

## LARAMIE COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Laramie County's population increased from 91,738 in 2010 to 92,680 in 2011, or by 1.0 percent. This compares to a statewide population growth of 1.0 percent over the period.<sup>104</sup> The number of people from 15 to 24 years of age decreased by 1.2 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population increased by 0.9 percent, while the black population increased by 2.4 percent. The Hispanic population increased from 11,978 to 12,343 people between 2010 and 2011 or by 3.0 percent. These data are presented in Table II.11.1, below.

Subject	Laramie County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
<b>Population</b>	<b>91,738</b>	<b>92,680</b>	<b>1.0%</b>	<b>563,626</b>	<b>568,158</b>	<b>0.8%</b>
<b>Age</b>						
Under 14 years	18,847	18,793	-0.3%	113,371	113,462	0.1%
15 to 24 years	12,470	12,320	-1.2%	78,460	78,704	0.3%
25 to 44 years	23,746	24,006	1.1%	144,615	145,669	0.7%
45 to 54 years	13,554	13,375	-1.3%	83,577	80,936	-3.2%
55 to 64 years	11,616	12,207	5.1%	73,513	77,120	4.9%
65 and Over	11,505	11,979	4.1%	70,090	72,267	3.1%
<b>Race</b>						
White	84,803	85,524	0.9%	529,110	531,484	0.4%
Black	2,401	2,458	2.4%	5,135	6,024	17.3%
American Indian and Alaskan Native	1,082	1,155	6.7%	14,457	14,774	2.2%
Asian	1,061	1,113	4.9%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	165	167	1.2%	521	551	5.8%
Two or more races	2,226	2,263	1.7%	9,754	10,360	6.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	11,978	12,343	3.0%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Laramie County's population increased from 81,607 persons in 2000 to 91,738 in 2010, or by 12.4 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 11.9 percent, while the black population increased by 5.8 percent. The Hispanic population increased from 8,897 to 11,978 persons between 2000 and 2010, or by 34.6 percent. These data are presented in Table II.11.2, on the following page.

<sup>104</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.11.2</b>					
<b>Population by Race and Ethnicity</b>					
Laramie County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	72,563	88.9%	81,205	88.5%	11.9%
Black	2,124	2.6%	2,248	2.5%	5.8%
American Indian	693	0.8%	878	1.0%	26.7%
Asian	777	1.0%	976	1.1%	25.6%
Native Hawaiian/Pacific Islander	89	0.1%	142	0.2%	59.6%
Other	3,267	4.0%	3,478	3.8%	6.5%
Two or More Races	2,094	2.6%	2,811	3.1%	34.2%
<b>Total</b>	<b>81,607</b>	<b>100.0%</b>	<b>91,738</b>	<b>100.0%</b>	<b>12.4%</b>
Hispanic (Ethnicity)	8,897	10.9%	11,978	13.1%	34.6%

Table II.11.3, below, presents the population of Laramie County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 12.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 4,570 persons, or by 64.9 percent. In 2010, the largest age group in Laramie County was the group aged 35 to 54, which accounted for 27.2 percent of the entire population. The 2010 census count showed a total of 45,875 males, who accounted for 50 percent of the population, and the remaining 50 percent, or 45,863 persons, were female.

<b>Table II.11.3</b>							
<b>Population by Age and Gender</b>							
Laramie County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	2,758	2,626	5,384	3,425	3,302	6,727	24.9%
5 to 19	9,177	8,733	17,910	9,221	8,857	18,078	.9%
20 to 24	3,001	2,532	5,533	3,439	3,073	6,512	17.7%
25 to 34	6,165	5,452	11,617	6,284	6,071	12,355	6.4%
35 to 54	12,478	12,288	24,766	12,562	12,383	24,945	.7%
55 to 64	3,474	3,572	7,046	5,773	5,843	11,616	64.9%
65 and Over	3,933	5,418	9,351	5,171	6,334	11,505	23.0%
<b>Total</b>	<b>40,986</b>	<b>40,621</b>	<b>81,607</b>	<b>45,875</b>	<b>45,863</b>	<b>91,738</b>	<b>12.4%</b>

At the time of the 2010 Census, there were 1,644 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 50.2 percent, as shown in Table II.11.4, on the following page.

<b>Table II.11.4</b>			
<b>Group Quarters Population</b>			
Laramie County			
2000 SF1 and 2010 Census Data			
<b>Group Quarters</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 00-10</b>
<b>Institutionalized</b>			
Correctional Institutions <sup>105</sup>	1,809	269	-85.1%
Juvenile Facilities	.	44	.
Nursing Homes	478	330	-31.0%
Other Institutions	26	16	-38.5%
<b>Total</b>	<b>2,313</b>	<b>659</b>	<b>-71.5%</b>
<b>Noninstitutionalized</b>			
College Dormitories	74	223	201.4%
Military Quarters	545	503	-7.7%
Other Noninstitutions	368	259	-29.6%
<b>Total</b>	<b>987</b>	<b>985</b>	<b>-.2%</b>
<b>Group Quarters Population</b>	<b>3,300</b>	<b>1,644</b>	<b>-50.2%</b>

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

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

Table II.11.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 24,145 family households, of which 18,620 housed married couple families and 5,525 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 1,738 families, or a female householder with no husband present, of which there were 3,787 families. There were also an estimated 12,421 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Laramie County was 66.0 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Laramie County, 77.1 percent were married households, which compared to 80.5 percent in the State of Wyoming.

<sup>105</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

<b>Table II.11.5</b>				
<b>Household Type by Tenure</b>				
Laramie County				
2007-2011 Five-Year ACS Data				
Family Type	Laramie County		State of Wyoming	
	Laramie County	% of Total	State of Wyoming	% of Total
Family households	24,145	66.0%	145,279	66.1%
Married-couple family	18,620	77.1%	116,920	80.5%
Owner-occupied housing units	15,398	82.7%	97,958	83.8%
Renter-occupied housing units	3,222	17.3%	18,962	16.2%
Other family	5,525	22.9%	28,359	19.5%
Male householder, no wife present	1,738	7.2%	9,289	32.8%
Owner-occupied housing units	939	54.0%	5,532	59.6%
Renter-occupied housing units	799	46.0%	3,757	40.4%
Female householder, no husband present	3,787	15.7%	19,070	67.2%
Owner-occupied housing units	1,931	51.0%	10,181	53.4%
Renter-occupied housing units	1,856	49.0%	8,889	46.6%
Nonfamily households	12,421	34.0%	74,349	33.9%
Owner-occupied housing units	6,862	55.2%	41,217	55.4%
Renter-occupied housing units	5,559	44.8%	33,132	44.6%
<b>Total</b>	<b>36,566</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.11.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 11,774 two-person family households, 5,591 three-person family households and 4,365 four-person family households. One-person non-family households made up 84.5 percent of all non-family households or an estimated 10,493 households. Laramie County's two persons households made up 36.9 percent of total housing units and four person households made up an additional 11.9 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.11.6</b>				
<b>Household Type by Household Size</b>				
Laramie County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Laramie County</b>				
One Person	.	10,493	10,493	28.7%
Two Person	11,774	1,730	13,504	36.9%
Three Person	5,591	148	5,739	15.7%
Four Person	4,365	0	4,365	11.9%
Five Person	1,506	16	1,522	4.2%
Six Person	633	34	667	1.8%
Seven Person	276	0	276	0.8%
<b>Total</b>	<b>24,145</b>	<b>12,421</b>	<b>36,566</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
<b>Total</b>	<b>145,279</b>	<b>74,349</b>	<b>219,628</b>	<b>100.0%</b>

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 13,504 two-person households, 10,378 were owner-occupied and 3,126 were renter-occupied. Of the 4,365 four-person households, 3,301 were owner-occupied and 1,064 were renter-occupied. Further household size data by tenure are presented in Table II.11.7, below.

<b>Table II.11.7 Tenure by Household Size</b>				
Laramie County 2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Laramie County</b>				
One Person	5,812	4,681	10,493	28.7%
Two Person	10,378	3,126	13,504	36.9%
Three Person	3,916	1,823	5,739	15.7%
Four Person	3,301	1,064	4,365	11.9%
Five Person	1,077	445	1,522	4.2%
Six Person	486	181	667	1.8%
Seven Person or more	160	116	276	0.8%
<b>Total</b>	<b>25,130</b>	<b>11,436</b>	<b>36,566</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

As shown in Table II.11.8, below, Laramie County had a total of 40,167 housing units of which 36,566 or 91.0 percent were occupied. Of these occupied units, 68.7 percent, or 25,130 units were owner occupied, which compares to a statewide rate of 70.5 percent. A total of 3,601 units or 9.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

<b>Table II.11.8 Housing Units by Tenure</b>				
Laramie County 2007-2011 Five-Year ACS Data				
<b>Tenure</b>	<b>Laramie County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	36,566	91.0%	219,628	84.8%
Owner-Occupied	25,130	68.7%	154,888	70.5%
Renter-Occupied	11,436	31.3%	64,740	29.5%
Vacant Housing Units	3,601	9.0%	39,362	15.2%
<b>Total Housing Units</b>	<b>40,167</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>

Table II.11.9, on the following page, shows that of the 3,601 housing units in Laramie County as reported in the 2011 ACS data, 827 or 23.0 percent were for rent and 425 or 11.8 percent were for sale. An estimated 751 units were for seasonal, recreational, or occasional use, and 1,262 or 35.0 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

<b>Table II.11.9 Disposition of Vacant Housing Units</b> Laramie County 2007-2011 Five Year ACS Data				
Disposition	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	827	23.0%	5,138	13.1%
Rented, but not occupied	283	7.9%	2,072	5.3%
For sale only	425	11.8%	2,921	7.4%
Sold, but not occupied	53	1.5%	983	2.5%
For seasonal, recreational, or occasional use	751	20.9%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	1,262	35.0%	10,249	26.0%
<b>Total</b>	<b>3,601</b>	<b>100.0%</b>	<b>39,362</b>	<b>100.0%</b>

Table II.11.10, at right, presents different income statistics for Laramie County. According to the 2011 ACS data averages, median family income for Laramie County was \$68,234 compared to the statewide average of \$69,058. Per capita income for Laramie County, which is calculated by dividing total income by population, was \$28,648, which compared to \$28,952 for the State of Wyoming.

<b>Table II.11.10 Median and Per Capita Income</b> Laramie County 2007-2011 Five-Year ACS Data		
Income Type	Laramie County	Wyoming
Median Family Income	68,234	69,058
Median Household Income	54,156	56,380
Per Capita Income	28,648	28,952

Table II.11.11, below, shows households by income for Laramie County and the State of Wyoming. In Laramie County, there were a total of 3,327 households or 9.1 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 5,969 households that had incomes between \$35,000 and \$49,999, which accounted for 16.3 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 19.2 percent of total households and numbered 7,009 in Laramie County.

<b>Table II.11.11 Households by Income</b> Laramie County 2007-2011 Five-Year ACS Data				
Income	Laramie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	3,327	9.1%	21,222	9.7%
15,000 - 19,999	1,731	4.7%	10,180	4.6%
20,000 - 24,999	1,943	5.3%	10,638	4.8%
25,000 - 34,999	3,727	10.2%	23,696	10.8%
35,000 - 49,999	5,969	16.3%	31,275	14.2%
50,000 - 74,999	7,531	20.6%	44,469	20.2%
75,000 - 99,999	5,329	14.6%	31,675	14.4%
100,000 and above	7,009	19.2%	46,473	21.2%
<b>Total</b>	<b>36,566</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.11.12, below. In total, the poverty rate in Laramie County was 9.4 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Laramie County had a poverty rate of 7.8 percent and the female population had a poverty rate of 10.9 percent. There were 789 males and 541 females in poverty under the age of 5. Overall, 16.0 percent of persons in poverty in Laramie County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 499 individuals with incomes below the poverty level which represented 6.0 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

<b>Table II.11.12</b>				
<b>Poverty by Age</b>				
Laramie County				
2007-2011 Five-Year ACS Data				
<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>% of Total</b>
<b>Laramie County</b>				
5 and Below	789	541	1,330	16.0%
6 to 18	725	888	1,613	19.4%
18 to 64	1,748	3,117	4,865	58.6%
65 and Older	182	317	499	6.0%
<b>Total</b>	<b>3,444</b>	<b>4,863</b>	<b>8,307</b>	<b>100.0%</b>
Poverty Rate	7.8%	10.9%	9.4%	.
<b>State of Wyoming</b>				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
<b>Total</b>	<b>24,335</b>	<b>30,565</b>	<b>54,900</b>	<b>100.0%</b>
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.11.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Laramie County saw an average of 21,994 owner-occupied single-family units compared to 4,641 single-family rental units. In Laramie County, single-family units comprised 72.8 percent of all households compared with 71.7 percent statewide. Laramie County had a total of 2,662 apartment rental units and total apartment units accounted for 7.9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 3,804 mobile homes in Laramie County, which comprised 10.4 percent of all occupied housing units and compared to 13.8 statewide.

<b>Table II.11.13</b>				
<b>Households by Unit Type</b>				
Laramie County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Laramie County</b>				
Single-Family Unit	21,994	4,641	26,635	72.8%
Duplex	86	893	979	2.7%
Tri- or Four-Plex	22	2,193	2,215	6.1%
Apartments	214	2,662	2,876	7.9%
Mobile Homes	2,757	1,047	3,804	10.4%
Boat, RV, Van, Etc.	57	0	57	.2%
<b>Total</b>	<b>25,130</b>	<b>11,436</b>	<b>36,566</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

Table II.11.14, below, shows the number of households by year of construction. As shown, 10.7 percent, or 3,915 units, were built in 1939 or earlier in the county, and another 2,095 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 3,461, which accounted for 9.5 percent of all households, and an additional 2,038 households, or 5.6 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

<b>Table II.11.14</b>				
<b>Households by Year Built</b>				
Laramie County 2007-2011 Five-Year ACS Data				
Year Built	Laramie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,915	10.7%	25,099	11.4%
1940 to 1949	2,095	5.7%	10,841	4.9%
1950 to 1959	4,431	12.1%	22,067	10.0%
1960 to 1969	4,268	11.7%	19,430	8.8%
1970 to 1979	7,207	19.7%	52,134	23.7%
1980 to 1989	4,328	11.8%	34,742	15.8%
1990 to 1999	4,823	13.2%	26,856	12.2%
2000 to 2004	3,461	9.5%	14,190	6.5%
Built 2005 or Later	2,038	5.6%	14,269	6.5%
<b>Total</b>	<b>36,566</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.11.15, on the following page, displays housing units for Laramie County and the State of Wyoming. The number of rooms in Laramie County varied between households. Households with one room accounting for only 0.7 percent of total housing units, while households with five and six



rooms accounted for 17.9 and 15.9 percent, respectively. The median number of rooms in Laramie County was 6 rooms, which compared to 6 statewide.

<b>Table II.11.15 Housing Units by Number of Rooms</b> Laramie County 2007-2011 Five-Year ACS Data				
Number of Rooms	Laramie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	287	0.7%	4,252	1.6%
Two	889	2.2%	6,593	2.5%
Three	2,953	7.4%	19,112	7.4%
Four	6,043	15.0%	44,741	17.3%
Five	7,200	17.9%	52,369	20.2%
Six	6,370	15.9%	40,122	15.5%
Seven	5,223	13.0%	31,810	12.3%
Eight	4,596	11.4%	25,589	9.9%
Nine or more	6,606	16.4%	34,402	13.3%
<b>Total</b>	<b>40,167</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.11.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 136 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.3 percent of total households in Laramie County, which compared to 24.8 percent statewide. In Laramie County, the 14,398 households with three bedrooms accounted for 39.4 percent of all households, and there were only 3,504 five-bedroom or more households, which accounted for 9.6 percent of all households.

<b>Table II.11.16 Households by Number of Bedrooms</b> Laramie County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Laramie County</b>				
None	34	136	170	0.5%
One	626	2,442	3,068	8.4%
Two	4,164	4,350	8,514	23.3%
Three	11,086	3,312	14,398	39.4%
Four	6,162	750	6,912	18.9%
Five or more	3,058	446	3,504	9.6%
<b>Total</b>	<b>25,130</b>	<b>11,436</b>	<b>36,566</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.11.17, at right, structures built in 1939 or earlier had a median value of \$143,400, while structures built between 1950 and 1959 had a median value of \$148,200 and those built between 1990 to 1999 had a median value of \$238,300. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$237,100 and \$281,800, respectively. The total average median value in Laramie County was \$174,100, which compared to \$181,900 in the State of Wyoming.

<b>Table II.11.17</b> <b>Median Value by Year Structure Built</b> Laramie County 2007-2011 Five-Year ACS Data		
Year Built	Laramie County	State of Wyoming
1939 or earlier	143,400	148,000
1940 to 1949	134,000	130,200
1950 to 1959	148,200	155,800
1960 to 1969	162,900	171,100
1970 to 1979	166,200	180,100
1980 to 1989	164,800	194,300
1990 to 1999	238,300	224,800
2000 to 2004	237,100	247,900
Built 2005 or Later	281,800	245,700
<b>Total</b>	<b>174,100</b>	<b>181,900</b>

Household mortgage status is reported in Table II.11.18, below. In Laramie County, households with a mortgage accounted for 68.7 percent of all households or 17,260 housing units, and the remaining 31.3 percent or 7,870 units had no mortgage. Of those units with a mortgage, 4,218 had either a second mortgage or home equity loan, 135 had both a second mortgage and home equity loan, and 12,907 or 74.8 percent had no second mortgage or no home equity loan.

<b>Table II.11.18</b> <b>Mortgage Status</b> Laramie County 2007-2011 Five-Year ACS Data				
Mortgage Status	Laramie County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	17,260	68.7%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	4,218	24.4%	16,846	17.7%
Second mortgage only	2,453	58.2%	8,326	49.4%
Home equity loan only	1,765	41.8%	8,520	50.6%
Both second mortgage and home equity loan	135	0.8%	733	0.8%
No second mortgage and no home equity loan	12,907	74.8%	77,715	81.6%
Housing units without a mortgage	7,870	31.3%	59,594	38.5%
<b>Total</b>	<b>25,130</b>	<b>100.0%</b>	<b>154,888</b>	<b>100.00%</b>

The median rent in Laramie County was \$587 as compared to \$591 statewide, as shown in Table II.11.19, below.

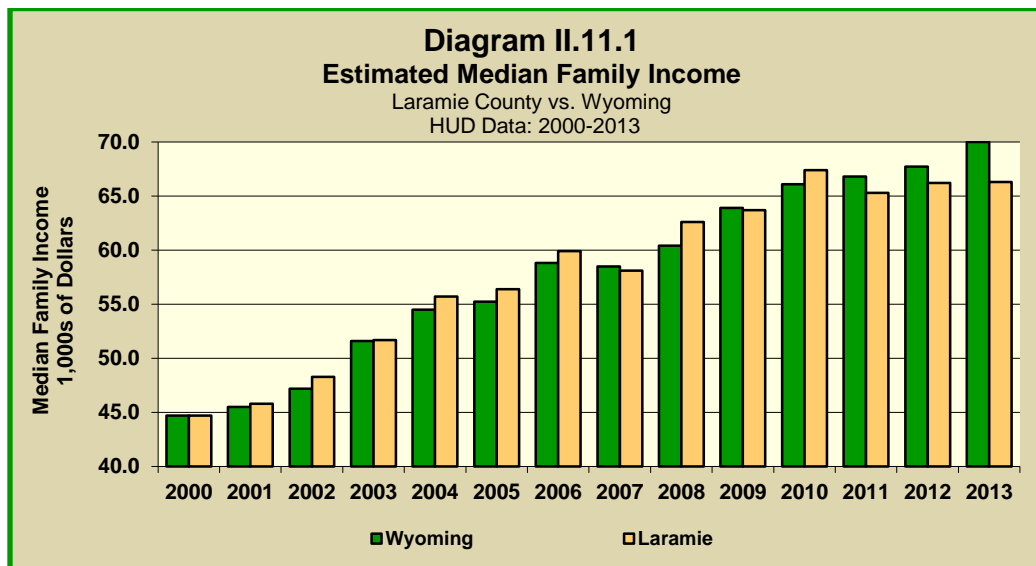
<b>Table II.11.19</b> <b>Median Rent</b> Laramie County 2007-2011 Five-Year ACS Data	
Place	Rent
Laramie County	\$587
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 108 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Laramie County are presented in Table II.11.20, below, and indicate a net increase of 8,466 persons over the time period.

<b>Table II.11.20</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Laramie County			
WYDOT Data, 2000–Second Quarter 2012			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
2010	2,805	1,478	1,327
2011	2,516	1,987	529
2012 – First Half	1,092	984	108
<b>Total</b>	<b>33,627</b>	<b>25,161</b>	<b>8,466</b>

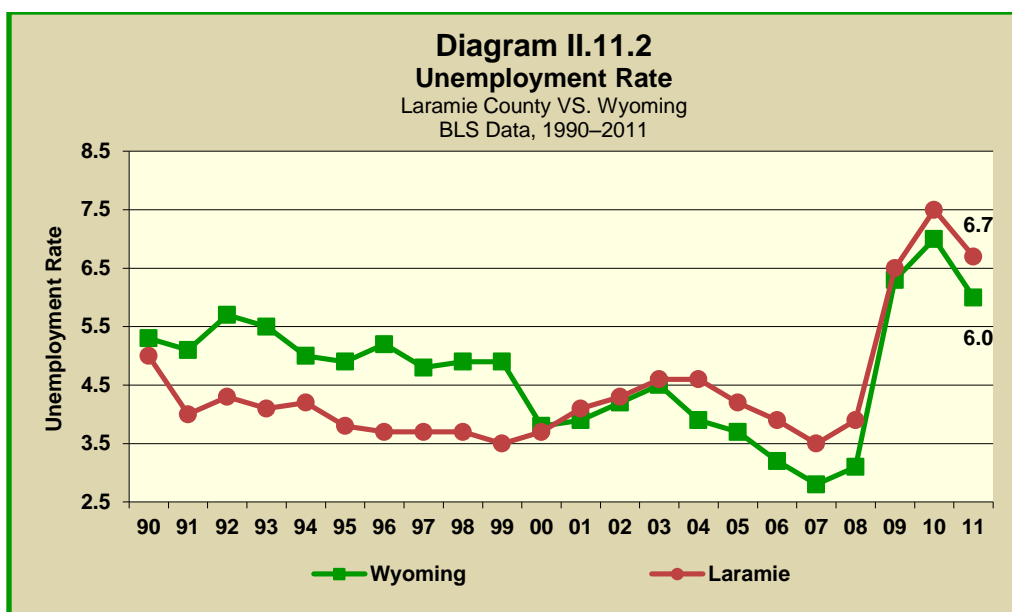
**Economics**

The HUD estimated MFI for Laramie County was \$66,300 in 2013.<sup>106</sup> This compares to Wyoming’s MFI of \$70,000. Diagram II.11.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Laramie County’s labor force, defined as the number of persons working or actively seeking work, increased by 628 persons, from 44,436 in 2010 to 45,064 in 2011. Employment increased by 962 persons; unemployment decreased by 334 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.5 percent in 2010 to 6.7 in 2011, as shown on the following page in Diagram II.11.2.

<sup>106</sup> 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



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 represent 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 shown in Table II.11.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.57 percent between 2010 and 2011, from a total of 43,432 to 42,098 workers. Preliminary estimates shows employment increased to 44,123 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	36,352	37,914	38,592	38,967	40,327	41,218	42,724	42,436	41,159	41,503	42,495
Feb	36,395	37,870	38,613	39,215	40,684	41,581	43,167	42,625	41,544	41,776	42,848
Mar	36,792	38,044	38,997	39,499	41,065	41,979	43,389	42,880	41,725	42,338	43,000
Apr	37,528	38,555	39,389	39,961	41,444	42,264	43,776	42,704	42,024	43,044	43,308
May	38,346	39,209	39,822	40,507	41,815	43,294	44,192	43,381	42,548	43,337	43,887
Jun	38,823	39,955	40,613	41,258	42,549	43,711	44,762	43,628	42,992	43,729	44,123
Jul	39,008	39,840	40,285	41,171	42,027	43,430	44,541	43,531	42,893	43,561	.
Aug	38,492	39,536	39,973	41,162	41,869	43,412	44,167	43,193	43,099	43,487	.
Sep	38,664	39,474	39,680	41,056	42,047	43,885	44,333	43,481	42,966	43,650	.
Oct	38,692	39,837	39,815	41,046	42,013	43,852	44,520	43,074	42,873	43,664	.
Nov	38,491	39,517	39,725	41,078	42,097	43,647	44,091	42,988	42,669	43,566	.
Dec	38,515	39,560	39,607	41,271	42,233	43,695	43,881	42,587	42,696	43,523	.
<b>Annual</b>	<b>38,008</b>	<b>39,109</b>	<b>39,593</b>	<b>40,516</b>	<b>41,681</b>	<b>42,997</b>	<b>43,962</b>	<b>43,042</b>	<b>42,432</b>	<b>43,098</b>	.
% Change	4.31	2.90	1.24	2.33	2.88	3.16	2.24	-2.09	-1.42	1.57	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.11.22, on the following page, annual average weekly wages increased by 3.2 percent between 2010 and 2011, from a total of \$750 to \$774. Preliminary estimates show average weekly wages decreased to \$766 in the second quarter 2012.

<b>Table II.11.22</b>						
<b>Average Weekly Wages</b>						
Laramie County						
BLS QCEW Data, 2001–2012(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	522	506	527	566	530	.
2002	546	534	549	588	554	4.53
2003	560	554	573	597	571	3.07
2004	587	573	596	630	596	4.38
2005	601	594	634	647	619	3.86
2006	634	642	757	681	679	9.69
2007	671	684	691	737	696	2.50
2008	703	706	719	753	720	3.45
2009	714	722	739	777	738	2.50
2010	720	743	747	789	750	1.63
2011	735	760	806	792	774	3.20
2012(p)	791	766	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.11.23. Annual establishments increased by 1.78 percent between 2010 and 2011, from a total of 3,261 to 3,319 establishments. Preliminary estimate show business establishments increased to 3,412 in the second quarter of 2012.

<b>Table II.11.23</b>						
<b>Number of Establishments</b>						
Laramie County						
BLS QCEW Data, 2001–2012(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	2,544	2,604	2,628	2,629	2,601	.
2002	2,668	2,686	2,696	2,699	2,687	3.31
2003	2,725	2,736	2,776	2,803	2,760	2.72
2004	2,809	2,872	2,893	2,913	2,872	4.06
2005	2,925	2,966	3,008	3,039	2,985	3.93
2006	3,049	3,088	3,098	3,083	3,080	3.18
2007	3,076	3,128	3,164	3,168	3,134	1.75
2008	3,178	3,210	3,230	3,238	3,214	2.55
2009	3,212	3,212	3,189	3,222	3,209	-0.16
2010	3,237	3,274	3,255	3,279	3,261	1.62
2011	3,285	3,317	3,322	3,350	3,319	1.78
2012(p)	3,366	3,412	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Laramie County recorded 63,105 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$4,345,022,000, and real per capita income was \$46,882 in 2011. Average earnings per job in the county was \$49,446 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

### Housing

According to the Wyoming Cost of Living Index, average apartment rent in Laramie County decreased from \$654 in second quarter 2011 to \$649 in second quarter 2012, or by 0.8 percent. Detached single-family home rents decreased by 2.6 percent, rents for mobile homes on a lot increased by 1.7 percent, and rents for mobile home lots increased by 7.3 percent.

Laramie County rental prices experienced average annualized increases of 2.6 percent for apartments, 3.1 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.3 percent for mobile home lots since fourth quarter 1986 through second quarter 2012. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.11.24, at right, presents the Laramie County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Laramie County increased from 238 authorized units in 2010 to 275 in 2011. Total residential authorizations increased from 238 units in 2010 to 279 in 2011.

The real value of single-family building permits increased from \$169,300 in 2010 to \$183,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$193,500 in 2006 to a low of \$135,200 in 2008. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.11.25, on the following page.

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
Q2.09	587	293	892	576
Q4.09	594	265	902	633
Q2.10	621	309	936	630
Q4.10	640	276	983	597
Q2.11	654	287	991	656
Q4.11	649	284	1,057	586
Q2.12	649	308	965	667

<b>Table II.11.25</b> <b>Building Permits and Valuation</b> Laramie County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	307	12	84	136	539	.	.	119.8
1981	170	6	28	56	260	.	.	109.6
1982	150	14	36	54	254	.	.	104.4
1983	334	52	244	5	635	.	.	95.4
1984	226	.	4	.	230	.	.	103.2
1985	214	2	68	36	320	.	.	94.3
1986	377	4	16	11	408	.	.	84.8
1987	190	.	24	.	214	.	.	113.2
1988	160	2	.	162	324	.	.	125.9
1989	100	.	20	.	120	.	.	138.9
1990	79	.	.	.	79	.	.	151.3
1991	91	.	.	.	91	.	.	150.7
1992	229	2	4	8	243	.	.	145.9
1993	263	4	16	.	283	.	19	153.2
1994	353	.	4	12	369	.	.	146.1
1995	258	22	4	14	298	51	21	142.3
1996	302	2	68	292	664	.	.	147.0
1997	254	6	17	198	475	269	.	144.2
1998	320	24	4	121	469	143	4	144.3
1999	289	.	4	30	323	41	.	159.3
2000	245	.	.	.	245	.	.	176.5
2001	257	2	4	56	319	.	.	180.8
2002	446	12	.	20	478	60	.	166.4
2003	622	16	120	21	779	.	4	164.6
2004	744	4	40	88	876	.	11	166.7
2005	696	.	44	132	872	65	.	175.1
2006	492	2	4	11	509	130	.	193.5
2007	316	.	.	.	316	.	22	179.6
2008	160	.	36	6	202	.	11	135.2
2009	169	2	.	216	387	.	.	173.1
2010	238	.	.	.	238	.	.	169.3
2011	275	.	4	.	279	59	.	183.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Laramie County was \$197,700. This represented a decrease of 5.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.11.26, below.

<b>Table II.11.26</b> <b>Average Sales Prices</b> Laramie County vs. Wyoming DOR Data, 1999–2011				
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
2009	193,759	-4.2	241,622	-5.6
2010	208,842	7.78	250,958	3.9
2011	197,700	-5.3	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the December 2012.<sup>107</sup> During December 2012, a total of 226 surveys were completed by property managers in Laramie County. Of the 6,551 rental units surveyed, 132 were vacant, indicating a vacancy rate of 2.01 percent, as shown in Table II.11.27, below. This compares to a 3.47 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent.

<b>Year</b>	<b>Sample</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
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%
2009b	161	4,120	173	4.20%
2010a	168	4,738	165	3.48%
2010b	158	5,025	223	4.44%
2011a	188	6,081	113	1.86%
2011b	203	5,739	199	3.47%
2012a	219	6,135	140	2.28%
2012b	226	6,551	132	2.01%

Diagram II.11.3, on the following page, shows the historical vacancy rate for Laramie County and Wyoming. As can be seen, the vacancy rate in Laramie County was generally lower than the statewide rate over the entire 12 year period.

<sup>107</sup>Those signified as a in the “year” column of Table II.11.10 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.



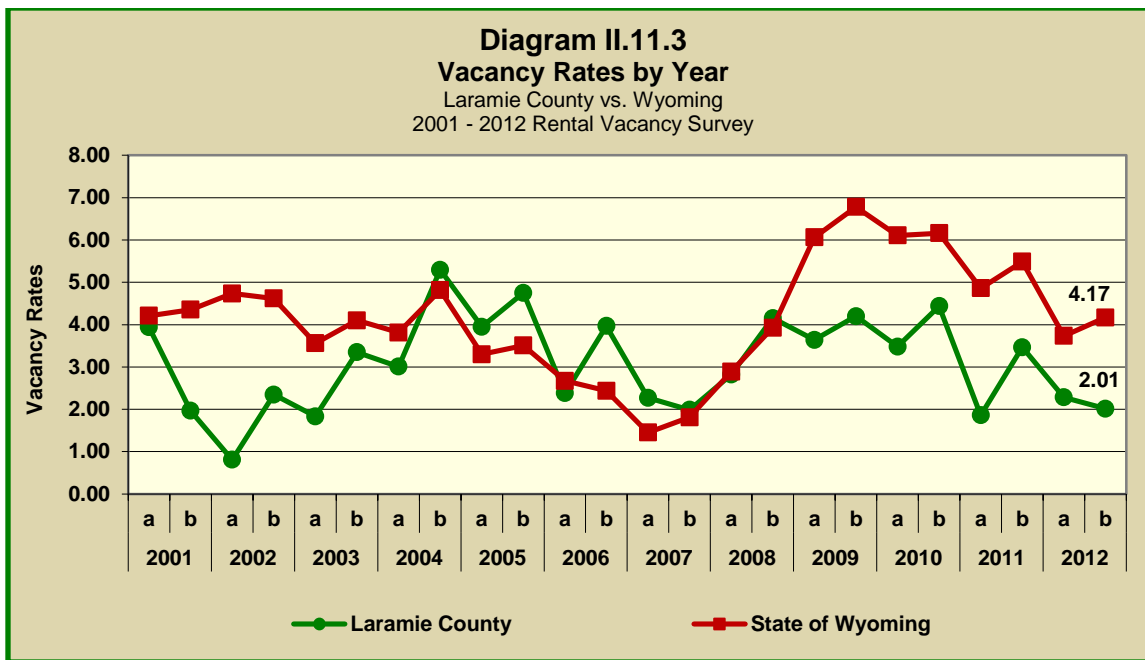
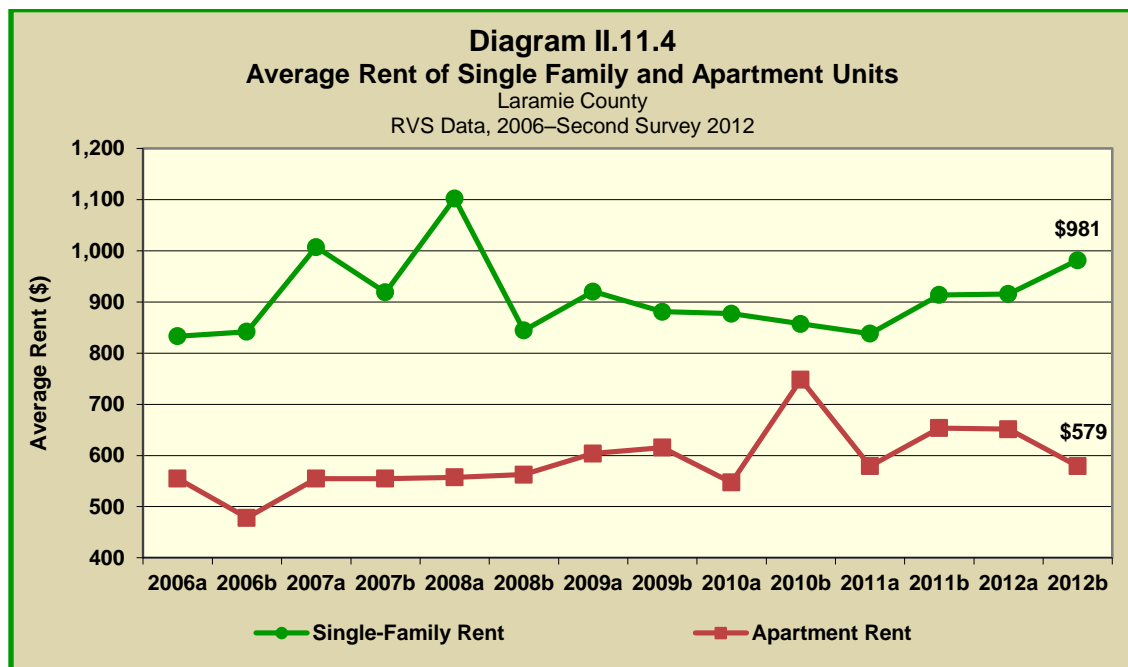


Diagram II.11.4, below, shows the average rent of single-family and apartment units in Laramie County. In the second half of 2012, average rents for single-family units increased to \$981 and the average rent for an apartment fell to \$579.



The calendar year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 91 respondents in Laramie County. Of the incoming population who were unsatisfied with their current housing, 33.3 percent said they were seeking to own a home and 66.7 percent of respondents wished to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 100.0 percent anticipated spending between \$100,000 and \$250,000.

Of those currently renting or seeking to rent, 12.5 percent of respondents anticipated spending less than \$474, 25.0 percent anticipated spending between \$475 and \$849 and the remaining 62.5

percent anticipated spending above \$850. Additional survey data are presented in **Volume II. Technical Appendix.**

**Housing Problems**

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 348 or 1.0 percent of households in Laramie County were overcrowded and another 55 or 0.2 percent of units were severely overcrowded, as shown in Table II.11.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.11.28</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Laramie County				
2007-2011 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Laramie County</b>				
<b>Owner</b>				
Households	24,913	175	42	25,130
Percentage	99.1%	0.7%	0.2%	100.0%
<b>Renter</b>				
Households	11,250	173	13	11,436
Percentage	98.4%	1.5%	0.1%	100.0%
<b>Total</b>				
Households	36,163	348	55	36,566
Percentage	98.9%	1.0%	0.2%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
<b>Renter</b>				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
<b>Total</b>				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2011 five-year ACS, a total of 723 units or 1.8 percent of all housing units in Laramie County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.11.29, at right.

<b>Table II.11.29</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Laramie County 2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Laramie County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	39,444	251,420
Lacking Complete Kitchen Facilities	723	7,570
<b>Total Housing Units</b>	<b>40,167</b>	<b>258,990</b>
Percent Lacking	1.8%	2.9%

At the time of the 2011 ACS, a total of 470 units or 1.2 percent of all housing units in Laramie County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.11.30, at right.

<b>Table II.11.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Laramie County 2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Laramie County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	39,697	252,719
Lacking Complete Plumbing Facilities	470	6,271
<b>Total Households</b>	<b>40,167</b>	<b>258,990</b>
Percent Lacking	1.2%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Laramie County, 14.8 percent of households had a cost burden and 10.1 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 18.4 percent of homeowners with a mortgage in Laramie County experienced a cost burden and 9.9 percent experienced a severe cost burden, while 16.4 percent of renters had a cost burden and 15.2 percent had a severe cost burden, as shown in Table II.11.31, on the following page.

<b>Table II.11.31</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Laramie County					
2007-2011 Five-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Laramie County</b>					
<b>Owner With a Mortgage</b>					
Households	12,370	3,181	1,709	0	17,260
Percent	71.7%	18.4%	9.9%	0.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	7,109	354	250	157	7,870
Percent	90.3%	4.5%	3.2%	2.0%	100.0%
<b>Renter</b>					
Households	6,512	1,871	1,739	1,314	11,436
Percent	56.9%	16.4%	15.2%	11.5%	100.0%
<b>Total</b>					
Households	25,991	5,406	3,698	1,471	36,566
Percent	71.1%	14.8%	10.1%	4.0%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
<b>Renter</b>					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
<b>Total</b>					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

## 2013 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2013 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 12,083 households in Laramie County, from 37,576 in 2010 to 49,659 in 2040. Homeowners are expected to increase from 25,533 households in 2010 to 33,471 by 2040. Renters are anticipated to increase from 12,043 households in 2010 to 16,188 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 443 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 629 households and by 1,068 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 861 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 731 households over the period. Table II.11.32, on the following page, provides details of the household forecast by tenure and income.

<b>Table II.11.32</b>						
<b>Household Forecast by Tenure and Income</b>						
Laramie County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	1,423	2,022	3,434	1,998	16,656	25,533
2015	1,476	2,096	3,561	2,072	17,270	26,474
2020	1,536	2,181	3,705	2,156	17,971	27,548
2025	1,616	2,295	3,898	2,268	18,907	28,984
2030	1,698	2,411	4,096	2,383	19,866	30,454
2035	1,781	2,530	4,297	2,500	20,842	31,949
2040	1,866	2,650	4,502	2,619	21,834	33,471
<b>Renters by Percent of Median Household Income</b>						
2010	2,502	2,124	3,061	1,171	3,185	12,043
2015	2,695	2,287	3,297	1,261	3,430	12,970
2020	2,785	2,364	3,407	1,303	3,544	13,402
2025	2,927	2,484	3,581	1,370	3,725	14,087
2030	3,071	2,607	3,757	1,437	3,909	14,781
2035	3,217	2,730	3,935	1,505	4,094	15,480
2040	3,364	2,855	4,115	1,574	4,281	16,188
<b>Total Households by Percent of Median Household Income</b>						
2010	3,926	4,146	6,495	3,169	19,841	37,576
2015	4,171	4,384	6,858	3,333	20,700	39,444
2020	4,320	4,545	7,112	3,459	21,514	40,950
2025	4,543	4,779	7,479	3,638	22,633	43,072
2030	4,769	5,018	7,853	3,820	23,775	45,235
2035	4,998	5,260	8,232	4,005	24,935	47,430
2040	5,229	5,505	8,617	4,193	26,115	49,659

