

LARAMIE COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Laramie County’s population increased from 91,738 in 2010 to 98,327 in 2017, or by 7.2 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 18.0 percent, and the number of people from 55 to 64 years of age increased by 10.5 percent. The white population increased by 6.4 percent, while the black population increased by 13.4 percent. The Hispanic population increased from 11,978 to 14,511 people between 2010 and 2017 or by 21.1 percent. These data are presented in Table II.11.1.

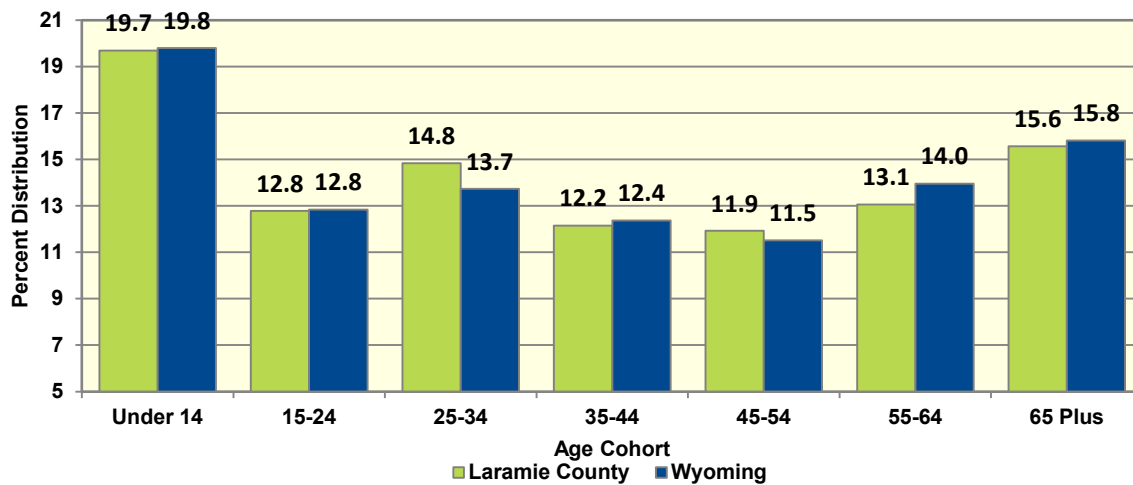
Table II.11.1						
Profile of Population Characteristics						
Laramie County v Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Laramie County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	91,738	98,327	7.2%	563,626	579,315	2.8%
Age						
Under 14 years	18,847	19,357	2.7%	113,371	114,663	1.1%
15 to 24 years	12,470	12,566	0.8%	78,460	74,359	-5.2%
25 to 34 years	12,355	14,580	18.0%	77,649	79,514	2.4%
35 to 44 years	11,391	11,950	4.9%	66,966	71,619	6.9%
45 to 54 years	13,554	11,727	-13.5%	83,577	66,699	-20.2%
55 to 64 years	11,616	12,838	10.5%	73,513	80,854	10.0%
65 and Over	11,505	15,309	33.1%	70,090	91,607	30.7%
Race						
White	84,803	90,223	6.4%	529,110	537,396	1.6%
Black	2,401	2,723	13.4%	5,135	7,445	45.0%
American Indian and Alaskan Native	1,082	1,198	10.7%	14,457	15,743	8.9%
Asian	1,061	1,240	16.9%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	165	132	-20.0%	521	579	11.1%
Two or more races	2,226	2,811	26.3%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	11,978	14,511	21.1%	50,231	58,122	15.7%

Table II.11.2, presents the population of Laramie County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 45,875 males, who accounted for 50.0 percent of the population, and the remaining 50.0 percent, or 45,863 persons, were female. In 2017, the number of males rose to 49,790 persons, and accounted for 50.6 percent of the population, with the remaining 49.4 percent, or 48,537 persons being female.

Table II.11.2 Population by Age and Gender Laramie County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	9,646	9,201	18,847	9,911	9,446	19,357	2.7%
15 to 24 years	6,439	6,031	12,470	6,783	5,783	12,566	0.8%
25 to 34 years	6,284	6,071	12,355	7,595	6,985	14,580	18.0%
35 to 44 years	5,893	5,498	11,391	6,206	5,744	11,950	4.9%
45 to 54 years	6,669	6,885	13,554	5,964	5,763	11,727	-13.5%
55 to 64 years	5,773	5,843	11,616	6,244	6,594	12,838	10.5%
65 and Over	5,171	6,334	11,505	7,087	8,222	15,309	33.1%
Total	45,875	45,863	91,738	49,790	48,537	98,327	7.2%
% of Total	50.0%	50.0%	.	50.6%	49.4%	.	

Diagram II.11.1, displays the percentage of the population by age in Laramie County compared to the State of Wyoming.

Diagram II.11.1
Age Cohort
Laramie County vs. Wyoming
2010 Census and Current Census Estimates



At the time of the 2010 Census, there were 1,644 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 50.2 percent, as shown in Table II.11.3.

Table II.11.3 Group Quarters Population Laramie County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁹⁷	1,809	269	-85.1%
Juvenile Facilities	.	44	.
Nursing Homes	478	330	-31.0%
Other Institutions	26	16	-38.5%
Total	2,313	659	-71.5%
Non-Institutionalized			
College Dormitories	74	223	201.4%
Military Quarters	545	503	-7.7%
Other Non-Institutions	368	259	-29.6%
Total	987	985	-.2%
Group Quarters Population	3,300	1,644	-50.2%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and 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. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.11.4, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 25,233 family households, of which 19,032 housed married couple families and 6,201 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 1,955 families, or a female householder with no husband present, of which there were 4,246 families. There were also an estimated 12,129 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Laramie County was 67.5 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Laramie County, 75.4 percent were married households, which compared to 79.5 percent in the State of Wyoming.

⁹⁷ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

Table II.11.4 Household Type by Tenure Laramie County 2011-2016 5-Year ACS Data				
Household Type	Laramie County		State of Wyoming	
	Laramie County	% of Total	State of Wyoming	% of Total
Family households	25,233	67.5%	147,961	65.2%
Married-couple family	19,032	75.4%	117,587	79.5%
Owner-occupied housing units	15,460	81.2%	97,431	82.9%
Renter-occupied housing units	3,572	18.8%	20,156	17.1%
Other family	6,201	24.6%	30,374	20.5%
Male householder, no wife present	1,955	31.5%	11,235	37.0%
Owner-occupied housing units	1,282	65.6%	6,473	57.6%
Renter-occupied housing units	673	34.4%	4,762	42.4%
Female householder, no husband present	4,246	68.5%	19,139	63.0%
Owner-occupied housing units	2,377	56.0%	9,691	50.6%
Renter-occupied housing units	1,869	44.0%	9,448	49.4%
Nonfamily households	12,129	32.5%	79,024	34.8%
Owner-occupied housing units	6,471	53.4%	42,146	53.3%
Renter-occupied housing units	5,658	46.6%	36,878	46.7%
Total	37,362	100.0%	226,985	100.0%

Table II.11.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 12,715 two-person family households, 4,881 three-person family households and 4,672 four-person family households. One-person non-family households made up 82.4 percent of all non-family households or an estimated 9,994 households. Laramie County’s two person households made up 38.4 percent of total housing units and four person households made up an additional 12.9 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.11.5 Household Type by Household Size Laramie County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Laramie County				
One Person	.	9,994	9,994	26.7%
Two Person	12,715	1,647	14,362	38.4%
Three Person	4,881	344	5,225	14.0%
Four Person	4,672	144	4,816	12.9%
Five Person	1,877	0	1,877	5.0%
Six Person	748	0	748	2.0%
Seven Person	340	0	340	.9%
Total	25,233	12,129	37,362	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 14,362 two-person households, 10,931 were owner-occupied and 3,431 were renter-occupied. Of the 4,816 four-person households, 3,418 were owner-occupied and 1,398 were renter-occupied. Further household size data by tenure are presented in Table II.11.6.

Table II.11.6 Tenure by Household Size				
Laramie County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Laramie County				
One Person	5,509	4,485	9,994	26.7%
Two Person	10,931	3,431	14,362	38.4%
Three Person	3,737	1,488	5,225	14.0%
Four Person	3,418	1,398	4,816	12.9%
Five Person	1,173	704	1,877	5.0%
Six Person	563	185	748	2.0%
Seven Person or more	259	81	340	.9%
Total	25,590	11,772	37,362	100.0%
State of Wyoming				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.11.7, Laramie County had a total of 41,571 housing units of which 37,362 or 89.9 percent were occupied. Of these occupied units, 68.5 percent, or 25,590 units were owner occupied, which compares to a statewide rate of 68.6. A total of 4,209 units or 10.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.11.7 Housing Units by Tenure				
Laramie County 2011-2016 5-Year ACS Data				
Tenure	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	37,362	89.9%	226,985	84.7
Owner-Occupied	25,590	68.5%	155,741	68.6
Renter-Occupied	11,772	31.5%	71,244	31.4
Vacant Housing Units	4,209	10.1%	41,002	15.3
Total Housing Units	41,571	100.0%	267,987	100.0

Table II.11.8, shows that of the 4,209 vacant housing units in Laramie County as reported in the 2016 ACS data, 716 or 17.0 percent were for rent and 332 or 7.9 percent were for sale. An estimated 1,118 units were for seasonal, recreational, or occasional use, and 1,476 or 35.1 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.11.8 Disposition of Vacant Housing Units Laramie County 2011-2016 5-Year ACS Data				
Disposition	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	716	17.0%	6,818	16.6%
Rented, but not occupied	468	11.1%	1,397	3.4%
For sale only	332	7.9%	2,584	6.3%
Sold, but not occupied	93	2.2%	945	2.3%
For seasonal, recreational, or occasional use	1,118	26.6%	17,395	42.4%
For migrant workers	6	.1%	351	.9%
Other vacant	1,476	35.1%	11,512	28.1%
Total	4,209	100.0%	41,002	100.0%

Table II.11.9, at right, presents different income statistics for Laramie County. According to the 2016 ACS data averages, median family income for Laramie County was \$74,719 compared to the statewide average of \$73,654.

Table II.11.9 Median and Per Capita Income Laramie County 2011-2016 5-Year ACS Data		
Income Type	Laramie County	Wyoming
Median Family Income	74,719	73,654
Median Household Income	61,201	59,143

Table II.11.10, shows households by income for Laramie County and the State of Wyoming. In Laramie County, there were a total of 3,079 households or 8.2 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 5,029 households that had incomes between \$35,000 and \$49,999, which accounted for 13.5 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 25.5 percent of total households and numbered 9,514 in Laramie County.

Table II.11.10 Households by Income Laramie County 2011-2016 5-Year ACS Data				
Income	Laramie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	3,079	8.2%	21,545	9.5%
15,000 - 19,999	1,679	4.5%	10,637	4.7%
20,000 - 24,999	1,609	4.3%	11,410	5.0%
25,000 - 34,999	3,587	9.6%	22,140	9.8%
35,000 - 49,999	5,029	13.5%	30,946	13.6%
50,000 - 74,999	7,325	19.6%	42,533	18.7%
75,000 - 99,999	5,540	14.8%	32,162	14.2%
100,000 and above	9,514	25.5%	55,612	24.5%
Total	37,362	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.11.11. In total, the poverty rate in Laramie County was 10 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Laramie County had a poverty rate of 9 percent and the female population had a poverty rate of 12 percent. There were

667 males and 611 females in poverty under the age of 5. Overall, 13.0 percent of persons in poverty in Laramie County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 840 individuals with incomes below the poverty level which represented 8.6 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.11.11 Poverty by Age Laramie County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Laramie County				
5 and Below	667	611	1,278	13.0%
6 to 17	758	909	1,667	17.0%
18 to 64	2,501	3,526	6,027	61.4%
65 and Older	199	641	840	8.6%
Total	4,125	5,687	9,812	100.0%
Poverty Rate	9%	12%	10%	.
State of Wyoming				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.11.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Laramie County saw an average of 22,801 owner-occupied single-family units compared to 5,005 single-family rental units. In Laramie County, single-family units comprised 74.4 percent of all households compared with 71.9 percent statewide. Laramie County had a total of 2,719 apartment rental units and total apartment units accounted for 7.6 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 3,554 mobile homes in Laramie County, which comprised 9.5 percent of all occupied housing units and compared to 12.9 statewide.

Table II.11.12 Households by Unit Type Laramie County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
Single-Family Unit	22,801	5,005	27,806	74.4%
Duplex	95	708	803	2.1%
Tri- or Four-Plex	118	2,211	2,329	6.2%
Apartments	130	2,719	2,849	7.6%
Mobile Homes	2,425	1,129	3,554	9.5%
Boat, RV, Van, Etc.	21	0	21	.1%
Total	25,590	11,772	37,362	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.11.13, shows the number of households by year of construction. As shown, 10.1 percent, or 3,771 units, were built in 1939 or earlier in the county, and another 1,849 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 5,978, which accounted for 16.0 percent of all households, and an additional 1,845 households, or 4.9 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.11.13 Households by Year Built Laramie County 2011-2016 5-Year ACS Data				
Year Built	Laramie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,771	10.1%	24,398	10.7%
1940 to 1949	1,849	4.9%	10,195	4.5%
1950 to 1959	4,223	11.3%	20,926	9.2%
1960 to 1969	4,108	11.0%	18,850	8.3%
1970 to 1979	6,538	17.5%	47,644	21.0%
1980 to 1989	4,732	12.7%	32,639	14.4%
1990 to 1999	4,318	11.6%	26,757	11.8%
2000 to 2009	5,978	16.0%	37,104	16.3%
Built 2010 or Later	1,845	4.9%	8,472	3.7%
Total	37,362	100.0%	226,985	100.0%

Table II.11.14, displays housing units for Laramie County and the State of Wyoming. The number of rooms in Laramie County varied between households. Households with one room accounted for only .8 percent of total housing units, while households with five and six rooms accounted for 17.9 and 15.4 percent, respectively. The median number of rooms in Laramie County was 6 rooms, which compared to 6 statewide.

Table II.11.14 Housing Units by Number of Rooms Laramie County 2011-2016 5-Year ACS Data				
Number of Rooms	Laramie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	320	.8%	4,703	1.8%
Two	955	2.3%	6,989	2.6%
Three	2,878	6.9%	19,621	7.3%
Four	5,591	13.4%	42,956	16.0%
Five	7,441	17.9%	52,646	19.6%
Six	6,408	15.4%	43,710	16.3%
Seven	5,350	12.9%	31,960	11.9%
Eight	4,517	10.9%	25,568	9.5%
Nine or more	8,111	19.5%	39,834	14.9%
Total	41,571	100.0%	267,987	100.0%
Median Rooms	6	.	6	.

Table II.11.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 118 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 21.9 percent of total households in Laramie County, which compared to 23.9 percent statewide. In Laramie County, the 15,347 households

with three bedrooms accounted for 41.1 percent of all households, and there were only 3,665 five-bedroom or more households, which accounted for 9.8 percent of all households.

Table II.11.15				
Households by Number of Bedrooms				
Laramie County				
2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
None	25	118	143	.4%
One	348	2,390	2,738	7.3%
Two	3,901	4,277	8,178	21.9%
Three	11,866	3,481	15,347	41.1%
Four	6,216	1,075	7,291	19.5%
Five or more	3,234	431	3,665	9.8%
Total	25,590	11,772	37,362	100.0%
State of Wyoming				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
Total	155,741	71,244	226,985	100.0%

The age of a structure influences its value. As shown in Table II.11.16, at right, structures built in 1939 or earlier had a median value of \$165,000, while structures built between 1950 and 1959 had a median value of \$158,800 and those built between 1990 to 1999 had a median value of \$245,800. 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 \$294,200 and \$333,100, respectively. The total median value in Laramie County was \$195,900, which compared to \$199,900 in the State of Wyoming.

Table II.11.16		
Median Value by Year Structure Built		
Laramie County		
2011-2016 5-Year ACS Data		
Year Built	Laramie County	State of Wyoming
1939 or earlier	165,000	157,900
1940 to 1949	152,500	152,100
1950 to 1959	158,800	163,300
1960 to 1969	184,100	185,100
1970 to 1979	177,300	191,500
1980 to 1989	196,600	209,600
1990 to 1999	245,800	245,200
2000 to 2009	271,400	260,000
2010 to 2013	294,200	288,500
2014 to Later	333,100	289,400
Total	195,900	199,900

Household mortgage status is reported in Table II.11.17. In Laramie County, households with a mortgage accounted for 64.4 percent of all households or 16,487 housing units, and the remaining 35.6 percent or 9,103 units had no mortgage. Of those units with a mortgage, 2,488 had either a second mortgage or home equity loan, 109 had both a second mortgage and home equity loan, and 13,890 or 84.2 percent had no second mortgage or no home equity loan.

Table II.11.17				
Mortgage Status				
Laramie County 2011-2016 5-Year ACS Data				
Mortgage Status	Laramie County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	16,487	64.4%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	2,488	15.1%	9,772	10.8%
Second mortgage only	996	40.0%	3,961	40.5%
Home equity loan only	1,492	60.0%	5,811	59.5%
Both second mortgage and home equity loan	109	.7%	359	.4%
No second mortgage and no home equity loan	13,890	84.2%	79,941	88.8%
Housing units without a mortgage	9,103	35.6%	65,669	42.2%
Total	25,590	100.0%	155,741	100.00%

The median rent in Laramie County was \$718 as compared to \$686 statewide, as seen in Table II.11.18.

Table II.11.18	
Median Rent	
Laramie County 2011-2016 5-Year ACS Data	
Place	Rent
Laramie County	\$718
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 757 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Laramie County are presented in Table II.11.19, and indicate a net increase of 10,858 persons over the time period.

Table II.11.19			
Driver’s Licenses Exchanged and Surrendered			
Laramie County WYDOT Data, 2000 – First Half 2018			
Year	In-Migrants	Out-Migrants	Net Change
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
2010	2,805	1,478	1,327
2011	2,516	1,987	529
2012	2,534	2,276	258
2013	2,728	2,269	459
2014	2,887	2,392	495
2015	3,061	2,406	655
2016	3,090	2,614	476
2017	3,416	2,502	914
2018 – First Half	1,650	2,407	-757
Total	51,901	41,043	10,858

Economics

The HUD estimated MFI for Laramie County was \$75,500 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.11.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.11.1
Estimated Median Family Income
 Laramie County vs. Wyoming
 HUD Data: 2000-2017

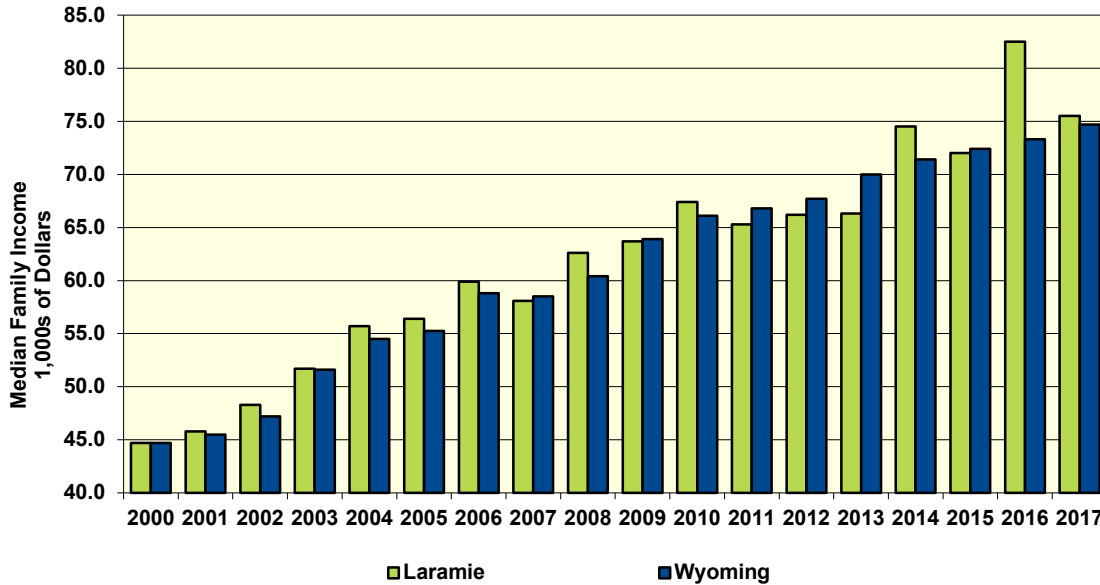


Table II.11.20, shows the labor force statistics for Laramie County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 3.3 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.7. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Laramie County decreased from 4.1 percent in 2016 to 3.7 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.11.20 Labor Force Statistics Laramie County 1990 - 2017 BLS Data					
Year	Laramie County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,828	34,868	36,696	5.0%	5.3%
1991	1,508	34,668	36,176	4.2%	5.2%
1992	1,561	35,571	37,132	4.2%	5.6%
1993	1,514	36,402	37,916	4.0%	5.3%
1994	1,592	37,206	38,798	4.1%	5.0%
1995	1,450	37,660	39,110	3.7%	4.8%
1996	1,398	37,711	39,109	3.6%	4.9%
1997	1,416	37,494	38,910	3.6%	4.8%
1998	1,383	37,875	39,258	3.5%	4.7%
1999	1,339	38,724	40,063	3.3%	4.6%
2000	1,535	38,689	40,224	3.8%	3.9%
2001	1,624	38,401	40,025	4.1%	3.8%
2002	1,695	39,131	40,826	4.2%	4.0%
2003	1,842	40,011	41,853	4.4%	4.3%
2004	1,840	39,737	41,577	4.4%	3.8%
2005	1,701	39,658	41,359	4.1%	3.6%
2006	1,602	39,830	41,432	3.9%	3.2%
2007	1,485	40,350	41,835	3.5%	2.8%
2008	1,661	40,864	42,525	3.9%	3.1%
2009	2,838	41,003	43,841	6.5%	6.3%
2010	3,090	43,092	46,182	6.7%	6.4%
2011	2,918	44,249	47,167	6.2%	5.8%
2012	2,744	44,967	47,711	5.8%	5.3%
2013	2,329	46,258	48,587	4.8%	4.7%
2014	2,106	46,656	48,762	4.3%	4.1%
2015	1,939	46,788	48,727	4.0%	4.3%
2016	2,008	46,866	48,874	4.1%	5.3%
2017	1,779	46,383	48,162	3.7%	4.2%

Diagram II.12.2, shows the employment and labor force for Laramie County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 46,383 persons, with the labor force reaching 48,162, indicating there were a total of 1,779 unemployed persons.

Diagram II.11.2
Employment and Labor Force
 Laramie County
 1990 – 2017 BLS Data

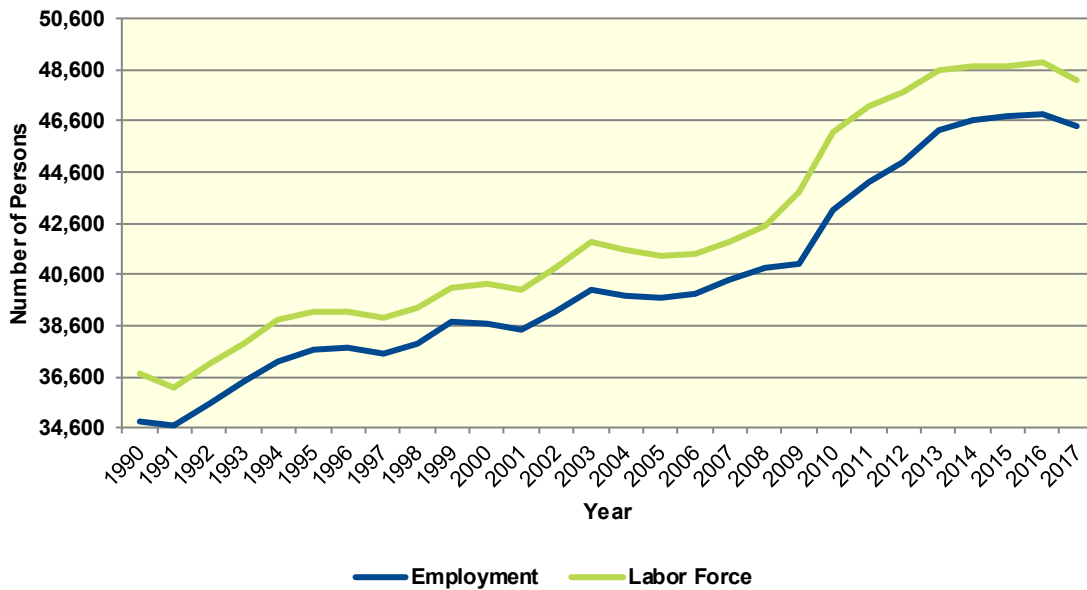
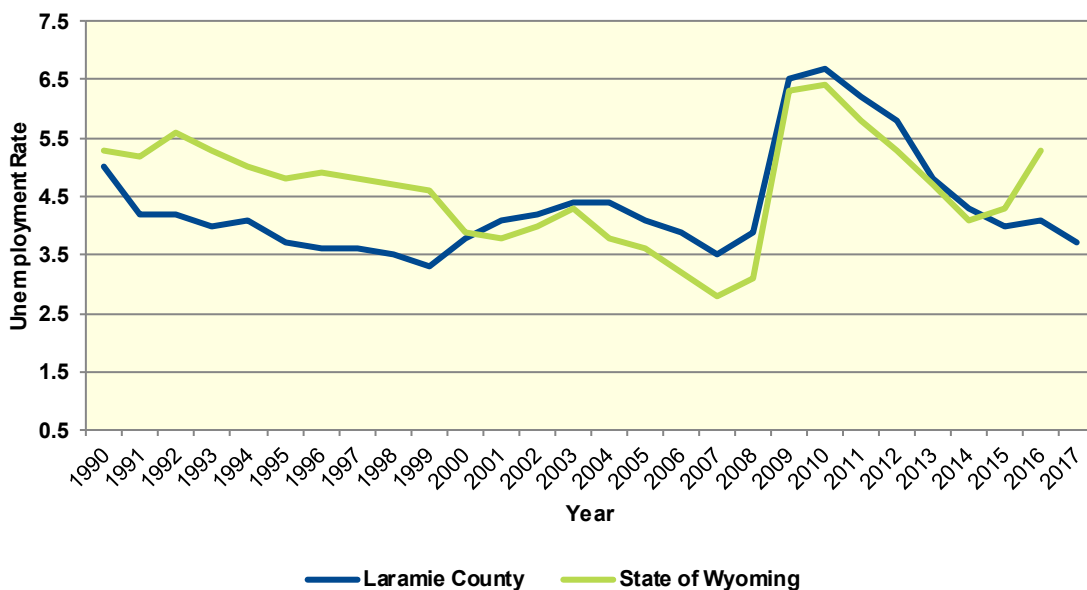


Diagram II.11.3, shows the unemployment rate for both the state and Laramie County. During the 1990’s the average rate for Laramie County was 3.9, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.9. Over the course of the entire period Laramie County had an average unemployment rate lower than the state, 4.4 percent for Laramie County, versus 4.6 statewide.

Diagram II.11.3
Annual Unemployment Rate
 Laramie County
 1990 – 2017 BLS Data



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. Data from this series are from the period of January 2010 through December 2017 and are presented in Table II.11.21, with the 2017 information considered preliminary (p). Between 2016 and 2017, total annual employment increased from 45,587 persons in 2016 to 45,619 in 2017, a change of 0.1 percent.

Table II.11.21 Total Monthly Employment Laramie County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	41,159	41,503	42,495	43,113	44,294	45,124	44,816	45,075
Feb	41,544	41,776	42,848	43,503	44,574	45,483	45,069	45,140
Mar	41,725	42,338	43,000	43,812	45,159	45,788	45,289	45,207
Apr	42,024	43,044	43,327	44,388	45,617	46,056	45,575	45,275
May	42,548	43,337	43,907	45,480	46,207	46,507	45,884	45,748
Jun	42,992	43,729	44,195	46,053	46,449	46,642	46,241	45,919
Jul	42,893	43,561	43,961	45,957	46,285	46,638	45,921	46,080
Aug	43,099	43,487	43,856	45,536	46,180	46,271	45,636	45,859
Sep	42,966	43,650	44,355	45,532	46,561	46,366	45,554	45,918
Oct	42,873	43,664	44,363	46,040	46,723	46,343	45,616	45,681
Nov	42,669	43,566	44,367	45,555	46,269	46,265	45,794	45,628
Dec	42,696	43,523	44,282	45,356	46,289	45,987	45,648	45,554
Annual	42,432	43,098	43,746	45,027	45,884	46,123	45,587	45,619
% Change	-1.4%	1.6%	1.5%	2.9%	1.9%	0.5%	-1.2%	0.1%

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 850 dollars in 2016. In 2017, average weekly wages saw an increased of 2.8 percent over the prior year, rising to 874 dollars, or by 24 percent. These data are shown in Table II.11.22.

Table II.11.22 Average Weekly Wages Laramie County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	522	506	527	566	530	
2002	546	534	549	588	554	4.5%
2003	560	554	573	597	571	3.1%
2004	587	573	596	630	596	4.4%
2005	601	594	634	647	619	3.9%
2006	634	642	757	681	679	9.7%
2007	671	684	691	737	696	2.5%
2008	703	706	719	753	720	3.4%
2009	714	722	739	777	738	2.5%
2010	720	743	747	789	750	1.6%
2011	735	760	806	792	774	3.2%
2012	791	768	796	868	806	4.1%
2013	818	781	814	829	811	0.6%
2014	820	795	827	858	825	1.7%
2015	829	807	843	887	842	2.1%
2016	824	824	872	878	850	1.0%
2017	851	864	865	917	874	2.8%

Total business establishments reported by the QCEW are displayed in Table II.11.23. Between 2016 and 2017, the total number of business establishments in Wyoming increased by 2.8 percent, from 3,589 to 3,618 establishments.

Table II.11.23						
Number of Business Establishments						
Laramie County						
BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,544	2,604	2,628	2,629	2,601	
2002	2,668	2,686	2,696	2,699	2,687	3.3%
2003	2,725	2,736	2,776	2,803	2,760	2.7%
2004	2,809	2,872	2,893	2,913	2,872	4.1%
2005	2,925	2,966	3,008	3,039	2,985	3.9%
2006	3,049	3,088	3,098	3,083	3,080	3.2%
2007	3,076	3,128	3,164	3,168	3,134	1.8%
2008	3,178	3,210	3,230	3,238	3,214	2.6%
2009	3,212	3,212	3,189	3,222	3,209	-0.2%
2010	3,237	3,274	3,255	3,279	3,261	1.6%
2011	3,285	3,317	3,322	3,350	3,319	1.8%
2012	3,366	3,417	3,458	3,484	3,431	3.4%
2013	3,487	3,486	3,498	3,506	3,494	1.8%
2014	3,536	3,525	3,550	3,550	3,540	1.3%
2015	3,587	3,619	3,630	3,575	3,603	1.8%
2016	3,583	3,599	3,593	3,581	3,589	-0.4%
2017	3,571	3,590	3,637	3,659	3,618	0.8%

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Laramie County recorded 66,741 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$4,883,518,000, and real per capita income was \$49,763 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$52,487 in 2016, while Wyoming average earnings per job was \$52,490. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Laramie decreased by 2 percent from fourth quarter 2016 to fourth quarter 2017 from \$787 to \$785. During that same period, detached single-family home rents increased by 0.2 percent, rents for mobile homes on lots increased by 0.5 percent, and rents for mobile home lots increased by 8 percent.

Laramie rental prices experienced average annualized increases of 0.6 percent for apartments, 0.9 percent for houses, 1.4 percent for mobile homes plus a lot, and 1.7 percent for mobile home lots since second quarter 1987 through the fourth quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.11.24, at right, presents the Laramie data for each rental type.

Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.87	649	254	777	523
Q4.87	644	254	826	503
Q2.88	603	242	837	521
Q4.88	584	232	760	521
Q2.89	568	265	774	519
Q4.89	569	233	752	539
Q2.90	550	262	751	520
Q4.90	559	226	737	533
Q2.91	526	245	738	498
Q4.91	518	225	741	482
Q2.92	553	235	786	546
Q4.92	612	239	897	614
Q2.93	603	251	873	620
Q4.93	661	234	870	666
Q2.94	687	229	901	0
Q4.94	683	237	910	650
Q2.95	647	233	882	0
Q4.95	661	244	890	601
Q2.96	636	306	864	0
Q4.96	637	241	872	614
Q2.97	630	265	904	630
Q4.97	627	257	855	698
Q2.98	616	252	828	657
Q4.98	610	253	872	647
Q2.99	606	248	943	720
Q4.99	613	261	890	687
Q2.00	611	281	902	688
Q4.00	609	284	882	690
Q2.01	613	283	922	657
Q4.01	636	282	1,025	766
Q2.02	640	285	974	740
Q4.02	638	287	1,016	650
Q2.03	658	294	1,072	681
Q4.03	690	293	1,102	685
Q2.04	680	279	1,087	704
Q4.04	724	289	1,068	737
Q2.05	668	300	1,022	732
Q4.05	707	272	1,006	673
Q2.06	659	293	1,029	755
Q4.06	675	301	999	703
Q2.07	650	268	1,007	670
Q4.07	649	278	1,007	692
Q2.08	687	331	1,027	639
Q4.08	671	304	978	704
Q2.09	666	332	1,012	653
Q4.09	674	301	1,023	718
Q2.10	696	346	1,049	706
Q4.10	717	309	1,101	669
Q2.11	718	315	1,088	720
Q4.11	713	312	1,160	643
Q2.12	700	332	1,040	719
Q4.12	726	341	1,156	812
Q2.13	719	334	1,097	815
Q4.13	751	376	1,151	907
Q2.14	801	378	1,191	843
Q4.14	805	394	1,177	815
Q2.15	810	408	1,161	842
Q4.15	818	406	1,121	852
Q2.16	793	405	1,122	880
Q4.16	801	418	1,123	863
Q2.17	782	416	1,124	882
Q4.17	785	452	1,180	868

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 Laramie County decreased from 433 authorizations in 2016 to 389 in 2017.

The real value of single-family building permits decreased from \$179,962 in 2016 to \$175,585 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.11.25.

Table II.11.25 Building Permits and Valuation Laramie County Census Bureau Data, 1980–2017							
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	307	12	84	136	539	129,048	74,887
1981	170	6	28	56	260	118,095	60,471
1982	150	14	36	54	254	112,382	73,373
1983	334	52	244	5	635	102,750	43,918
1984	226	0	4	0	230	111,380	0
1985	214	2	68	36	320	101,613	44,581
1986	377	4	16	11	408	91,505	54,743
1987	190	0	24	0	214	122,574	0
1988	160	2	0	162	324	136,228	66,394
1989	100	0	20	0	120	150,140	0
1990	79	0	0	0	79	163,796	0
1991	91	0	0	0	91	163,471	0
1992	229	2	4	8	243	158,470	41,025
1993	263	4	16	0	283	166,111	0
1994	353	0	4	12	369	158,333	57,648
1995	258	22	4	14	298	154,274	58,994
1996	302	2	68	292	664	159,434	55,422
1997	254	6	17	198	475	156,500	67,971
1998	320	24	4	121	469	156,682	58,564
1999	289	0	4	30	323	172,922	45,521
2000	245	0	0	0	245	191,276	0
2001	257	2	4	56	319	195,932	61,438
2002	446	12	0	20	478	180,454	77,477
2003	622	16	120	21	779	178,725	71,213
2004	744	4	40	88	876	181,150	74,707
2005	696	0	44	132	872	190,425	82,928
2006	492	2	4	11	509	210,818	80,458
2007	316	0	0	0	316	196,144	0
2008	160	0	36	6	202	147,978	67,714
2009	169	2	0	216	387	190,037	93,980
2010	238	0	0	0	238	185,789	0
2011	275	0	4	0	279	201,671	0
2012	347	0	24	0	371	163,791	0
2013	410	4	68	156	638	181,030	82,614
2014	305	0	3	95	403	187,718	87,765
2015	388	0	52	0	440	190,687	0
2016	433	0	10	33	476	179,962	123,396
2017	389	6	76	102	573	175,585	120,588

Diagram II.11.4 Single Family Permits

Laramie County
Census Bureau Data, 1980–2017

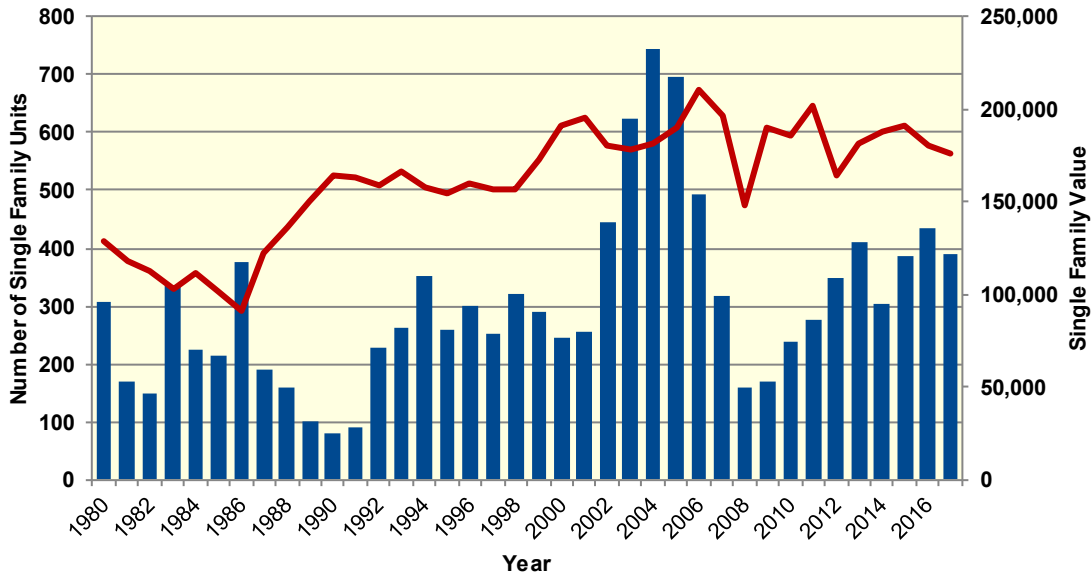
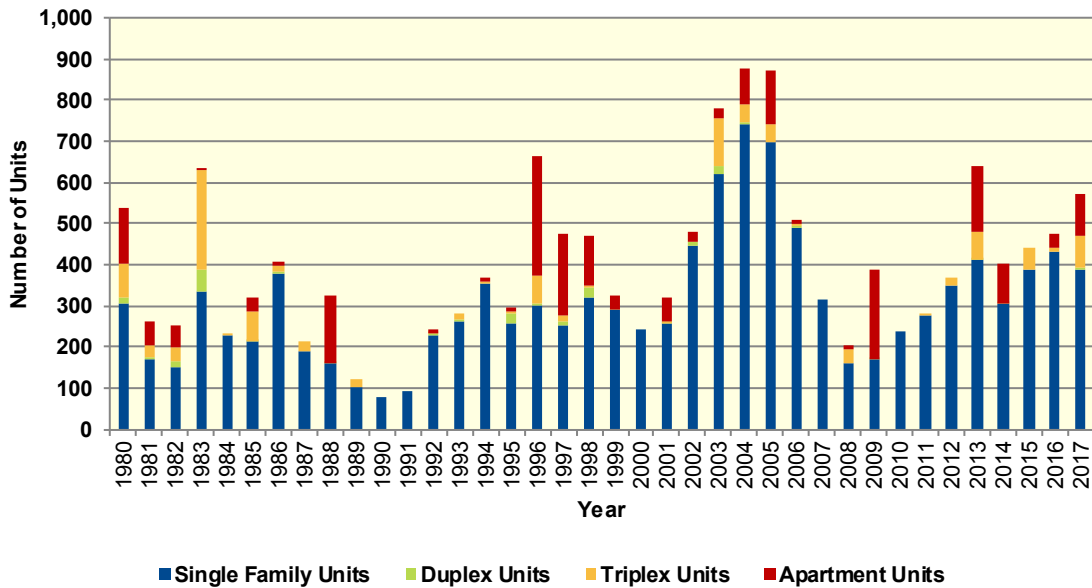


Diagram II.11.5 Total Permits by Unit Type

Laramie County
Census Bureau Data, 1980–2017



The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Laramie County was \$251,660. This represented an increase of 6.7 percent from the previous year. Wyoming's average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.11.26.

Year	Laramie County Average Price (\$)	Laramie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	119,107	7.86	131,207	.
2001	123,583	3.76	128,771	-1.86
2002	131,599	6.49	138,295	7.40
2003	145,087	10.25	148,276	7.22
2004	155,467	7.15	159,558	7.61
2005	165,743	6.61	178,183	11.67
2006	179,338	8.20	219,438	23.15
2007	191,863	6.98	265,044	20.78
2008	202,304	5.4	256,045	-3.40
2009	193,759	-4.2	241,622	-5.63
2010	208,842	7.78	250,958	3.86
2011	197,700	-5.3	241,301	-3.85
2012	206,659	4.5	266,406	10.40
2013	215,288	4.2	281,345	5.6
2014	220,878	2.6	263,432	-6.4
2015	230,987	4.6	275,611	4.6
2016	235,903	2.1	280,428	1.7
2017	251,660	6.7	292,759	4.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2018.⁹⁸ During June 2018, a total of 227 surveys were completed by property managers in Laramie County. Of the 6,674 rental units surveyed 251 were vacant, indicating a vacancy rate of 3.8 percent.

From June through July of 2018⁹⁹, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.11.27, presents some basic statistics about the completed surveys.

Diagram II.11.7, shows the historical vacancy rate from Laramie County and Wyoming over the period of June 2001 to June 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	19	1,917	45	2.4%
2003a	20	2,126	39	1.8%
2003b	29	2,539	85	3.4%
2004a	35	3,289	99	3.0%
2004b	33	3,078	163	5.3%
2005a	37	2,913	115	4.0%
2005b	37	3,832	182	4.8%
2006a	31	3,319	79	2.4%
2006b	55	4,258	169	4.0%
2007a	56	4,362	99	2.3%
2007b	59	4,782	95	2.0%
2008a	98	3,547	100	2.8%
2008b	130	4,115	171	4.2%
2009a	122	3,820	139	3.6%
2009b	161	4,120	173	4.2%
2010a	168	4,738	165	3.5%
2010b	158	5,025	223	4.4%
2011a	188	6,081	113	1.9%
2011b	203	5,739	199	3.5%
2012a	219	6,135	140	2.3%
2012b	226	6,551	132	2.0%
2013a	216	6,980	157	2.3%
2013b	229	7,251	323	4.5%
2014a	240	8,528	268	3.1%
2014b	268	7,746	324	4.2%
2015a	278	7,889	303	3.8%
2015b	230	7,346	292	4.0%
2016a	236	6,669	286	4.3%
2016b	236	6,760	327	4.8%
2017a	234	6,928	309	4.5%
2017b	201	5,277	270	5.1%
2018a	227	6,674	251	3.8%

⁹⁸ 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.

⁹⁹ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.11.7
Vacancy Rates by Year
 Laramie County vs. Wyoming
 RVS Data, June 2001 – June 2018

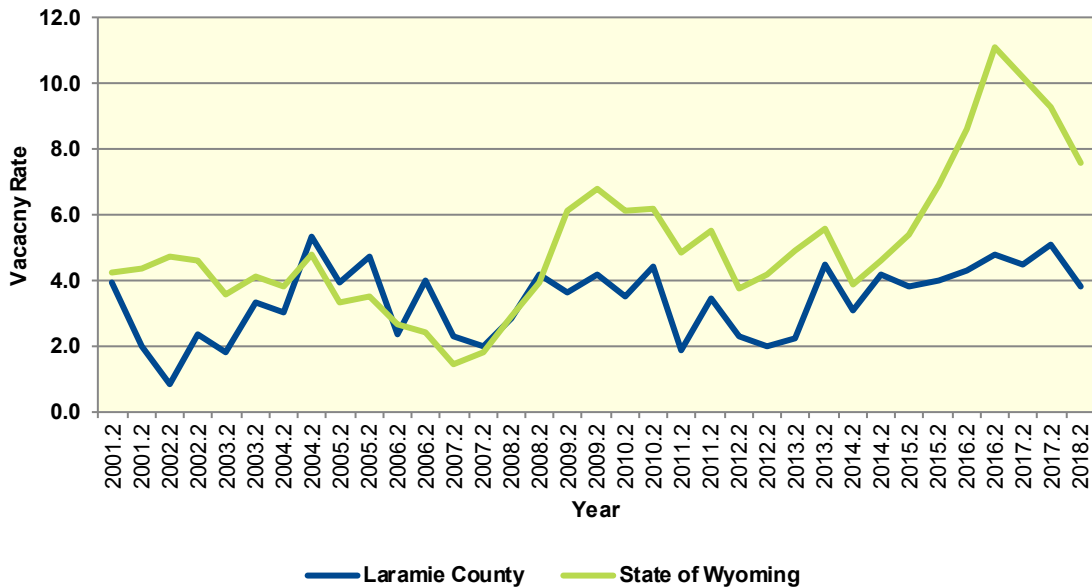


Diagram II.11.8, shows the average rent of single-family and apartment units in Laramie County. In 2018, rents for single-family units were to \$1115.5 and average rent for apartments were \$752.

Diagram II.11.8
Average Rent of Single Family and Apartment Units
 Laramie County
 RVS Data, June 2006 – June 2018

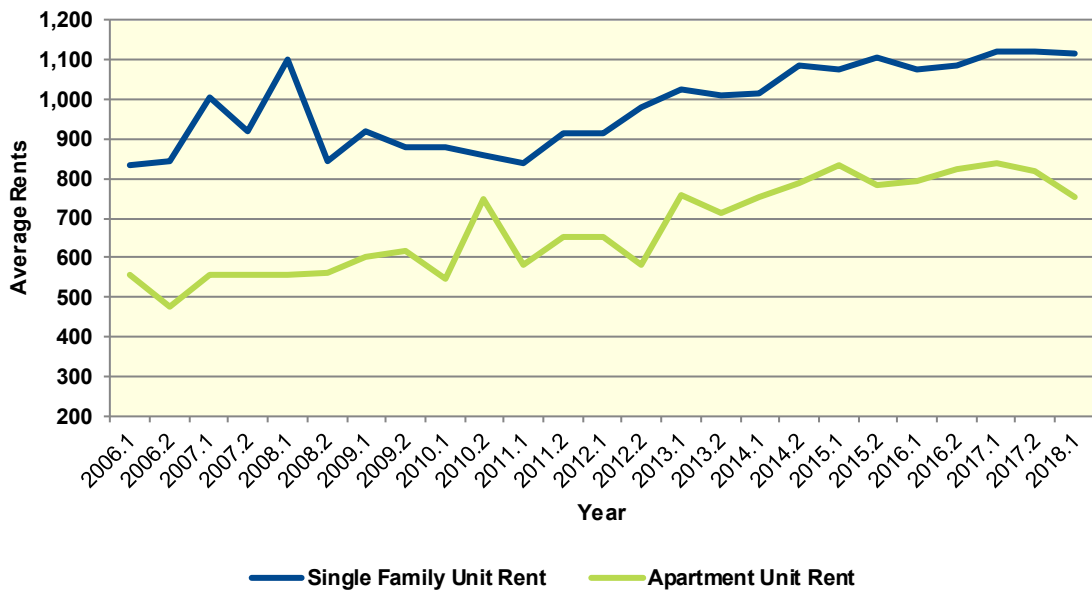


Table II.11.28, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1,066 single family units in Laramie County, with 27 of them available. This translates into a vacancy rate of 2.5 percent in Laramie County, which

compares to a single family vacancy rate of 4.4 percent for the State of Wyoming. There were 3,611 apartment units reported in the survey, with 154 of them available, which resulted in a vacancy rate of 4.3 percent. This compares to a statewide vacancy rate of 4.4 percent for apartment units across the state.

Table II.11.28			
Rental Vacancy Survey by Type			
Laramie County			
2018a Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	1,066	27	2.5%
Apartments	3,611	154	4.3%
Mobile Homes	391	12	3.1%
“Other” Units	291	10	3.4%
Don't Know	1,196	42	3.5%
Total	6,674	251	3.8%

Table II.11.29, reports units by bedroom size. As can be seen there were 1,303 two-bedroom apartment units and 232 three bedroom units. Overall, the 1,732 two-bedroom units accounted for 26 percent of all units, and the 770 three bedroom units accounted for 11.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 2,919 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.11.29							
Rental Units by Number of Bedrooms							
Laramie County							
2018a 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	72	0	0	.	72
One	13	26	987	0	1	.	1,027
Two	132	91	1,303	131	75	.	1,732
Three	266	15	232	157	100	.	770
Four	69	1	6	2	67	.	145
Five	27	0	0	0	0	.	27
Don't Know	559	-14	1,011	101	48	1,196	2,919
Total	1,066	119	3,611	391	291	1,196	6,674

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.11.30, Two apartments were the most available apartment units, with Three units being the most available single family units.

Table II.11.30 Available Rental Units by Number of Bedrooms Laramie County 2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0		0
One	1	2	21	0	0		24
Two	2	4	42	0	0		48
Three	4	2	13	0	5		24
Four	2	0	0	0	4		6
Five	1	0	0	0	0		1
Don’t Know	17	-2	78	12	1	42	148
Total	27	6	154	12	10	42	251

Table II.11.31, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 2.8 percent and three bedroom units had a vacancy rate of 2.8 percent.

Table II.11.31 Vacancy Rates by Number of Bedrooms Laramie County 2018a 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
One	7.7%	7.7%	2.1%	%	0%		2.3
Two	1.5%	4.4%	3.2%	0%	0%		2.8
Three	1.5%	13.3%	5.6%	0%	5%		3.1
Four	2.9%	0%	0%	0%	6%		4.1
Five	3.7%	%	%	%	%		3.7
Don’t Know	3%	0%	7.7%	11.9%	2.1%	3.5%	5.1
Total	2.5%	5%	4.3%	3.1%	3.4%	3.5%	251

Table II.11.32, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 1.5 percent.

Table II.11.32 Single Family Units by Bedroom Size Laramie County 2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	13	1	7.7%
Two	132	2	1.5%
Three	266	4	1.5%
Four	69	2	2.9%
Don’t know	559	17	3%
Total	1,066	27	2.5%

Table II.11.33, 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 3.2 percent.

Table II.11.33			
Apartment Units by Bedroom Size			
Laramie County			
2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	72	0	0%
One	987	21	2.1%
Two	1,303	42	3.2%
Three	232	13	5.6%
Four	6	0	0%
Don't know	1,011	78	7.7%
Total	3,611	154	4.3%

Average market-rate rents by unit type are shown in Table II.11.34. 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.

Table II.11.34						
Average Market Rate Rents by Bedroom Size						
Laramie County						
2018a Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$475	\$.	\$.	\$475
One	\$661	\$603	\$633	\$.	\$.	\$631
Two	\$914	\$851	\$763	\$785	\$904	\$826
Three	\$1,157	\$978	\$907	\$863	\$1,182	\$1,067
Four	\$1,394	\$1,895	\$1,079	\$1,075	\$1,158	\$1,350
Five	\$1,613	\$.	\$.	\$.	\$.	\$1613.1
Total	\$1115.5	\$835.8	\$752	\$875	\$1089.4	\$955.9

Table II.11.35, shows vacancy rates for single family units by average rental rates for Laramie County. The most common rent for single family units was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 3.8 percent.

Table II.11.35			
Single Family Market Rate Rents by Vacancy Status			
Laramie County			
2018a Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	43	1	2.3%
\$750 to \$1,000	108	1	0.9%
\$1,000 to \$1,250	202	4	2%
\$1,250 to \$1,500	476	18	3.8%
Above \$1,500	17	3	17.6%
Missing	220	0	0%
Total	1,066	27	2.5%

The average rent and availability of apartment units is displayed in Table II.11.36. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 5 percent.

Table II.11.36 Apartment Market Rate Rents by Vacancy Status Laramie County 2018a Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	25	1	4%
\$500 to \$750	1,447	72	5%
\$750 to \$1,000	1,150	35	3%
\$1,000 to \$1,250	37	4	10.8%
\$1,250 to \$1,500	0	0	%
Above \$1,500	129	3	2.3%
Missing	823	39	4.7%
Total	3,611	154	4.3%

Table II.11.37, displays units designed to serve elderly occupants. In the most recent survey there were 321 units designed for elderly occupants, of which 5 units were available, which indicates a vacancy rate of 1.6.

Table II.11.37 Units Designed for Elderly Occupants Laramie County 2018a Survey of Rental Properties	
Elderly	Units
Elderly Units	321
Available Elderly Units	5
Elderly Vacancy Rate	1.6%

Table II.11.38, shows the number of estimated days an available unit is expected to be on the market. As can be seen 16 units, or 6.4 percent of available units are expected to be on the market for less than seven days. An additional 156 units, or 62.2 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 15 units, or 6 percent are expected to be on the market for 90 days.

Table II.11.38 Number of Estimated Days to Fill a Vacant unit Laramie County 2018a Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	16	6.4%
7 to 30 days	156	62.2%
31 to 60 days	49	19.5%
61 to 90 days	4	1.6%
More than 90 days	15	6%
Unknown	11	4.4%
Total	251	100.0%

Respondents were asked if utilities are included in the rent and is shown in Table II.11.39, 140 respondents, or 70.7 percent, included some sort of utility in the rent.

Table II.11.39 Are there any utilities included with the rent? Laramie County 2018a Survey of Rental Properties	
Period	Respondent
Yes	140
No	58
% Offering Utilities	70.7%

The type of utility included in the rent is shown in Table II.11.40. There were 3,002 respondents who included electricity, 2,996 respondents who included natural gas, 5,478 respondents who included water and sewer and 5,112 respondents included trash collection in the rent.

Table II.11.40 Which utilities are included with the rent? Laramie County 2018a Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3,002
Natural Gas	2,996
Propane	0
Water/Sewer	5,478
Trash Collection	5,112
Cable Television	133
Other	284

Table II.11.41, shows the number of survey respondents who keep a waiting list. As can be seen 33 respondents said they keep a waitlist, with an estimated 3,290 number of persons on the wait list.

Table II.11.41 Do you keep a waiting list? Laramie County 2018a Survey of Rental Properties	
Period	Respondent
Yes	33
No	171
Waitlist Size	3,290

Table II.11.42, shows the condition of rental units by unit type for Laramie 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 4,751 units were in good condition, or 71.2 percent and 154 units, or 2.3 percent, being in average condition. Details by unit type and condition are displayed.

Table II.11.42 Condition by Unit Type Laramie County 2018a Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	5	0.1%
Average	154	2.3%
Good	4,751	71.2%
Excellent	1,243	18.6%
Don't Know	0	0%
Total	6,674	100.0%

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.11.43, 18 respondents said they would prefer more single family units, 17 respondents wanted more apartment units, and 12 respondents indicated they would prefer more units of any type.

Table II.11.43 If you had the opportunity to own/manage more units, how many would you prefer Laramie County 2018a Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	18
Duplex Units	2
Apartments	17
Mobile homes	1
Other	2
All types	12
Total	52

Table, II.11.44, shows the most common answers from the 2018 fiscal 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. Laramie County had a total of 90 respondents, with an average persons per household of 2.7 people. Of new residents to Laramie County, 56.5 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 54.4 percent of respondents renting their residence. The average mortgage payment in Laramie County was \$1,347 and the average rent was \$1,000. When asked if they were satisfied with their current housing, 77.8 percent said they were satisfied with thier current housing.

Table II.11.44 Most Replied Response Laramie County HNA Survey: Fiscal Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	90
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (29.4%)
Marital status	Married (56.5%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (24.4%)
In which industry are you primarily employed	Retired (19.5%)
Highest education level completed	High School Diploma/GED (21.1%)
Total household income from all sources	\$50,000 to \$74,999 dollars (22.0%)
Current Housing Characteristics	
Current Residence	Single family home (64.4%)
Do you own or rent	Rent (54.4%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	
Average mortgage payment	\$1,347
Average rental payment	\$1,000
Are you satisfied with your current housing	Satisfied with current housing (77.8%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (43.8%)
Are you seeking to change your housing situation	Seeking different housing (75.0%)
What type of unit are you seeking	Single family home (83.3%)
Type of tenure seeking	Seeking to buy (75.0%)
If own, do you plan on building or buying	Buy an existing unit (42.9%)
Expected buying price	\$150,000 to \$199,999 dollars (100.0%)
Expected building price	\$150,000 to \$199,999 dollars (33.3%)
Expected rental price	\$401 to \$500 dollars (33.3%)

For residents who are unsatisfied with their current housing, 43.8 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 83.3 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 75.0 percent wanted to buy and 25.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$150,000 to \$199,999 dollars if they were buying an existing unit, and \$150,000 to \$199,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 33.3 percent of respondents, anticipated spending \$401 to \$500 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

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. According to 2016 5-year ACS data, 375 or 1.0 percent of households in Laramie County were overcrowded and another 76 or .2 percent of units were severely overcrowded, as shown in Table II.11.45. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.11.45 Overcrowding and Severe Overcrowding Laramie County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Laramie County				
Owner				
Households	25,360	205	25	25,590
Percentage	99.1%	.8%	.1%	100.0%
Renter				
Households	11,551	170	51	11,772
Percentage	98.1%	1.4%	.4%	100.0%
Total				
Households	36,911	375	76	37,362
Percentage	98.8%	1.0%	.2%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

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.

At the time of the 2016 5-year ACS, a total of 538 units or 1.3 percent of all housing units in Laramie County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.11.46, at right.

Table II.11.46 Housing Units with Incomplete Kitchen Facilities Laramie County 2011-2016 5-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Kitchen Facilities	41,033	260,769
Lacking Complete Kitchen Facilities	538	7,218
Total Housing Units	41,571	267,987
Percent Lacking	1.3%	2.7%

At the time of the 2016 ACS, a total of 516 units or 1.2 percent of all housing units in Laramie County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.11.47.

Table II.11.47 Housing Units with Incomplete Plumbing Facilities Laramie County 2011-2016 5-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Plumbing Facilities	41,055	261,033
Lacking Complete Plumbing Facilities	516	6,954
Total Households	41,571	267,987
Percent Lacking	1.2%	2.6%

The third type of housing problem reported in the 2016 ACS data is cost burden. 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.

In Laramie County, 17.2 percent of households had a cost burden and 9.9 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 17.3 percent of homeowners with a mortgage in Laramie County experienced a cost burden and 6.8 percent experienced a severe cost burden, while 24.8 percent of renters had a cost burden and 17.0 percent had a severe cost burden, as seen in Table II.11.48.

Table II.11.48					
Cost Burden and Severe Cost Burden by Tenure					
Laramie County					
2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Laramie County					
Owner With a Mortgage					
Households	12,475	2,855	1,128	29	16,487
Percent	75.7%	17.3%	6.8%	.2%	100.0%
Owner Without a Mortgage					
Households	7,771	658	565	109	9,103
Percent	85.4%	7.2%	6.2%	1.2%	100.0%
Renter					
Households	6,124	2,917	2,002	729	11,772
Percent	52.0%	24.8%	17.0%	6.2%	100.0%
Total					
Households	26,370	6,430	3,695	867	37,362
Percent	70.6%	17.2%	9.9%	2.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 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 2017 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.11.49, shows the current CHAS housing problem estimates for the period of 2010-2014. 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 4,925 owner occupied and 4,540 renter occupied households experiencing a housing problem.

Table II.11.49			
Households with Housing Problems by Income			
Laramie County			
2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	975	1,770	2,745
30.1-50% HAMFI	1,030	1,480	2,510
50.1-80% HAMFI	1,585	1,025	2,610
80.1-95% HAMFI	425	125	550
95 – 115% HAMFI	360	90	450
115.1% HAMFI or more	550	50	600
Total	4,925	4,540	9,465
Without Housing Problems			
30% HAMFI or less	255	295	550
30.1-50% HAMFI	870	640	1,510
50.1-80% HAMFI	2,090	2,175	4,265
80.1-95% HAMFI	1,540	965	2,505
95 – 115% HAMFI	2,000	810	2,810
115.1% HAMFI or more	13,625	2,365	15,990
Total	20,380	7,250	27,630
Not Computed			
30% HAMFI or less	125	145	270
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
Total	125	145	270
Total			
30% HAMFI or less	1,355	2,210	3,565
30.1-50% HAMFI	1,900	2,120	4,020
50.1-80% HAMFI	3,675	3,200	6,875
80.1-95% HAMFI	1,965	1,090	3,055
95 – 115% HAMFI	2,360	900	3,260
115.1% HAMFI or more	14,175	2,415	16,590
Total	25,430	11,935	37,365

Table II.11.50, shows the total estimated housing by tenure for Laramie County. As can be seen, in 2030 there are estimated to be a total of 29,215 owner and 14,005 renter occupied households or a total of 43,220 households. By 2050 there are estimated to be 33,814 owner, 16,092 renter for a total of 49,906 households in Laramie County.

Table II.11.50 Total Estimated Housing Forecast Laramie County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	25,590	11,772	37,362
2020	26,444	12,745	39,189
2025	27,844	13,379	41,223
2030	29,215	14,005	43,220
2035	30,496	14,595	45,091
2040	31,674	15,137	46,811
2045	32,770	15,634	48,404
2050	33,814	16,092	49,906

Table II.11.51, shows the incremental housing demand for Laramie County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, 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 3,625 owner-occupied and 2,233 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 Laramie County will see an additional 12,544 households, of which 1,238 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 2,347 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.11.51 Incremental Housing Demand Forecast Laramie County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	46	120	193	261	324	383	438
30.1-50%	0	64	168	271	367	455	536	614
50.1-80%	0	123	326	524	709	879	1,038	1,188
80.1-95%	0	66	174	280	379	470	555	635
95.1-115%	0	79	209	336	455	565	666	763
115+%	0	476	1,256	2,021	2,735	3,391	4,002	4,584
Total	0	854	2,254	3,625	4,906	6,084	7,180	8,224
Renter								
0-30%	0	180	298	413	523	623	715	800
30.1-50%	0	173	285	397	501	598	686	767
50.1-80%	0	261	431	599	757	902	1,035	1,158
80.1-95%	0	89	147	204	258	307	353	395
95.1-115%	0	73	121	168	213	254	291	326
115+%	0	197	325	452	571	681	781	874
Total	0	973	1,607	2,233	2,823	3,365	3,862	4,320

Table II.11.52, shows the Incremental Total Housing Need Forecast for Laramie 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.

In 2016, the base year, the total housing need set at the 9,434 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 13,180 owner and 8,798 renter occupied households for a total of 21,978 quality households.

Table II.11.52 Incremental Total Housing Need Forecast								
Laramie County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	981	1,027	1,101	1,174	1,243	1,305	1,364	1,419
30.1-50%	1,036	1,100	1,205	1,307	1,403	1,491	1,573	1,651
50.1-80%	1,595	1,718	1,921	2,119	2,304	2,474	2,633	2,783
80.1-95%	428	494	602	708	807	898	982	1,063
95.1-115%	362	442	571	699	818	927	1,029	1,125
115+%	553	1,029	1,810	2,574	3,288	3,945	4,556	5,138
Total	4,956	5,810	7,210	8,581	9,862	11,040	12,136	13,180
Renter								
0-30%	1,746	1,926	2,043	2,159	2,269	2,369	2,461	2,546
30.1-50%	1,460	1,633	1,745	1,856	1,961	2,058	2,146	2,227
50.1-80%	1,011	1,272	1,442	1,610	1,768	1,913	2,046	2,169
80.1-95%	123	212	270	327	381	431	476	518
95.1-115%	89	162	210	257	302	343	380	415
115+%	49	246	374	501	621	730	831	923
Total	4,478	5,451	6,085	6,711	7,301	7,843	8,340	8,798
Total								
0-30%	2,727	2,953	3,145	3,334	3,511	3,674	3,825	3,965
30.1-50%	2,496	2,733	2,950	3,164	3,364	3,549	3,719	3,878
50.1-80%	2,606	2,990	3,363	3,729	4,072	4,387	4,679	4,953
80.1-95%	551	706	872	1,035	1,188	1,328	1,458	1,581
95.1-115%	451	604	781	956	1,119	1,269	1,409	1,540
115+%	603	1,276	2,184	3,075	3,909	4,675	5,386	6,061
Total	9,434	11,261	13,295	15,292	17,163	18,883	20,476	21,978

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 11,032 loans purchased in Laramie County between 1979 and 2018, with 364 occurring in fiscal 2017. The average home size over the period was 1,079 square feet and 1,109 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1966. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$57,180. The average purchase price in fiscal 2018 was \$187,479. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 36.5 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**