

Cheyenne city

Cheyenne city

DEMOGRAPHICS

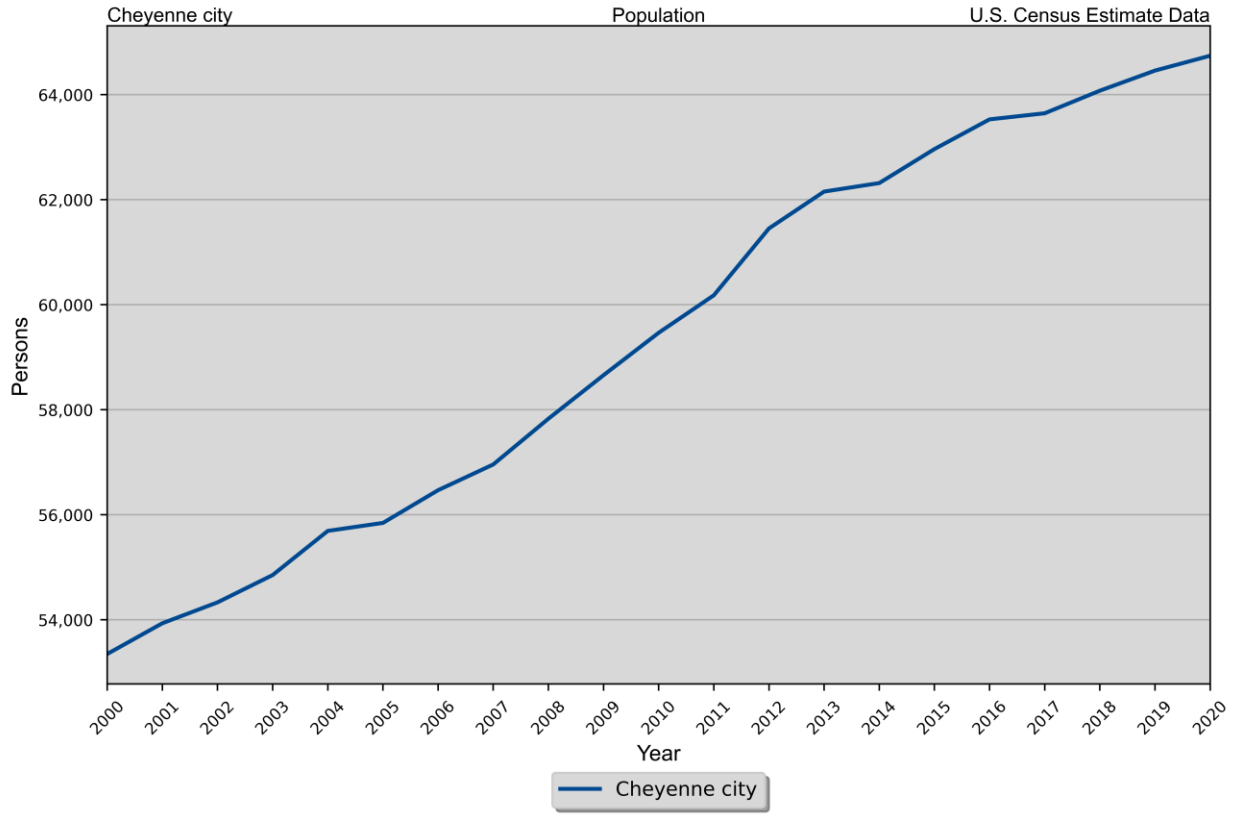
Population Estimates

Table III.3.1, at right shows the population for Cheyenne city. The 2020 estimates indicate that Cheyenne city's population increased from 59,466 in 2010 to 64,742 in 2020, or by 8.9 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Cheyenne city. Although a city may span several counties, for the county level data pieces, Laramie County was selected.

Table III.3.1 Population Estimates Cheyenne city Census Population Estimates		
Year	Population	Percent Yearly Change
2000	53,349	.
2001	53,934	1.1%
2002	54,332	0.7%
2003	54,852	1%
2004	55,693	1.5%
2005	55,845	0.3%
2006	56,468	1.1%
2007	56,958	0.9%
2008	57,829	1.5%
2009	58,658	1.4%
2010	59,466	1.4%
2011	60,180	1.2%
2012	61,453	2.1%
2013	62,155	1.1%
2014	62,317	0.3%
2015	62,964	1%
2016	63,530	0.9%
2017	63,646	0.2%
2018	64,076	0.7%
2019	64,459	0.6%
2020	64,742	0.4%

**Diagram III.3.1
Population**



Population Migration Trends

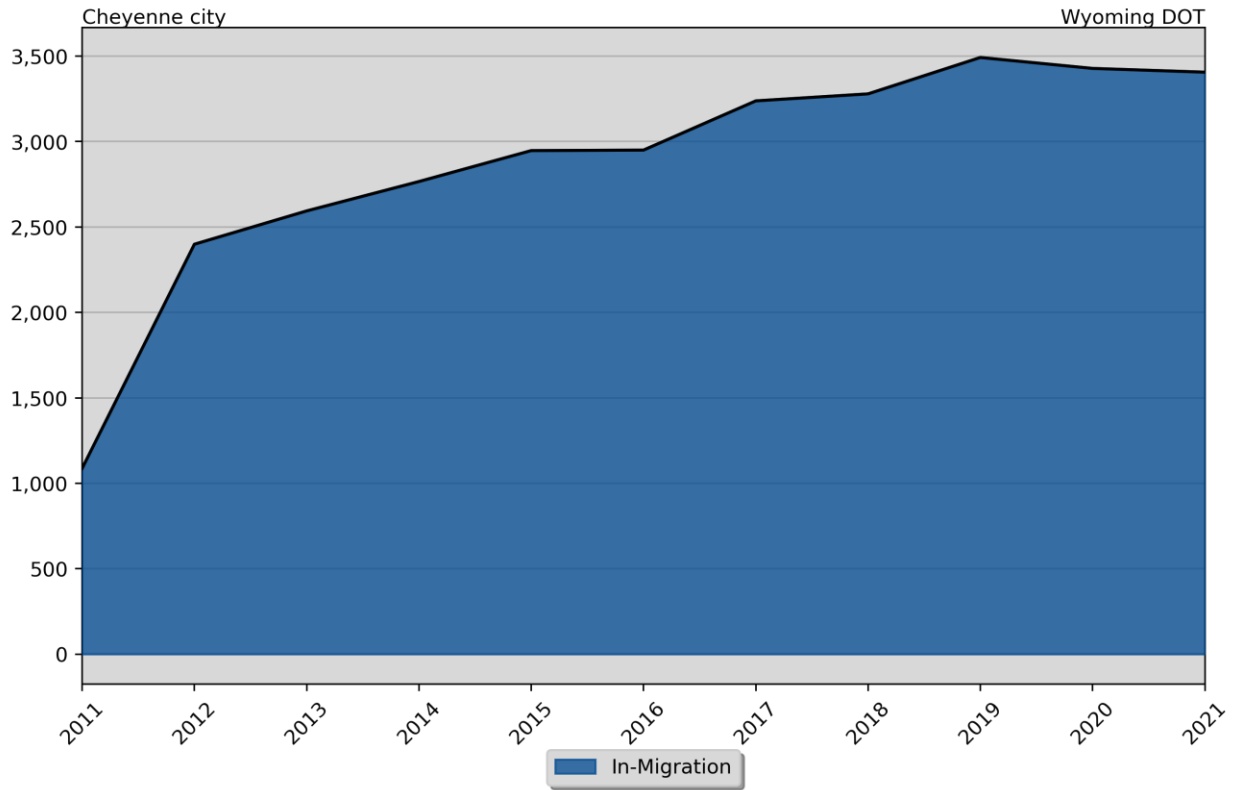
The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show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

Table III.3.2 shows in-migration between 2011 and the first half of 2021 for Cheyenne city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Laramie County to display net- and out-migration.

Table III.3.2											
In-Migration by Age Cohort											
Cheyenne city Wyoming DOT Data											
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
In											
14-17	14	23	29	38	36	38	35	48	37	68	46
18-22	135	298	329	342	353	326	377	351	354	340	353
23-25	118	271	269	304	326	275	293	285	279	288	305
26-35	298	707	738	812	896	905	939	900	1,010	976	968
36-45	230	447	445	515	551	519	591	557	613	610	617
46-55	160	323	370	378	387	403	389	478	487	468	417
56-65	85	220	274	221	261	314	375	381	439	390	409
66 +	47	110	140	156	137	170	239	279	273	288	291
Total	1,087	2,399	2,594	2,766	2,947	2,950	3,238	3,279	3,492	3,428	3,406

The shaded area in Diagram III.3.2 represents in-migration, as seen, the maximum net migration occurred in 2019 with 3,492 people entering Cheyenne city.

**Diagram III.3.2
In-Migration**



The driver’s license total exchanges since 2000 for Laramie County are presented in Diagram III.3.3, and showed a net migration of 10,812 persons over the time period. In 2008, there were a total of 2,735 in-migrations and 2,085 out-migrations, for a net-migration of 650 people. In the first half of 2021, there were 3,566 in-migrants, 3,576 out-migrants for a net out-migration of -10 people. The maximum net migration occurred in 2010 with 1,327 people entering and the lowest net migration occurred in 2018 with 793 entering Laramie County.

Over the past five years, there were two years with negative net-migration, and three years of positive net-migration in Empty. Since 2017, Empty has experienced a net growth of 1,242 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net decrease of 10 people in the most recent year.

**Diagram III.3.3
Migration Trends**

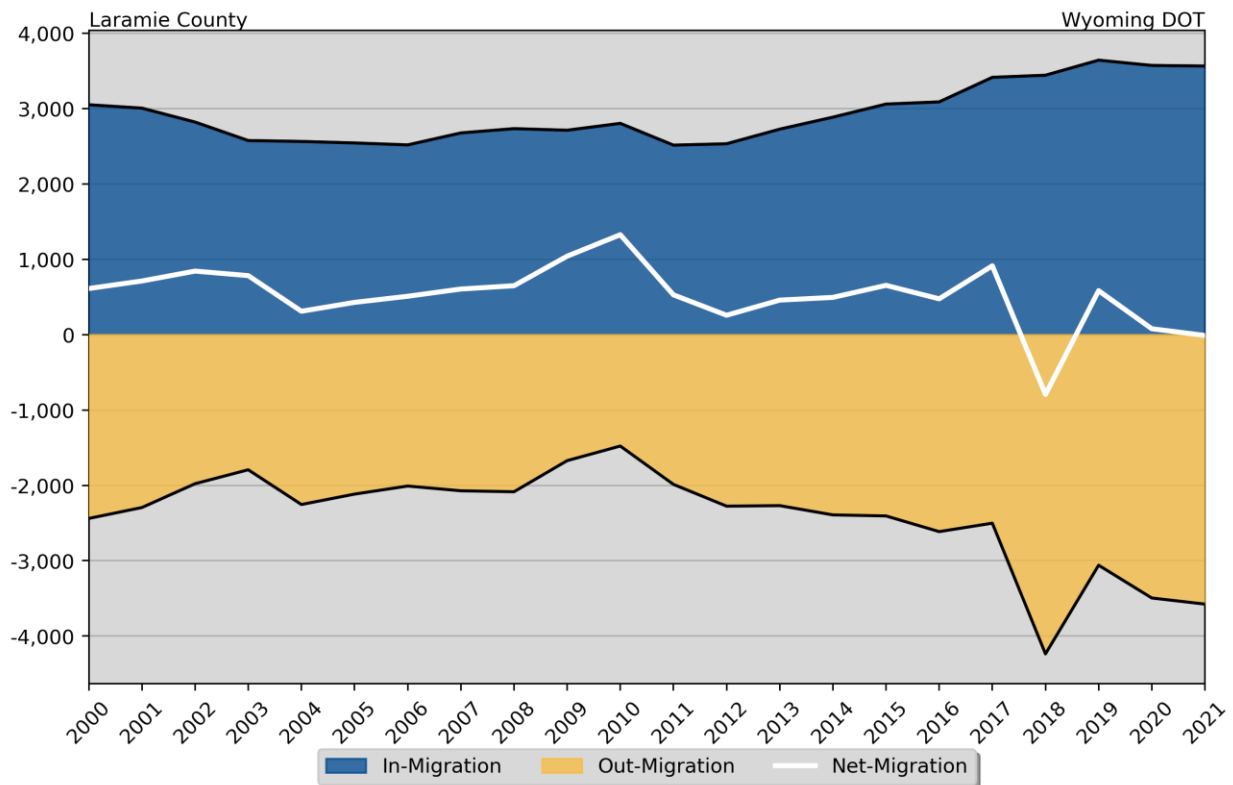


Table III.3.3, shows net-migration for Laramie County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 18 to 22, with 59 persons entering Laramie County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 55 persons leaving Laramie County.

Table III.3.3
Net-Migration by Age Range
Laramie County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Net														
14-17	-10	1	13	3	-5	-7	5	9	12	16	9	-10	38	-4
18-22	84	164	160	114	66	143	137	160	124	156	46	103	119	59
23-25	10	104	137	28	46	59	65	115	15	70	-60	32	-18	30
26-35	217	323	401	143	107	107	181	247	192	275	-238	126	-138	-55
36-45	152	209	212	145	51	63	99	116	69	197	-269	47	-2	-52
46-55	172	127	209	100	38	63	38	43	32	53	-149	127	56	-44
56-65	22	75	130	-11	-35	48	-56	-21	34	111	-116	138	5	45
66 +	3	39	65	7	-10	-17	26	-14	-2	36	-16	21	19	11
Total	650	1,042	1,327	529	258	459	495	655	476	914	-793	584	79	-10

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 data¹, 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.

Population Characteristics

The Cheyenne city population by race and ethnicity is shown in Table III.3.4. The white population represented 89.5 percent of the population in 2019, compared with black populations accounting for 2 percent of the population in 2019. Hispanic households represented 14.7 percent of the population in 2019.

Table III.3.4				
Population by Race and Ethnicity				
Cheyenne city				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	51,999	87.4%	56,897	89.5%
Black	1,715	2.9%	1,262	2%
American Indian	570	1%	507	0.8%
Asian	732	1.2%	975	1.5%
Native Hawaiian/ Pacific Islander	118	0.2%	210	0.3%
Other	2,380	4%	1,258	2%
Two or More Races	1,952	3.3%	2,498	3.9%
Total	59,466	100.0%	63,607	100.0%
Non-Hispanic	50,872	85.5%	54,244	85.3%
Hispanic	8,594	14.5%	9,363	14.7%

The change in race and ethnicity between 2010 and 2019 is shown in Table III.3.5. During this time, the total non-Hispanic population was 54,244 persons in 2019, while the Hispanic population was 9,363.

Table III.3.5				
Population by Race and Ethnicity				
Cheyenne city				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	46,818	92%	49,907	92%
Black	1,567	3.1%	1,149	2.1%
American Indian	371	0.7%	433	0.8%
Asian	698	1.4%	967	1.8%
Native Hawaiian/ Pacific Islander	95	0.2%	95	0.2%
Other	71	0.1%	0	0%
Two or More Races	1,252	2.5%	1,693	3.1%
Total Non-Hispanic	50,872	100.0%	54,244	100.0%
Hispanic				
White	5,181	60.3%	6,990	74.7%
Black	148	1.7%	113	1.2%
American Indian	199	2.3%	74	0.8%
Asian	34	0.4%	8	0.1%
Native Hawaiian/ Pacific Islander	23	0.3%	115	1.2%
Other	2,309	26.9%	1,258	13.4%
Two or More Races	700	8.1%	805	8.6%
Total Hispanic	8,594	100.0	9,363	100.0%
Total Population	59,466	100.0%	63,607	100.0%

Cohorts

Table III.3.6 shows the population distribution in Cheyenne city by age. In 2010, children under the age of 5 accounted for 7.4 percent of the total population, which compared to 6.1 percent in 2019.

Table III.3.6				
Population Distribution by Age				
Cheyenne city				
2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	4,386	7.4	3,909	6.1
5 to 19	11,291	19	11,432	18
20 to 24	4,197	7.1	4,284	6.7
25 to 34	8,705	14.6	10,657	16.8
35 to 54	15,617	26.3	14,815	23.3
55 to 64	7,234	12.2	7,871	12.4
65 or Older	8,036	13.5	10,639	16.7
Total	59,466	100%	63,607	100%

Table III.3.7 shows the population in Cheyenne city by age and gender. In 2010, there were 8,705 people aged 25 to 34, made up of 4,445 men, and 4,260 women. In comparison, in 2019, there were 10,657 people in the 25 to 34 age cohort, with 5,680 men and 4,977 women.

Table III.3.7								
Population by Age and Gender								
Cheyenne city								
2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACS			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	2,237	2,149	4,386	7.4%	2,041	1,868	3,909	6.1%
5 to 19	5,734	5,557	11,291	19%	5,748	5,684	11,432	18%
20 to 24	2,123	2,074	4,197	7.1%	2,304	1,980	4,284	6.7%
25 to 34	4,445	4,260	8,705	14.6%	5,680	4,977	10,657	16.8%
35 to 54	7,841	7,776	15,617	26.3%	7,883	6,932	14,815	23.3%
55 to 64	3,544	3,690	7,234	12.2%	3,738	4,133	7,871	12.4%
65 and Older	3,406	4,630	8,036	13.5%	4,594	6,045	10,639	16.7%
Total	29,330	30,136	59,466	100%	31,988	31,619	63,607	100%

Diagram III.3.4
Population Distribution by Age
Cheyenne city
2010 Census and 2019 Five-Year ACS Data

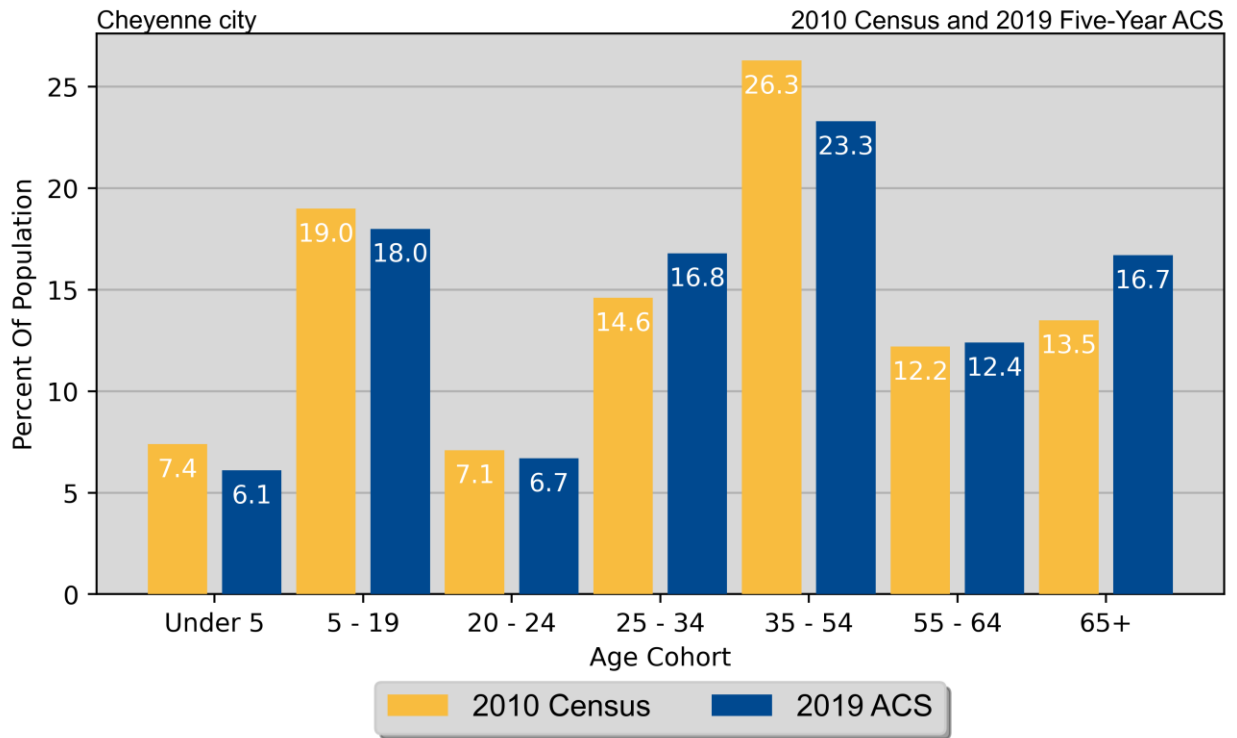
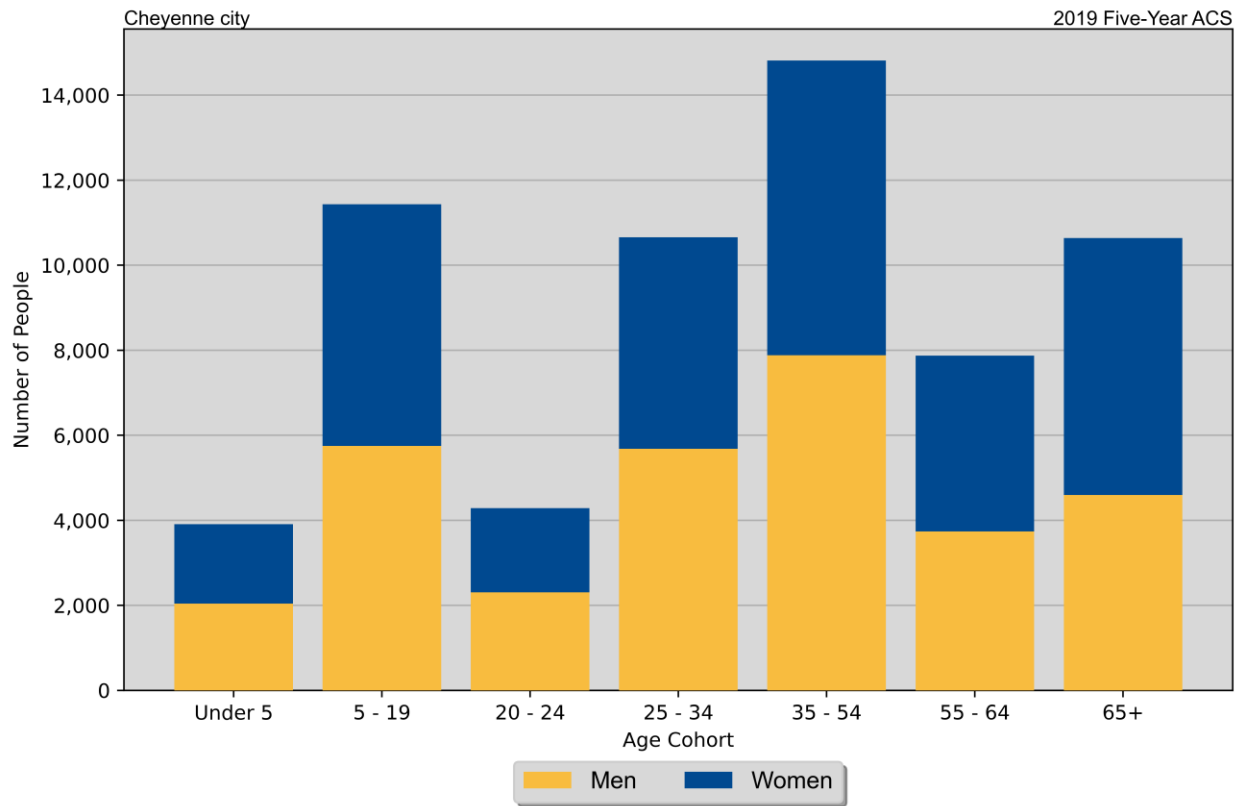


Diagram III.3.5
Population Distribution by Age and Gender
Cheyenne city
2019 Five-Year ACS



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 III.3.8, between 2000 and 2010, the institutionalized population changed -2.3 percent in Cheyenne city, from 651 people in 2000 to 636 in 2010.

Table III.3.8					
Group Quarters Population					
Cheyenne city					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	157	24.1%	269	42.3%	71.3%
Juvenile Facilities	.	.	21	3.3%	.
Nursing Homes	472	72.5%	330	51.9%	-30.1%
Other Institutions	22	3.4%	16	2.5%	-27.3%
Total	651	100.0%	636	100.0%	-2.3%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	340	100%	229	100%	-32.6%
Total	340	100.0%	229	100.0%	-32.6%
Group Quarters Population	991	100.0%	865	100.0%	-12.7%

Foreign Born Populations

The number of foreign-born persons is shown in Table III.3.9. An estimated 0.7 percent of the population was born in Mexico , some 0.3 percent were born in Philippines , and another 0.2 percent were born in India .

Table III.3.9			
Place of Birth for the Foreign-Born Population			
Cheyenne city 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	415	0.7%
#2 country of origin	Philippines	216	0.3%
#3 country of origin	India	125	0.2%
#4 country of origin	West Indies	91	0.1%
#5 country of origin	China, excluding Hong Kong and Taiwan	84	0.1%
#6 country of origin	Yemen	82	0.1%
#7 country of origin	Germany	80	0.1%
#8 country of origin	England	74	0.1%
#9 country of origin	Canada	70	0.1%
#10 country of origin	Korea	55	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table III.3.10. An estimated 0.8 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Tagalog .

Table III.3.10			
Limited English Proficiency and Language Spoken at Home			
Cheyenne city 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	500	0.8%
#2 LEP Language	Tagalog	119	0.2%
#3 LEP Language	Other Indo-European languages	107	0.2%
#4 LEP Language	Arabic	82	0.1%
#5 LEP Language	Chinese	51	0.1%
#6 LEP Language	French, Haitian, or Cajun	49	0.1%
#7 LEP Language	Korean	15	0%
#8 LEP Language	German or other West Germanic languages	13	0%
#9 LEP Language	Vietnamese	12	0%
#10 LEP Language	Other Asian and Pacific Island languages	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.3.11, below. The disability rate for females was 13.8 percent, compared to 12.9 percent for males. The disability rate grew precipitously higher with age, with 48.7 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	20	1%	15	0.8%	35	0.9%
5 to 17	365	7.2%	282	5.4%	647	6.3%
18 to 34	429	5.5%	346	4.8%	775	5.2%
35 to 64	1,384	12.4%	1,575	14.4%	2,959	13.4%
65 to 74	905	33.1%	806	25.4%	1,711	28.9%
75 or Older	832	49.5%	1,263	48.2%	2,095	48.7%
Total	3,935	12.9%	4,287	13.8%	8,222	13.4%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.3.12. Some 6.9 percent have an ambulatory disability, 5.1 have an independent living disability, and 1.7 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	3,117	5.1%
Vision disability	1,122	1.8%
Cognitive disability	2,785	4.8%
Ambulatory disability	3,952	6.9%
Self-Care disability	969	1.7%
Independent living difficulty	2,415	5.1%

Education and Employment

Education and employment data from the Cheyenne city 2019 Five-Year ACS is presented in Table III.3.13, Table III.3.14, and Table III.3.15. In 2019, 32,986 people were in the labor force, including 31,213 employed and 1,773 unemployed people. The unemployment rate for Cheyenne city was estimated at 5.4 percent in 2019.

Table III.3.13	
Employment, Labor Force and Unemployment	
Cheyenne city 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	31,213
Unemployed	1,773
Labor Force	32,986
Unemployment Rate	5.4%

Table III.3.14 and Table III.3.15 show educational attainment in Cheyenne city. In 2019, 93 percent of households had a high school education or greater, including 27.5 percent with a high school diploma or equivalent, 37.3 percent with some college, 17.6 percent with a Bachelor's Degree, and 10.6 percent with a graduate or professional degree.

Table III.3.14	
High School or Greater Education	
Cheyenne city 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	45,927
Total Households	27,344
Percent High School or Above	93%

Table III.3.15		
Educational Attainment		
Cheyenne city 2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	3,466	7%
High School or Equivalent	13,580	27.5%
Some College or Associates Degree	18,427	37.3%
Bachelor's Degree	8,670	17.6%
Graduate or Professional Degree	5,250	10.6%
Total Population Above 18 years	49,393	100.0%

Commuting Patterns

Table III.3.16 shows the place of work by county of residence. In 2010 96.5 percent of residents worked within the county they reside with 0.8 percent working outside their home county. This compares to 96 percent of residents in 2019 who worked within the county in which they resided and 0.9 percent of residents worked outside their home county but still within the state.

Table III.3.16 Place of Work Cheyenne city 2010 and 2019 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	28,718	96.5%	30,389	96%
Worked outside county of residence	250	0.8%	292	0.9%
Worked outside state of residence	786	2.6%	982	3.1%
Total	29,754	100.0%	31,663	100.0%

Table III.3.17 shows the aggregate travel time to work based on place of work and residence. In Cheyenne city the total aggregate travel time was 437,400 minutes, with residents working in their home county spending a total of 372,475 minutes traveling.

Table III.3.17 Aggregate Travel Time to Work (in Minutes) Cheyenne city 2010 & 2019 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	342,595	86.7%	372,475	85.2%
Worked outside county of residence	11,995	3%	10,650	2.4%
Worked outside State of residence	40,575	10.3%	54,275	12.4%
Aggregate travel time to work (in minutes):	395,170	100.0%	437,400	100.0%

Table III.3.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 395,170 minutes. Residents working within their home county spent an average of 12.3 minutes commuting to work, with those working outside their county of residence spending an average of 36.5 minutes on their commute.

Table III.3.18
Average Travel Time to Work (in Minutes)

Cheyenne city
2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	11.9	12.3
Worked outside county of residence	48	36.5
Worked outside State of residence	51.6	55.3
Average travel time to work (in minutes):	13.3	13.8

Table III.3.19 shows the means of transportation to work. In 2019, 83.3 percent of commuters drove alone in a car, truck, or van. Only 10.1 percent carpooled, with an additional 0.6 percent taking public transportation. Also, there were 1,048 persons or 3.3 percent who worked from home.

Table III.3.19
Means of Transportation to Work

Cheyenne city
2010 & 2019 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	25,330	85.1%	26,390	83.3%
Car, truck, or van: Carpooled:	2,400	8.1%	3,194	10.1%
Public transportation (excluding taxicab):	264	0.9%	184	0.6%
Taxicab	29	0.1%	31	0.1%
Motorcycle	123	0.4%	59	0.2%
Bicycle	155	0.5%	162	0.5%
Walked	517	1.7%	370	1.2%
Other means	154	0.5%	225	0.7%
Worked at home	782	2.6%	1,048	3.3%
Total	29,754	100.0%	31,663	100.0%

Table III.3.20 shows the breakdown of the means of transportation by tenure. In 2019, 60.4 percent of commuters owned their home and commuted alone by car, which compares to 60.1 percent in 2010. There were also 7,285 renters who drove alone in 2019 and accounted for 23.1 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0 percent of the population, which compares to 167 renters, or 0.5 percent taking public transportation.

Table III.3.20				
Means Of Transportation To Work By Tenure				
Cheyenne city				
2010 & 2019 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	17,808	60.1%	19,082	60.4%
Renter	7,504	25.3%	7,285	23.1%
Car, truck, or van - carpooled:				
Owner	1,539	5.2%	2,284	7.2%
Renter	829	2.8%	897	2.8%
Public transportation (excluding taxicab):				
Owner	115	0.4%	13	0%
Renter	139	0.5%	167	0.5%
Walked:				
Owner	306	1%	93	0.3%
Renter	205	0.7%	267	0.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	378	1.3%	428	1.4%
Renter	46	0.2%	49	0.2%
Worked at home:				
Owner	653	2.2%	770	2.4%
Renter	129	0.4%	269	0.9%
Total:	29,651	100.0%	31,604	100.0%

ECONOMICS

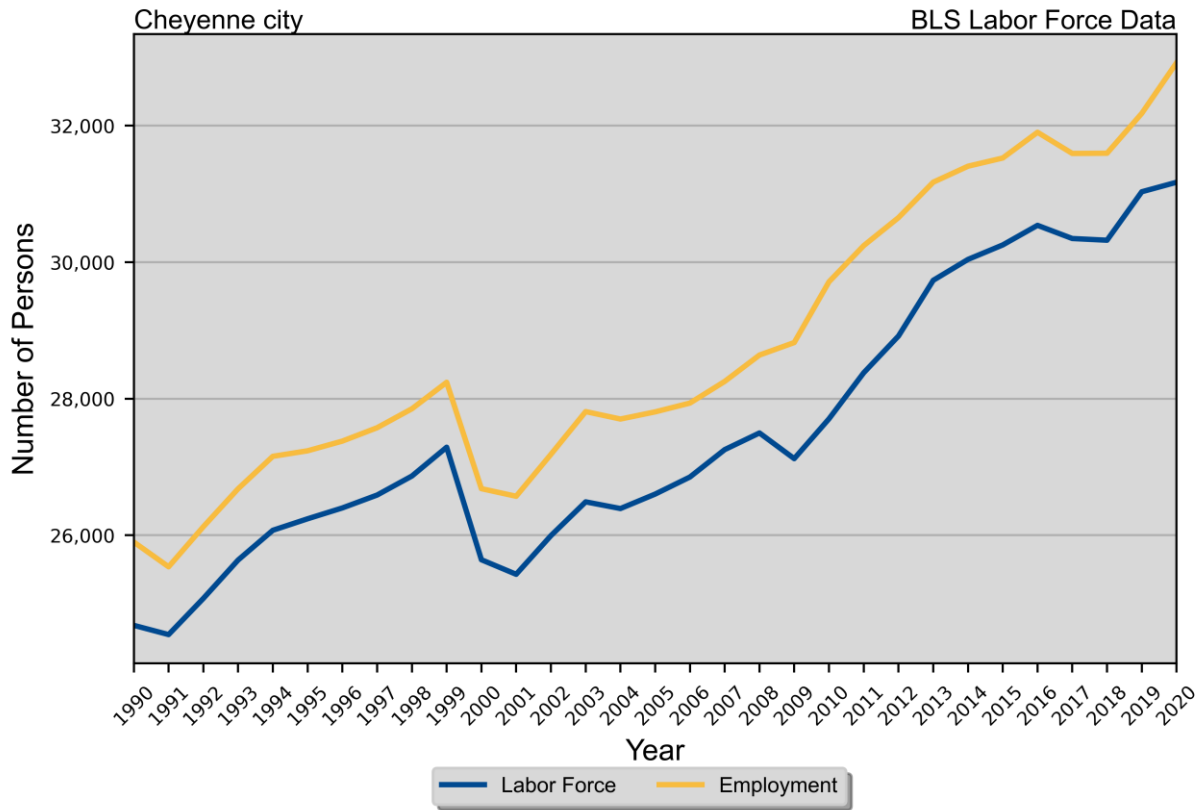
Labor Force

Table III.3.21, shows the labor force statistics for Cheyenne city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 3.4 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.8 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Cheyenne city increased from 3.6 percent in 2019 to 5.3 percent in 2020, which compared to a statewide increase to 5.8 percent.

Table III.3.21 Labor Force Statistics Cheyenne city 1990 - 2020 BLS Data					
Year	Cheyenne city				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,220	24,680	25,900	4.7%	5.1%
1991	993	24,545	25,538	3.9%	5%
1992	1,050	25,075	26,125	4%	5.4%
1993	1,044	25,637	26,681	3.9%	5.3%
1994	1,083	26,073	27,156	4%	4.9%
1995	996	26,241	27,237	3.7%	4.8%
1996	979	26,400	27,379	3.6%	5%
1997	986	26,589	27,575	3.6%	4.8%
1998	985	26,867	27,852	3.5%	4.8%
1999	951	27,289	28,240	3.4%	4.7%
2000	1,041	25,641	26,682	3.9%	3.8%
2001	1,143	25,428	26,571	4.3%	3.8%
2002	1,191	25,994	27,185	4.4%	4%
2003	1,322	26,489	27,811	4.8%	4.3%
2004	1,311	26,391	27,702	4.7%	3.8%
2005	1,204	26,603	27,807	4.3%	3.6%
2006	1,083	26,853	27,936	3.9%	3%
2007	999	27,254	28,253	3.5%	2.6%
2008	1,141	27,498	28,639	4%	2.9%
2009	1,700	27,122	28,822	5.9%	6.3%
2010	2,007	27,705	29,712	6.8%	6.9%
2011	1,862	28,380	30,242	6.2%	6.2%
2012	1,734	28,918	30,652	5.7%	5.5%
2013	1,437	29,734	31,171	4.6%	4.8%
2014	1,365	30,040	31,405	4.3%	4.3%
2015	1,273	30,252	31,525	4%	4.2%
2016	1,363	30,539	31,902	4.3%	5.4%
2017	1,246	30,346	31,592	3.9%	4.3%
2018	1,274	30,321	31,595	4%	4%
2019	1,148	31,031	32,179	3.6%	3.7%
2020	1,751	31,170	32,921	5.3%	5.8%

Diagram III.3.6, shows the employment and labor force for Cheyenne city. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 31,170 persons, with the labor force reaching 32,921, indicating there were a total of 1,751 unemployed persons.

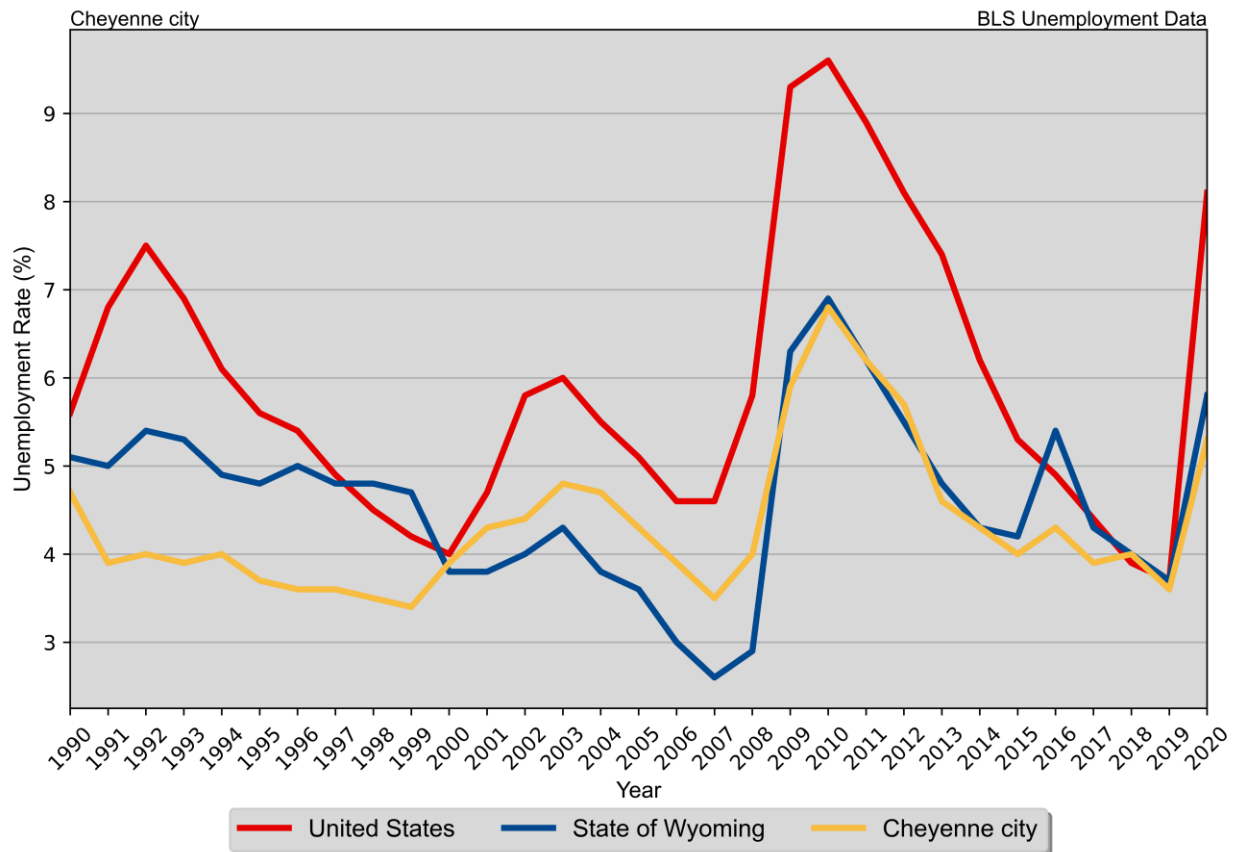
Diagram III.3.6
Employment and Labor Force



Unemployment

Diagram III.3.7, shows the unemployment rate for both the State and Cheyenne city. During the 1990’s the average rate for Cheyenne city was 3.8 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.4 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.8 percent. Over the course of the entire period the Cheyenne city had an average unemployment rate that lower than the State, 4.4 percent for Cheyenne city, versus 4.6 statewide.

Diagram III.3.7
Annual Unemployment Rate



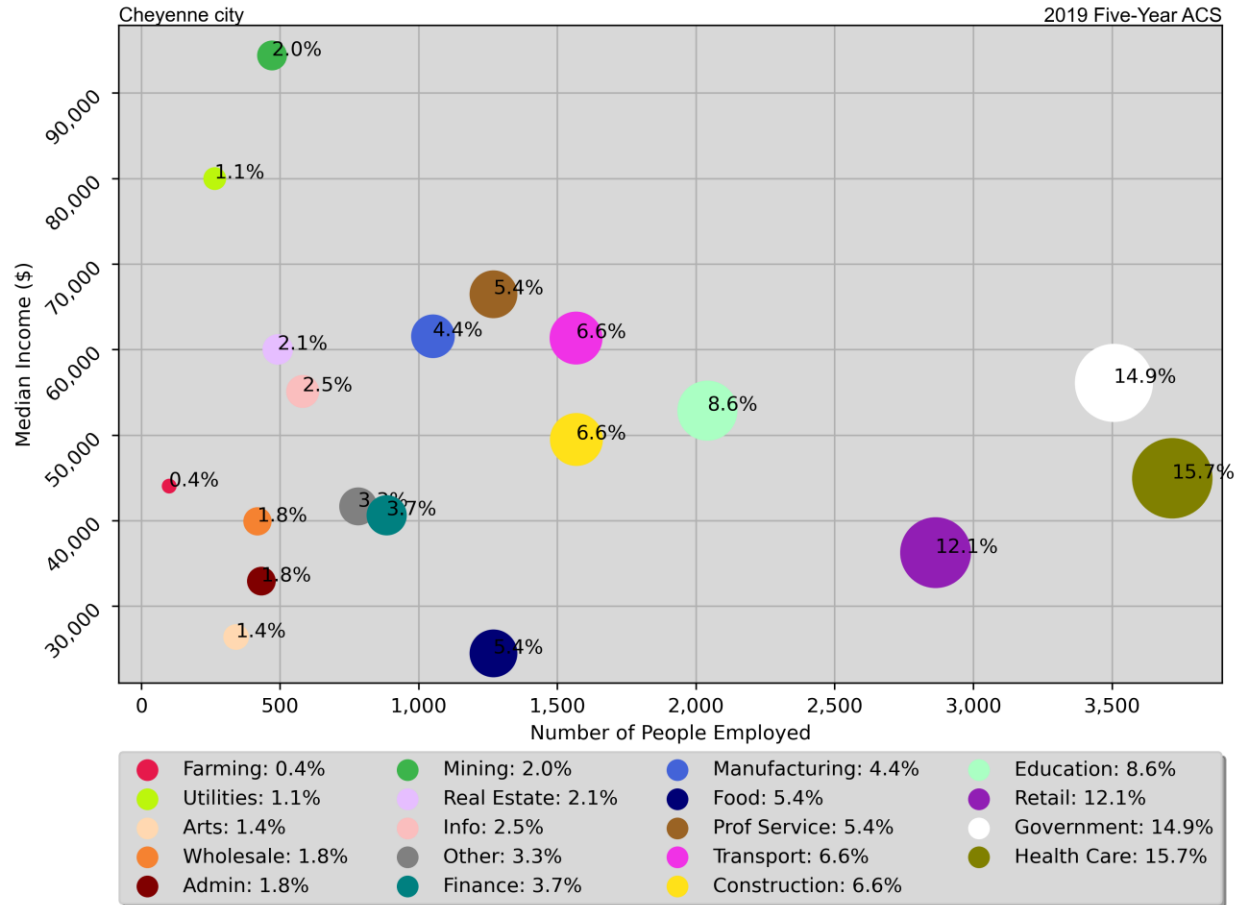
Earnings and Employment by Industry

Table III.3.22 shows employment and median earnings by industry for Cheyenne city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Cheyenne city was Health Care, which employed 3,716 people and paid a median salary of 44,970 dollars. The highest paying industry in Cheyenne city was the Mining industry, which paid a median salary of 94,412 dollars in 2019. This data is also displayed in Diagram III.3.8.

Table III.3.22 City Level Employment by Industry Cheyenne city 2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	432	1.8%	\$32,958
Arts, entertainment, and recreation	340	1.4%	\$26,432
Construction	1,567	6.6%	\$49,531
Educational services ²	2,040	8.6%	\$52,914
Agriculture, forestry, fishing and hunting	99	0.4%	\$44,083
Finance and insurance	883	3.7%	\$40,680
Accommodation and food services	1,268	5.4%	\$24,500
Health care and social assistance	3,716	15.7%	\$44,970
Information	580	2.5%	\$55,158
Management of companies and enterprises	0	0%	\$
Manufacturing	1,050	4.4%	\$61,610
Mining, quarrying, and oil and gas extraction	470	2%	\$94,412
Other services, except public administration	781	3.3%	\$41,694
Prof Service	1,269	5.4%	\$66,516
Government	3,506	14.9%	\$56,155
Real estate and rental and leasing	491	2.1%	\$60,035
Retail Trade	2,863	12.1%	\$36,276
Transportation and warehousing	1,566	6.6%	\$61,399
Utilities	263	1.1%	\$80,045
Wholesale trade	418	1.8%	\$39,939

² Includes both Public and Private Education

Diagram III.3.8
Earnings and Employment by Industry



Earnings: Laramie County

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies.

Table III.3.23, shows the total employment by industry for the Laramie County. The most recent estimates show the government and government enterprises industry was the largest employer in Laramie County, with employment reaching 17,682 jobs in 2019. Between 2018 and 2019 the management of companies and enterprises industry saw the largest percentage increase, rising by 21.6 percent to 439 jobs.

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	1,135	1,354	1,385	1,400	1,430	1,388	1,415	1,390	-1.8%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	0	922	956	945	1,059	1,121	1,065	736	-30.9%
Utilities	143	173	204	214	195	193	178	180	1.1%
Construction	3,553	4,328	4,364	4,149	4,080	4,249	4,633	4,508	-2.7%
Manufacturing	1,609	1,575	1,596	1,565	0	1,579	1,656	1,550	-6.4%
Wholesale trade	1,008	1,393	1,464	1,260	1,269	1,290	1,363	1,287	-5.6%
Retail trade	6,659	6,838	7,160	7,194	6,979	6,648	6,642	6,387	-3.8%
Transportation and warehousing	3,468	4,236	4,232	3,923	4,033	4,184	4,338	4,394	1.3%
Information	1,242	1,438	1,415	1,410	0	1,301	1,273	1,070	-15.9%
Finance and insurance	3,421	3,715	3,791	4,170	4,692	5,787	5,951	5,933	-0.3%
Real estate and rental and leasing	2,916	3,294	3,348	3,478	3,686	4,134	4,304	3,966	-7.9%
Professional and technical services	2,706	2,966	3,098	3,185	3,366	3,426	3,558	3,365	-5.4%
Management of companies and enterprises	198	275	0	0	0	0	361	439	21.6%
Administrative and waste services	2,487	2,577	2,477	2,501	2,817	2,935	2,852	2,977	4.4%
Educational services	566	593	602	620	603	561	582	574	-1.4%
Health care and social assistance	4,768	4,777	4,717	4,951	5,153	5,278	5,301	5,280	-0.4%
Arts, entertainment, and recreation	768	0	850	958	1,031	1,053	0	0	0%
Accommodation and food services	4,195	4,675	4,752	4,628	4,660	4,704	4,900	4,285	-12.6%
Other services, except public administration	2,508	2,728	2,717	2,689	2,703	2,806	2,859	2,645	-7.5%
Government and government enterprises	17,529	17,428	17,498	17,648	17,578	17,571	17,562	17,682	0.7%
Total	61,441	66,331	67,107	67,590	68,805	70,779	72,107	69,824	-3.2%

Table III.3.24, shows the real average earnings per job by industry for Laramie County. In 2019, the utilities industry had the highest average earnings reaching 138,033 dollars. Between 2018 and 2019 the farm industry saw the largest percentage increase, rising by 102.2 percent to 19,346 dollars.

Table III.3.24
Real Earnings Per Job by Industry
 Laramie County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	33,509	29,907	12,496	10,004	9,662	9,575	9,566	19,346	102.2%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	0	69,407	47,951	38,577	70,798	103,771	108,848	102,072	-6.2%
Utilities	116,166	119,183	119,258	117,325	123,585	128,035	135,691	138,033	1.7%
Construction	54,317	61,333	61,617	59,481	59,513	61,128	64,049	67,973	6.1%
Manufacturing	72,584	99,981	103,249	97,277	0	92,865	94,088	84,732	-9.9%
Wholesale trade	65,314	64,404	56,061	61,713	68,325	72,395	74,018	73,518	-0.7%
Retail trade	33,135	34,014	34,589	34,261	34,284	34,651	35,204	37,884	7.6%
Transportation and warehousing	73,164	69,873	70,612	66,813	67,480	65,219	65,007	66,833	2.8%
Information	64,718	63,036	66,651	63,591	0	65,914	66,508	68,557	3.1%
Finance and insurance	35,884	37,182	38,540	34,262	29,611	24,892	25,135	26,480	5.3%
Real estate and rental and leasing	23,970	33,887	35,685	32,472	25,441	22,060	22,854	28,239	23.6%
Professional and technical services	57,211	60,075	59,298	61,389	64,046	66,467	66,610	73,605	10.5%
Management of companies and enterprises	34,662	28,925	0	0	0	0	26,628	27,134	1.9%
Administrative and waste services	27,835	33,028	33,023	32,617	32,697	34,946	36,916	37,938	2.8%
Educational services	26,246	24,946	22,155	20,334	22,826	25,428	26,866	29,744	10.7%
Health care and social assistance	58,086	60,473	62,136	61,074	59,941	60,152	60,155	59,975	-0.3%
Arts, entertainment, and recreation	10,776	0	9,596	10,478	12,300	11,547	0	0	0%
Accommodation and food services	22,162	24,931	25,938	26,727	25,372	26,910	27,724	29,514	6.5%
Other services, except public administration	36,854	35,553	36,238	36,241	36,308	36,974	37,186	39,119	5.2%
Government and government enterprises	79,677	84,551	85,782	84,672	85,904	86,442	86,337	86,575	0.3%
Total	54,295	56,993	56,951	55,247	55,155	55,285	55,695	57,561	3.4%

Diagram III.3.9, shows real average earnings per job for Laramie County from 1990 to 2019. Over this period the average earning per job for Laramie County was 49,316 dollars, which was higher than the statewide average of 48,507 dollars over the same period.

Diagram III.3.9
Real Average Earnings Per Job

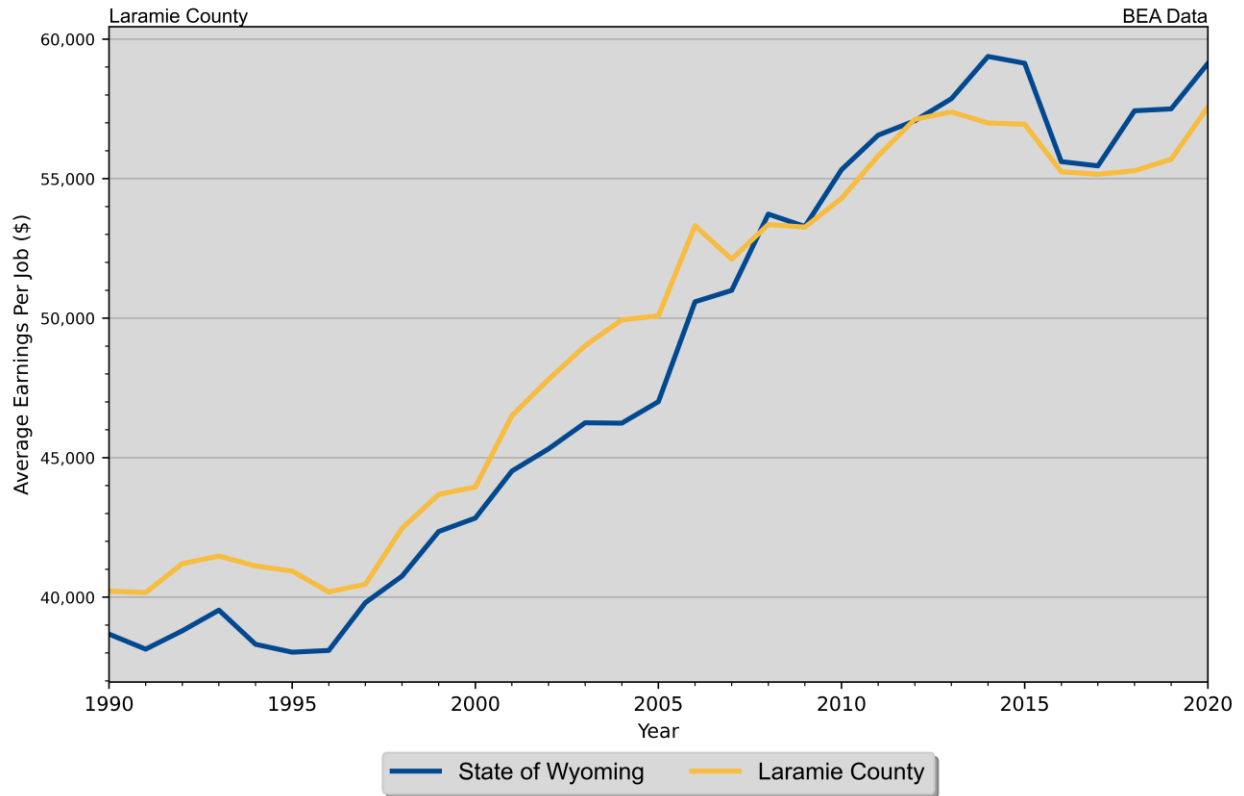
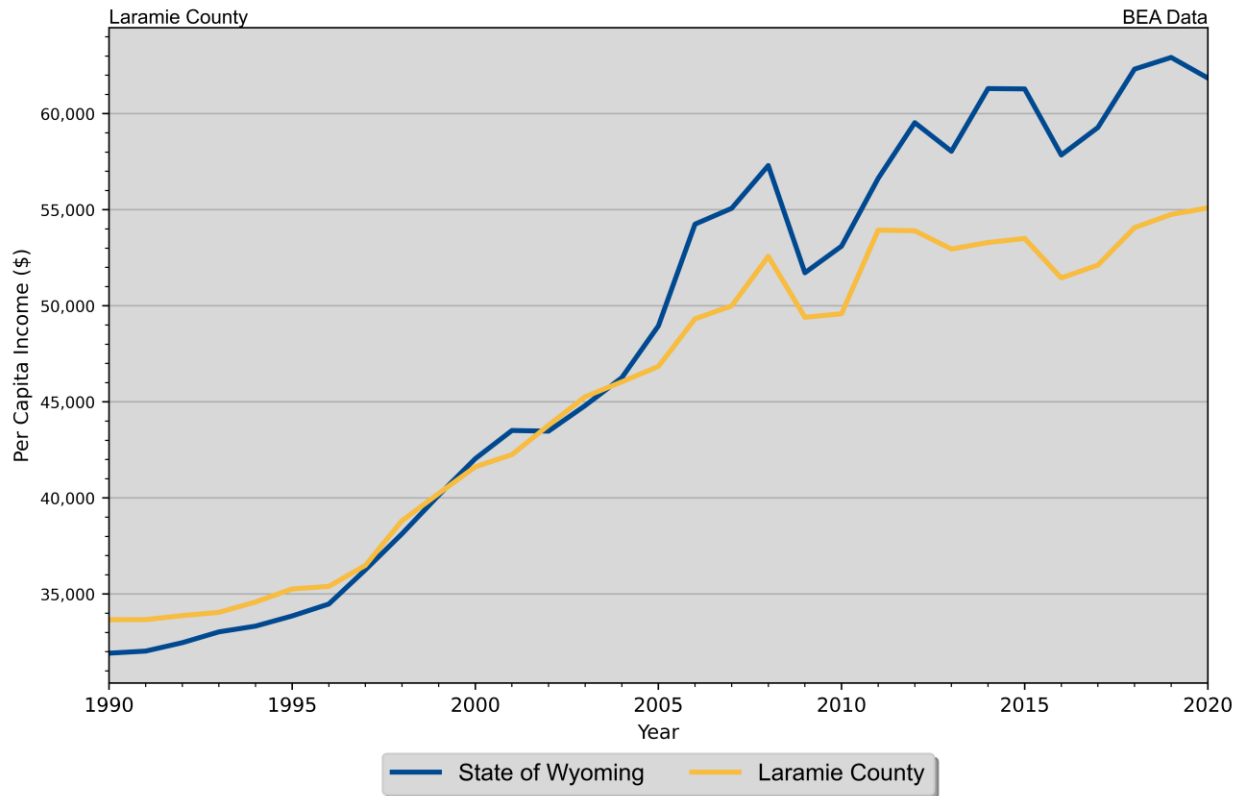


Diagram III.3.10, shows real per capita income for the Laramie County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Laramie County was 45,414 dollars, which was lower than the statewide average of 47,974 dollars over the same period.

Diagram III.3.10
Real Per Capita Income



Poverty

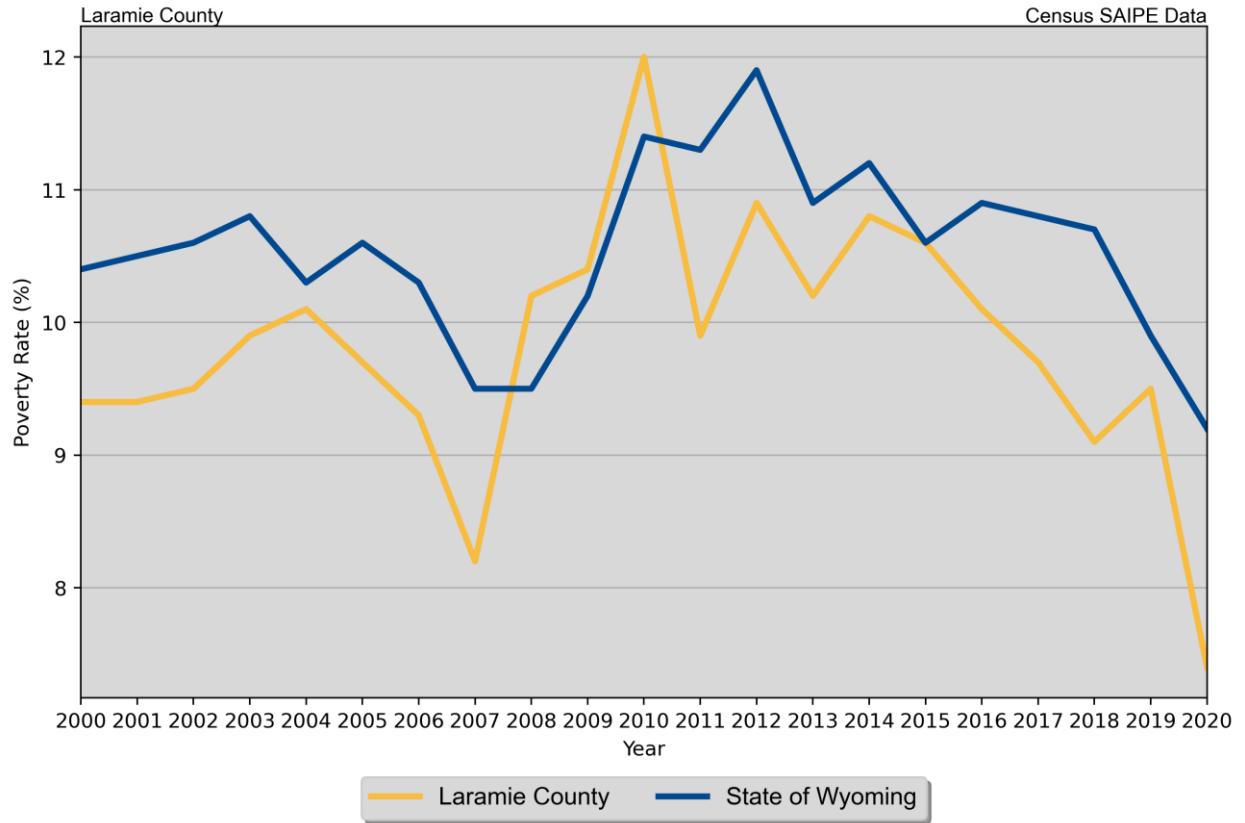
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 10,849 in 2010 to 7,242 in 2019, with the poverty rate reaching 7.4 percent in 2019. This compared to a state poverty rate of 9.2 percent and a national rate of 11.9 percent in 2019. Table III.3.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.3.11.

The rate of poverty for Cheyenne city is shown in Table III.3.26. In 2019, the poverty rate was 10.4 percent meaning there were an estimated 6,482 people living in poverty, compared to 5,318 persons living in poverty in 2010. In 2019, some 15.4 percent of those in poverty were under age 6 and 9.6 percent were 65 or older.

Year	Persons in Poverty	Poverty Rate
2000	7,423	9.4%
2001	7,550	9.4%
2002	7,716	9.5%
2003	8,119	9.9%
2004	8,323	10.1%
2005	7,894	9.7%
2006	7,603	9.3%
2007	6,805	8.2%
2008	8,582	10.2%
2009	8,927	10.4%
2010	10,849	12%
2011	9,008	9.9%
2012	10,118	10.9%
2013	9,627	10.2%
2014	10,165	10.8%
2015	10,084	10.6%
2016	9,697	10.1%
2017	9,294	9.7%
2018	8,839	9.1%
2019	9,194	9.5%
2020	7,242	7.4%

Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	916	18.1	722	15.4%
6 to 17	933	9.9	1,055	11.3%
18 to 64	3,247	9.2	3,729	9.7%
65 or Older	222	3	976	9.6%
Total	5,318	100.0%	6,482	100.0%
Poverty Rate	9.3%	.	10.4%	.

**Diagram III.3.11
Poverty Rates**

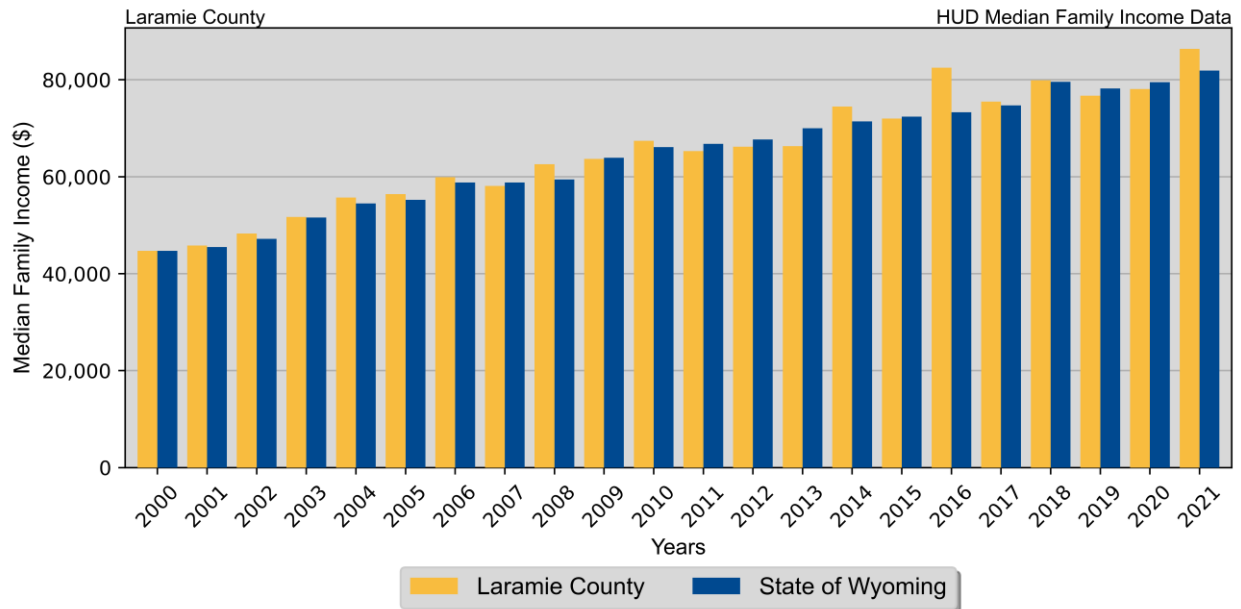


Household Income

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 III.3.46 shows that the HUD estimated MFI for Laramie County was \$86,400 in 2021. This compared to Wyoming’s MFI of \$81,900. Diagram III.3.12, illustrates the estimated MFI for 2000 through 2021 in Laramie County.

Table III.3.27 Median Family Income Laramie County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	44,700	44,700
2001	45,800	45,500
2002	48,300	47,200
2003	51,700	51,600
2004	55,700	54,500
2005	56,400	55,250
2006	59,900	58,800
2007	58,100	58,800
2008	62,600	59,450
2009	63,700	63,900
2010	67,400	66,100
2011	65,300	66,800
2012	66,200	67,700
2013	66,300	70,000
2014	74,500	71,400
2015	72,000	72,400
2016	82,500	73,300
2017	75,500	74,700
2018	79,900	79,600
2019	76,700	78,200
2020	78,100	79,500
2021	86,400	81,900

Diagram III.3.12
Estimated Median Family Income



HOUSING

Housing Production

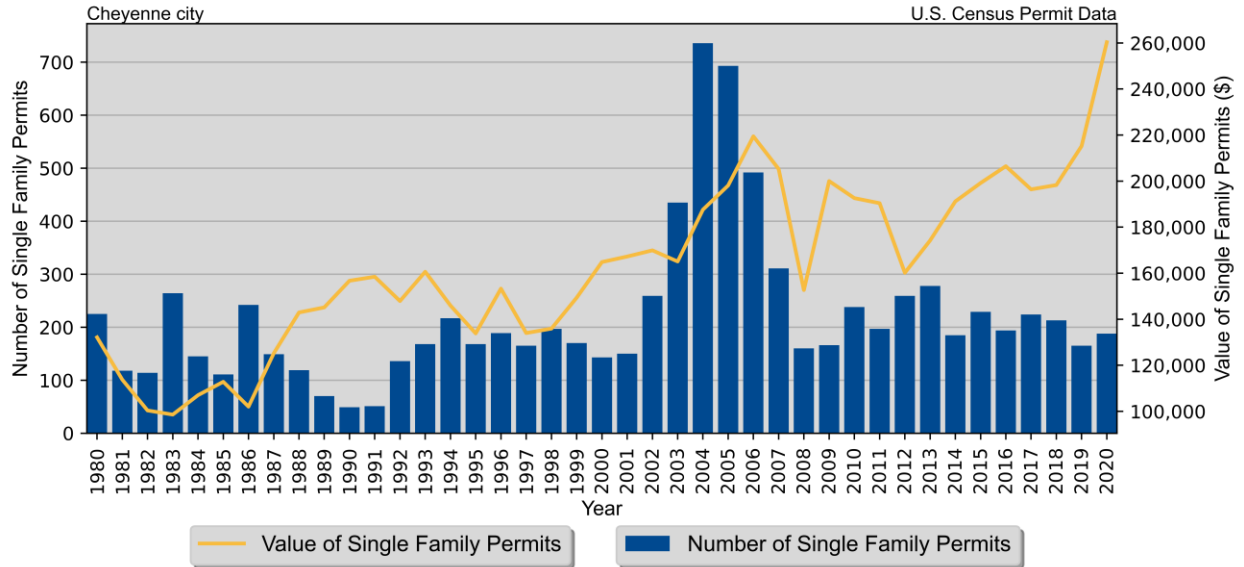
The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Cheyenne city increased from 165 authorizations in 2019 to 188 in 2020.

The real value of single-family building permits increased from 215,200 dollars in 2019 to 260,325 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,370 dollars from 344,372 dollars in 2019 to 370,742 dollars in 2020. Additional details are given in Table III.3.28.

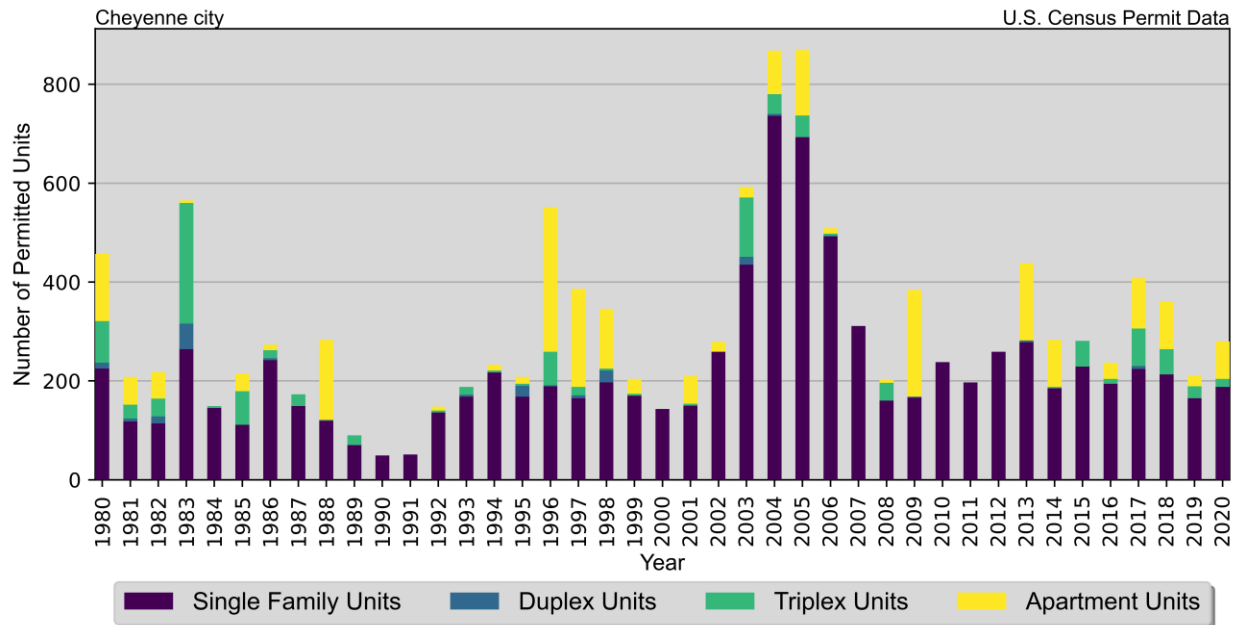
Table III.3.28
Building Permits and Valuation
 Cheyenne city
 Census Bureau Data, 1980–2020

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	225	12	84	136	457	132,147	79,142
1981	118	6	28	56	208	113,762	64,124
1982	114	14	36	54	218	100,387	78,278
1983	264	52	244	5	565	98,586	46,723
1984	145	0	4	0	149	107,017	0
1985	111	0	68	36	215	112,838	47,191
1986	242	4	16	11	273	102,046	57,850
1987	149	0	24	0	173	125,203	0
1988	119	2	0	162	283	142,940	69,536
1989	70	0	20	0	90	145,140	0
1990	49	0	0	0	49	156,722	0
1991	51	0	0	0	51	158,458	0
1992	136	0	4	8	148	147,906	42,319
1993	168	4	16	0	188	160,622	0
1994	217	0	4	12	233	145,948	59,421
1995	168	22	4	14	208	133,855	60,800
1996	189	2	68	292	551	153,292	56,941
1997	165	6	17	198	386	134,012	69,817
1998	197	24	4	121	346	135,921	60,331
1999	170	0	4	30	204	149,371	46,925
2000	143	0	0	0	143	164,836	0
2001	150	0	4	56	210	167,240	63,345
2002	259	0	0	20	279	169,919	80,064
2003	435	16	120	21	592	165,084	73,508
2004	736	4	40	88	868	187,589	77,314
2005	693	0	44	132	869	198,093	86,104
2006	492	2	4	11	509	219,435	83,746
2007	311	0	0	0	311	205,268	0
2008	160	0	36	6	202	152,679	69,866
2009	166	2	0	216	384	200,010	97,981
2010	238	0	0	0	238	192,601	0
2011	197	0	0	0	197	190,406	0
2012	259	0	0	0	259	160,173	0
2013	278	4	0	156	438	174,204	85,456
2014	185	0	3	95	283	191,189	91,035
2015	229	0	52	0	281	199,157	0
2016	194	0	10	33	237	206,468	129,449
2017	224	6	76	102	408	196,406	126,471
2018	213	0	51	97	361	198,281	87,027
2019	165	0	24	22	211	215,200	98,196
2020	188	0	16	76	280	260,325	164,161

**Diagram III.3.13
Single-Family Permits**



**Diagram III.3.14
Total Permits by Unit Type**



Housing Characteristics

Households by type and tenure are shown in Table II.3.29. Family households represented 60.6 percent of households, while non-family households accounted for 39.4 percent. These changed from 59.7 and 40.3 percent, respectively.

Table II.3.29				
Household Type by Tenure				
Cheyenne city				
2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	15,269	59.7%	16,561	60.6%
Married-Couple Family	11,018	72.2%	12,402	74.9%
Owner-Occupied	9,123	82.8%	10,255	82.7%
Renter-Occupied	1,895	17.2%	2,147	17.3%
Other Family	4,251	27.8%	4,159	25.7%
Male Householder, No Spouse Present	1,190	28%	1,313	28.6%
Owner-Occupied	659	55.4%	857	65.3%
Renter-Occupied	531	44.6%	456	34.7%
Female Householder, No Spouse Present	3,061	72%	2,846	73.6%
Owner-Occupied	1,454	47.5%	1,569	55.1%
Renter-Occupied	1,607	52.5%	1,277	44.9%
Non-Family Households	10,288	40.3%	10,783	39.4%
Owner-Occupied	5,065	49.2%	5,344	49.6%
Renter-Occupied	5,223	50.8%	5,439	50.4%
Total	25,557	100.0%	27,344	100.0%

Table II.3.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 26,618 housing units, compared with 29,823 in 2019. Single-family units accounted for 73.2 percent of units in 2019, compared to 71.5 in 2010. Apartment units accounted for 12.9 percent in 2019, compared to 11.3 percent in 2010.

Table II.3.30				
Housing Units by Type				
Cheyenne city				
2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	19,029	71.5%	21,837	73.2%
Duplex	927	3.5%	933	3.1%
Tri- or Four-Plex	2,853	10.7%	2,467	8.3%
Apartment	3,021	11.3%	3,843	12.9%
Mobile Home	779	2.9%	729	2.4%
Boat, RV, Van, Etc.	9	0%	14	0%
Total	26,618	100.0%	29,823	100.0%

Table II.3.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 29,823 housing units. An estimated 65.9 percent were owner-occupied, and 8.3 percent were vacant.

Table II.3.31				
Housing Units by Tenure				
Cheyenne city				
2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	25,557	93.7%	27,344	91.7%
Owner-Occupied	16,301	63.8%	18,025	65.9%
Renter-Occupied	9,256	36.2%	9,319	34.1%
Vacant Housing Units	1,726	6.3%	2,479	8.3%
Total Housing Units	27,283	100.0%	29,823	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.3.32. Households earning more than 100,000 dollars per year represented 26.9 percent of households in 2019, compared to 15.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.2 percent of households in 2019, compared to 10.1 percent in 2010.

Table II.3.32				
Households by Income				
Cheyenne city				
2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,427	10.1%	2,529	9.2%
\$15,000 to \$19,999	1,101	4.6%	1,289	4.7%
\$20,000 to \$24,999	1,471	6.1%	997	3.6%
\$25,000 to \$34,999	2,621	11%	2,351	8.6%
\$35,000 to \$49,999	4,206	17.6%	2,945	10.8%
\$50,000 to \$74,999	5,014	21%	5,614	20.5%
\$75,000 to \$99,999	3,366	14.1%	4,265	15.6%
\$100,000 or More	3,718	15.5%	7,354	26.9%
Total	23,924	100.0%	27,344	100.0%

Table II.3.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 11.6 percent of households in 2010 and 12.3 percent of households in 2019. Housing units built in 1939 or earlier represented 13.3 percent of households in 2019 and 12.5 percent of households in 2010.

Table II.3.33				
Households by Year Home Built				
Cheyenne city				
2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,999	12.5%	3,628	13.3%
1940 to 1949	1,723	7.2%	1,587	5.8%
1950 to 1959	3,756	15.7%	3,762	13.8%
1960 to 1969	3,570	14.9%	3,873	14.2%
1970 to 1979	4,215	17.6%	3,922	14.3%
1980 to 1989	2,428	10.1%	2,952	10.8%
1990 to 1999	2,447	10.2%	2,202	8.1%
2000 to 2009	2,786	11.6%	3,362	12.3%
2010 or Later	.	.	2,056	7.5%
Total	23,924	100.0%	27,344	100.0%

The distribution of unit types by race are shown in Table II.3.34. An estimated 76.6 percent of white households occupy single-family homes, compared to 73.1 percent of black households. Some 11.8 percent of white households occupied apartments, compared to 4 percent of black households. An estimated 72.5 percent of Asian, and 53.2 percent of American Indian households occupy single-family homes.

Table II.3.34 Distribution of Units in Structure by Race Cheyenne city 2019 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	76.6%	73.1%	53.2%	72.5%	81.5%	85.4%	55.7%
Duplex	2.2%	7.3%	0%	0%	0%	0%	0%
Tri- or Four-Plex	6.8%	15.6%	18.1%	2.9%	18.5%	3.8%	32.9%
Apartment	11.8%	4%	20.5%	24.5%	0%	10.8%	7.9%
Mobile Home	2.5%	0%	8.2%	0%	0%	0%	3.6%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2019 are shown in Table II.3.35. An estimated 38.3 percent of vacant units were for rent in 2010. In addition, some 18.9 percent of vacant units were for sale. “Other” vacant units represented 28.4 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 2019, for rent units accounted for 22 percent of vacant units, while for sale units accounted for 6.5 percent. “Other” vacant units accounted for 49.7 percent of vacant units, representing a total of 1,232 “other” vacant units.

Table II.3.35 Disposition of Vacant Housing Units Cheyenne city 2010 Census & 2019 Five-Year ACS Data				
Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	661	38.3%	545	22%
For Sale	326	18.9%	162	6.5%
Rented Not Occupied	44	2.5%	145	5.8%
Sold Not Occupied	51	3%	25	1%
For Seasonal, Recreational, or Occasional Use	151	8.7%	370	14.9%
For Migrant Workers	2	0.1%	0	0%
Other Vacant	491	28.4%	1,232	49.7%
Total	1,726	100.0%	2,479	100.0%

Table II.3.36 shows the number of households in the county by number of bedrooms and tenure. There were 376 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.45 percent of total households in Cheyenne city. In Cheyenne city the 9,770 households with three bedrooms accounted for 35.73 percent of all households, and there were 2,431 five-bedroom or more households, which accounted for 8.89 percent of all households.

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	66	376	442	1.62%
One	358	2,505	2,863	10.47%
Two	2,824	3,316	6,140	22.45%
Three	7,630	2,140	9,770	35.73%
Four	4,846	852	5,698	20.84%
Five or more	2,301	130	2,431	8.89%
Total	18,025	9,319	27,344	100.0

The age of a structure influences its value. As shown in Table II.3.37, structures built in 1939 or earlier had a median value of, 172,500 while structures built between 1950 and 1959 had a median value of 184,700 and those built between 1990 to 1999 had a median value of 253,300. 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 295,400 and, 343,800 respectively. The total median value in Cheyenne city was, 214,300.

Year Structure Built	Median Value
1939 or earlier	172,500
1940 to 1949	152,000
1950 to 1959	184,700
1960 to 1969	208,900
1970 to 1979	198,200
1980 to 1989	241,400
1990 to 1999	253,300
2000 to 2009	272,200
2010 to 2013	295,400
2014 or later	343,800
Median Value	214,300

Household mortgage status is reported in Table II.3.38. In, Cheyenne city households with a mortgage accounted for 69.4 percent of all households or 12,510 housing units, and the remaining 60.6 percent or 10,917 units had no mortgage. Of those units with a mortgage, 1,525 had either a second mortgage or home equity loan, 68 had both a second mortgage and home equity loan, and 10,917 or 60.6 percent had no second mortgage or no home equity loan.

Table II.3.38		
Mortgage Status		
Cheyenne city		
2019 Five-Year ACS Data		
Mortgage Status	Cheyenne city	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	12,510	69.4
With either a second mortgage or home equity loan, but not both	1,525	8.5
Second mortgage only	834	4.6
Home equity loan only	691	3.8
Both second mortgage and home equity loan	68	0.4
No second mortgage and no home equity loan	10,917	60.6
Housing units without a mortgage	5,515	30.6
Total	18,025	100.0%

Table II.3.39 lists the Cheyenne city median rent as \$792 and the median home value as \$214,300 in 2019.

Table II.3.39	
Median Rent	
Cheyenne city	
2019 Five-Year ACS Data	
Place	Rent
Median Rent	\$792
Median Home Value	\$214,300

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.3.40. In 2019, an estimated 0.8 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table II.3.40 Overcrowding and Severe Overcrowding Cheyenne city 2010 & 2019 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	15,241	99.2%	122	0.8%	0	0%	15,363
2019 Five-Year ACS	17,820	98.9%	160	0.9%	45	0.2%	18,025
Renter							
2010 Five-Year ACS	8,427	98.4%	134	1.6%	0	0%	8,561
2019 Five-Year ACS	9,209	98.8%	69	0.7%	41	0.4%	9,319
Total							
2010 Five-Year ACS	23,668	98.9%	256	1.1%	0	0%	23,924
2019 Five-Year ACS	27,029	98.8%	229	0.8%	86	0.3%	27,344

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.3.41 and Table II.3.42, below.

There were a total of 38 households with incomplete plumbing facilities in 2019, representing 0.1 percent of households in Cheyenne city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table II.3.41		
Households with Incomplete Plumbing Facilities		
2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	23,915	27,306
Lacking Complete Plumbing Facilities	9	38
Total Households	23,924	27,344
Percent Lacking	0%	0.1%

There were 280 households lacking complete kitchen facilities in 2019, compared to 205 households in 2010. This was a change from 0.9 percent of households in 2010 to 1 percent in 2019.

Table II.3.42		
Households with Incomplete Kitchen Facilities		
Cheyenne city		
2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	23,719	27,064
Lacking Complete Kitchen Facilities	205	280
Total Households	23,924	27,344
Percent Lacking	0.9%	1%

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.3.43, in Cheyenne city 16.1 percent of households had a cost burden and 11.8 percent had a severe cost burden. Some 23.5 percent of renters were cost burdened, and 23.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.6 percent and a severe cost burden rate of 5 percent. Owner occupied households with a mortgage had a cost burden rate of 14.7 percent, and severe cost burden at 6.3 percent.

Table II.3.43
Cost Burden and Severe Cost Burden by Tenure
 Cheyenne city
 2010 & 2019 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	
Owner With a Mortgage									
2010 Five-Year ACS	7,627	70.9%	2,311	21.5%	810	7.5%	10	0.1%	10,758
2019 Five-Year ACS	9,842	78.7%	1,840	14.7%	791	6.3%	37	0.3%	12,510
Owner Without a Mortgage									
2010 Five-Year ACS	4,301	93.4%	155	3.4%	124	2.7%	25	0.5%	4,605
2019 Five-Year ACS	4,840	87.8%	362	6.6%	278	5%	35	0.6%	5,515
Renter									
2010 Five-Year ACS	5,053	59%	1,467	17.1%	1,454	17%	587	6.9%	8,561
2019 Five-Year ACS	4,632	49.7%	2,191	23.5%	2,158	23.2%	338	3.6%	9,319
Total									
2010 Five-Year ACS	16,981	71%	3,933	16.4%	2,388	10%	622	2.6%	23,924
2019 Five-Year ACS	19,314	70.6%	4,393	16.1%	3,227	11.8%	410	1.5%	27,344

Comprehensive Housing Affordability Strategy (CHAS)

The following tables show Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. To make this dataset more accessible to the average user the income brackets were replaced with actual HUD Area Median Family Income (HAMFI/MFI) from Laramie County. Below is a table showing the MFI breakdown:

Laramie County MFI	
Income Bracket	Actual Income
0 – 30% MFI	\$0 to \$25,920
30.1 – 50% MFI	\$25,921 to \$43,200
50.1 – 80% MFI	\$43,201 to \$69,120
80.1 – 100% MFI	\$69,121 to \$86,400
Above 100% MFI	Above \$86,400

Housing Problems by Income, Race, and Tenure

Table III.3.44 through Table III.3.49 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 Cheyenne city, housing problems are faced by 2,600 white homeowner households, 20 black homeowner households, 50 Asian homeowner households, and 424 Hispanic homeowner households.

Table III.3.44							
Percent of Homeowner Households with Housing Problems by Income and Race							
Cheyenne city 2014–2018 HUD CHAS Data							
Income	Non-Hispanic by Race					Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander		
With Housing Problems							
\$0 to \$25,920	86.7%	0%	83.3%	0%	0%	91.9%	84.9%
\$25,921 to \$43,200	56.9%	0%	0%	0%	0%	51.2%	56%
\$43,201 to \$69,120	31.8%	0%	0%	0%	0%	51%	33.3%
\$69,121 to \$86,400	23.1%	28.6%	0%	0%	0%	2.1%	20.6%
Above \$86,400	3.9%	0%	24%	0%	0%	2%	3.9%
Total	17.5%	7.7%	25.8%	0%	0%	23.1%	18%
Without Housing Problems							
\$0 to \$25,920	13.3%	100%	16.7%	0%	0%	8.1%	15.1%
\$25,921 to \$43,200	43.1%	0%	0%	0%	0%	48.8%	44%
\$43,201 to \$69,120	68.2%	100%	100%	0%	0%	49%	66.7%
\$69,121 to \$86,400	76.9%	71.4%	100%	0%	0%	97.9%	79.4%
Above \$86,400	96.1%	100%	76%	100%	0%	98%	96.1%
Total	82.5%	92.3%	74.2%	100%	0%	76.9%	82%

Table III.3.45								
Homeowner Households with Housing Problems by Income and Race								
Cheyenne city								
2014–2018 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$25,920	620	0	20	0	0	0	170	810
\$25,921 to \$43,200	615	0	0	0	0	0	105	720
\$43,201 to \$69,120	675	0	0	0	0	0	125	800
\$69,121 to \$86,400	315	20	0	0	0	0	4	339
Above \$86,400	375	0	30	0	0	0	20	425
Total	2,600	20	50	0	0	0	424	3,094
Without Housing Problems								
\$0 to \$25,920	95	30	4	0	0	0	15	144
\$25,921 to \$43,200	465	0	0	0	0	0	100	565
\$43,201 to \$69,120	1,450	10	25	0	0	0	120	1,605
\$69,121 to \$86,400	1,050	50	20	0	0	0	190	1,310
Above \$86,400	9,215	150	95	40	0	0	985	10,485
Total	12,275	240	144	40	0	0	1,410	14,109
Not Computed								
\$0 to \$25,920	0	0	0	0	0	0	0	0
\$25,921 to \$43,200	0	0	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$25,920	715	30	24	0	0	0	185	954
\$25,921 to \$43,200	1,080	0	0	0	0	0	205	1,285
\$43,201 to \$69,120	2,125	10	25	0	0	0	245	2,405
\$69,121 to \$86,400	1,365	70	20	0	0	0	194	1,649
Above \$86,400	9,590	150	125	40	0	0	1,005	10,910
Total	14,875	260	194	40	0	0	1,834	17,203

In total, some 4,075 renter households face housing problems in Cheyenne city. Of these, some 3,315 white renter households, 60 black renter households, 30 Asian renter households, and 570 Hispanic renter households face housing problems.

Table III.3.46								
Renter Households with Housing Problems by Income and Race								
Cheyenne city 2014–2018 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$25,920	1,230	15	0	20	0	0	190	1,455
\$25,921 to \$43,200	1,030	15	0	45	0	0	300	1,390
\$43,201 to \$69,120	795	30	0	35	0	0	65	925
\$69,121 to \$86,400	130	0	0	0	0	0	15	145
Above \$86,400	130	0	30	0	0	0	0	160
Total	3,315	60	30	100	0	0	570	4,075
Without Housing Problems								
\$0 to \$25,920	265	4	0	0	0	0	120	389
\$25,921 to \$43,200	245	0	0	0	0	0	75	320
\$43,201 to \$69,120	705	60	0	20	0	0	145	930
\$69,121 to \$86,400	675	20	20	0	0	0	100	815
Above \$86,400	1,990	135	25	0	0	0	190	2,340
Total	3,880	219	45	20	0	0	630	4,794
Not Computed								
\$0 to \$25,920	0	0	0	0	0	0	0	0
\$25,921 to \$43,200	0	0	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$25,920	1,495	19	0	20	0	0	310	1,844
\$25,921 to \$43,200	1,275	15	0	45	0	0	375	1,710
\$43,201 to \$69,120	1,500	90	0	55	0	0	210	1,855
\$69,121 to \$86,400	805	20	20	0	0	0	115	960
Above \$86,400	2,120	135	55	0	0	0	190	2,500
Total	7,195	279	75	120	0	0	1,200	8,869

Table III.3.47
Percent of Renter Households with Housing Problems by Income and Race
 Cheyenne city
 2014–2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$25,920	82.3%	78.9%	0%	100%	0%	0%	61.3%	78.9%
\$25,921 to \$43,200	80.8%	100%	0%	100%	0%	0%	80%	81.3%
\$43,201 to \$69,120	53%	33.3%	0%	63.6%	0%	0%	31%	49.9%
\$69,121 to \$86,400	16.1%	0%	0%	0%	0%	0%	13%	15.1%
Above \$86,400	6.1%	0%	54.5%	0%	0%	0%	0%	6.4%
Total	46.1%	21.5%	40%	83.3%	0%	0%	47.5%	45.9%
Without Housing Problems								
\$0 to \$25,920	17.7%	21.1%	0%	0%	0%	0%	38.7%	21.1%
\$25,921 to \$43,200	19.2%	0%	0%	0%	0%	0%	20%	18.7%
\$43,201 to \$69,120	47%	66.7%	0%	36.4%	0%	0%	69%	50.1%
\$69,121 to \$86,400	83.9%	100%	100%	0%	0%	0%	87%	84.9%
Above \$86,400	93.9%	100%	45.5%	0%	0%	0%	100%	93.6%
Total	53.9%	78.5%	60%	16.7%	0%	0%	52.5%	54.1%

Overall, there are 7,169 households, or 27.5 percent of households with housing problems in Cheyenne city. This includes 5,915 white households, 80 black households, 80 Asian households, 100 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 994 Hispanic households with housing problems. This is shown in Table III.3.48 and Table III.3.49.

Table III.3.48
Percent of Total Households with Housing Problems by Income and Race

Cheyenne city
 2014–2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$25,920	83.7%	30.6%	83.3%	100%	0%	0%	72.7%	81%
\$25,921 to \$43,200	69.9%	100%	0%	100%	0%	0%	69.8%	70.5%
\$43,201 to \$69,120	40.6%	30%	0%	63.6%	0%	0%	41.8%	40.5%
\$69,121 to \$86,400	20.5%	22.2%	0%	0%	0%	0%	6.1%	18.6%
Above \$86,400	4.3%	0%	33.3%	0%	0%	0%	1.7%	4.4%
Total	26.8%	14.8%	29.7%	62.5%	0%	0%	32.8%	27.5%
Without Housing Problems								
\$0 to \$25,920	16.3%	69.4%	16.7%	0%	0%	0%	27.3%	19%
\$25,921 to \$43,200	30.1%	0%	0%	0%	0%	0%	30.2%	29.5%
\$43,201 to \$69,120	59.4%	70%	100%	36.4%	0%	0%	58.2%	59.5%
\$69,121 to \$86,400	79.5%	77.8%	100%	0%	0%	0%	93.9%	81.4%
Above \$86,400	95.7%	100%	66.7%	100%	0%	0%	98.3%	95.6%
Total	73.2%	85.2%	70.3%	37.5%	0%	0%	67.2%	72.5%

Table III.3.49 Total Households with Housing Problems by Income and Race Cheyenne city 2014-2018 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$25,920	1,850	15	20	20	0	0	360	2,265
\$25,921 to \$43,200	1,645	15	0	45	0	0	405	2,110
\$43,201 to \$69,120	1,470	30	0	35	0	0	190	1,725
\$69,121 to \$86,400	445	20	0	0	0	0	19	484
Above \$86,400	505	0	60	0	0	0	20	585
Total	5,915	80	80	100	0	0	994	7,169
Without Housing Problems								
\$0 to \$25,920	360	34	4	0	0	0	135	533
\$25,921 to \$43,200	710	0	0	0	0	0	175	885
\$43,201 to \$69,120	2,155	70	25	20	0	0	265	2,535
\$69,121 to \$86,400	1,725	70	40	0	0	0	290	2,125
Above \$86,400	11,205	285	120	40	0	0	1,175	12,825
Total	16,155	459	189	60	0	0	2,040	18,903
Not Computed								
\$0 to \$25,920	0	0	0	0	0	0	0	0
\$25,921 to \$43,200	0	0	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$25,920	2,210	49	24	20	0	0	495	2,798
\$25,921 to \$43,200	2,355	15	0	45	0	0	580	2,995
\$43,201 to \$69,120	3,625	100	25	55	0	0	455	4,260
\$69,121 to \$86,400	2,170	90	40	0	0	0	309	2,609
Above \$86,400	11,710	285	180	40	0	0	1,195	13,410
Total	22,070	539	269	160	0	0	3,034	26,072

Table III.3.50 through Table III.3.53 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 2,754 white households, 0 black households, 60 Asian households, as well as 450 Hispanic households.

Table III.3.50								
Percent of Homeowner Households with Severe Housing Problems by Income and Race								
Cheyenne city 2014-2018 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$25,920	62%	0%	83.3%	0%	0%	0%	24.3%	53.2%
\$25,921 to \$43,200	30.7%	0%	0%	0%	0%	0%	19%	28.8%
\$43,201 to \$69,120	7.5%	0%	0%	0%	0%	0%	26.5%	9.4%
\$69,121 to \$86,400	3.7%	0%	0%	0%	0%	0%	0%	3%
Above \$86,400	1%	0%	16%	0%	0%	0%	0%	1.1%
Total	7.3%	0	20.6%	0%	0%	0%	8.2%	7.4%
Without A Severe Housing Problems								
\$0 to \$25,920	38%	100%	16.7%	0%	0%	0%	75.7%	46.8%
\$25,921 to \$43,200	69.3%	0%	0%	0%	0%	0%	81%	71.2%
\$43,201 to \$69,120	92.5%	100%	100%	0%	0%	0%	73.5%	90.6%
\$69,121 to \$86,400	96.3%	100%	100%	0%	0%	0%	100%	97%
Above \$86,400	99%	100%	84%	100%	0%	0%	100%	98.9%
Total	92.7%	100%	79.4%	100%	0%	0%	91.8%	92.6%

Table III.3.51								
Percent of Renter Households with Severe Housing Problems by Income and Race								
Cheyenne city								
2014-2018 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$25,920	72.6%	0%	0%	100%	0%	0%	45.2%	67.5%
\$25,921 to \$43,200	32.5%	0%	0%	77.8%	0%	0%	39.5%	35%
\$43,201 to \$69,120	7.6%	0%	0%	0%	0%	0%	4.8%	6.7%
\$69,121 to \$86,400	0.5%	0%	0%	0%	0%	0%	0%	0.4%
Above \$86,400	2.6%	0%	36.4%	0%	0%	0%	0%	3%
Total	23.3%	0%	26.7%	47.8%	0%	0%	24.9%	23.1%
Without A Severe Housing Problems								
\$0 to \$25,920	27.4%	100%	0%	0%	0%	0%	54.8%	32.5%
\$25,921 to \$43,200	67.5%	100%	0%	22.2%	0%	0%	60.5%	65%
\$43,201 to \$69,120	92.4%	100%	0%	100%	0%	0%	95.2%	93.3%
\$69,121 to \$86,400	99.5%	100%	100%	0%	0%	0%	100%	99.6%
Above \$86,400	97.4%	100%	63.6%	0%	0%	0%	100%	97%
Total	76.7%	100%	73.3%	52.2%	0%	0%	75.1%	76.9%

Table III.3.52
Percent of Total Households with Severe Housing Problems by Income and Race
 Cheyenne city
 2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$25,920	69.2%	0%	83.3%	100%	0%	0%	37.4%	62.6%
\$25,921 to \$43,200	31.7%	0%	0%	77.8%	0%	0%	32.2%	32.3%
\$43,201 to \$69,120	7.6%	0%	0%	0%	0%	0%	16.5%	8.2%
\$69,121 to \$86,400	2.5%	0%	0%	0%	0%	0%	0%	2.1%
Above \$86,400	1.3%	0%	22.2%	0%	0%	0%	0%	1.5%
Total	12.5%	0%	22.3%	35.5%	0%	0%	14.8%	12.7%
Without A Severe Housing Problems								
\$0 to \$25,920	30.8%	100%	16.7%	0%	0%	0%	62.6%	37.4%
\$25,921 to \$43,200	68.3%	100%	0%	22.2%	0%	0%	67.8%	67.7%
\$43,201 to \$69,120	92.4%	100%	100%	100%	0%	0%	83.5%	91.8%
\$69,121 to \$86,400	97.5%	100%	100%	0%	0%	0%	100%	97.9%
Above \$86,400	98.7%	100%	77.8%	100%	0%	0%	100%	98.5%
Total	87.5%	100%	77.7%	64.5%	0%	0%	85.2%	87.3%

Table III.3.53
Total Households with Severe Housing Problems by Income and Race

Cheyenne city
 2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$25,920	1,525	0	20	20	0	0	185	1,750
\$25,921 to \$43,200	745	0	0	35	0	0	190	970
\$43,201 to \$69,120	275	0	0	0	0	0	75	350
\$69,121 to \$86,400	54	0	0	0	0	0	0	54
Above \$86,400	155	0	40	0	0	0	0	195
Total	2,754	0	60	55	0	0	450	3,319
Without A Severe Housing Problems								
\$0 to \$25,920	680	50	4	0	0	0	310	1,044
\$25,921 to \$43,200	1,605	15	0	10	0	0	400	2,030
\$43,201 to \$69,120	3,350	100	25	50	0	0	380	3,905
\$69,121 to \$86,400	2,115	90	40	0	0	0	310	2,555
Above \$86,400	11,555	285	140	40	0	0	1,195	13,215
Total	19,305	540	209	100	0	0	2,595	22,749
Not Computed								
\$0 to \$25,920	0	0	0	0	0	0	0	0
\$25,921 to \$43,200	0	0	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$25,920	2,205	50	24	20	0	0	495	2,794
\$25,921 to \$43,200	2,350	15	0	45	0	0	590	3,000
\$43,201 to \$69,120	3,625	100	25	50	0	0	455	4,255
\$69,121 to \$86,400	2,169	90	40	0	0	0	310	2,609
Above \$86,400	11,710	285	180	40	0	0	1,195	13,410
Total	22,059	540	269	155	0	0	3,045	26,068

Housing problems are explored by type and income in Table III.3.54 and Table III.3.55. More than 3,945 households have a cost burden and 2,889 have a severe cost burden. Some 2,045 renter households are impacted by cost burdens, and 1,814 are impacted by severe cost burdens. On the other hand, some 1,900 owner-occupied households have cost burdens, and 1,075 have severe cost burdens. Overall, there are 19,025 households without a housing problem.

Table III.3.54						
Percent of Housing Problems by Income and Tenure						
Cheyenne city 2014-2018 HUD CHAS Data						
Housing Problem	\$0 to \$25,920	\$25,921 to \$43,200	\$43,201 to \$69,120	\$69,121 to \$86,400	Above \$86,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	1%	0%	0%	0.1%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	2.1%	0.1%	0.3%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	2.3%	1.2%	1.2%	0.8%	0.9%
Housing cost burden greater that 50% of income (and none of the above problems)	52.3%	26.5%	6.9%	0%	0.5%	6.1%
Housing cost burden greater than 30% of income (and none of the above problems)	31.1%	27.2%	25.1%	17.9%	3%	10.9%
Zero/negative income (and none of the above problems)	7.3%	0%	0%	0%	0%	0.4%
Has none of the 4 housing problems	9.3%	44%	65.9%	78.9%	95.6%	81.2%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	2%	4.1%	4.8%	0%	1.7%	2.7%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0.8%	0.2%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1.5%	2.6%	0.5%	0%	0.4%	1%
Housing cost burden greater that 50% of income (and none of the above problems)	65.5%	28.4%	1.3%	0.4%	0%	19.8%
Housing cost burden greater than 30% of income (and none of the above problems)	11.3%	46.5%	42.9%	13.7%	3.3%	22.3%
Zero/negative income (and none of the above problems)	6%	0%	0%	0%	0%	1.3%
Has none of the 4 housing problems	13.6%	18.4%	50.4%	85.9%	93.8%	52.7%
Total	100%	100%	100%	100%	100%	100%

Table III.3.55
Housing Problems by Income and Tenure

Cheyenne city
2014-2018 HUD CHAS Data

Housing Problem	\$0 to \$25,920	\$25,921 to \$43,200	\$43,201 to \$69,120	\$69,121 to \$86,400	Above \$86,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	25	0	0	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	35	15	50
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	30	20	85	165
Housing cost burden greater that 50% of income (and none of the above problems)	505	340	170	0	60	1,075
Housing cost burden greater than 30% of income (and none of the above problems)	300	350	620	300	330	1,900
Zero/negative income (and none of the above problems)	70	0	0	0	0	70
Has none of the 4 housing problems	90	565	1,630	1,325	10,590	14,200
Total	965	1,285	2,475	1,680	11,080	17,485
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	40	70	90	0	45	245
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	20	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	45	10	0	10	95
Housing cost burden greater that 50% of income (and none of the above problems)	1,300	485	25	4	0	1,814
Housing cost burden greater than 30% of income (and none of the above problems)	225	795	800	140	85	2,045
Zero/negative income (and none of the above problems)	120	0	0	0	0	120
Has none of the 4 housing problems	270	315	940	875	2,425	4,825
Total	1,985	1,710	1,865	1,019	2,585	9,164
Total						
Lacking complete plumbing or kitchen facilities	40	70	115	0	45	270
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	35	35	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	75	40	20	95	260
Housing cost burden greater that 50% of income (and none of the above problems)	1,805	825	195	4	60	2,889
Housing cost burden greater than 30% of income (and none of the above problems)	525	1,145	1,420	440	415	3,945
Zero/negative income (and none of the above problems)	190	0	0	0	0	190
Has none of the 4 housing problems	360	880	2,570	2,200	13,015	19,025
Total	2,950	2,995	4,340	2,699	13,665	26,649

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 30 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 89.7 percent of elderly non-family and 0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.3.56.

Table III.3.57 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 2,144 renter occupied households faced cost burdens, compared to 1,900 owner occupied households. Of these, there are 240 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.3.56						
Owner-Occupied Households by Income and Family Status and Cost Burden						
Cheyenne city						
2014-2018 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$25,920	15	15	0	35	25	90
\$25,921 to \$43,200	195	50	60	235	40	580
\$43,201 to \$69,120	315	425	185	505	255	1,685
\$69,121 to \$86,400	295	490	270	185	135	1,375
Above \$86,400	1,890	5,905	680	775	1,435	10,685
Total	2,710	6,885	1,195	1,735	1,890	14,415
Cost Burden						
\$0 to \$25,920	175	15	0	85	25	300
\$25,921 to \$43,200	90	55	20	170	25	360
\$43,201 to \$69,120	30	245	55	110	175	615
\$69,121 to \$86,400	15	160	35	30	60	300
Above \$86,400	35	130	25	10	125	325
Total	345	605	135	405	410	1,900
Severe Cost Burden						
\$0 to \$25,920	130	75	0	220	80	505
\$25,921 to \$43,200	75	115	4	90	55	339
\$43,201 to \$69,120	4	25	0	30	110	169
\$69,121 to \$86,400	0	0	0	0	0	0
Above \$86,400	0	55	0	0	4	59
Total	209	270	4	340	249	1,072
Cost Burden Not Computed						
\$0 to \$25,920	0	0	0	0	0	0
\$25,921 to \$43,200	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
\$0 to \$25,920	320	105	0	340	130	895
\$25,921 to \$43,200	360	220	84	495	120	1,279
\$43,201 to \$69,120	349	695	240	645	540	2,469
\$69,121 to \$86,400	310	650	305	215	195	1,675
Above \$86,400	1,925	6,090	705	785	1,564	11,069
Total	3,264	7,760	1,334	2,480	2,549	17,387

Table III.3.57						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Cheyenne city						
2014-2018 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$25,920	0	20	0	110	140	270
\$25,921 to \$43,200	40	50	50	45	165	350
\$43,201 to \$69,120	40	390	75	115	350	970
\$69,121 to \$86,400	35	430	70	20	325	880
Above \$86,400	130	995	85	190	1,050	2,450
Total	245	1,885	280	480	2,030	4,920
Cost Burden						
\$0 to \$25,920	0	60	0	70	110	240
\$25,921 to \$43,200	10	245	45	185	325	810
\$43,201 to \$69,120	0	265	60	115	385	825
\$69,121 to \$86,400	15	40	0	0	85	140
Above \$86,400	4	25	10	45	45	129
Total	29	635	115	415	950	2,144
Severe Cost Burden						
\$0 to \$25,920	15	365	105	315	545	1,345
\$25,921 to \$43,200	30	175	0	155	195	555
\$43,201 to \$69,120	0	20	0	45	0	65
\$69,121 to \$86,400	0	0	0	4	0	4
Above \$86,400	0	0	0	0	0	0
Total	45	560	105	519	740	1,969
Cost Burden Not Computed						
\$0 to \$25,920	0	0	0	0	0	0
\$25,921 to \$43,200	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
\$0 to \$25,920	15	445	105	495	795	1,855
\$25,921 to \$43,200	80	470	95	385	685	1,715
\$43,201 to \$69,120	40	675	135	275	735	1,860
\$69,121 to \$86,400	50	470	70	24	410	1,024
Above \$86,400	134	1,020	95	235	1,095	2,579
Total	319	3,080	500	1,414	3,720	9,033

In total, some 4,045 households face cost burdens, and 3,045 face severe cost burdens. This includes 1,905 owner households and 2,140 renter households with a cost burden, as seen in Table III.3.58.

Table III.3.58					
Households with Cost Burden by Tenure and Race					
Cheyenne city					
2014-2018 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	12,440	1,520	865	45	14,870
Black	225	20	0	15	260
Asian	155	10	20	4	189
American Indian	40	0	0	0	40
Pacific Islander	0	0	0	0	0
Other Race	160	75	40	0	275
Hispanic	1,405	280	145	4	1,834
Total	14,425	1,905	1,070	68	17,468
Renter-Occupied					
White	3,885	1,735	1,510	65	7,195
Black	215	60	0	0	275
Asian	65	10	0	0	75
American Indian	20	45	55	0	120
Pacific Islander	0	0	0	0	0
Other Race	145	20	120	0	285
Hispanic	590	270	290	55	1,205
Total	4,920	2,140	1,975	120	9,155
Total					
White	16,325	3,255	2,375	110	22,065
Black	440	80	0	15	535
Asian	220	20	20	4	264
American Indian	60	45	55	0	160
Pacific Islander	0	0	0	0	0
Other Race	305	95	160	0	560
Hispanic	1,995	550	435	59	3,039
Total	19,345	4,045	3,045	188	26,623

Lead-Based Paint Risks

Table III.3.59 shows the risk of lead-based paint for households with young children present. There are an estimated 1,955 households built between 1940 and 1979 with young children present, and 445 built prior to 1939.

Table III.3.59 Vintage of Households by Income and Presence of Young Children Cheyenne city 2014-2018 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$25,920	25	490	515
\$25,921 to \$43,200	45	470	515
\$43,201 to \$69,120	155	550	705
\$69,121 to \$86,400	135	170	305
Above \$86,400	85	1,415	1,500
Total	445	3,095	3,540
Built 1940 to 1979			
\$0 to \$25,920	175	1,330	1,505
\$25,921 to \$43,200	260	1,265	1,525
\$43,201 to \$69,120	270	1,725	1,995
\$69,121 to \$86,400	300	1,085	1,385
Above \$86,400	950	5,615	6,565
Total	1,955	11,020	12,975
Built 1980 or Later			
\$0 to \$25,920	210	725	935
\$25,921 to \$43,200	155	795	950
\$43,201 to \$69,120	185	1,440	1,625
\$69,121 to \$86,400	265	745	1,010
Above \$86,400	1,060	4,535	5,595
Total	1,875	8,240	10,115
Total			
\$0 to \$25,920	410	2,545	2,955
\$25,921 to \$43,200	460	2,530	2,990
\$43,201 to \$69,120	610	3,715	4,325
\$69,121 to \$86,400	700	2,000	2,700
Above \$86,400	2,095	11,565	13,660
Total	4,275	22,355	26,630

Elderly Housing Needs

Table III.3.60 shows the rate of housing problems for elderly households. Some 1,425 elderly and 1,074 extra-elderly households have housing problems. Of these, some 570 elderly households with housing problems have incomes less than 30 percent HAMFI, and 455 extra-elderly households have incomes below 30 percent HAMFI.

Table III.3.60 Households with Housing Problems by Income and Elderly Status Cheyenne city 2014-2018 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$25,920	570	455	1,365	2,390
\$25,921 to \$43,200	455	385	1,275	2,115
\$43,201 to \$69,120	295	150	1,320	1,765
\$69,121 to \$86,400	40	19	435	494
Above \$86,400	65	65	520	650
Total	1,425	1,074	4,915	7,414
Without Housing Problems				
\$0 to \$25,920	105	55	195	355
\$25,921 to \$43,200	190	325	360	875
\$43,201 to \$69,120	670	365	1,530	2,565
\$69,121 to \$86,400	480	235	1,485	2,200
Above \$86,400	2,540	955	9,515	13,010
Total	3,985	1,935	13,085	19,005
Not Computed				
\$0 to \$25,920	20	24	145	189
\$25,921 to \$43,200	0	0	0	0
\$43,201 to \$69,120	0	0	0	0
\$69,121 to \$86,400	0	0	0	0
Above \$86,400	0	0	0	0
Total	20	24	145	189
Total				
\$0 to \$25,920	695	534	1,705	2,934
\$25,921 to \$43,200	645	710	1,635	2,990
\$43,201 to \$69,120	965	515	2,850	4,330
\$69,121 to \$86,400	520	254	1,920	2,694
Above \$86,400	2,605	1,020	10,035	13,660
Total	5,430	3,033	18,145	26,608

Survey of Rental Properties

From June 2021 through July of 2021, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.3.61 presents some basic statistics about the completed surveys.

Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019A	168	4,827	3	145
2019B	167	4,241	3.2	134
2020A	161	4,254	2.3	97
2020B	83	2,548	3.1	78
2021b	122	4,252	1.9	79

Table III.3.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 210 single-family units in Cheyenne city, with 7 of them available. This translates into a vacancy rate of 3.3 percent in Cheyenne city, which compares to a single-family vacancy rate of 3.8 percent for the State of Wyoming. There were 2,413 apartment units reported in the survey, with 121 of them available, which resulted in a vacancy rate of 5 percent. This compares to a statewide vacancy rate of 3.8 percent for apartment units across the state.

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	210	7	3.3%
Apartments	2,413	121	5%
Mobile Homes	52	0	0%
"Other" Units	144	0	0%
Don't Know	1,411	-52	-3.7%
Total	4,252	79	1.9%

Table III.3.63, reports units by bedroom size. As can be seen there were 430 two-bedroom apartment units and 195 three-bedroom units. Overall, the 527 two bedroom units accounted for 12.4 percent of all units, and the 294 three bedroom units accounted for 6.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 3,160 units listed as "Don't Know." Additional details for additional unit types are reported.

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	5	2	0	0	·	7
One	25	214	0	6	·	246
Two	46	430	7	35	·	527
Three	52	195	6	33	·	294
Four	21	0	0	2	·	23
Don't Know	57	1,572	39	68	1,411	3,160
Total	210	2,413	52	144	1,411	4,252

Table III.3.64 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 1.9 percent.

Table III.3.65 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 0.7 percent.

Table III.3.64 Single-Family Units by Bedroom Size Cheyenne city 2021b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	5	0	0%
One	25	0	0%
Two	46	2	4.3%
Three	52	1	1.9%
Four	21	1	4.8%
Don't know	57	3	6.5%
Total	210	7	3.3%

Table III.3.65 Apartment Units by Bedroom Size Cheyenne city 2021b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	2	0	0%
One	214	8	3.7%
Two	430	3	0.7%
Three	195	1	0.5%
Four	0	0	0%
Don't know	1,572	109	7.1%
Total	2,413	121	5%

Average market-rate rents by unit type are shown in Table III.3.66. 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 III.3.66 Average Market Rate Rents by Bedroom Size Cheyenne city 2021b Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$485	\$0	\$0	\$485
One	\$881	\$772	\$0	\$614	\$773
Two	\$1,000	\$883	\$800	\$1,106	\$939
Three	\$1,268	\$1,114	\$900	\$1,330	\$1,200
Four	\$1,648	\$1,146	\$0	\$1,200	\$1,568
Total	\$1,360.9	\$879.5	\$850	\$1,253.8	\$1,107.7

Table III.3.67, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.3.67					
Average Assisted Rate Rents by Bedroom Size					
Cheyenne city					
2021b Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$630	\$0	\$0	\$630
Two	\$0	\$702.5	\$0	\$0	\$702.5
Three	\$0	\$807.5	\$0	\$0	\$807.5
Four	\$0	\$770	\$0	\$0	\$770
Total	\$2,125	\$632.6	\$0	\$1,050	\$1,420.2

Table III.3.68, shows vacancy rates for single-family units by average rental rates for Cheyenne city. 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 2.6 percent.

Table III.3.68			
Single-Family Market Rate Rents by Vacancy Status			
Cheyenne city			
2021b Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	20	2	10%
\$750 to \$999	12	1	8.3%
\$1,000 to \$1,249	21	0	0%
\$1,250 to \$1,499	77	2	2.6%
Above \$1,500	69	2	2.9%
Missing	11	0	0%
Total	210	7	3.3%

The average rent and availability of apartment units is displayed in Table III.3.69. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 1.1 percent.

Table III.3.69 Apartment Market Rate Rents by Vacancy Status Cheyenne city 2021b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	4	0	0%
\$500 to \$749	115	1	0.9%
\$750 to \$999	987	11	1.1%
\$1,000 to \$1,249	584	10	1.7%
\$1,250 to \$1,499	5	0	0%
Above \$1,500	27	0	0%
Missing	691	99	14.3%
Total	2,413	121	5%

Respondents were asked if utilities are included in the rent and as shown in Table III.3.70, 75 respondents, or 72.1 percent, included some sort of utility in the rent.

Table III.3.70 Are there any utilities included with the rent? Cheyenne city 2021b Survey of Rental Properties	
Period	Respondent
Yes	75
No	29
% Offering Utilities	72.1%

The type of utility included in the rent is shown in Table III.3.71. There were 812 respondents who included electricity, 954 respondents who included natural gas, 3,930 respondents who included water and sewer and 3,891 respondents included trash collection in the rent.

Table III.3.71 Which utilities are included with the rent? Cheyenne city 2021b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	812
Natural Gas	954
Water/Sewer	3,930
Trash Collection	3,891

Perceived Need for Housing Units

Table III.3.72, shows the number of survey respondents who keep a waiting list. As can be seen 23 respondents said they keep a waitlist, with an estimated 256 number of persons on the wait list.

Table III.3.72 Do you keep a waiting list? Cheyenne city 2021b Survey of Rental Properties	
Period	Respondent
Yes	23
No	79
Waitlist Size	256

Table III.3.73, shows the condition of rental units by unit type for Cheyenne city. 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 3,203 units were in good condition, or 75.3 percent and 99 units, or 2.3 percent, being in average condition. Details by unit type and condition are displayed.

Table III.3.73 Condition by Unit Type Cheyenne city 2021b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	4	0.1%
Average	99	2.3%
Good	3,203	75.3%
Excellent	707	16.6%
Don't Know	0	0%
Total	4,252	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 III.3.74, 4 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 8 respondents indicated they would prefer more units of any type.

Table III.3.74 If you had the opportunity to own/manage more units, how many would you prefer Cheyenne city 2021b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	4
Duplex Units	1
Apartments	1
Mobile homes	0
Other	3
All types	8
Total	17

2020 Household Forecast

The 2020 Housing Needs Forecast reports housing demand projections from 2019 to 2050, with 2019 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 2019 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 III.3.75, shows the current CHAS housing problem estimates for the period of 2014-2018. 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

Table III.3.75			
Households with Housing Problems by Income			
Cheyenne city			
2014-2018 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	805	1,595	2,400
30.1-50% HAMFI	725	1,395	2,120
50.1-80% HAMFI	840	925	1,765
80.1-95% HAMFI	335	145	480
95 – 115% HAMFI	135	70	205
115.1% HAMFI or more	365	85	450
Total	3,205	4,215	7,420
Without Housing Problems			
30% HAMFI or less	90	270	360
30.1-50% HAMFI	565	315	880
50.1-80% HAMFI	1,630	940	2,570
80.1-95% HAMFI	945	685	1,630
95 – 115% HAMFI	1,950	650	2,600
115.1% HAMFI or more	9,020	1,960	10,980
Total	14,200	4,820	19,020
Not Computed			
30% HAMFI or less	70	120	190
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	70	120	190
Total			
30% HAMFI or less	965	1,985	2,950
30.1-50% HAMFI	1,290	1,710	3,000
50.1-80% HAMFI	2,470	1,865	4,335
80.1-95% HAMFI	1,280	830	2,110
95 – 115% HAMFI	2,085	720	2,805
115.1% HAMFI or more	9,385	2,045	11,430
Total	17,475	9,155	26,630

be seen there were a total of 3,205 owner occupied and 4,215 renter occupied households experiencing a housing problem.

Table III.3.76, shows the total estimated housing by tenure for Cheyenne city. As can be seen, in 2030 there are estimated to be a total of 20,796 owner and 11,571 renter occupied households or a total of 32,367 households. By 2050 there are estimated to be 24,705 owner, 13,271 renter for a total of 37,976 households in Cheyenne city.

Table III.3.77, below shows the incremental housing demand for Cheyenne city. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2020, 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.

Year	Owner	Renter	Total
2020	18,771	10,569	29,340
2025	19,847	11,130	30,977
2030	20,796	11,571	32,367
2035	21,756	12,005	33,761
2040	22,727	12,433	35,160
2045	23,710	12,854	36,564
2050	24,705	13,271	37,976

As can be seen in 2030 an estimated additional 3,213 owner-occupied and 2,303 renter occupied households will be needed above current 2020 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Cheyenne city will see an additional 11,125 households, of which 1,261 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 1,822 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.3.77
Incremental Housing Demand Forecast
 Cheyenne city
 Strong Growth Scenario

Income Level (FI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0	0	125	177	230	284	338	393
10%	0	167	237	308	380	452	526
20%	0	320	454	590	727	866	1,007
30%	0	166	235	306	377	449	522
40%	0	270	383	498	614	731	850
50%	0	1,216	1,726	2,241	2,763	3,291	3,825
0	0	2,264	3,213	4,173	5,144	6,127	7,122
Renter							
0	0	404	499	593	686	778	868
10%	0	348	430	511	591	670	748
20%	0	379	469	558	645	731	815
30%	0	169	209	248	287	325	363
40%	0	146	181	215	249	282	315
50%	0	416	514	611	707	801	894
0	0	1,862	2,303	2,737	3,165	3,586	4,003
Total							
0	0	529	677	824	970	1,116	1,261
10%	0	515	667	819	971	1,122	1,273
20%	0	699	923	1,147	1,372	1,597	1,822
30%	0	335	444	554	664	774	885
40%	0	417	564	713	863	1,013	1,165
50%	0	1,632	2,240	2,852	3,470	4,092	4,719
0	0	4,126	5,516	6,910	8,309	9,713	11,125

Table III.3.78 shows the Incremental Total Housing Need Forecast for Cheyenne city. 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 2020, the base year, the total housing need set at the 9,981 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 10,347 owner and 8,270 renter occupied households for a total of 18,617 quality households.

Table III.3.78							
Incremental Total Housing Need Forecast							
Cheyenne city							
Strong Growth Scenario							
Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	876	935	987	1,040	1,094	1,148	1,203
30.1-50%	817	897	967	1,038	1,109	1,182	1,255
50.1-80%	1,013	1,165	1,299	1,435	1,572	1,711	1,852
80.1-95%	424	503	572	643	714	786	859
95.1-115%	278	406	519	634	750	867	986
115+%	1,005	1,583	2,093	2,608	3,130	3,658	4,192
Total	4,413	5,489	6,438	7,398	8,369	9,352	10,347
Renter							
0-30%	1,897	2,018	2,114	2,208	2,301	2,392	2,483
30.1-50%	1,655	1,760	1,842	1,923	2,003	2,082	2,160
50.1-80%	1,201	1,316	1,406	1,494	1,581	1,667	1,752
80.1-95%	265	316	356	395	434	472	510
95.1-115%	173	217	252	286	320	353	386
115+%	377	502	600	697	793	887	980
Total	5,568	6,129	6,570	7,004	7,432	7,853	8,270
Total							
0-30%	2,772	2,953	3,101	3,249	3,395	3,541	3,686
30.1-50%	2,472	2,657	2,809	2,961	3,113	3,264	3,415
50.1-80%	2,215	2,481	2,705	2,929	3,153	3,378	3,604
80.1-95%	689	819	928	1,038	1,148	1,258	1,368
95.1-115%	451	623	771	920	1,069	1,220	1,371
115+%	1,382	2,085	2,693	3,306	3,923	4,545	5,172
Total	9,981	11,618	13,008	14,402	15,801	17,205	18,617