

LARAMIE COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Laramie County's population increased by 7.88 percent between 2000 and 2008, from 81,607 to 87,542. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.11.1, below.

Table II.11.1 Population Estimates for Wyoming and Laramie County Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Laramie County	% Change from 2000
Population				
2000 Census	493,782	.	81,607	.
July 2001 Estimate	492,924	-0.17	82,380	0.95
July 2002 Estimate	496,969	0.65	83,135	1.87
July 2003 Estimate	499,056	1.07	84,289	3.29
July 2004 Estimate	502,816	1.83	85,210	4.42
July 2005 Estimate	506,007	2.48	85,304	4.53
July 2006 Estimate	512,573	3.81	85,890	5.25
July 2007 Estimate	523,252	5.97	86,480	5.97
July 2008 Estimate	532,668	7.88	87,542	7.27

MIGRATION

Total population change is a combination of births, deaths and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." As calculated from data seen in Table II.11.2, at right, from April 2000 to July 2008, Laramie County's natural increase was estimated to be 4,650 people. Laramie County has been experiencing net in-migration, with over 1,285 persons arriving in the county in the last eight years.⁹⁶

The Wyoming driver's license exchange data indicate a net increase of 407 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Laramie County are presented in Table II.11.3, on the following page, which indicate a net increase of 5,867 persons over the time period.

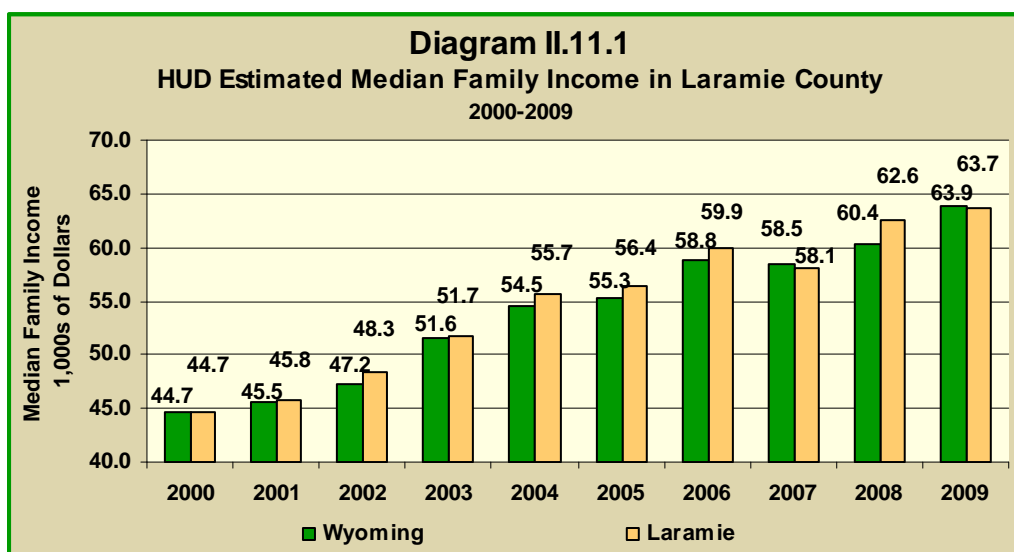
Table II.11.2 Laramie County Population Change Census 1980 - 7/2006	
1980 Population	68,649
Natural Increase 80-90	8,278
Net Migration 80-90	-3,785
1990 Population	73,142
Natural Increase 90-00	5,780
Net Migration 90-00	2,685
2000 Population	81,607
Natural Increase 00-08	4,650
Net Migration 00-08	1,285
2008 Population Estimate	87,542

⁹⁶ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table I.11.3			
Driver's Licenses Exchanged and Surrendered in Laramie County			
2000 - the First Half of 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009 – First Half	1,250	843	407
Total	25,750	19,883	5,867

ECONOMICS

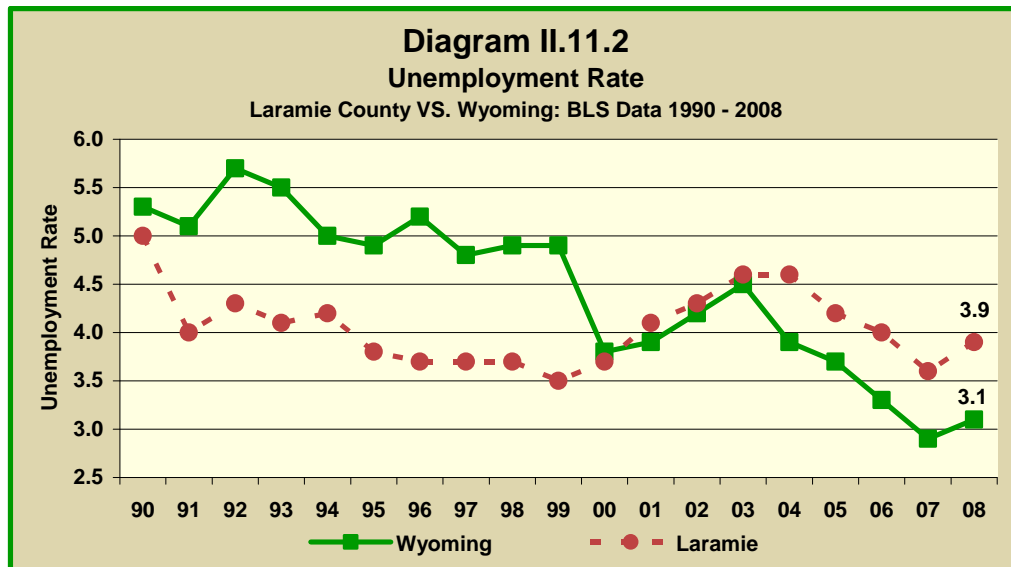
The HUD estimated median family income (MFI) for Laramie County was \$63,700 in 2009.⁹⁷ This compares to Wyoming's MFI of \$63,900. Diagram II.11.1, below, illustrates the estimated MFI for the years 2000 through 2009.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Laramie County's labor force, defined as the number of people working or actively seeking work, increased by 312 persons, from 42,119 in 2007 to 42,431 in 2008. Employment increased by 214 persons. Unemployment, therefore, increased by 98 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.6 percent in 2007 to 3.9 in 2008. Laramie County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.11.2, on the following page.⁹⁸

⁹⁷ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 census income limits, hence the unusual increase in estimates compared to earlier years.

⁹⁸ The annualized data for both 2006 and 2007 may be slightly different from these values.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments.

QCEW employment data represents the number of covered workers who worked during, or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers and unpaid family workers are not included in QCEW estimates. As seen in Table II.11.4 below, annual total monthly employment increased by 3.16 percent between 2006 and 2007, changing from a total of 41,681 to 42,997 workers. Preliminary 2008 estimates indicate an increasing trend with employment rising to 44,246 persons in September.

Table II.11.4								
Laramie County Total Monthly Employment								
BLS Quarterly Census of Employment and Wages, 2001 – 2008p								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	35,644	36,352	37,914	38,592	38,967	40,327	41,218	42,724
Feb	35,664	36,395	37,870	38,613	39,215	40,684	41,581	43,167
Mar	36,054	36,792	38,044	38,997	39,499	41,065	41,979	43,389
Apr	36,268	37,528	38,555	39,389	39,961	41,444	42,264	43,776
May	36,665	38,346	39,209	39,822	40,507	41,815	43,294	44,192
Jun	37,272	38,823	39,955	40,613	41,258	42,549	43,711	44,762
Jul	36,978	39,008	39,840	40,285	41,171	42,027	43,430	44,459
Aug	36,826	38,492	39,536	39,973	41,162	41,869	43,412	44,075
Sep	36,576	38,664	39,474	39,680	41,056	42,047	43,885	44,246
Oct	36,515	38,692	39,837	39,815	41,046	42,013	43,852	.
Nov	36,430	38,491	39,517	39,725	41,078	42,097	43,647	.
Dec	36,373	38,515	39,560	39,607	41,271	42,233	43,695	.
Annual	36,439	38,008	39,109	39,593	40,516	41,681	42,997	.
% Change	.	4.31	2.90	1.24	2.33	2.88	3.16	.

The QCEW also reports average weekly wages, which represent total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.11.5, at right, annual average weekly wages increased by 2.50 percent between 2006 and 2007, changing from a total of 679 to 696 dollars.

Total business establishments reported by the QCEW are displayed in Table II.11.6. Annual establishments increased by 1.75 percent between 2006 and 2007, changing from a total of 3,080 to 3,134 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 3,231 in the third quarter of 2008.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2006, the latest year available for the data, Laramie County recorded 61,750 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, adjusted for place of residence, was \$3,828,502,000, and real per capita income was \$44,270 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$44,008 in 2007, while Wyoming average earnings per job were \$43,407.⁹⁹

HOUSING

The Census Bureau estimates that total housing units saw an increase of 11.19 percent in Laramie County between 2000 and 2008, from 34,213 to 38,040. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.11.7, below.

Table II.11.7 Housing Unit Estimates for Wyoming and Laramie County Census 2000, 2001-2007 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Laramie County	% Change from 2000
2000 Census	223,854	.	34,213	.
July 2001 Estimate	225,959	0.94	34,498	0.83
July 2002 Estimate	227,773	1.75	34,772	1.63
July 2003 Estimate	229,637	2.58	35,178	2.82
July 2004 Estimate	232,556	3.89	35,875	4.86
July 2005 Estimate	235,654	5.27	36,743	7.39
July 2006 Estimate	239,175	6.84	37,532	9.70
July 2007 Estimate	242,332	8.25	37,970	10.98
July 2008 Estimate	246,393	10.07	38,040	11.19

⁹⁹ Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

According to the Wyoming Cost of Living Index, average apartment rent in Laramie County increased by 5.4 percent, from \$557 in fourth quarter 2007 to \$587 in fourth quarter 2008. Detached single-family home rents decreased by 0.9 percent. Rents for mobile homes on a lot increased by 3.7 percent, and rents for mobile home lots increased by 11.3 percent.

Laramie County rental prices have experienced average annualized increases of 2.6 percent per year for apartments, 3.2 percent per year for houses, 3.6 percent per year for mobile homes plus a lot and 3.2 percent per year for mobile home lots since fourth quarter 1986 through fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments, 4.4 percent for houses, 3.6 percent for mobile homes plus a lot and 2.8 percent for mobile home lots over the same period. Table II.11.8, at right, presents the Laramie County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Laramie County decreased from 316 in 2007 to 160 in 2008. Total residential units authorized decreased from 316 in 2007 to 202 in 2008.

The real value of single-family building permits decreased from \$184,800 in 2007 to \$129,480 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$184,800 in 2006 to a low of \$129,480 in 2003. These figures compare to the state average eight-year high of \$259,470 in 2000 and a seven-year low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.11.9, on the following page.

Table II.11.8 Wyoming Cost of Living Index for Laramie County Rental Housing Costs, 1986 – 2008				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	337	132	431	282
Q2.87	343	134	411	276
Q4.87	340	134	436	266
Q2.88	330	133	457	285
Q4.88	319	127	415	285
Q2.89	322	151	439	295
Q4.89	323	132	427	306
Q2.90	324	154	442	306
Q4.90	329	133	434	314
Q2.91	320	149	449	303
Q4.91	315	137	451	293
Q2.92	344	146	489	340
Q4.92	381	149	558	382
Q2.93	384	160	556	395
Q4.93	421	149	554	424
Q2.94	447	149	586	.
Q4.94	444	154	592	423
Q2.95	430	155	586	.
Q4.95	439	162	591	399
Q2.96	430	207	584	.
Q4.96	431	163	590	415
Q2.97	433	182	622	433
Q4.97	431	177	588	480
Q2.98	428	175	576	457
Q4.98	424	176	606	450
Q2.99	428	175	666	508
Q4.99	433	184	628	485
Q2.00	441	203	651	497
Q4.00	440	205	637	498
Q2.01	453	209	681	485
Q4.01	470	208	757	566
Q2.02	480	214	730	555
Q4.02	478	215	762	487
Q2.03	503	225	820	521
Q4.03	528	224	843	524
Q2.04	534	219	854	553
Q4.04	569	227	839	579
Q2.05	542	243	829	594
Q4.05	573	221	816	546
Q2.06	551	245	860	631
Q4.06	564	252	835	588
Q2.07	558	230	864	575
Q4.07	557	239	864	594
Q2.08	601	290	899	559
Q4.08	587	266	856	616

Table II.11.9 Building Permits and Valuation for Laramie County 1980 - 2008								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2008 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	307	12	84	136	539	.	.	114.33
1981	170	6	28	56	260	.	.	104.56
1982	150	14	36	54	254	.	.	99.59
1983	334	52	244	5	635	.	.	91.06
1984	226	.	4	.	230	.	.	98.50
1985	214	2	68	36	320	.	.	90.01
1986	377	4	16	11	408	.	.	80.90
1987	190	.	24	.	214	.	.	108.19
1988	160	2	.	162	324	.	.	120.34
1989	100	.	20	.	120	.	.	132.76
1990	79	.	.	.	79	.	.	144.61
1991	91	.	.	.	91	.	.	144.08
1992	229	2	4	8	243	.	.	139.66
1993	263	4	16	.	283	.	19	146.49
1994	353	.	4	12	369	.	.	139.62
1995	258	22	4	14	298	51	21	136.10
1996	302	2	68	292	664	.	.	140.55
1997	254	6	17	198	475	269	.	138.04
1998	320	24	4	121	469	143	4	138.17
1999	289	.	4	30	323	41	.	152.61
2000	245	.	.	.	245	.	.	168.98
2001	257	2	4	56	319	.	.	172.87
2002	446	12	.	20	478	60	.	158.90
2003	622	16	120	21	779	.	4	157.16
2004	744	4	40	88	876	.	11	159.10
2005	696	.	44	132	872	65	.	167.17
2006	492	2	4	11	509	130	.	184.80
2007	316	.	.	.	316	.	22	171.90
2008	160	.	36	6	202	.	11	129.48

The average sales price of existing, detached, single-family homes was provided by the County Assessor's office. In 2008, the average sales price in Laramie County was \$202,304. This represented an increase of 5.4 percent from the previous year. In contrast, the state of Wyoming's average was \$256,045, a decrease of 3.4 percent over the previous year. A comparison of average sales prices between 1999 and 2008 is displayed in Table II.11.10, below.

Table II.11.10 Average Sales Prices in Laramie County and Wyoming Assessor Data, 1999 - 2008				
Year	Laramie County Average Price (\$)	Laramie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	110,429	0.83	101,517	4.76
2000	119,107	7.86	111,437	9.77
2001	123,583	3.76	116,469	4.52
2002	131,599	6.49	121,140	4.01
2003	145,087	10.25	132,708	9.55
2004	155,467	7.15	142,501	7.38
2005	165,743	6.61	159,776	12.12
2006	179,338	8.20	187,869	17.58
2007	191,863	6.98	265,044	41.08
2008	202,304	5.4	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.¹⁰⁰ During June of 2009, a total of 122 surveys were completed by property managers in Laramie County. Of the 3,820 rental units surveyed, 139 were vacant, indicating a vacancy rate of 3.64 percent. This compares to a 2.82 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 3.64 percent. Over the last six months the vacancy rate has fallen, which indicates the

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 116 respondents in Laramie County. Of the incoming population who were unsatisfied with their current housing, 77.8 percent said they were seeking to own a home and 22.2 percent wished to rent. Of those seeking to own a home, 33.3 percent wished to buy existing units, of which all respondents sought housing for more than \$100,000. The remainder of those seeking to own a home, 66.7 percent, wished to build, and all respondents expected to build for more than \$100,000. A significant portion of these respondents do not appear to have expectations in line with market realities.

Of those currently renting or seeking to rent, 50.0 percent hoped to spend between \$475 to \$599 and, and 50.0 percent expected to spend over \$600. Additional survey data are presented in Section C of Volume II, Technical Appendix.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 9,148 loans purchased in Laramie County during 1979-2008, with 161 in fiscal 2009. The average home size over the period was 1,070 square feet and 1,115 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1970. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$41,450. The average purchase price in fiscal 2009 was \$134,474. In fiscal 2009, 16.8 percent of loans purchased were for new construction, and 37.9 percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2009 Volume II, Technical Appendix, Section E.

Table II.11.11
Semi-Annual Rental Vacancy Survey
Laramie County 2001- 2009

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	5	355	14	3.94
2001b	15	1,273	25	1.96
2002a	12	988	8	0.81
2002b	19	1,917	45	2.35
2003a	20	2,126	39	1.83
2003b	29	2,539	85	3.35
2004a	35	3,289	99	3.01
2004b	33	3,078	163	5.30
2005a	37	2,913	115	3.95
2005b	37	3,832	182	4.75
2006a	31	3,319	79	2.38
2006b	55	4,258	169	3.97
2007a	56	4,362	99	2.27
2007b	59	4,782	95	1.99
2008a	98	3,547	100	2.82
2008b	130	4,115	171	4.16
2009a	122	3,820	139	3.64

¹⁰⁰Those signified as 'a' in the "year" column of Table II.11.11 are conducted in June/July of each year. Those signified as 'b' are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates, as well as year-to-year changes.

