

LARAMIE COUNTY

Demographics

The Census Bureau's Current Census Estimates indicate that Laramie County's population increased from 91,738 in 2010 to 94,483 in 2012, or by 3.0 percent. This compares to a statewide population growth of 2.3 percent over the period.⁹⁹ The number of people from 25 to 44 years of age increased by 4.0 percent, and the number of people from 55 to 64 years of age increased by 7.3 percent. The white population increased by 2.0 percent, while the black population increased by 28.5 percent. The Hispanic population increased from 11,978 to 13,272 people between 2010 and 2012 or by 10.8 percent. These data are presented in Table II.11.1, below.

| Subject | Laramie County | | | Wyoming | | |
|-------------------------------------|----------------|---------------|-------------|----------------|----------------|-------------|
| | 2010 Census | Jul-12 | % Change | 2010 Census | Jul-12 | % Change |
| Population | 91,738 | 94,483 | 3.0% | 563,626 | 576,412 | 2.3% |
| Age | | | | | | |
| Under 14 years | 18,847 | 18,712 | -0.7% | 113,371 | 113,773 | 0.4% |
| 15 to 24 years | 12,470 | 12,864 | 3.2% | 78,460 | 79,861 | 1.8% |
| 25 to 44 years | 23,746 | 24,698 | 4.0% | 144,615 | 149,367 | 3.3% |
| 45 to 54 years | 13,554 | 13,247 | -2.3% | 83,577 | 78,964 | -5.5% |
| 55 to 64 years | 11,616 | 12,468 | 7.3% | 73,513 | 78,939 | 7.4% |
| 65 and Over | 11,505 | 12,494 | 8.6% | 70,090 | 75,508 | 7.7% |
| Race | | | | | | |
| White | 84,803 | 86,466 | 2.0% | 529,110 | 536,450 | 1.4% |
| Black | 2,401 | 3,086 | 28.5% | 5,135 | 8,555 | 66.6% |
| American Indian and Alaskan Native | 1,082 | 1,230 | 13.7% | 14,457 | 15,003 | 3.8% |
| Asian | 1,061 | 1,175 | 10.7% | 4,649 | 5,183 | 11.5% |
| Native Hawaiian or Pacific Islander | 165 | 175 | 6.1% | 521 | 575 | 10.4% |
| Two or more races | 2,226 | 2,351 | 5.6% | 9,754 | 10,646 | 9.1% |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 11,978 | 13,272 | 10.8% | 50,231 | 54,770 | 9.0% |

Table II.11.2, on the following page, presents the population of Laramie County by age and gender from the 2000 and 2010 census counts. 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. In 2012 the number of females increased to 46,925 persons, which accounted for 49.7 percent of the population, while the remaining 50.3 percent, or 47,558 persons were male.

⁹⁹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

| Table II.11.2 | | | | | | | |
|---|---------------|---------------|---------------|-------------------------------|---------------|---------------|----------------|
| Population by Age and Gender | | | | | | | |
| Laramie County | | | | | | | |
| 2010 Census and 2012 Current Census Estimates | | | | | | | |
| Age | 2010 Census | | | 2012 Current Census Estimates | | | % Change 10-12 |
| | Male | Female | Total | Male | Female | Total | |
| Under 14 years | 9,646 | 9,201 | 18,847 | 9,515 | 9,197 | 18,712 | -0.7% |
| 15 to 24 years | 6,439 | 6,031 | 12,470 | 6,914 | 5,950 | 12,864 | 3.2% |
| 25 to 44 years | 12,177 | 11,569 | 23,746 | 12,720 | 11,978 | 24,698 | 4.0% |
| 45 to 54 years | 6,669 | 6,885 | 13,554 | 6,668 | 6,579 | 13,247 | -2.3% |
| 55 to 64 years | 5,773 | 5,843 | 11,616 | 6,113 | 6,355 | 12,468 | 7.3% |
| 65 and Over | 5,171 | 6,334 | 11,505 | 5,628 | 6,866 | 12,494 | 8.6% |
| Total | 45,875 | 45,863 | 91,738 | 47,558 | 46,925 | 94,483 | 3.0% |
| % of Total | 50.0% | 50.0% | . | 50.3% | 49.7% | . | . |

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

| Table II.11.3 | | | |
|--|--------------|--------------|----------------|
| Group Quarters Population | | | |
| Laramie County | | | |
| 2000 SF1 and 2010 Census Data | | | |
| Group Quarters | 2000 Census | 2010 Census | % Change 00-10 |
| Institutionalized | | | |
| Correctional Institutions ¹⁰⁰ | 1,809 | 269 | -85.1% |
| Juvenile Facilities | . | 44 | . |
| Nursing Homes | 478 | 330 | -31.0% |
| Other Institutions | 26 | 16 | -38.5% |
| Total | 2,313 | 659 | -71.5% |
| Noninstitutionalized | | | |
| College Dormitories | 74 | 223 | 201.4% |
| Military Quarters | 545 | 503 | -7.7% |
| Other Noninstitutions | 368 | 259 | -29.6% |
| Total | 987 | 985 | -.2% |
| Group Quarters Population | 3,300 | 1,644 | -50.2% |

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

To study these important concepts the Census Bureau conducts the American Community Survey. The Census Bureau quantifies the results as one-, three- and five year rolling averages. The one-year

¹⁰⁰ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

sample only includes responses from the year the survey was implemented and is only applicable to communities of at least 60,000 people. The 3-year American Community Survey creates a rolling average over a three year period for communities of 20,000 or more. The five year American Community Survey creates a rolling average for a five year period and the results are available for much smaller areas. The data presented below are from the five year rolling average.

Table II.11.4, below, 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.

| Table II.11.4 | | | | |
|--|----------------|---------------|------------------|---------------|
| Household Type by Tenure | | | | |
| 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 | 31.5% | 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 | 68.5% | 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% |
| Total | 36,566 | 100.0% | 219,628 | 100.0% |

Table II.11.5, on the following page, 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.

| Table II.11.5 | | | | |
|---|--------------------------|------------------------------|----------------|-------------------|
| Household Type by Household Size | | | | |
| Laramie County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Household Size | Family Households | Non-Family Households | Total | % of Total |
| Laramie County | | | | |
| 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% |
| Total | 24,145 | 12,421 | 36,566 | 100.0% |
| State of Wyoming | | | | |
| 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% |
| Total | 145,279 | 74,349 | 219,628 | 100.0% |

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.11.6, below.

| Table II.11.6 | | | | |
|---------------------------------|----------------|---------------|----------------|-------------------|
| Tenure by Household Size | | | | |
| Laramie County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Household Size | Own | Rent | Total | % of Total |
| Laramie County | | | | |
| 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% |
| Total | 25,130 | 11,436 | 36,566 | 100.0% |
| State of Wyoming | | | | |
| 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% |
| Total | 154,888 | 64,740 | 219,628 | 100.0% |

As shown in Table II.11.7, on the following page, 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.

| Table II.11.7 Housing Units by Tenure Laramie County 2007-2011 Five-Year ACS Data | | | | |
|--|----------------|---------------|------------------|---------------|
| Tenure | Laramie County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| 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% |
| Total Housing Units | 40,167 | 100.0% | 258,990 | 100.0% |

Table II.11.8, 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.

| Table II.11.8 Disposition of Vacant Housing Units 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% |
| Total | 3,601 | 100.0% | 39,362 | 100.0% |

Table II.11.9, 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.

| Table II.11.9 Median and Per Capita Income 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.11.10, on the following page, 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.

| Table II.11.10 | | | | |
|------------------------------|----------------|---------------|------------------|---------------|
| Households by Income | | | | |
| 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% |
| Total | 36,566 | 100.0% | 219,628 | 100.0% |

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.11.11, 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.

| Table II.11.11 | | | | |
|------------------------------|---------------|---------------|---------------|---------------|
| Poverty by Age | | | | |
| Laramie County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Age | Male | Female | Total | % of Total |
| Laramie County | | | | |
| 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% |
| Total | 3,444 | 4,863 | 8,307 | 100.0% |
| Poverty Rate | 7.8% | 10.9% | 9.4% | . |
| State of Wyoming | | | | |
| 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% |
| Total | 24,335 | 30,565 | 54,900 | 100.0% |
| Poverty Rate | 9.0% | 11.0% | 10.1% | . |

Table II.11.12, 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.

| Table II.11.12 Households by Unit Type Laramie County 2007-2011 Five-Year ACS Data | | | | |
|---|----------------|---------------|----------------|---------------|
| Unit Type | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Laramie County | | | | |
| 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% |
| Total | 25,130 | 11,436 | 36,566 | 100.0% |
| State of Wyoming | | | | |
| 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% |
| Total | 154,888 | 64,740 | 219,628 | 100.0% |

Table II.11.13, 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.

| Table II.11.13 Households by Year Built 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% |
| Total | 36,566 | 100.0% | 219,628 | 100.0% |

Table II.11.14, below, 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.

| Table II.11.14 | | | | |
|---|----------------|---------------|------------------|---------------|
| Housing Units by Number of Rooms | | | | |
| 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% |
| Total | 40,167 | 100.0% | 258,990 | 100.0% |
| Median Rooms | 6 | . | 6 | . |

Table II.11.15, 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.

| Table II.11.15 | | | | |
|---|----------------|---------------|----------------|---------------|
| Households by Number of Bedrooms | | | | |
| Laramie County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Laramie County | | | | |
| 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% |
| Total | 25,130 | 11,436 | 36,566 | 100.0% |
| State of Wyoming | | | | |
| 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% |
| Total | 154,888 | 64,740 | 219,628 | 100.0% |

The age of a structure influences its value. As shown in Table II.11.16, at right, structures built in 1939 or earlier had a median value of \$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.

| Table II.11.16 Median Value by Year Structure Built 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 |
| Total | 174,100 | 181,900 |

Household mortgage status is reported in Table II.11.17, 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.

| Table II.11.17 Mortgage Status 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% |
| Total | 25,130 | 100.0% | 154,888 | 100.00% |

The median rent in Laramie County was \$587 as compared to \$591 statewide, as shown in Table II.11.18, below.

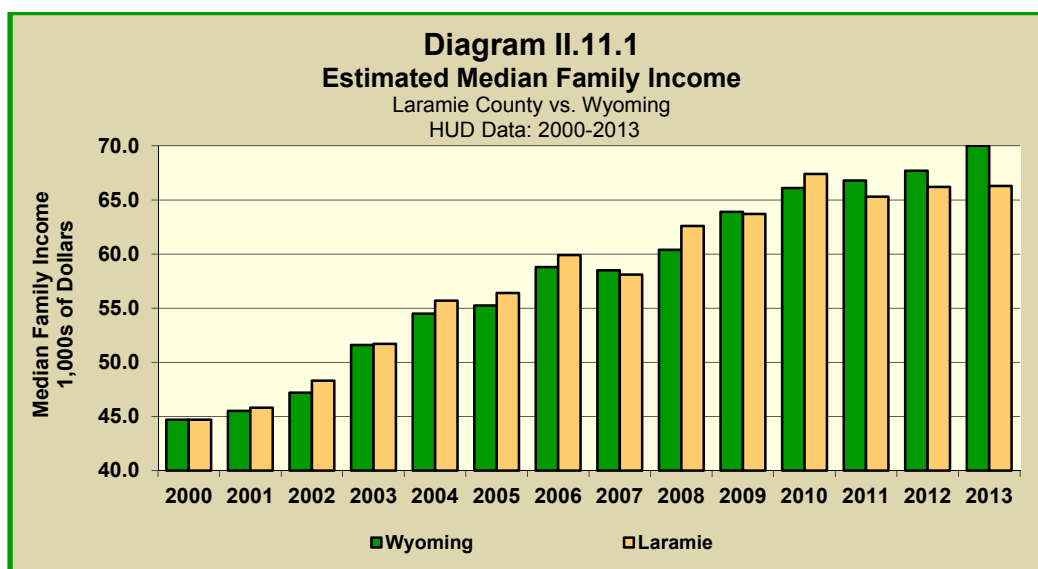
| Table II.11.18 Median Rent Laramie County 2007-2011 Five-Year ACS Data | |
|---|-------|
| Place | Rent |
| Laramie County | \$587 |
| State of Wyoming | \$591 |

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 473 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Laramie County are presented in Table II.11.19, below, and indicate a net increase of 9,089 persons over the time period.

| Table II.11.19 | | | |
|--|--------------------|---------------------|-------------------|
| Driver’s Licenses Exchanged and Surrendered | | | |
| Laramie County | | | |
| WYDOT Data, 2000–Second Quarter 2013 | | | |
| Year | In-Migrants | Out-Migrants | Net Change |
| 2000 | 3,052 | 2,439 | 613 |
| 2001 | 3,007 | 2,294 | 713 |
| 2002 | 2,822 | 1,978 | 844 |
| 2003 | 2,577 | 1,793 | 784 |
| 2004 | 2,565 | 2,254 | 311 |
| 2005 | 2,545 | 2,116 | 429 |
| 2006 | 2,519 | 2,009 | 510 |
| 2007 | 2,678 | 2,072 | 606 |
| 2008 | 2,735 | 2,085 | 650 |
| 2009 | 2,714 | 1,672 | 1,042 |
| 2010 | 2,805 | 1,478 | 1,327 |
| 2011 | 2,516 | 1,987 | 529 |
| 2012 | 2,534 | 2,276 | 258 |
| 2013 – First Half | 1,330 | 857 | 473 |
| Total | 36,399 | 27,310 | 9,089 |

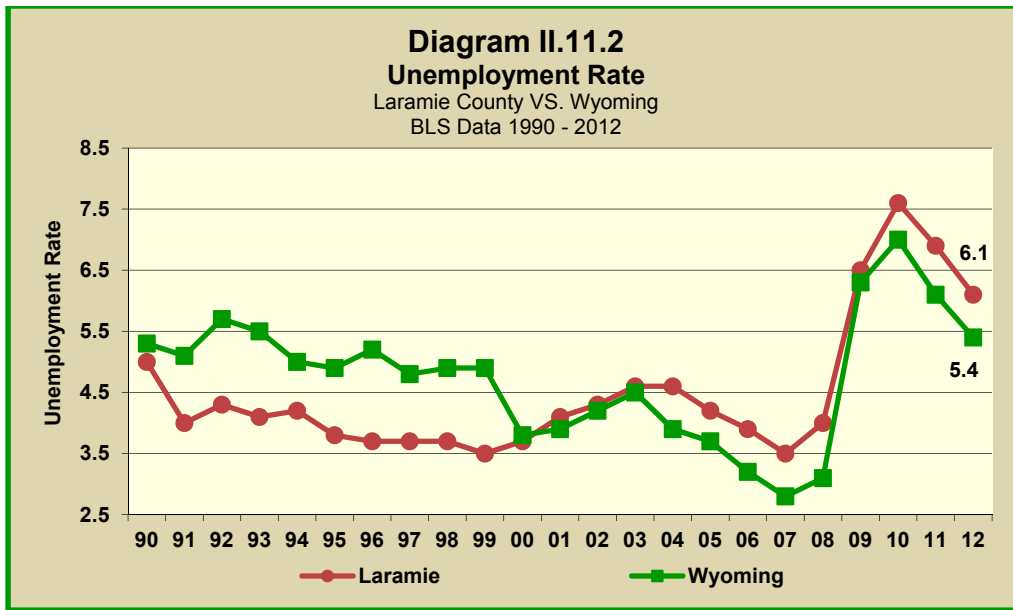
Economics

The HUD estimated MFI for Laramie County was \$66,300 in 2013.¹⁰¹ 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 485 persons, from 44,846 in 2011 to 45,331 in 2012. Employment increased by 797 persons; unemployment decreased by 312 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.9 percent in 2011 to 6.1 in 2012, as shown on the following page in Diagram II.11.2.

¹⁰¹ 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.11.20, below, with 2012 information considered preliminary (p), annual total monthly employment increased by 1.50 percent between 2011 and 2012, from a total of 43,098 to 42,746 workers.

| 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 | 43,327 |
| May | 38,346 | 39,209 | 39,822 | 40,507 | 41,815 | 43,294 | 44,192 | 43,381 | 42,548 | 43,337 | 43,907 |
| Jun | 38,823 | 39,955 | 40,613 | 41,258 | 42,549 | 43,711 | 44,762 | 43,628 | 42,992 | 43,729 | 44,195 |
| Jul | 39,008 | 39,840 | 40,285 | 41,171 | 42,027 | 43,430 | 44,541 | 43,531 | 42,893 | 43,561 | 43,961 |
| Aug | 38,492 | 39,536 | 39,973 | 41,162 | 41,869 | 43,412 | 44,167 | 43,193 | 43,099 | 43,487 | 43,856 |
| Sep | 38,664 | 39,474 | 39,680 | 41,056 | 42,047 | 43,885 | 44,333 | 43,481 | 42,966 | 43,650 | 44,355 |
| Oct | 38,692 | 39,837 | 39,815 | 41,046 | 42,013 | 43,852 | 44,520 | 43,074 | 42,873 | 43,664 | 44,376 |
| Nov | 38,491 | 39,517 | 39,725 | 41,078 | 42,097 | 43,647 | 44,091 | 42,988 | 42,669 | 43,566 | 44,381 |
| Dec | 38,515 | 39,560 | 39,607 | 41,271 | 42,233 | 43,695 | 43,881 | 42,587 | 42,696 | 43,523 | 44,253 |
| Annual | 38,008 | 39,109 | 39,593 | 40,516 | 41,681 | 42,997 | 43,962 | 43,042 | 42,432 | 43,098 | 43,746 |
| % Change | 4.31 | 2.90 | 1.24 | 2.33 | 2.88 | 3.16 | 2.24 | -2.09 | -1.42 | 1.57 | 1.50 |

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.11.21, on the following page, annual average weekly wages increased by 4.13 percent between 2011 and 2012, from a total of \$774 to \$806.

| Table II.11.21 | | | | | | |
|-----------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Average Weekly Wages | | | | | | |
| Laramie County | | | | | | |
| BLS QCEW Data, 2001–2012(p) | | | | | | |
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 522 | 506 | 527 | 566 | 530 | . |
| 2002 | 546 | 534 | 549 | 588 | 554 | 4.53 |
| 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 | 768 | 796 | 867 | 806 | 4.13 |

Total business establishments reported by the QCEW are displayed below in Table II.11.22. Annual establishments increased by 3.40 percent between 2011 and 2012, from a total of 3,319 to 3,432 establishments.

| Table II.11.22 | | | | | | |
|---------------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Number of Establishments | | | | | | |
| Laramie County | | | | | | |
| BLS QCEW Data, 2001–2012(p) | | | | | | |
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 2,544 | 2,604 | 2,628 | 2,629 | 2,601 | . |
| 2002 | 2,668 | 2,686 | 2,696 | 2,699 | 2,687 | 3.31 |
| 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 | 3,417 | 3,459 | 3,486 | 3,432 | 3.40 |

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 \$4,421,720,000, and real per capita income was \$47,710 in 2011. Average earnings per job in the county was \$50,319 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 increased from \$649 in fourth quarter 2011 to \$673 in fourth quarter 2012, or by 3.7 percent. Detached single-family home rents increased by 1.4 percent, rents for mobile homes on a lot increased by 28.5 percent, and rents for mobile home lots increased by 11.3 percent.

Laramie County rental prices experienced average annualized increases of 2.6 percent for apartments, 3.4 percent for houses, 3.7 percent for mobile homes plus a lot, and 3.3 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2012. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.0 percent for mobile home lots over the same period. Table II.11.23, 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 275 authorized units in 2011 to 347 in 2012. Total residential authorizations increased from 279 units in 2011 to 371 in 2012.

The real value of single-family building permits decreased from \$186,945 in 2011 to \$151,933 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$196,900 in 2006 to a low of \$137,600 in 2008. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.11.24, 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 |
| Q4.12 | 673 | 316 | 1,072 | 753 |

| Table II.11.24 Building Permits and Valuation Laramie County Census Bureau Data, 1980–2012 | | | | | | | | |
|---|---|--------------|--------------------------|--------------------|-------------|---------------------|---------------|--|
| 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 | . | . | 121.9 |
| 1981 | 170 | 6 | 28 | 56 | 260 | . | . | 111.5 |
| 1982 | 150 | 14 | 36 | 54 | 254 | . | . | 106.2 |
| 1983 | 334 | 52 | 244 | 5 | 635 | . | . | 97.1 |
| 1984 | 226 | . | 4 | . | 230 | . | . | 105.0 |
| 1985 | 214 | 2 | 68 | 36 | 320 | . | . | 96.0 |
| 1986 | 377 | 4 | 16 | 11 | 408 | . | . | 86.3 |
| 1987 | 190 | . | 24 | . | 214 | . | . | 115.2 |
| 1988 | 160 | 2 | . | 162 | 324 | . | . | 128.1 |
| 1989 | 100 | . | 20 | . | 120 | . | . | 141.3 |
| 1990 | 79 | . | . | . | 79 | . | . | 153.9 |
| 1991 | 91 | . | . | . | 91 | . | . | 153.3 |
| 1992 | 229 | 2 | 4 | 8 | 243 | . | . | 148.5 |
| 1993 | 263 | 4 | 16 | . | 283 | . | 19 | 155.9 |
| 1994 | 353 | . | 4 | 12 | 369 | . | . | 148.6 |
| 1995 | 258 | 22 | 4 | 14 | 298 | 51 | 21 | 144.8 |
| 1996 | 302 | 2 | 68 | 292 | 664 | . | . | 149.6 |
| 1997 | 254 | 6 | 17 | 198 | 475 | 269 | . | 146.7 |
| 1998 | 320 | 24 | 4 | 121 | 469 | 143 | 4 | 146.8 |
| 1999 | 289 | . | 4 | 30 | 323 | 41 | . | 162.2 |
| 2000 | 245 | . | . | . | 245 | . | . | 179.6 |
| 2001 | 257 | 2 | 4 | 56 | 319 | . | . | 184.0 |
| 2002 | 446 | 12 | . | 20 | 478 | 60 | . | 169.3 |
| 2003 | 622 | 16 | 120 | 21 | 779 | . | 4 | 167.5 |
| 2004 | 744 | 4 | 40 | 88 | 876 | . | 11 | 169.6 |
| 2005 | 696 | . | 44 | 132 | 872 | 65 | . | 178.2 |
| 2006 | 492 | 2 | 4 | 11 | 509 | 130 | . | 196.9 |
| 2007 | 316 | . | . | . | 316 | . | 22 | 182.8 |
| 2008 | 160 | . | 36 | 6 | 202 | . | 11 | 137.6 |
| 2009 | 169 | 2 | . | 216 | 387 | . | . | 176.5 |
| 2010 | 238 | . | . | . | 238 | . | . | 172.3 |
| 2011 | 275 | . | 4 | . | 279 | 59 | . | 186.9 |
| 2012 | 347 | . | 24 | . | 371 | . | . | 151.9 |

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Laramie County was \$206,659. This represented a increase of 4.5 percent from the previous year. In contrast, Wyoming’s weighted average was \$206,659, an increase of 4.5 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.11.25, below.

| Table II.11.25 Average Sales Prices Laramie County vs. Wyoming DOR Data, 2000–2012 | | | | |
|---|-----------------------------------|--------------------------------|-----------------------|-------------------------|
| Year | Laramie County Average Price (\$) | Laramie County Annual % Change | Wyoming Average Price | Wyoming Annual % Change |
| 2000 | 119,107 | 7.86 | 131,207 | . |
| 2001 | 123,583 | 3.76 | 128,771 | -1.86 |
| 2002 | 131,599 | 6.49 | 138,295 | 7.40 |
| 2003 | 145,087 | 10.25 | 148,276 | 7.22 |
| 2004 | 155,467 | 7.15 | 159,558 | 7.61 |
| 2005 | 165,743 | 6.61 | 178,183 | 11.67 |
| 2006 | 179,338 | 8.20 | 219,438 | 23.15 |
| 2007 | 191,863 | 6.98 | 265,044 | 20.78 |
| 2008 | 202,304 | 5.4 | 256,045 | -3.40 |
| 2009 | 193,759 | -4.2 | 241,622 | -5.63 |
| 2010 | 208,842 | 7.78 | 250,958 | 3.86 |
| 2011 | 197,700 | -5.3 | 241,301 | -3.85 |
| 2012 | 206,659 | 4.5 | 266,406 | 10.40 |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2013.¹⁰² During June 2013, a total of 216 surveys were completed by property managers in Laramie County. Of the 6,980 rental units surveyed, 157 were vacant, indicating a vacancy rate of 2.25 percent, as shown in Table II.11.26, below. This compares to a 2.28 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 5.37 percent.

| 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% |
| 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% |
| 2013a | 216 | 6,980 | 157 | 2.25% |

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 13 year period.

¹⁰²Those 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.

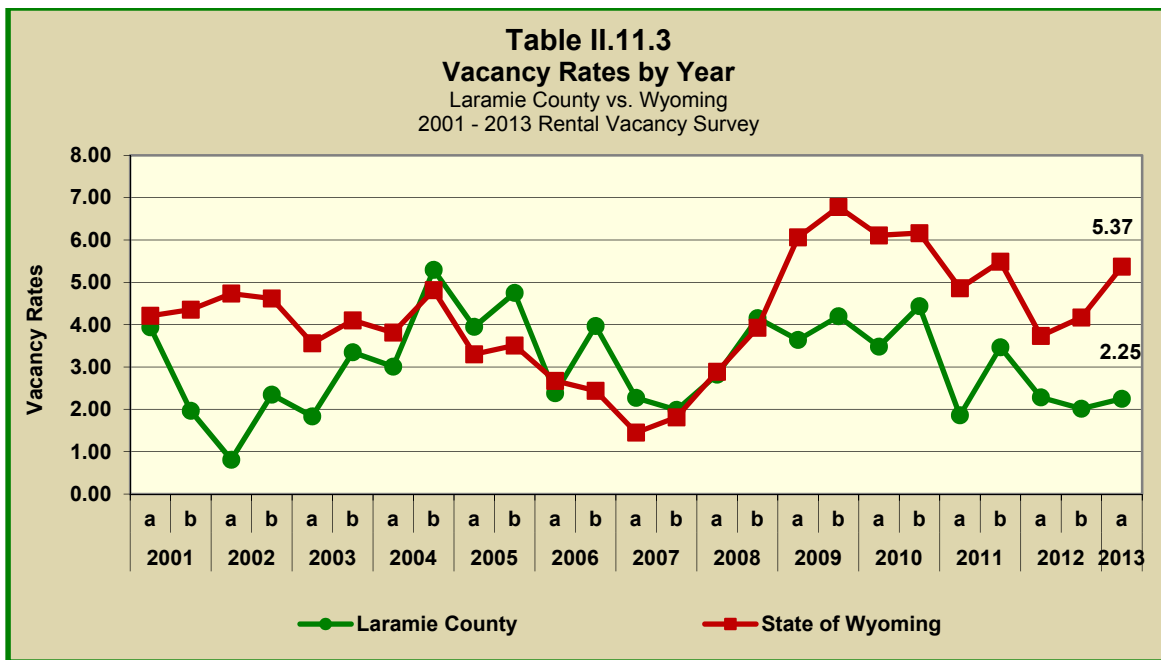


Diagram II.11.4, below, shows the average rent of single-family and apartment units in Laramie County. In the first half of 2013, average rents for single-family units increased to \$1,023 and the average rent for an apartment rose to \$756.

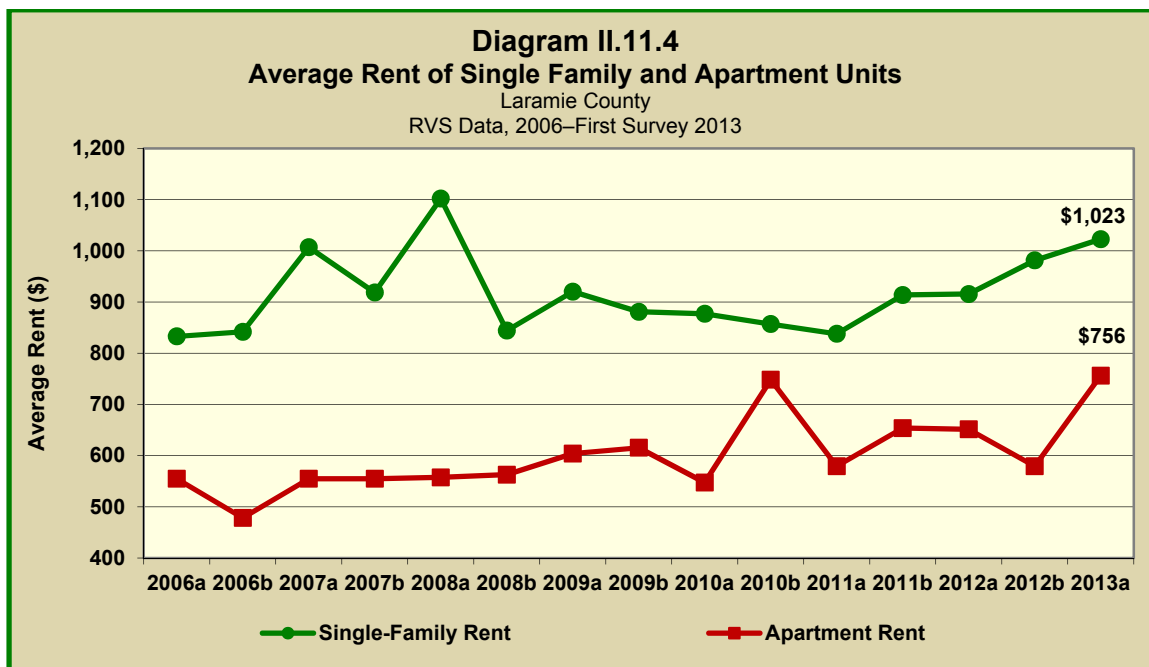


Table II.11.27, on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 575 single family units in Laramie County, with 22 of them available. This translates into a single family vacancy rate of 3.8%, which compares to a rate of 4.04% for the State of Wyoming. There were 2,874 apartment units reported in the survey, with 62 of them available, which resulted in a vacancy rate of 2.2%. This compares to a statewide vacancy rate of 5.91% for apartment units across the state.

| Table II.11.27 | | | |
|--------------------------------------|--------------|--------------|--------------|
| Rental Vacancy Survey by Type | | | |
| Laramie County | | | |
| RVS Data, First Survey 2013 | | | |
| Place | Total Units | Vacant Units | Vacancy Rate |
| Single Family | 575 | 22 | 3.8% |
| Duplex units | 163 | 10 | 6.1% |
| Apartments | 2,874 | 62 | 2.2% |
| Mobile Homes | 423 | 29 | 6.9% |
| “Other” Units | 286 | 12 | 4.2% |
| Don't Know | 2,659 | 22 | 0.8% |
| Total | 6,980 | 157 | 2.2% |

Table II.11.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 184 units. The most common apartment units were two bedroom units, with 885 units. Additional details for additional unit types are reported found below.

| Table II.11.28 | | | | | | | |
|-------------------------------------|---------------------|--------------|-----------------|--------------|---------------|--------------|--------------|
| Rental Units by Bedroom Size | | | | | | | |
| Laramie County | | | | | | | |
| RVS Data, First Survey 2013 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don't Know | Total |
| Efficiency | 0 | 1 | 12 | 0 | 0 | . | 13 |
| One | 13 | 25 | 611 | 7 | 0 | . | 656 |
| Two | 84 | 98 | 885 | 60 | 31 | . | 1,158 |
| Three | 184 | 21 | 231 | 283 | 24 | . | 743 |
| Four | 52 | 1 | 6 | 25 | 3 | . | 87 |
| Five | 23 | 0 | 0 | 0 | 0 | . | 23 |
| Don't Know | 219 | 17 | 1,129 | 48 | 228 | 2,659 | 4,300 |
| Total | 575 | 163 | 2,874 | 423 | 286 | 2,659 | 6,980 |

Average market-rate rents by unit type are shown in Table II.11.29, below. Generally, those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

| Table II.11.29 | | | | | | |
|--|---------------------|--------------|-----------------|--------------|---------------|--------------|
| Average Market Rate Rents by Bedroom Size | | | | | | |
| Laramie County | | | | | | |
| RVS Data, First Survey 2013 | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Total |
| Efficiency | . | \$450 | \$380 | . | . | \$392 |
| One | \$540 | \$523 | \$551 | \$468 | \$580 | \$540 |
| Two | \$792 | \$750 | \$681 | \$603 | \$940 | \$733 |
| Three | \$1,032 | \$1,026 | \$848 | \$744 | \$1,057 | \$957 |
| Four | \$1,229 | \$750 | \$961 | \$838 | \$1,300 | \$1,211 |
| Five | \$1,554 | . | . | . | . | \$1,554 |
| Total | \$1,023 | \$766 | \$756 | \$738 | \$987 | \$853 |

Table II.11.30, on the following page, shows vacancy rates for single family units by average rental rates for Laramie County. Single family units with the lowest vacancy rate had an average rent of 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

| Table II.11.30 | | | |
|--|----------------------------|--------------------------------------|---------------------|
| Single Family Market Rate Rents by Vacancy Status | | | |
| Laramie County | | | |
| RVS Data, First Survey 2013 | | | |
| Average Rents | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500 | . | . | . |
| \$500 to \$1,000 | 308 | 7 | 2.3% |
| \$1,000 to \$1,500 | 225 | 13 | 5.8% |
| Above \$1,500 | 10 | 1 | 10.0% |
| Missing | 32 | 1 | 3.1% |
| Total | 575 | 22 | 3.8% |

The average rent and availability of apartment units is displayed in Table II.11.31, below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 0.0 percent.

| Table II.11.31 | | | |
|--|------------------------|----------------------------------|---------------------|
| Apartment Market Rate Rents by Vacancy Status | | | |
| Laramie County | | | |
| RVS Data, First Survey 2013 | | | |
| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500 | 234 | 0 | 0% |
| \$500 to \$1,000 | 2,329 | 36 | 1.5% |
| \$1,000 to \$1,500 | 18 | 12 | 66.7% |
| Above \$1,500 | . | . | . |
| Missing | 293 | 14 | 4.78% |
| Total | 2,874 | 62 | 2.2% |

Table II.11.32, below shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 7.2 percent.

| Table II.11.32 | | | |
|--|--------------------------|------------------------------------|---------------------|
| Mobile Home Market Rate Rents by Vacancy Status | | | |
| Laramie County | | | |
| RVS Data, First Survey 2013 | | | |
| Average Rents | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Less Than \$500 | . | . | . |
| \$500 to \$1,000 | 404 | 29 | 7.2% |
| \$1,000 to \$1,500 | . | . | . |
| Above \$1,500 | . | . | . |
| Missing | 19 | 0 | 0.0% |
| Total | 423 | 29 | 6.9% |

Table II.11.33, on the following page shows the condition of rental units by unit type for Laramie County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

| Table II.11.33 Condition by Unit Type Laramie County RVS Data, First Survey 2013 | | | | | | | |
|---|---------------------|--------------|-----------------|--------------|---------------|--------------|--------------|
| Conditions | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don't Know | Total |
| Poor | . | . | . | . | . | . | . |
| Fair | 10 | 0 | 13 | 0 | 0 | . | 23 |
| Average | 137 | 8 | 276 | 7 | 40 | . | 468 |
| Good | 188 | 83 | 1,302 | 196 | 222 | . | 1,991 |
| Excellent | 127 | 21 | 970 | 220 | 24 | . | 1,362 |
| Don't Know | 113 | 51 | 313 | 0 | 0 | 2,659 | 3,136 |
| Total | 575 | 163 | 2,874 | 423 | 286 | 2,659 | 6,980 |

The availability of single family units based on their condition is displayed in Table II.11.34, below. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of 0.0 percent.

| Table II.11.34 Condition of Single Family Units by Vacancy Status Laramie County RVS Data, First Survey 2013 | | | |
|---|---------------------|-------------------------------|--------------|
| Condition | Single Family Units | Available Single Family Units | Vacancy Rate |
| Poor | . | . | . |
| Fair | 10 | 0 | 0.0% |
| Average | 137 | 5 | 3.6% |
| Good | 188 | 7 | 3.7% |
| Excellent | 127 | 9 | 7.1% |
| Don't Know | 113 | 1 | 0.8% |
| Total | 575 | 22 | 3.8% |

Table II.11.35, at right, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in fair condition, and had a vacancy rate of 0.0 percent.

| Table II.11.35 Condition of Apartment Units by Vacancy Status Laramie County RVS Data, First Survey 2013 | | | |
|---|-----------------|---------------------------|--------------|
| Condition | Apartment Units | Available Apartment Units | Vacancy Rate |
| Poor | . | . | . |
| Fair | 13 | 0 | .0% |
| Average | 276 | 14 | 5.1% |
| Good | 1,302 | 32 | 2.5% |
| Excellent | 970 | 14 | 1.4% |
| Don't Know | 313 | 6 | 1.9% |
| Total | 2,874 | 62 | 2.2% |

Table II.11.36, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in fair quality, with a vacancy rate of 0.0 percent.

| Table II.11.36 Condition of Mobile Home Units by Vacancy Status Laramie County RVS Data, First Survey 2013 | | | |
|---|-------------------|-----------------------------|--------------|
| Condition | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Poor | . | . | . |
| Fair | . | . | . |
| Average | 7 | 0 | 0.0% |
| Good | 196 | 13 | 6.6% |
| Excellent | 220 | 16 | 7.3% |
| Don't Know | . | . | . |
| Total | 423 | 29 | 6.9% |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.11.37 below, respondents in Laramie County said they would prefer 28 more single family units, 428 more apartment units, and 58 units of all types. In total respondents indicated they wished to own or manage an additional 844 units.

| Table II.11.37 If you had the opportunity to own/manage more units, how many would you prefer Laramie County RVS Data, First Survey 2013 | |
|---|------------|
| Unit Type | More Units |
| Single family units | 28 |
| Duplex Units | 6 |
| Apartments | 428 |
| Mobile homes | 320 |
| Other | 2 |
| Don't Know | 2 |
| All types | 58 |
| Total | 844 |

The fiscal year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 161 respondents in Laramie County. Of the incoming population who were unsatisfied with their current housing, 44.4 percent said they were seeking to own a home and 55.6 percent of respondents wished to rent. Of those seeking to own a home, 75.0 percent wished to buy existing units, of which 33.3 percent anticipated spending less than \$99,999 with the remaining 66.7 percent anticipated spending between \$100,000 and \$250,000.

Of those currently renting or seeking to rent, .40.0 percent anticipated spending between \$475 and \$849 and the remaining 60.0 percent anticipated spending above \$850. Additional survey data are presented in **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 9,844 loans purchased in Hot Spring County between 1979 and 2013, with 141 occurring in fiscal 2013. The average home size over the period was 1,074 square feet and 1,081 square feet in fiscal 2013. For homes receiving a WCDA loan in fiscal 2013, the average year a home was built was 1965. The average household income in fiscal 2013 in nominal terms, without the effects of inflation being taken into consideration, was \$48,447. The average purchase price in fiscal 2013 was \$144,383. In fiscal 2013 3.5 percent were for new construction and 43.3 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

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.11.38, below. This housing problem was far more prevalent in renter households as compared to owner households.

| Table II.11.38 | | | | |
|---|-----------------|--------------|---------------------|---------|
| Overcrowding and Severe Overcrowding | | | | |
| Laramie County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Household | No Overcrowding | Overcrowding | Severe Overcrowding | Total |
| Laramie County | | | | |
| Owner | | | | |
| Households | 24,913 | 175 | 42 | 25,130 |
| Percentage | 99.1% | 0.7% | 0.2% | 100.0% |
| Renter | | | | |
| Households | 11,250 | 173 | 13 | 11,436 |
| Percentage | 98.4% | 1.5% | 0.1% | 100.0% |
| Total | | | | |
| Households | 36,163 | 348 | 55 | 36,566 |
| Percentage | 98.9% | 1.0% | 0.2% | 100.0% |
| State of Wyoming | | | | |
| Owner | | | | |
| Households | 152,816 | 1,630 | 442 | 154,888 |
| Percentage | 98.7% | 1.1% | 0.3% | 100.0% |
| Renter | | | | |
| Households | 62,434 | 1,856 | 450 | 64,740 |
| Percentage | 96.4% | 2.9% | 0.7% | 100.0% |
| Total | | | | |
| 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.11.39, at right.

| Table II.11.39 | | |
|---|----------------|------------------|
| Housing Units with Incomplete Kitchen Facilities | | |
| Laramie County | | |
| 2007-2011 Five-Year ACS Data | | |
| Facilities | Laramie County | State of Wyoming |
| Complete Kitchen Facilities | 39,444 | 251,420 |
| Lacking Complete Kitchen Facilities | 723 | 7,570 |
| Total Housing Units | 40,167 | 258,990 |
| 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.11.40, at right.

| Table II.11.40 | | |
|--|-----------------------|-------------------------|
| Housing Units with Incomplete Plumbing Facilities | | |
| Laramie County | | |
| 2007-2011 Five-Year ACS Data | | |
| Facilities | Laramie County | State of Wyoming |
| Complete Plumbing Facilities | 39,697 | 252,719 |
| Lacking Complete Plumbing Facilities | 470 | 6,271 |
| Total Households | 40,167 | 258,990 |
| 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.11.41, on the following page.

| Table II.11.41 | | | | | |
|---|------------------------|------------------|------------------|---------------------|--------------|
| Cost Burden and Severe Cost Burden by Tenure | | | | | |
| Laramie County | | | | | |
| 2007-2011 Five-Year ACS Data | | | | | |
| Households | Less Than 30.0% | 31% - 50% | Above 50% | Not Computed | Total |
| Laramie County | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 12,370 | 3,181 | 1,709 | 0 | 17,260 |
| Percent | 71.7% | 18.4% | 9.9% | 0.0% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 7,109 | 354 | 250 | 157 | 7,870 |
| Percent | 90.3% | 4.5% | 3.2% | 2.0% | 100.0% |
| Renter | | | | | |
| Households | 6,512 | 1,871 | 1,739 | 1,314 | 11,436 |
| Percent | 56.9% | 16.4% | 15.2% | 11.5% | 100.0% |
| Total | | | | | |
| Households | 25,991 | 5,406 | 3,698 | 1,471 | 36,566 |
| Percent | 71.1% | 14.8% | 10.1% | 4.0% | 100.0% |
| State of Wyoming | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 69,978 | 16,599 | 8,551 | 166 | 95,294 |
| Percent | 73.4% | 17.4% | 9.0% | 0.2% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 53,907 | 3,140 | 2,176 | 371 | 59,594 |
| Percent | 90.5% | 5.3% | 3.7% | 0.6% | 100.0% |
| Renter | | | | | |
| Households | 36,244 | 10,740 | 10,064 | 7,692 | 64,740 |
| Percent | 56.0% | 16.6% | 15.5% | 11.9% | 100.0% |
| Total | | | | | |
| Households | 160,129 | 30,479 | 20,791 | 8,229 | 219,628 |
| Percent | 72.9% | 13.9% | 9.5% | 3.7% | 100.0% |

