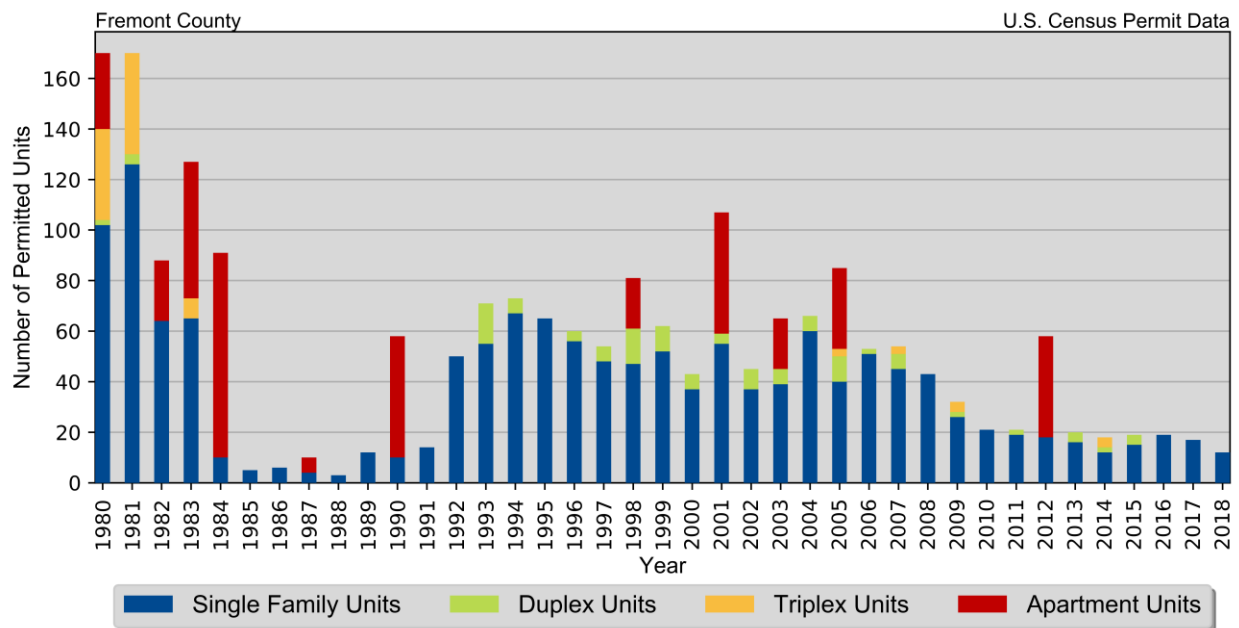
The real value of single-family building permits increased from 169,098 dollars in 2017 to 195,470 dollars in 2018. This compares to an increase in permit value statewide, with values rising from 331348 dollars in 2017 to 367953 dollars in 2018. Additional details are given in Table II.7.34 as well as in Diagram II.7.11 and Diagram II.7.12.

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	102	2	36	30	170	106,833	53,379
1981	126	4	40	0	170	93,138	0
1982	64	0	0	24	88	99,247	57,048
1983	65	0	8	54	127	110,264	38,697
1984	10	0	0	81	91	114,508	33,619
1985	5	0	0	0	5	104,826	0
1986	6	0	0	0	6	138,915	0
1987	4	0	0	6	10	137,478	65,467
1988	3	0	0	0	3	98,814	0
1989	12	0	0	0	12	135,460	0
1990	10	0	0	48	58	135,228	70,660
1991	14	0	0	0	14	127,980	0
1992	50	0	0	0	50	105,018	0
1993	55	16	0	0	71	102,911	0
1994	67	6	0	0	73	112,764	0
1995	65	0	0	0	65	114,955	0
1996	56	4	0	0	60	135,990	0
1997	48	6	0	0	54	113,774	0
1998	47	14	0	20	81	124,273	81,960
1999	52	10	0	0	62	124,158	0
2000	37	6	0	0	43	78,500	0
2001	55	4	0	48	107	88,856	64,157
2002	37	8	0	0	45	148,417	0
2003	39	6	0	20	65	162,714	38,662
2004	60	6	0	0	66	142,767	0
2005	40	10	3	32	85	171,422	51,610
2006	51	2	0	0	53	231,350	0
2007	45	6	3	0	54	197,996	0
2008	43	0	0	0	43	189,220	0
2009	26	2	4	0	32	178,426	0
2010	21	0	0	0	21	168,448	0
2011	19	2	0	0	21	160,090	0
2012	18	0	0	40	58	274,629	91,962
2013	16	4	0	0	20	180,878	0
2014	12	2	4	0	18	212,414	0
2015	15	4	0	0	19	202,325	0
2016	19	0	0	0	19	169,653	0
2017	17	0	0	0	17	169,098	0
2018	12	0	0	0	12	195,470	0

**Diagram II.7.11  
Single-Family Permits**



**Diagram II.7.12  
Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.7.35. Family households represented 65.6 percent of households, while non-family households accounted for 34.4 percent. These changed from 67.0 and 33.0 percent, respectively.

<b>Table II.7.35</b>				
<b>Household Type by Tenure</b>				
Fremont County				
2010 Census SF1 & 2018 Five-Year ACS Data				
Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	10,360	67.0%	9,835	65.6%
Married-Couple Family	7,626	73.6%	7,250	73.7%
Owner-Occupied	6,465	84.8%	5,802	80.0%
Renter-Occupied	1,161	15.2%	1,448	20.0%
Other Family	2,734	26.4%	2,585	27.8%
Male Householder, No Spouse Present	853	31.2%	976	33.0%
Owner-Occupied	511	59.9%	642	65.8%
Renter-Occupied	342	40.1%	334	34.2%
Female Householder, No Spouse Present	1,881	68.8%	1,609	72.8%
Owner-Occupied	1,000	53.2%	883	54.9%
Renter-Occupied	881	46.8%	726	45.1%
Non-Family Households	5,095	33.0%	5,168	34.4%
Owner-Occupied	3,030	59.5%	3,161	61.2%
Renter-Occupied	2,065	40.5%	2,007	38.8%
<b>Total</b>	<b>15,455</b>	<b>100.0%</b>	<b>15,003</b>	<b>100.0%</b>

Table II.7.36, below, shows housing units by type in 2010 and 2018. In 2010, there were 17,494 housing units, compared with 17,983 in 2018. Single-family units accounted for 74.1 percent of units in 2018, compared to 72.7 in 2010. Apartment units accounted for 4.6 percent in 2018, compared to 5.2 percent in 2010.

<b>Table II.7.36</b>				
<b>Housing Units by Type</b>				
Fremont County				
2010 & 2018 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	12,720	72.7%	<b>13,327</b>	74.1%
Duplex	262	1.5%	278	1.5%
Tri- or Four-Plex	443	2.5%	439	2.4%
Apartment	911	5.2%	830	4.6%
Mobile Home	3,143	18.0%	3,100	17.2%
Boat, RV, Van, Etc.	15	0.1%	9	0.1%
<b>Total</b>	<b>17,494</b>	<b>100.0%</b>	<b>17,983</b>	<b>100.0%</b>

Table II.7.37 shows housing units by tenure from 2010 to 2018. By 2018, there were 17,983 housing units. An estimated 69.9 percent were owner-occupied, and 16.6 percent were vacant.

<b>Table II.7.37</b>				
<b>Housing Units by Tenure</b>				
Fremont County				
2010 Census & 2018 Five-Year ACS Data				
Tenure	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,455	86.8%	15,003	83.4%
Owner-Occupied	11,006	71.2%	10,488	69.9%
Renter-Occupied	4,449	28.8%	4,515	30.1%
Vacant Housing Units	2,341	13.2%	2,980	16.6%
<b>Total Housing Units</b>	<b>17,796</b>	<b>100.0%</b>	<b>17,983</b>	<b>100.0%</b>

Households by income for the 2010 and 2018 Five-Year ACS are shown in Table II.7.38. Households earning more than 100,000 dollars per year represented 22.1 percent of households in 2018, compared to 14.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.6 percent of households in 2018, compared to 13.1 percent in 2010.

Income	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,037	13.1%	1,434	9.6%
\$15,000 to \$19,999	917	5.9%	708	4.7%
\$20,000 to \$24,999	951	6.1%	671	4.5%
\$25,000 to \$34,999	1,944	12.5%	1,583	10.6%
\$35,000 to \$49,999	2,484	16.0%	2,537	16.9%
\$50,000 to \$74,999	2,957	19.0%	2,751	18.3%
\$75,000 to \$99,999	1,995	12.8%	2,009	13.4%
\$100,000 or More	2,256	14.5%	3,310	22.1%
<b>Total</b>	<b>15,541</b>	<b>100.0%</b>	<b>15,003</b>	<b>100.0%</b>

Table II.7.39 shows households by year home built for the 2010 and 2018 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 8.4 percent of households in 2010 and 12.3 percent of households in 2018. Housing units built in 1939 or earlier represented 8.6 percent of households in 2018 and 10.0 percent of households in 2010.

Year Built	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,547	10.0%	1,294	8.6%
1940 to 1949	778	5.0%	886	5.9%
1950 to 1959	1,240	8.0%	1,322	8.8%
1960 to 1969	1,974	12.7%	1,750	11.7%
1970 to 1979	4,185	26.9%	3,577	23.8%
1980 to 1989	2,354	15.1%	1,693	11.3%
1990 to 1999	2,153	13.9%	2,080	13.9%
2000 to 2009	1,310	8.4%	1,838	12.3%
2010 or Later	.	.	563	3.8%
<b>Total</b>	<b>15,541</b>	<b>100.0%</b>	<b>15,003</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.7.40. An estimated 76.9 percent of white households occupy single-family homes, compared to 48.1 percent of black households. Some 4.7 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 100.0 percent of Asian, and 69.9 percent of American Indian households occupy single-family homes.



<b>Table II.7.40</b> <b>Distribution of Units in Structure by Race</b> Fremont County 2018 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76.9%	48.1%	69.9%	100.0%	100.0%	55.9%	47.0%
Duplex	1.6%	0%	0.1%	0%	0%	0%	12.1%
Tri- or Four-Plex	1.8%	33.8%	2.7%	0%	0%	19.0%	3.2%
Apartment	4.7%	0%	3.2%	0%	0%	0%	8.9%
Mobile Home	15.0%	18.2%	23.7%	0%	0%	25.1%	28.8%
Boat, RV, Van, Etc.	0%	0%	0.3%	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.7.41. An estimated 15.8 percent of vacant units were for rent in 2010. In addition, some 7.3 percent of vacant units were for sale. “Other” vacant units represented 28.9 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 8.4 percent of vacant units, while for sale units accounted for 4.9 percent. “Other” vacant units accounted for 41.8 percent of vacant units, representing a total of 1,245 “other” vacant units.

<b>Table II.7.41</b> <b>Disposition of Vacant Housing Units</b> Fremont County 2010 Census & 2018 Five-Year ACS Data				
Disposition	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	371	15.8%	249	8.4%
For Sale	170	7.3%	147	4.9%
Rented Not Occupied	45	1.9%	19	0.6%
Sold Not Occupied	69	2.9%	42	1.4%
For Seasonal, Recreational, or Occasional Use	1,007	43.0%	1,269	42.6%
For Migrant Workers	3	0.1%	9	0.3%
Other Vacant	676	28.9%	1,245	41.8%
<b>Total</b>	<b>2,341</b>	<b>100.0%</b>	<b>2,980</b>	<b>100.0%</b>

Table II.7.42, shows the number of households in the county by number of bedrooms and tenure. There were 146 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 8.3 percent of total households in Fremont County. In Fremont County the 7,968 households with three bedrooms accounted for 25.3 percent of all households, and there were only 768 five-bedroom or more households, which accounted for 15.4 percent of all households.

<b>Table II.7.42</b> <b>Households by Number of Bedrooms</b> Fremont County 2018 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	53	146	422	100
One	305	727	1,499	2.3
Two	2,060	1,481	4,548	8.3
Three	5,284	1,680	7,968	25.3
Four	2,190	343	2,778	44.3
Five or more	596	138	768	15.4
<b>Total</b>	<b>15,003</b>	<b>4,515</b>	<b>17,983</b>	<b>100.0</b>

The age of a structure influences its value. As shown in Table II.7.43, structures built in 1939 or earlier had a median value of, 174,000 while structures built between 1950 and 1959 had a median value of 162,000 and those built between 1990 to 1999 had a median value of 229,300. 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 256,100 and, 0 respectively. The total median value in Fremont County was, 194,100.

<b>Table II.7.43</b> <b>Owner Occupied Median Value by Year Structure Built</b> Fremont County 2018 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	174,000
1940 to 1949	170,800
1950 to 1959	162,000
1960 to 1969	182,000
1970 to 1979	182,200
1980 to 1989	201,100
1990 to 1999	229,300
2000 to 2009	264,800
2010 to 2013	256,100
2014 or later	0
<b>Median Value</b>	<b>194,100</b>

Household mortgage status is reported in Table II.7.44. In, Fremont County households with a mortgage accounted for 48.7 percent of all households or 5,106 housing units, and the remaining 45.6 percent or 4,784 units had no mortgage. Of those units with a mortgage, 314 had either a second mortgage or home equity loan, 8 had both a second mortgage and home equity loan, and 4,784 or 45.6 percent had no second mortgage or no home equity loan.

<b>Table II.7.44</b> <b>Mortgage Status</b> <b>Fremont County</b> 2018 Five-Year ACS Data		
Mortgage Status	Fremont County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,106	48.7
With either a second mortgage or home equity loan, but not both	314	3.0
Second mortgage only	143	1.4
Home equity loan only	171	1.6
Both second mortgage and home equity loan	8	0.1
No second mortgage and no home equity loan	4,784	45.6
Housing units without a mortgage	5,382	51.3
<b>Total</b>	<b>10,488</b>	<b>100.0%</b>

Table II.7.45 lists the Fremont County median rent as \$653 and the median home value as \$194,100.

<b>Table II.7.45</b> <b>Median Rent</b> <b>Fremont County</b> 2018 Five-Year ACS Data	
Place	Rent
Median Rent	\$653
Median Home Value	\$194,100

## 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.7.46. In 2018, an estimated 3.1 percent of households were overcrowded, and an additional 1.0 percent were severely overcrowded.

Table II.7.46 Overcrowding and Severe Overcrowding Fremont 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	10,933	97.4%	230	2.0%	65	0.6%	11,228
2018 Five-Year ACS	10,154	96.8%	230	2.2%	104	1.0%	10,488
<b>Renter</b>							
2010 Five-Year ACS	4,050	93.9%	240	5.6%	23	0.5%	4,313
2018 Five-Year ACS	4,231	93.7%	240	5.3%	44	1.0%	4,515
<b>Total</b>							
2010 Five-Year ACS	14,983	96.4%	470	3.0%	88	0.6%	15,541
2018 Five-Year ACS	14,385	95.9%	470	3.1%	148	1.0%	15,003

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.7.47 and Table II.7.48, below.

There were a total of 144 households with incomplete plumbing facilities in 2018, representing 1.0 percent of households in Fremont 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	15,394	14,859
Lacking Complete Plumbing Facilities	147	144
<b>Total Households</b>	<b>15,541</b>	<b>15,003</b>
<b>Percent Lacking</b>	<b>0.9%</b>	<b>1.0%</b>

There were 264 households lacking complete kitchen facilities in 2018, compared to 140 households in 2010. This was a change from 0.9 percent of households in 2010 to 1.8 percent in 2018.

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Kitchen Facilities	15,401	14,739
Lacking Complete Kitchen Facilities	140	264
<b>Total Households</b>	<b>15,541</b>	<b>15,003</b>
<b>Percent Lacking</b>	<b>0.9%</b>	<b>1.8%</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.7.49, in Fremont County 14.2 percent of households had a cost burden and 7.7 percent had a severe cost burden. Some 16.5 percent of renters were cost burdened, and 11.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.6 percent and a severe cost burden rate of 4.5 percent. Owner occupied households with a mortgage had a cost burden rate of 22.3 percent, and severe cost burden at 7.8 percent.

**Table II.7.49**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Fremont County  
 2010 & 2018 Five-Year ACS Data

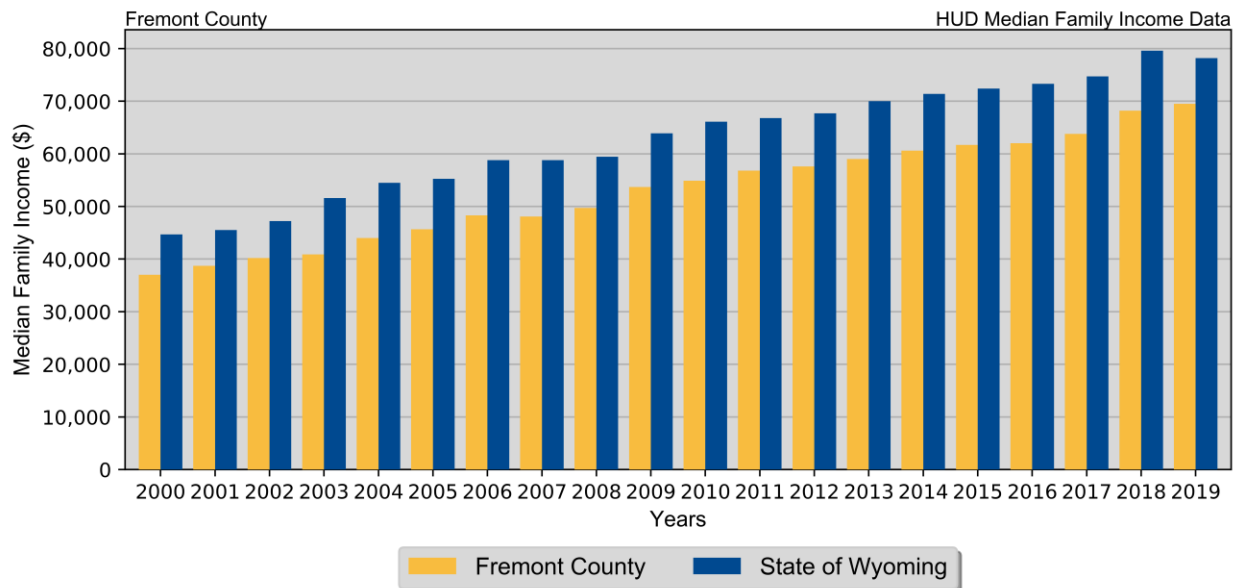
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2010 Five-Year ACS	4,461	74.5%	910	15.2%	604	10.1%	14	0.2%	5,989
2018 Five-Year ACS	3,561	69.7%	1,138	22.3%	396	7.8%	11	0.2%	5,106
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	4,638	88.5%	428	8.2%	166	3.2%	7	0.1%	5,239
2018 Five-Year ACS	4,813	89.4%	247	4.6%	243	4.5%	79	1.5%	5,382
<b>Renter</b>									
2010 Five-Year ACS	2,427	56.3%	715	16.6%	502	11.6%	669	15.5%	4,313
2018 Five-Year ACS	2,432	53.9%	747	16.5%	516	11.4%	820	18.2%	4,515
<b>Total</b>									
2010 Five-Year ACS	11,526	74.2%	2,053	13.2%	1,272	8.2%	690	4.4%	15,541
2018 Five-Year ACS	10,806	72.0%	2,132	14.2%	1,155	7.7%	910	6.1%	15,003

### 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.7.50 shows that the HUD estimated MFI for Fremont County was \$69,500 in 2019. This compared to Wyoming’s MFI of \$78,200. Diagram II.7.13, illustrates the estimated MFI for 2000 through 2018.

Table II.7.50 Median Family Income Fremont County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	37,000	44,700
2001	38,700	45,500
2002	40,200	47,200
2003	40,900	51,600
2004	44,000	54,500
2005	45,650	55,250
2006	48,300	58,800
2007	48,100	58,800
2008	49,700	59,450
2009	53,700	63,900
2010	54,900	66,100
2011	56,800	66,800
2012	57,600	67,700
2013	59,000	70,000
2014	60,600	71,400
2015	61,700	72,400
2016	62,000	73,300
2017	63,800	74,700
2018	68,200	79,600
2019	69,500	78,200

**Diagram II.7.13**  
**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.7.51 through Table II.7.56 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 Fremont County, housing problems are faced by 1,620 White homeowner households, 0 Black homeowner households, 0 Asian homeowner households, and 165 Hispanic homeowner households.



<b>Table II.7.51</b>								
<b>Percent of Homeowner Households with Housing Problems by Income and Race</b>								
Fremont 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 \$20,850	66.4%	0%	0%	61.5%	0%	55.6%	88.2%	65.9%
\$20,851 to \$34,750	43.3%	0%	0%	44.1%	0%	23.1%	23.5%	41.1%
\$34,751 to \$55,600	27.9%	0%	0%	29.2%	0%	22.2%	71.4%	28.7%
\$55,601 to \$69,500	7.6%	0%	0%	20.0%	0%	28.6%	70.0%	13.5%
Above \$69,500	5.7%	0%	0%	17.6%	0%	0%	11.4%	6.7%
<b>Total</b>	<b>18.0%</b>	<b>0%</b>	<b>0%</b>	<b>32.3%</b>	<b>0%</b>	<b>22.7%</b>	<b>38.5%</b>	<b>20.4%</b>
<b>Without Housing Problems</b>								
\$0 to \$20,850	27.7%	0%	0%	33.3%	0%	22.2%	11.8%	28.3%
\$20,851 to \$34,750	56.7%	0%	0%	55.9%	0%	76.9%	76.5%	58.9%
\$34,751 to \$55,600	72.1%	0%	0%	70.8%	0%	77.8%	28.6%	71.3%
\$55,601 to \$69,500	92.4%	0%	0%	80.0%	100.0%	71.4%	30.0%	86.5%
Above \$69,500	94.3%	0%	0%	82.4%	0%	100.0%	88.6%	93.3%
<b>Total</b>	<b>81.6%</b>	<b>0%</b>	<b>0%</b>	<b>66.8%</b>	<b>100.0%</b>	<b>75.0%</b>	<b>61.5%</b>	<b>79.2%</b>

**Table II.7.52**  
**Homeowner Households with Housing Problems by Income and Race**  
 Fremont 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 \$20,850	395	0	0	120	0	10	30	555
\$20,851 to \$34,750	420	0	0	75	0	15	20	530
\$34,751 to \$55,600	455	0	0	70	0	10	25	560
\$55,601 to \$69,500	85	0	0	25	0	4	70	184
Above \$69,500	265	0	0	65	0	0	20	350
<b>Total</b>	<b>1,620</b>	<b>0</b>	<b>0</b>	<b>355</b>	<b>0</b>	<b>39</b>	<b>165</b>	<b>2,179</b>
<b>Without Housing Problems</b>								
\$0 to \$20,850	165	0	0	65	0	4	4	238
\$20,851 to \$34,750	550	0	0	95	0	50	65	760
\$34,751 to \$55,600	1,175	0	0	170	0	35	10	1,390
\$55,601 to \$69,500	1,040	0	0	100	4	10	30	1,184
Above \$69,500	4,415	0	0	305	0	30	155	4,905
<b>Total</b>	<b>7,345</b>	<b>0</b>	<b>0</b>	<b>735</b>	<b>4</b>	<b>129</b>	<b>264</b>	<b>8,477</b>
<b>Not Computed</b>								
\$0 to \$20,850	35	0	0	10	0	4	0	49
\$20,851 to \$34,750	0	0	0	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0	0	0
<b>Total</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>49</b>
<b>Total</b>								
\$0 to \$20,850	595	0	0	195	0	18	34	842
\$20,851 to \$34,750	970	0	0	170	0	65	85	1,290
\$34,751 to \$55,600	1,630	0	0	240	0	45	35	1,950
\$55,601 to \$69,500	1,125	0	0	125	4	14	100	1,368
Above \$69,500	4,680	0	0	370	0	30	175	5,255
<b>Total</b>	<b>9,000</b>	<b>0</b>	<b>0</b>	<b>1,100</b>	<b>4</b>	<b>172</b>	<b>429</b>	<b>10,705</b>

In total, some 1,483 renter households face housing problems in Fremont County. Of these, some 955 white renter households, 29 black renter households, 0 Asian renter households, and 180 Hispanic renter households face housing problems.

**Table II.7.53**  
**Renter Households with Housing Problems by Income and Race**  
 Fremont 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 \$20,850	465	25	0	160	0	0	80	<b>730</b>
\$20,851 to \$34,750	295	0	0	55	0	4	55	<b>409</b>
\$34,751 to \$55,600	165	4	0	45	0	0	45	<b>259</b>
\$55,601 to \$69,500	20	0	0	15	0	0	0	<b>35</b>
Above \$69,500	10	0	0	40	0	0	0	<b>50</b>
<b>Total</b>	<b>955</b>	<b>29</b>	<b>0</b>	<b>315</b>	<b>0</b>	<b>4</b>	<b>180</b>	<b>1,483</b>
<b>Without Housing Problems</b>								
\$0 to \$20,850	175	0	0	50	0	15	35	<b>275</b>
\$20,851 to \$34,750	340	0	0	125	0	4	35	<b>504</b>
\$34,751 to \$55,600	625	25	0	105	0	60	35	<b>850</b>
\$55,601 to \$69,500	225	10	20	40	0	4	20	<b>319</b>
Above \$69,500	735	10	4	120	0	60	10	<b>939</b>
<b>Total</b>	<b>2,100</b>	<b>45</b>	<b>24</b>	<b>440</b>	<b>0</b>	<b>143</b>	<b>135</b>	<b>2,887</b>
<b>Not Computed</b>								
\$0 to \$20,850	55	0	0	4	0	10	0	<b>69</b>
\$20,851 to \$34,750	0	0	0	0	0	0	0	<b>0</b>
\$34,751 to \$55,600	0	0	0	0	0	0	0	<b>0</b>
\$55,601 to \$69,500	0	0	0	0	0	0	0	<b>0</b>
Above \$69,500	0	0	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>69</b>
<b>Total</b>								
\$0 to \$20,850	695	25	0	214	0	25	115	<b>1,074</b>
\$20,851 to \$34,750	635	0	0	180	0	8	90	<b>913</b>
\$34,751 to \$55,600	790	29	0	150	0	60	80	<b>1,109</b>
\$55,601 to \$69,500	245	10	20	55	0	4	20	<b>354</b>
Above \$69,500	745	10	4	160	0	60	10	<b>989</b>
<b>Total</b>	<b>3,110</b>	<b>74</b>	<b>24</b>	<b>759</b>	<b>0</b>	<b>157</b>	<b>315</b>	<b>4,439</b>

**Table II.7.54**  
**Percent of Renter Households with Housing Problems by Income and Race**  
 Fremont 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 \$20,850	66.9%	100.0%	0%	74.8%	0%	0%	69.6%	68.0%
\$20,851 to \$34,750	46.5%	0%	0%	30.6%	0%	50.0%	61.1%	44.8%
\$34,751 to \$55,600	20.9%	13.8%	0%	30.0%	0%	0%	56.2%	23.4%
\$55,601 to \$69,500	8.2%	0%	0%	27.3%	0%	0%	0%	9.9%
Above \$69,500	1.3%	0%	0%	25.0%	0%	0%	0%	5.1%
<b>Total</b>	<b>30.7%</b>	<b>39.2%</b>	<b>0%</b>	<b>41.5%</b>	<b>0%</b>	<b>2.5%</b>	<b>57.1%</b>	<b>33.4%</b>
<b>Without Housing Problems</b>								
\$0 to \$20,850	25.2%	0%	0%	23.4%	0%	60.0%	30.4%	25.6%
\$20,851 to \$34,750	53.5%	0%	0%	69.4%	0%	50.0%	38.9%	55.2%
\$34,751 to \$55,600	79.1%	86.2%	0%	70.0%	0%	100.0%	43.8%	76.6%
\$55,601 to \$69,500	91.8%	100.0%	100.0%	72.7%	0%	100.0%	100.0%	90.1%
Above \$69,500	98.7%	100.0%	100.0%	75.0%	0%	100.0%	100.0%	94.9%
<b>Total</b>	<b>67.5%</b>	<b>60.8%</b>	<b>100.0%</b>	<b>58.0%</b>	<b>0%</b>	<b>91.1%</b>	<b>42.9%</b>	<b>65.0%</b>

Overall, there are 3,662 households, or 24.2% of households with housing problems in Fremont County. This includes 2,575 White households, 29 Black households, 0 Asian households, 670 American Indian, 0 Pacific Islander, and 43 “other” race households with housing problems. In addition, there are 345 Hispanic households with housing problems. This is shown in Table II.7.55 and Table II.7.56.

**Table II.7.55**  
**Percent of Total Households with Housing Problems by Income and Race**  
 Fremont 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 \$20,850	66.7%	100.0%	0%	68.5%	0%	23.3%	73.8%	67.1%
\$20,851 to \$34,750	44.5%	0%	0%	37.1%	0%	26.0%	42.9%	42.6%
\$34,751 to \$55,600	25.6%	13.8%	0%	29.5%	0%	9.5%	60.9%	26.8%
\$55,601 to \$69,500	7.7%	0%	0%	22.2%	0%	22.2%	58.3%	12.7%
Above \$69,500	5.1%	0%	0%	19.8%	0%	0%	10.8%	6.4%
<b>Total</b>	<b>21.3%</b>	<b>39.2%</b>	<b>0%</b>	<b>36.0%</b>	<b>0%</b>	<b>13.1%</b>	<b>46.4%</b>	<b>24.2%</b>
<b>Without Housing Problems</b>								
\$0 to \$20,850	26.4%	0%	0%	28.1%	0%	44.2%	26.2%	26.8%
\$20,851 to \$34,750	55.5%	0%	0%	62.9%	0%	74.0%	57.1%	57.4%
\$34,751 to \$55,600	74.4%	86.2%	0%	70.5%	0%	90.5%	39.1%	73.2%
\$55,601 to \$69,500	92.3%	100.0%	100.0%	77.8%	100.0%	77.8%	41.7%	87.3%
Above \$69,500	94.9%	100.0%	100.0%	80.2%	0%	100.0%	89.2%	93.6%
<b>Total</b>	<b>78.0%</b>	<b>60.8%</b>	<b>100.0%</b>	<b>63.2%</b>	<b>100.0%</b>	<b>82.7%</b>	<b>53.6%</b>	<b>75.0%</b>

**Table II.7.56**  
**Total Households with Housing Problems by Income and Race**  
 Fremont 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 \$20,850	860	25	0	280	0	10	110	1,285
\$20,851 to \$34,750	715	0	0	130	0	19	75	939
\$34,751 to \$55,600	620	4	0	115	0	10	70	819
\$55,601 to \$69,500	105	0	0	40	0	4	70	219
Above \$69,500	275	0	0	105	0	0	20	400
<b>Total</b>	<b>2,575</b>	<b>29</b>	<b>0</b>	<b>670</b>	<b>0</b>	<b>43</b>	<b>345</b>	<b>3,662</b>
<b>Without Housing Problems</b>								
\$0 to \$20,850	340	0	0	115	0	19	39	513
\$20,851 to \$34,750	890	0	0	220	0	54	100	1,264
\$34,751 to \$55,600	1,800	25	0	275	0	95	45	2,240
\$55,601 to \$69,500	1,265	10	20	140	4	14	50	1,503
Above \$69,500	5,150	10	4	425	0	90	165	5,844
<b>Total</b>	<b>9,445</b>	<b>45</b>	<b>24</b>	<b>1,175</b>	<b>4</b>	<b>272</b>	<b>399</b>	<b>11,364</b>
<b>Not Computed</b>								
\$0 to \$20,850	90	0	0	14	0	14	0	118
\$20,851 to \$34,750	0	0	0	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0	0	0
<b>Total</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>118</b>
<b>Total</b>								
\$0 to \$20,850	1,290	25	0	409	0	43	149	1,916
\$20,851 to \$34,750	1,605	0	0	350	0	73	175	2,203
\$34,751 to \$55,600	2,420	29	0	390	0	105	115	3,059
\$55,601 to \$69,500	1,370	10	20	180	4	18	120	1,722
Above \$69,500	5,425	10	4	530	0	90	185	6,244
<b>Total</b>	<b>12,110</b>	<b>74</b>	<b>24</b>	<b>1,859</b>	<b>4</b>	<b>329</b>	<b>744</b>	<b>15,144</b>

Table II.7.57 through Table II.7.60 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 1,055 white households, 19 black households, 0 Asian households, as well as 169 Hispanic homeowner households.

<b>Table II.7.57</b>								
<b>Percent of Homeowner Households with Severe Housing Problems by Income and Race</b>								
Fremont 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 \$20,850	39.2%	0%	0%	43.6%	0%	55.6%	62.5%	41.6%
\$20,851 to \$34,750	14.4%	0%	0%	32.4%	0%	23.1%	4.8%	16.5%
\$34,751 to \$55,600	8.3%	0%	0%	29.2%	0%	0%	0%	10.5%
\$55,601 to \$69,500	3.6%	0%	0%	20.0%	0%	0%	10.0%	5.5%
Above \$69,500	1.7%	0%	0%	16.2%	0%	0%	0%	2.7%
<b>Total</b>	<b>7.0%</b>	<b>0</b>	<b>0%</b>	<b>26.8%</b>	<b>0%</b>	<b>15.3%</b>	<b>9.0%</b>	<b>9.2%</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$20,850	55.0%	0%	0%	51.3%	0%	22.2%	37.5%	52.6%
\$20,851 to \$34,750	85.6%	0%	0%	67.6%	0%	76.9%	95.2%	83.5%
\$34,751 to \$55,600	91.7%	0%	0%	70.8%	0%	100.0%	100.0%	89.5%
\$55,601 to \$69,500	96.4%	0%	0%	80.0%	100.0%	100.0%	90.0%	94.5%
Above \$69,500	98.3%	0%	0%	83.8%	0%	100.0%	100.0%	97.3%
<b>Total</b>	<b>92.6%</b>	<b>0%</b>	<b>0%</b>	<b>72.3%</b>	<b>100.0%</b>	<b>82.2%</b>	<b>91.0%</b>	<b>90.3%</b>

**Table II.7.58**  
**Percent of Renter Households with Severe Housing Problems by Income and Race**  
 Fremont 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 \$20,850	40.0%	60.0%	0%	59.4%	0%	0%	69.6%	46.6%
\$20,851 to \$34,750	9.5%	0%	0%	24.3%	0%	0%	27.8%	14.3%
\$34,751 to \$55,600	9.5%	13.8%	0%	30.0%	0%	0%	31.2%	13.4%
\$55,601 to \$69,500	0%	0%	0%	27.3%	0%	0%	0%	4.2%
Above \$69,500	1.3%	0%	0%	25.0%	0%	0%	0%	5.1%
<b>Total</b>	<b>13.7%</b>	<b>25.7%</b>	<b>0%</b>	<b>35.8%</b>	<b>0%</b>	<b>0%</b>	<b>41.3%</b>	<b>19.1%</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$20,850	52.1%	40.0%	0%	38.8%	0%	60.0%	30.4%	47.0%
\$20,851 to \$34,750	90.5%	0%	0%	75.7%	0%	100.0%	72.2%	<b>85.7%</b>
\$34,751 to \$55,600	90.5%	86.2%	0%	70.0%	0%	100.0%	68.8%	<b>86.6%</b>
\$55,601 to \$69,500	100.0%	100.0%	100.0%	72.7%	0%	100.0%	100.0%	<b>95.8%</b>
Above \$69,500	98.7%	100.0%	100.0%	75.0%	0%	100.0%	100.0%	<b>94.9%</b>
<b>Total</b>	<b>84.6%</b>	<b>74.3%</b>	<b>100.0%</b>	<b>63.7%</b>	<b>0%</b>	<b>93.5%</b>	<b>58.7%</b>	<b>79.3%</b>



**Table II.7.59**  
**Percent of Total Households with Severe Housing Problems by Income and Race**  
 Fremont 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 \$20,850	39.6%	60.0%	0%	51.9%	0%	23.3%	67.7%	44.4%
\$20,851 to \$34,750	12.5%	0%	0%	28.2%	0%	21.7%	16.7%	15.6%
\$34,751 to \$55,600	8.7%	13.8%	0%	29.5%	0%	0%	21.7%	11.6%
\$55,601 to \$69,500	2.9%	0%	0%	22.2%	0%	0%	8.3%	5.2%
Above \$69,500	1.7%	0%	0%	18.9%	0%	0%	0%	3.0%
<b>Total</b>	<b>8.7%</b>	<b>25.7%</b>	<b>0%</b>	<b>30.5%</b>	<b>0%</b>	<b>7.9%</b>	<b>22.6%</b>	<b>12.1%</b>
<b>Without A Severe Housing Problem</b>								
\$0 to \$20,850	53.5%	40.0%	0%	44.7%	0%	44.2%	32.3%	49.5%
\$20,851 to \$34,750	87.5%	0%	0%	71.8%	0%	78.3%	83.3%	84.4%
\$34,751 to \$55,600	91.3%	86.2%	0%	70.5%	0%	100.0%	78.3%	88.4%
\$55,601 to \$69,500	97.1%	100.0%	100.0%	77.8%	100.0%	100.0%	91.7%	94.8%
Above \$69,500	98.3%	100.0%	100.0%	81.1%	0%	100.0%	100.0%	97.0%
<b>Total</b>	<b>90.6%</b>	<b>74.3%</b>	<b>100.0%</b>	<b>68.8%</b>	<b>100.0%</b>	<b>87.7%</b>	<b>77.4%</b>	<b>87.1%</b>

**Table II.7.60**  
**Total Households with Severe Housing Problems by Income and Race**  
 Fremont 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 \$20,850	515	15	0	215	0	10	105	860
\$20,851 to \$34,750	200	0	0	100	0	15	29	344
\$34,751 to \$55,600	210	4	0	115	0	0	25	354
\$55,601 to \$69,500	40	0	0	40	0	0	10	90
Above \$69,500	90	0	0	100	0	0	0	190
<b>Total</b>	<b>1,055</b>	<b>19</b>	<b>0</b>	<b>570</b>	<b>0</b>	<b>25</b>	<b>169</b>	<b>1,838</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$20,850	695	10	0	185	0	19	50	959
\$20,851 to \$34,750	1,405	0	0	255	0	54	145	1,859
\$34,751 to \$55,600	2,210	25	0	275	0	100	90	2,700
\$55,601 to \$69,500	1,330	10	20	140	4	14	110	1,628
Above \$69,500	5,335	10	4	430	0	90	185	6,054
<b>Total</b>	<b>10,975</b>	<b>55</b>	<b>24</b>	<b>1,285</b>	<b>4</b>	<b>277</b>	<b>580</b>	<b>13,200</b>
<b>Not Computed</b>								
\$0 to \$20,850	90	0	0	14	0	14	0	118
\$20,851 to \$34,750	0	0	0	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0	0	0
<b>Total</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>118</b>
<b>Total</b>								
\$0 to \$20,850	1,300	25	0	414	0	43	155	1,937
\$20,851 to \$34,750	1,605	0	0	355	0	69	174	2,203
\$34,751 to \$55,600	2,420	29	0	390	0	100	115	3,054
\$55,601 to \$69,500	1,370	10	20	180	4	14	120	1,718
Above \$69,500	5,425	10	4	530	0	90	185	6,244
<b>Total</b>	<b>12,120</b>	<b>74</b>	<b>24</b>	<b>1,869</b>	<b>4</b>	<b>316</b>	<b>749</b>	<b>15,156</b>

Housing problems are explored by type and income in Table II.7.61 and Table II.7.62. More than 1,820 households have a cost burden and 1,094 have a severe cost burden. Some 635 renter households are impacted by cost burdens, and 515 are impacted by severe cost burdens. On the other hand, some 1,185 owner-occupied households have cost burdens, and 579 have severe cost burdens. Overall there are 11,370 households without a housing problem.

<b>Table II.7.61</b>						
<b>Percent of Housing Problems by Income and Tenure</b>						
Fremont County						
2012–2016 HUD CHAS Data						
<b>Housing Problem</b>	<b>\$0 to \$20,850</b>	<b>\$20,851 to \$34,750</b>	<b>\$34,751 to \$55,600</b>	<b>\$55,601 to \$69,500</b>	<b>Above \$69,500</b>	<b>Total</b>
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	36.4%	62.5%	50.0%	83.3%	66.7%	55.0%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	100.0%	100.0%	40.0%	71.4%	88.2%	77.7%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	33.3%	30.8%	40.0%	91.8%	68.0%	51.3%
Housing cost burden greater than 50% of income (and none of the above problems)	41.7%	69.6%	82.1%	100.0%	0%	52.9%
Housing cost burden greater than 30% of income (and none of the above problems)	47.1%	53.0%	76.1%	84.6%	100.0%	65.1%
Zero/negative income (and none of the above problems)	43.5%	0%	0%	0%	0%	43.5%
Has none of the 4 housing problems	46.6%	60.5%	62.2%	78.7%	83.8%	74.6%
<b>Total</b>	<b>44.3%</b>	<b>58.9%</b>	<b>63.9%</b>	<b>79.6%</b>	<b>84.0%</b>	<b>70.8%</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	63.6%	37.5%	50.0%	16.7%	33.3%	45.0%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	60.0%	28.6%	11.8%	22.3%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	66.7%	69.2%	60.0%	8.2%	32.0%	48.7%
Housing cost burden greater than 50% of income (and none of the above problems)	58.3%	30.4%	17.9%	0%	0%	47.1%
Housing cost burden greater than 30% of income (and none of the above problems)	52.9%	47.0%	23.9%	15.4%	0%	34.9%
Zero/negative income (and none of the above problems)	56.5%	0%	0%	0%	0%	56.5%
Has none of the 4 housing problems	53.4%	39.5%	37.8%	21.3%	16.2%	25.4%
<b>Total</b>	<b>55.7%</b>	<b>41.1%</b>	<b>36.1%</b>	<b>20.4%</b>	<b>16.0%</b>	<b>29.2%</b>

**Table II.7.62**  
**Housing Problems by Income and Tenure**  
 Fremont County  
 2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$20,850	\$20,851 to \$34,750	\$34,751 to \$55,600	\$55,601 to \$69,500	Above \$69,500	Total
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	20	25	30	20	20	115
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	15	15	10	10	30	80
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	20	50	45	85	225
Housing cost burden greater that 50% of income (and none of the above problems)	300	160	115	4	0	579
Housing cost burden greater than 30% of income (and none of the above problems)	205	310	350	110	210	1,185
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	240	765	1,390	1,185	4,905	8,485
<b>Total</b>	<b>855</b>	<b>1,295</b>	<b>1,945</b>	<b>1,374</b>	<b>5,250</b>	<b>10,719</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	35	15	30	4	10	94
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	4	4	23
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	45	75	4	40	214
Housing cost burden greater that 50% of income (and none of the above problems)	420	70	25	0	0	515
Housing cost burden greater than 30% of income (and none of the above problems)	230	275	110	20	0	635
Zero/negative income (and none of the above problems)	65	0	0	0	0	65
Has none of the 4 housing problems	275	500	845	320	945	2,885
<b>Total</b>	<b>1,075</b>	<b>905</b>	<b>1,100</b>	<b>352</b>	<b>999</b>	<b>4,431</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	55	40	60	24	30	209
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	15	15	25	14	34	103
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	65	125	49	125	439
Housing cost burden greater that 50% of income (and none of the above problems)	720	230	140	4	0	1,094
Housing cost burden greater than 30% of income (and none of the above problems)	435	585	460	130	210	1,820
Zero/negative income (and none of the above problems)	115	0	0	0	0	115
Has none of the 4 housing problems	515	1,265	2,235	1,505	5,850	11,370
<b>Total</b>	<b>1,930</b>	<b>2,200</b>	<b>3,045</b>	<b>1,726</b>	<b>6,249</b>	<b>15,150</b>

## Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 20.4 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 50.8 percent of elderly non-family and 48.7 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.7.63

Table II.7.64 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 695 renter occupied households faced cost burdens, compared to 1,202 owner occupied households. Of these, there are 265 renter households with incomes less than 30 percent HAMFI facing housing problems.

<b>Table II.7.63</b> <b>Owner-Occupied Households by Income and Family Status and Cost Burden</b> Fremont 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 \$20,850	40	55	20	130	30	275
\$20,851 to \$34,750	165	125	55	380	90	815
\$34,751 to \$55,600	425	415	160	300	175	1,475
\$55,601 to \$69,500	315	490	75	150	225	1,255
Above \$69,500	1,220	2,470	520	350	485	5,045
<b>Total</b>	<b>2,165</b>	<b>3,555</b>	<b>830</b>	<b>1,310</b>	<b>1,005</b>	<b>8,865</b>
<b>Cost Burden</b>						
\$0 to \$20,850	45	50	15	65	35	210
\$20,851 to \$34,750	70	75	10	80	75	310
\$34,751 to \$55,600	85	165	40	45	30	365
\$55,601 to \$69,500	4	65	4	0	35	108
Above \$69,500	20	110	4	50	25	209
<b>Total</b>	<b>224</b>	<b>465</b>	<b>73</b>	<b>240</b>	<b>200</b>	<b>1,202</b>
<b>Severe Cost Burden</b>						
\$0 to \$20,850	45	95	4	85	90	319
\$20,851 to \$34,750	20	20	4	4	110	158
\$34,751 to \$55,600	25	45	4	10	30	114
\$55,601 to \$69,500	4	0	0	0	0	4
Above \$69,500	0	0	0	0	0	0
<b>Total</b>	<b>94</b>	<b>160</b>	<b>12</b>	<b>99</b>	<b>230</b>	<b>595</b>
<b>Cost Burden Not Computed</b>						
\$0 to \$20,850	4	15	0	15	15	49
\$20,851 to \$34,750	0	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>15</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>49</b>
<b>Total</b>						
\$0 to \$20,850	134	215	39	295	170	853
\$20,851 to \$34,750	255	220	69	464	275	1,283
\$34,751 to \$55,600	535	625	204	355	235	1,954
\$55,601 to \$69,500	323	555	79	150	260	1,367
Above \$69,500	1,240	2,580	524	400	510	5,254
<b>Total</b>	<b>2,487</b>	<b>4,195</b>	<b>915</b>	<b>1,664</b>	<b>1,450</b>	<b>10,711</b>

<b>Table II.7.64</b> <b>Renter-Occupied Households by Income and Family Status and Cost Burden</b> Fremont 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 \$20,850	4	80	25	105	95	309
\$20,851 to \$34,750	25	180	45	170	115	535
\$34,751 to \$55,600	90	330	165	100	280	965
\$55,601 to \$69,500	4	190	50	4	90	338
Above \$69,500	35	490	120	40	310	995
<b>Total</b>	<b>158</b>	<b>1,270</b>	<b>405</b>	<b>419</b>	<b>890</b>	<b>3,142</b>
<b>Cost Burden</b>						
\$0 to \$20,850	15	70	25	70	85	265
\$20,851 to \$34,750	0	105	15	60	120	300
\$34,751 to \$55,600	20	60	10	0	20	110
\$55,601 to \$69,500	0	20	0	0	0	20
Above \$69,500	0	0	0	0	0	0
<b>Total</b>	<b>35</b>	<b>255</b>	<b>50</b>	<b>130</b>	<b>225</b>	<b>695</b>
<b>Severe Cost Burden</b>						
\$0 to \$20,850	4	115	65	65	190	439
\$20,851 to \$34,750	0	4	20	25	25	74
\$34,751 to \$55,600	0	0	0	25	0	25
\$55,601 to \$69,500	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>119</b>	<b>85</b>	<b>115</b>	<b>215</b>	<b>538</b>
<b>Cost Burden Not Computed</b>						
\$0 to \$20,850	40	0	0	4	20	64
\$20,851 to \$34,750	40	0	0	0	0	0
\$34,751 to \$55,600	0	0	0	0	0	0
\$55,601 to \$69,500	0	0	0	0	0	0
Above \$69,500	0	0	0	0	0	0
<b>Total</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>20</b>	<b>64</b>
<b>Total</b>						
\$0 to \$20,850	63	265	115	244	390	1,077
\$20,851 to \$34,750	25	289	80	255	260	909
\$34,751 to \$55,600	110	390	175	125	300	1,100
\$55,601 to \$69,500	4	210	50	4	90	358
Above \$69,500	35	490	120	40	310	995
<b>Total</b>	<b>237</b>	<b>1,644</b>	<b>540</b>	<b>668</b>	<b>1,350</b>	<b>4,439</b>

In total, some 1,904 households face cost burdens, and 1,140 face severe cost burdens. This includes 1,205 owner households and 699 renter households with a cost burden, as seen in Table II.7.65.

<b>Table II.7.65</b>					
<b>Households with Cost Burden by Tenure and Race</b>					
Fremont 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	7,510	1,005	455	35	9,005
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	940	65	90	10	1,105
Pacific Islander	4	0	0	0	4
Other Race	125	10	25	4	164
Hispanic	285	125	25	0	435
<b>Total</b>	<b>8,864</b>	<b>1,205</b>	<b>595</b>	<b>49</b>	<b>10,713</b>
<b>Renter-Occupied</b>					
White	2,155	550	350	55	3,110
Black	50	10	15	0	75
Asian	25	0	0	0	25
American Indian	585	65	120	4	774
Pacific Islander	0	0	0	0	0
Other Race	135	4	0	10	149
Hispanic	185	70	60	0	315
<b>Total</b>	<b>3,135</b>	<b>699</b>	<b>545</b>	<b>69</b>	<b>4,448</b>
<b>Total</b>					
White	9,665	1,555	805	90	12,115
Black	50	10	15	0	75
Asian	25	0	0	0	25
American Indian	1,525	130	210	14	1,879
Pacific Islander	4	0	0	0	4
Other Race	260	14	25	14	313
Hispanic	470	195	85	0	750
<b>Total</b>	<b>11,999</b>	<b>1,904</b>	<b>1,140</b>	<b>118</b>	<b>15,161</b>



### Lead-Based Paint Risks

Table II.7.66 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 1,325 households built between 1940 and 1979 with young children present, and 225 built prior to 1939.

<b>Table II.7.66</b> <b>Vintage of Households by Income and Presence of Young Children</b> Fremont 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 \$20,850	25	115	140
\$20,851 to \$34,750	20	255	275
\$34,751 to \$55,600	55	265	320
\$55,601 to \$69,500	55	135	190
Above \$69,500	70	370	440
<b>Total</b>	<b>225</b>	<b>1,140</b>	<b>1,365</b>
<b>Built 1940 to 1979</b>			
\$0 to \$20,850	185	890	1,075
\$20,851 to \$34,750	225	980	1,205
\$34,751 to \$55,600	305	1,230	1,535
\$55,601 to \$69,500	125	840	965
Above \$69,500	485	2,685	3,170
<b>Total</b>	<b>1,325</b>	<b>6,625</b>	<b>7,950</b>
<b>Built 1980 or Later</b>			
\$0 to \$20,850	160	555	715
\$20,851 to \$34,750	145	575	720
\$34,751 to \$55,600	345	855	1,200
\$55,601 to \$69,500	85	485	570
Above \$69,500	485	2,160	2,645
<b>Total</b>	<b>1,220</b>	<b>4,630</b>	<b>5,850</b>
<b>Total</b>			
\$0 to \$20,850	370	1,560	1,930
\$20,851 to \$34,750	390	1,810	2,200
\$34,751 to \$55,600	705	2,350	3,055
\$55,601 to \$69,500	265	1,460	1,725
Above \$69,500	1,040	5,215	6,255
<b>Total</b>	<b>2,770</b>	<b>12,395</b>	<b>15,165</b>

## Elderly Housing Needs

Table II.7.67 shows the rate of housing problems for elderly households. Some 664 elderly and 529 extra-elderly households have housing problems. Of these, some 185 elderly households with housing problems have incomes less than 30 percent HAMFI, and 235 extra-elderly households have incomes below 30 percent HAMFI.

<b>Table II.7.67</b>				
<b>Households with Housing Problems by Income and Elderly Status</b>				
Fremont County				
2012–2016 HUD CHAS Data				
<b>Income</b>	<b>Elderly</b>	<b>Extra-Elderly</b>	<b>Non-Elderly</b>	<b>Total</b>
<b>With Housing Problems</b>				
\$0 to \$20,850	185	235	865	1,285
\$20,851 to \$34,750	205	75	655	935
\$34,751 to \$55,600	140	145	540	825
\$55,601 to \$69,500	45	15	165	225
Above \$69,500	89	59	250	398
<b>Total</b>	<b>664</b>	<b>529</b>	<b>2,475</b>	<b>3,668</b>
<b>Without Housing Problems</b>				
\$0 to \$20,850	105	170	245	520
\$20,851 to \$34,750	475	300	495	1,270
\$34,751 to \$55,600	630	355	1,250	2,235
\$55,601 to \$69,500	345	175	985	1,505
Above \$69,500	1,555	354	3,950	5,859
<b>Total</b>	<b>3,110</b>	<b>1,354</b>	<b>6,925</b>	<b>11,389</b>
<b>Not Computed</b>				
\$0 to \$20,850	44	19	50	113
\$20,851 to \$34,750	0	0	0	0
\$34,751 to \$55,600	0	0	0	0
\$55,601 to \$69,500	0	0	0	0
Above \$69,500	0	0	0	0
<b>Total</b>	<b>44</b>	<b>19</b>	<b>50</b>	<b>113</b>
<b>Total</b>				
\$0 to \$20,850	334	424	1,160	1,918
\$20,851 to \$34,750	680	375	1,150	2,205
\$34,751 to \$55,600	770	500	1,790	3,060
\$55,601 to \$69,500	390	190	1,150	1,730
Above \$69,500	1,644	413	4,200	6,257
<b>Total</b>	<b>3,818</b>	<b>1,902</b>	<b>9,450</b>	<b>15,170</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 Fremont County was \$217,228. This represented a change of 1.6 percent from the previous year. Wyoming's average was \$325,777, a change of 11.3 percent over the previous year. Table II.7.68 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	102,957	.	331	.	131,207	.
2001	111,638	.	374	8.4	128,771	-1.9
2002	113,828	.	355	2.0	138,295	7.4
2003	125,767	.	418	10.5	148,276	7.2
2004	132,245	.	467	5.2	159,558	7.6
2005	140,975	.	521	6.6	178,183	11.7
2006	163,775	.	456	16.2	219,438	23.2
2007	185,918	.	432	13.5	265,044	20.8
2008	197,173	.	309	6.1	256,045	-3.4
2009	194,633	.	198	-1.3	241,622	-5.6
2010	196,283	181,000	261	0.8	250,958	3.9
2011	182,541	165,000	239	-7.0	241,301	-3.8
2012	201,800	175,000	257	10.6	266,406	10.4
2013	198,273	175,000	323	-1.7	281,345	5.6
2014	216,167	189,500	316	9.0	263,432	9.0
2015	213,533	195,000	281	-1.2	275,611	4.6
2016	210,300	185,000	250	-1.5	280,428	1.7
2017	213,731	189,950	266	1.6	292,759	4.4
2018	217,228	195000.0	301	1.6	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.7.69, of the 462 loans in 2018, 273 loans were for Home Purchases, 18.0 were for Home Improvement and 146 were for refinancing.

<b>Table II.7.69</b> <b>Owner-Occupied Single-Family Home Loans by Loan Type</b> Fremont County 2008 – 2018 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	316	73	378	767
2009	277	83	661	1,021
2010	261	66.0	537	864
2011	270	37.0	407	714
2012	289	69.0	487	845
2013	306	43.0	399	748
2014	348	56.0	190	594
2015	276	42.0	257	575
2016	255	27.0	276	558
2017	290	41.0	173	504
2018	273	18.0	146	462

Table II.7.70, shows the average loan value by loan type. In 2008, average home purchase loans was 171,246 dollars in 2012 and 202,546 dollars in 2018. Overall, average loans were 152,308 dollars in 2008 and 176,710 dollars in 2018.

<b>Table II.7.70</b>				
<b>Owner-Occupied Single-Family Home Loans by Average Loan Amount</b>				
Fremont County				
2008 – 2017 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	\$173,494	\$65,274	\$151,405	\$152,308
2009	\$170,726	\$110,325	\$175,076	\$168,632
2010	\$171,636	\$73,076	\$156,555	\$154,734
2011	\$170,159	\$60,622	\$156,012	\$156,419
2012	\$171,246	\$69,275	\$169,049	\$161,653
2013	\$185,088	\$96,977	\$172,148	\$173,120
2014	\$192,888	\$48,554	\$174,374	\$173,359
2015	\$194,203	\$76,738	\$196,817	\$186,791
2016	\$187,220	\$87,370	\$194,783	\$186,129
2017	\$197,703	\$98,146	\$179,763	\$183,446
2018	\$202,546	\$58,333	\$157,603	\$176,710

Table II.7.71, shows the total volume of owner-occupied single-family loans. In 2008, the average home purchase loans was 49,490,000 dollars in 2012 and 55,295,000 dollars in 2018. Overall, average loans were 116,820,000 dollars in 2008 and 81,640,000 dollars in 2018.

<b>Table II.7.71</b>				
<b>Total Volume of Owner-Occupied Single-Family Loans</b>				
Fremont County				
2008 – 2017 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	\$54,824,000	\$4,765,000	\$57,231,000	\$116,820,000
2009	\$47,291,000	\$9,157,000	\$115,725,000	\$172,173,000
2010	\$44,797,000	\$4,823,000	\$84,070,000	\$133,690,000
2011	\$45,943,000	\$2,243,000	\$63,497,000	\$111,683,000
2012	\$49,490,000	\$4,780,000	\$82,327,000	\$136,597,000
2013	\$56,637,000	\$4,170,000	\$68,687,000	\$129,494,000
2014	\$67,125,000	\$2,719,000	\$33,131,000	\$102,975,000
2015	\$53,600,000	\$3,223,000	\$50,582,000	\$107,405,000
2016	\$47,741,000	\$2,359,000	\$53,760,000	\$103,860,000
2017	\$57,334,000	\$4,024,000	\$31,099,000	\$92,457,000
2018	\$55,295,000	\$1,050,000	\$23,010,000	\$81,640,000

## 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>20</sup> From November 2019 through January of 2020, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 71 surveys were completed by property managers in Fremont County. Of the 1,329 rental units surveyed 87 were vacant, indicating a vacancy rate of 6.5 percent. Table II.7.72 presents some basic statistics about the completed surveys. Diagram II.7.14 shows the historical vacancy rate from Fremont County and Wyoming over the period of June 2001 to December 2019.

Table II.7.72 Total Units, Vacant Units, and Vacancy Rate Fremont County RVS Data, December 2003 – December 2019				
Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
2004a	25	901	41	4.6
2004b	25	1,082	31	2.9
2005a	19	750	9	1.2
2005b	25	1,145	22	1.9
2006a	19	675	17	2.5
2006b	28	1,254	17	1.4
2007a	28	1,080	9	0.8
2007b	29	1,171	16	1.4
2008a	35	1,231	20	1.6
2008b	38	1,158	22	1.9
2009a	35	1,141	63	5.5
2009b	36	1,164	58	5.0
2010a	48	1,108	40	3.6
2010b	43	1,388	45	3.2
2011a	48	1,092	26	2.4
2011b	56	1,093	41	3.8
2012a	59	1,073	23	2.1
2012b	61	1,604	46	2.9
2013a	61	1,919	54	2.8
2013b	57	1,026	77	7.5
2014a	66	1,367	52	3.8
2014b	72	1,540	129	8.4
2015a	81	1,605	109	6.8
2015b	81	1,434	91	6.3
2016a	82	1,572	145	9.2
2016b	72	1,448	103	7.1
2017a	80	1,462	125	8.5
2017b	68	1,579	114	7.2
2018a	96	1,587	95	6.0
2018b	81	1,720	130	7.6
2019a	82	1,823	89	4.9
2019b	71	1,329	87	6.5

<sup>20</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>21</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.7.14  
Vacancy Rates by Year**

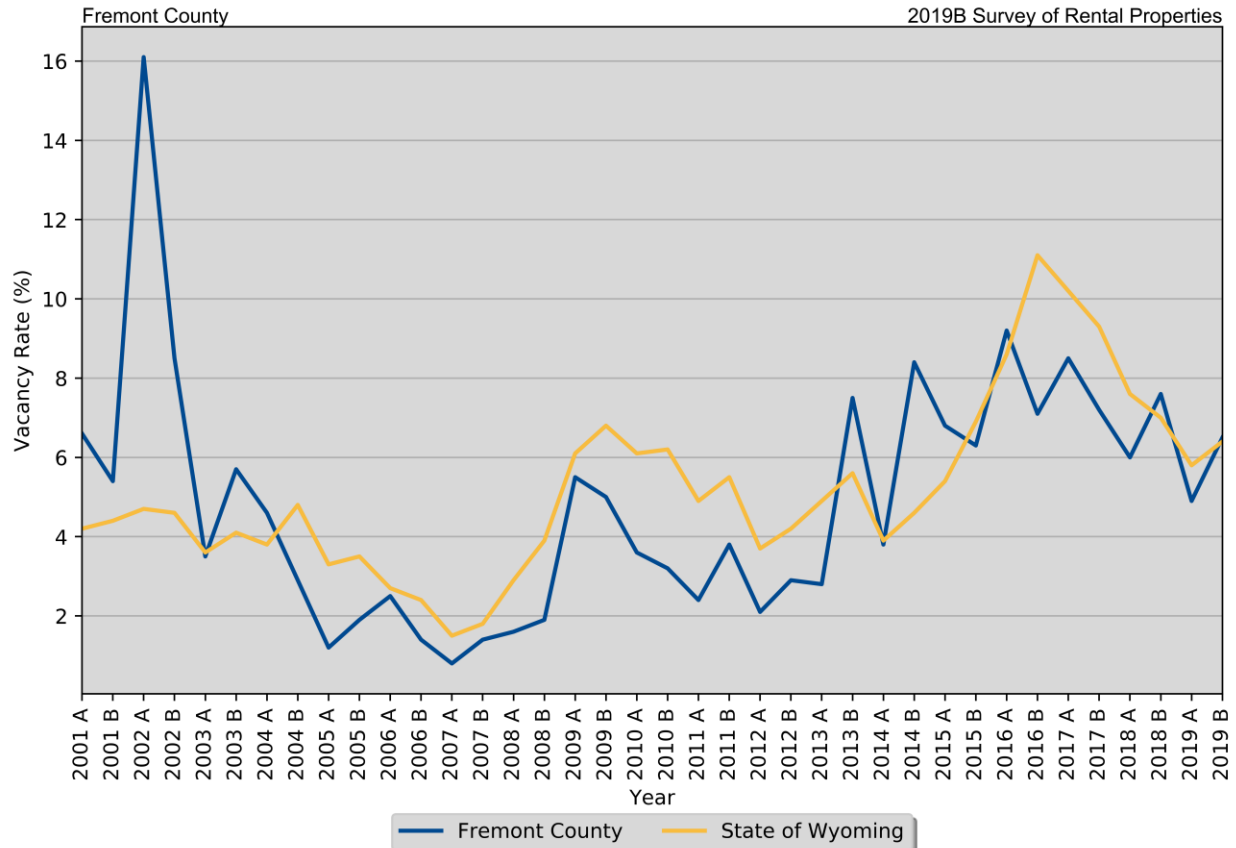


Diagram II.7.15 shows the average rent of single-family and apartment units in Fremont County. In 2019, rents for single-family units were \$905.8 and average rents for apartments were \$660.2.

**Diagram II.7.15**  
**Average Rent of Single Family and Apartment Units**

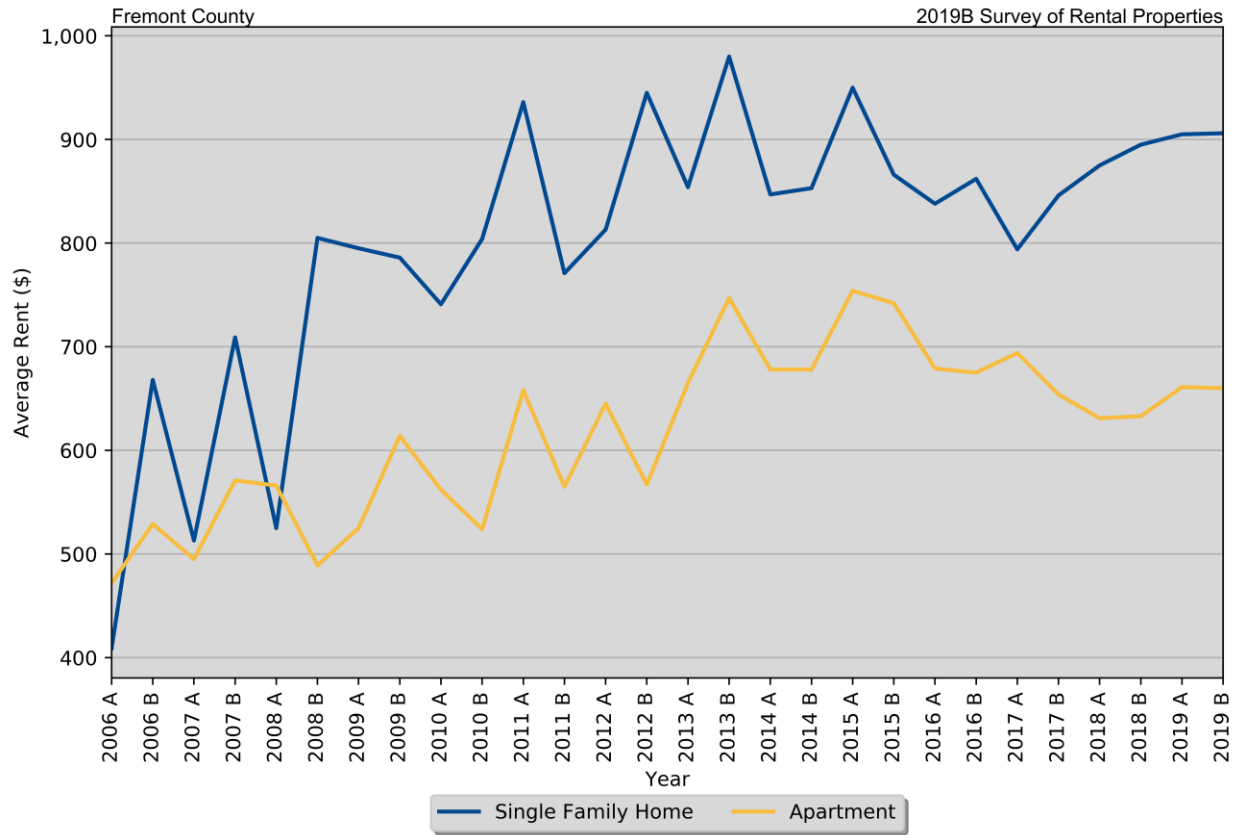




Table II.7.73, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 370 single family units in Fremont County, with 18 of them available. This translates into a vacancy rate of 4.9 percent in Fremont County, which compares to a single family vacancy rate of 3.9 percent for the State . There were 656 apartment units reported in the survey, with 58 of them available, which resulted in a vacancy rate of 8.8 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

<b>Table II.7.73</b>			
<b>Rental Vacancy Survey by Type</b>			
Fremont County			
2019B Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	370	18	4.9%
Apartments	656	58	8.8%
Mobile Homes	33	4	12.1%
"Other" Units	11	0	0%
Don't Know	227	7	3.1%
<b>Total</b>	<b>1,329</b>	<b>87</b>	<b>6.5%</b>

Table II.7.74, reports units by bedroom size. As can be seen there were 301 two-bedroom apartment units and 61 three bedroom units. Overall, the 387 two-bedroom units accounted for 29.1 percent of all units, and the 100 three bedroom units accounted for 7.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 525 units listed as "Don't Know". Additional details for additional unit types are reported below.

<b>Table II.7.74</b>							
<b>Rental Units by Number of Bedrooms</b>							
Fremont 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	2	38	0	0	.	40
One	7	5	251	0	2	.	265
Two	48	19	301	13	6	.	387
Three	20	5	61	11	3	.	100
Four	9	1	0	1	0	.	11
Five	1	0	0	0	0	.	1.0
Don't Know	285	0	5	8	0	227	525
<b>Total</b>	<b>370</b>	<b>32</b>	<b>656</b>	<b>33</b>	<b>11</b>	<b>227</b>	<b>1,329</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.7.75, Two bedroom apartments were the most available apartment units, with Two bedroom units being the most available single family units.

<b>Table II.7.75</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Fremont 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	4	0	0	.	4
One	1	0	17	0	0		18
Two	4	0	30	1	0		35
Three	2	0	5	1	0		8
Four	1	0	0	0	0		1
Five	0	0	0	0	0		0
Don’t Know	10	0	2	2	0	7	21.0
<b>Total</b>	<b>18</b>	<b>0</b>	<b>58</b>	<b>4</b>	<b>0</b>	<b>7</b>	<b>87</b>

Table II.7.76, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 9.0 percent and three bedroom units had a vacancy rate of 9.0 percent.

<b>Table II.7.76</b> <b>Vacancy Rates by Number of Bedrooms</b> Fremont 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%	10.5%	0%	0%		10.0
One	14.3%	0%	6.8%	0%	0%		6.8
Two	8.3%	0%	10.0%	7.7%	0%		9.0
Three	10.0%	0%	8.2%	9.1%	0%		8.0
Four	11.1%	0%	0%	0%	0%		9.1
Five	0%	0%	0%	0%	0%		0
Don’t Know	3.5%	0%	40.0%	25.0%	0%	3.1%	4.0
<b>Total</b>	<b>4.9%</b>	<b>0%</b>	<b>8.8%</b>	<b>12.1%</b>	<b>0%</b>	<b>3.1%</b>	<b>87</b>

Table II.7.77 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 8.3 percent.

<b>Table II.7.77</b> <b>Single Family Units by Bedroom Size</b> Fremont County 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	7	1	14.3%
Two	48	4	8.3%
Three	20	2	10.0%
Four	9	1	11.1%
Don’t know	285	10	3.5%
<b>Total</b>	<b>370</b>	<b>18</b>	<b>4.9%</b>

Table II.7.78 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 10.0 percent.

<b>Table II.7.78</b> <b>Apartment Units by Bedroom Size</b> Fremont County 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	38	4	10.5%
One	251	17	6.8%
Two	301	30	10.0%
Three	61	5	8.2%
Four	0	0	0%
Don’t know	5	2	40.0%
<b>Total</b>	<b>656</b>	<b>58</b>	<b>8.8%</b>

Average market-rate rents by unit type are shown in Table II.7.79. 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.7.79</b> <b>Average Market Rate Rents by Bedroom Size</b> Fremont County 2019B Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$450	\$.	\$.	\$450
One	\$731	\$525	\$557	\$.	\$625	\$592
Two	\$808	\$741	\$704	\$556	\$800	\$747
Three	\$1,009	\$775	\$715	\$784	\$850	\$894
Four	\$1,263	\$1,100	\$.	\$1,000	\$.	\$1,192
Five	\$1,200	\$.	\$.	\$.	\$.	\$1200.0
<b>Total</b>	<b>\$905.8</b>	<b>\$721.6</b>	<b>\$660.2</b>	<b>\$709.1</b>	<b>\$781.2</b>	<b>\$776.1</b>

Table II.7.80, shows vacancy rates for single family units by average rental rates for Fremont County. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 3.1 percent.

<b>Table II.7.80</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Fremont County 2019B Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	224	7	3.1%
\$750 to \$1,000	66	6	9.1%
\$1,000 to \$1,250	14	1	7.1%
\$1,250 to \$1,500	4	0	0%
Above \$1,500	0	0	0%
Missing	62	4	6.5%
<b>Total</b>	<b>370</b>	<b>18</b>	<b>4.9%</b>

The average rent and availability of apartment units is displayed in Table II.7.81. 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 6.5 percent.

<b>Table II.7.81</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Fremont County 2019B Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	14	3	21.4%
\$500 to \$750	275	18	6.5%
\$750 to \$1,000	75	4	5.3%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	292	33	11.3%
<b>Total</b>	<b>656</b>	<b>58</b>	<b>8.8%</b>

Table II.7.82, displays units designed to serve elderly occupants. In the most recent survey there were 135 units designed for elderly occupants, of which 34 units were available, which indicates a vacancy rate of 25.2.

<b>Table II.7.82</b> <b>Units Designed for Elderly Occupants</b> Fremont County 2019B Survey of Rental Properties	
Elderly	Units
Elderly Units	135
Available Elderly Units	34
<b>Elderly Vacancy Rate</b>	<b>25.2%</b>

Table II.7.83, shows the number of estimated days an available unit is expected to be on the market. As can be seen 9 units, or 10.3 percent of available units are expected to be on the market for less than seven days. An additional 15 units, or 17.2 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 2 units, or 2.3 percent are expected to be on the market for 90 days.

<b>Table II.7.83</b> <b>Number of Estimated Days to Fill a Vacant Unit</b> Fremont County 2019B Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	9	10.3%
7 to 30 days	15	17.2%
31 to 60 days	14	16.1%
61 to 90 days	28	32.2%
More than 90 days	2	2.3%
Unknown	19	21.8%
<b>Total</b>	<b>87</b>	<b>100.0%</b>

Respondents were asked if utilities are included in the rent, responses are shown in Table II.7.84, 41 respondents, or 67.2 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.7.85. There were 251 respondents who included electricity, 260 respondents who included natural gas, 771 respondents who included water and sewer and 761 respondents included trash collection in the rent.

<b>Table II.7.84</b> <b>Are there any utilities included with the rent?</b> Fremont County 2019B Survey of Rental Properties	
Period	Respondent
Yes	41
No	20
<b>% Offering Utilities</b>	<b>67.2%</b>

<b>Table II.7.85</b> <b>Which utilities are included with the rent?</b> Fremont County 2019B Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	251
Natural Gas	260
Propane	0
Water/Sewer	771
Trash Collection	761
Cable Television	0
Other	22

## Perceived Need for Housing Units

Table II.7.86, shows the number of survey respondents who keep a waiting list. As can be seen 17 respondents said they keep a waitlist, with an estimated 55 number of persons on the wait list.

<b>Table II.7.86</b> <b>Do you keep a waiting list?</b> Fremont County 2019B Survey of Rental Properties	
Period	Respondent
Yes	17
No	47
<b>Waitlist Size</b>	<b>55</b>

Table II.7.87, shows the condition of rental units by unit type for Fremont 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 706 units were in good condition, or 53.1 percent and 65 units, or 4.9 percent, being in average condition. Details by unit type and condition are displayed.

<b>Table II.7.87</b> <b>Condition by Unit Type</b> Fremont County 2019B Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	1	0.1%
Average	65	4.9%
Good	706	53.1%
Excellent	242	18.2%
Don't Know	6	0.5%
<b>Total</b>	<b>1,329</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.7.88, 4 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 10 respondents indicated they would prefer more units of any type.

<b>Table II.7.88</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Fremont County 2019B Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	4
Duplex Units	3
Apartments	2
Mobile homes	0
Other	0
All types	10
<b>Total</b>	<b>19</b>

Table II.7.89, 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. Fremont County had a total of 23.0 respondents, with an average persons per household of 2.7 people. Of new residents to Fremont 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 47.8 percent of respondents owning their residence. The average mortgage payment in Fremont County was \$1120.00 and the average rent was \$889.29. When asked if they were satisfied with their current housing, 82.6 percent said they were satisfied with their current housing.

<b>Table II.7.89</b> <b>Most Replied Response</b> Fremont County HNA Survey: Calendar Year 2019	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	23.0
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (45.5%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (26.1%)
In which industry are you primarily employed	Retired (21.7%)
Highest education level completed	High School Diploma/GED (26.1%)
Total household income from all sources	\$10,000 to \$19,999 dollars (30.8%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (65.2%)
Do you own or rent	Own (47.8%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.5
Average mortgage payment	\$1120.00
Average rental payment	\$889.29
Are you satisfied with your current housing	Satisfied with current housing (82.6%)
<b>Housing Demand (if unsatisfied with current housing)</b>	
Reason you are unsatisfied	Rent or mortgage is too high (66.7%)
Are you seeking to change your housing situation	Seeking different housing (66.7%)
What type of unit are you seeking	Duplex (50.0%)
Type of tenure seeking	Seeking to rent (100.0%)
If own, do you plan on building or buying	(%)
Expected buying price	(%)
Expected building price	(%)
Expected rental price	\$401 to \$500 dollars (100.0%)

For residents who are unsatisfied with their current housing, 66.7 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 50.0 percent, indicated they were seeking a duplex unit. When asked if they preferred to own or rent, 0.0 percent wanted to buy and 100.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending if they were buying an existing unit, and if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$401 to \$500 dollars.



## 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.7.90, 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 2,185 owner occupied and 1,485 renter occupied households experiencing a housing problem.

<b>Table II.7.90</b>			
<b>Households with Housing Problems by Income</b>			
Fremont 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	560	735	1,295
30.1-50% HAMFI	530	405	935
50.1-80% HAMFI	560	260	820
80.1-95% HAMFI	110	15.0	125
95 – 115% HAMFI	170	35.0	205
115.1% HAMFI or more	255	35.0	290
<b>Total</b>	<b>2,185</b>	<b>1,485</b>	<b>3,670</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	240	280	520
30.1-50% HAMFI	760	500	1,260
50.1-80% HAMFI	1,390	845	2,235
80.1-95% HAMFI	845	295	1,140
95 – 115% HAMFI	975	245	1,220
115.1% HAMFI or more	4,270	720	4,990
<b>Total</b>	<b>8,480</b>	<b>2,885</b>	<b>11,365</b>
<b>Not Computed</b>			
30% HAMFI or less	50.0	65.0	115
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>50.0</b>	<b>65.0</b>	<b>115</b>
<b>Total</b>			
30% HAMFI or less	850	1,080	1,930
30.1-50% HAMFI	1,290	905	2,195
50.1-80% HAMFI	1,950	1,105	3,055
80.1-95% HAMFI	955	310	1,265
95 – 115% HAMFI	1,145	280	1,425
115.1% HAMFI or more	4,525	755	5,280
<b>Total</b>	<b>10,715</b>	<b>4,435</b>	<b>15,150</b>

Table II.7.91, shows the total estimated housing by tenure for Fremont County. As can be seen, in 2030 there are estimated to be a total of 11,934 owner and 4,856 renter occupied households or a total of 16,790 households. By 2050 there are estimated to be 13,328 owner, 5,411 renter for a total of 18,739 households in Fremont County.

Table II.7.92, shows the incremental housing demand for Fremont 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 1,173 owner-occupied and 452 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 Fremont County will see an additional 3,574 households, of which 449 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 718 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	10,761	4,404	15,165
2020	10,962	4,481	15,443
2025	11,461	4,673	16,134
2030	11,934	4,856	16,790
2035	12,355	5,024	17,379
2040	12,720	5,171	17,891
2045	13,040	5,299	18,339
2050	13,328	5,411	18,739

<b>Table II.7.92</b> <b>Incremental Housing Demand Forecast</b> Fremont County Strong Growth Scenario								
Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	0	16.0	56.0	93	126	155	181	204
30.1-50%	0	24.0	84	141	192	236	274	309
50.1-80%	0	37.0	127	213	290	357	415	467
80.1-95%	0	18.0	62.0	105	142	175	203	229
95.1-115%	0	21.0	75	125	170	209	244	274
115+%	0	85	296	495	673	827	962	1,084
<b>Total</b>	<b>0</b>	<b>201</b>	<b>700</b>	<b>1,173</b>	<b>1,594</b>	<b>1,959</b>	<b>2,279</b>	<b>2,567</b>
<b>Renter</b>								
0-30%	0	19.0	66	110	151	187	218	245
30.1-50%	0	16.0	55	92	127	157	183	205
50.1-80%	0	19.0	67	113	154	191	223	251
80.1-95%	0	5.0	19.0	32.0	43	54	63	70
95.1-115%	0	5.0	17.0	29.0	39	48	57	64
115+%	0	13.0	46	77	106	131	152	171
<b>Total</b>	<b>0</b>	<b>77</b>	<b>269</b>	<b>452</b>	<b>620</b>	<b>767</b>	<b>895</b>	<b>1,007</b>
<b>Total</b>								
0-30%	0	35.0	121	203	277	342	399	449
30.1-50%	0	40.0	139	233	318	392	457	515
50.1-80%	0	56.0	194	326	445	548	638	718
80.1-95%	0	23.0	81	136	185	228	266	299
95.1-115%	0	26.0	92	154	209	258	300	338
115+%	0	98	341	572	779	958	1,115	1,255
<b>Total</b>	<b>0</b>	<b>278</b>	<b>969</b>	<b>1,625</b>	<b>2,214</b>	<b>2,726</b>	<b>3,174</b>	<b>3,574</b>

Table II.7.93 shows the Incremental Total Housing Need Forecast for Fremont 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 3,669 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 4,761 owner and 2,482 renter occupied households for a total of 7,243 quality households.

<b>Table II.7.93</b> <b>Incremental Total Housing Need Forecast</b> Fremont County Strong Growth Scenario								
Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	562	578	618	655	689	718	743	766
30.1-50%	532	556	617	673	724	768	807	841
50.1-80%	562	599	690	776	852	919	977	1,030
80.1-95%	110	128	173	215	253	285	314	339
95.1-115%	171	192	246	296	341	380	414	445
115+%	256	341	552	751	929	1,083	1,219	1,340
<b>Total</b>	<b>2,194</b>	<b>2,395</b>	<b>2,894</b>	<b>3,367</b>	<b>3,788</b>	<b>4,153</b>	<b>4,473</b>	<b>4,761</b>
<b>Renter</b>								
0-30%	730	749	795	840	881	917	948	975
30.1-50%	402	418	457	494	529	559	585	608
50.1-80%	258	277	325	371	413	449	481	509
80.1-95%	15.0	20.0	34	46	58	69	77	85
95.1-115%	35.0	40.0	52.0	63	74	83	91	98
115+%	35.0	48.0	81	112	140	165	187	206
<b>Total</b>	<b>1,475</b>	<b>1,552</b>	<b>1,744</b>	<b>1,927</b>	<b>2,095</b>	<b>2,242</b>	<b>2,370</b>	<b>2,482</b>
<b>Total</b>								
0-30%	1,292	1,327	1,413	1,495	1,570	1,634	1,691	1,741
30.1-50%	934	974	1,074	1,168	1,253	1,327	1,391	1,449
50.1-80%	821	876	1,015	1,147	1,265	1,368	1,458	1,539
80.1-95%	125	149	207	262	311	354	391	425
95.1-115%	205	232	297	359	415	463	506	543
115+%	291	389	632	863	1,070	1,249	1,406	1,546
<b>Total</b>	<b>3,669</b>	<b>3,947</b>	<b>4,638</b>	<b>5,294</b>	<b>5,883</b>	<b>6,395</b>	<b>6,843</b>	<b>7,243</b>