

## 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.<sup>102</sup> 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.

<b>Table II.1.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Laramie County						
2010 Census and 2012 Current Census Estimates						
Subject	Laramie County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
<b>Population</b>	<b>91,738</b>	<b>94,483</b>	<b>3.0%</b>	<b>563,626</b>	<b>576,412</b>	<b>2.3%</b>
<b>Age</b>						
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%
<b>Race</b>						
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%
<b>Ethnicity (of any race)</b>						
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.

<sup>102</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 Age and Gender</b>							
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%
<b>Total</b>	<b>45,875</b>	<b>45,863</b>	<b>91,738</b>	<b>47,558</b>	<b>46,925</b>	<b>94,483</b>	<b>3.0%</b>
% 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.

<b>Table II.11.3</b>			
<b>Group Quarters Population</b>			
Laramie County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>103</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

<sup>103</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.11.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 24,123 family households, of which 18,510 housed married couple families and 5,613 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 1,690 families, or a female householder with no husband present, of which there were 3,923 families. There were also an estimated 12,613 “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 65.7 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Laramie County, 76.7 percent were married households, which compared to 80.5 percent in the State of Wyoming.

<b>Table II.11.4</b>				
<b>Household Type by Tenure</b>				
Laramie County 2008-2012 5-Year ACS Data				
Family Type	Laramie County		State of Wyoming	
	Laramie County	% of Total	State of Wyoming	% of Total
Family households	24,123	65.7%	145,992	65.9%
Married-couple family	18,510	76.7%	117,493	80.5%
Owner-occupied housing units	15,260	82.4%	98,110	83.5%
Renter-occupied housing units	3,250	17.6%	19,383	16.5%
Other family	5,613	23.3%	28,499	19.5%
Male householder, no wife present	1,690	7.0%	9,246	32.4%
Owner-occupied housing units	855	50.6%	5,485	59.3%
Renter-occupied housing units	835	49.4%	3,761	40.7%
Female householder, no husband present	3,923	16.3%	19,253	67.6%
Owner-occupied housing units	2,135	54.4%	10,177	52.9%
Renter-occupied housing units	1,788	45.6%	9,076	47.1%
Nonfamily households	12,613	34.3%	75,487	34.1%
Owner-occupied housing units	7,005	55.5%	41,887	55.5%
Renter-occupied housing units	5,608	44.5%	33,600	44.5%
<b>Total</b>	<b>36,736</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Table II.11.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 12,096 two-person family households, 5,476 three-person family households and 4,036 four-person family households. One-person non-family households made up 83.5 percent of all non-family households or an estimated 10,538 households. Laramie County’s two persons households made up 37.7 percent of total housing units and four person households made up an additional 11.3 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.11.5</b>				
<b>Household Type by Household Size</b>				
Laramie County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Laramie County</b>				
One Person	.	10,538	10,538	28.7%
Two Person	12,096	1,767	13,863	37.7%
Three Person	5,476	160	5,636	15.3%
Four Person	4,036	109	4,145	11.3%
Five Person	1,551	11	1,562	4.3%
Six Person	577	28	605	1.6%
Seven Person	387	0	387	1.1%
<b>Total</b>	<b>24,123</b>	<b>12,613</b>	<b>36,736</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
<b>Total</b>	<b>145,992</b>	<b>75,487</b>	<b>221,479</b>	<b>100.0%</b>

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 13,863 two-person households, 10,615 were owner-occupied and 3,248 were renter-occupied. Of the 4,145 four-person households, 2,962 were owner-occupied and 1,183 were renter-occupied. Further household size data by tenure are presented in Table II.11.6, below.

<b>Table II.11.6</b>				
<b>Tenure by Household Size</b>				
Laramie County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Laramie County</b>				
One Person	6,011	4,527	10,538	28.7%
Two Person	10,615	3,248	13,863	37.7%
Three Person	3,942	1,694	5,636	15.3%
Four Person	2,962	1,183	4,145	11.3%
Five Person	1,069	493	1,562	4.3%
Six Person	439	166	605	1.6%
Seven Person or more	217	170	387	1.1%
<b>Total</b>	<b>25,255</b>	<b>11,481</b>	<b>36,736</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

As seen in Table II.11.7, on the following page, Laramie County had a total of 40,384 housing units of which 36,736 or 91.0 percent were occupied. Of these occupied units, 68.7 percent, or 25,255 units were owner occupied, which compares to a statewide rate of 70.3. A total of 3,648 units or 9.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.11.7 Housing Units by Tenure</b> Laramie County 2008-2012 5-Year ACS Data				
Tenure	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	36,736	91.0%	221,479	84.7
Owner-Occupied	25,255	68.7%	155,659	70.3
Renter-Occupied	11,481	31.3%	65,820	29.7
Vacant Housing Units	3,648	9.0%	39,951	15.3
<b>Total Housing Units</b>	<b>40,384</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0</b>

Table II.11.8, below, shows that of the 3,648 housing units in Laramie County as reported in the 2012 ACS data, 878 or 24.1 percent were for rent and 387 or 10.6 percent were for sale. An estimated 835 units were for seasonal, recreational, or occasional use, and 1,182 or 32.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

<b>Table II.11.8 Disposition of Vacant Housing Units</b> Laramie County 2008-2012 5-Year ACS Data				
Disposition	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	878	24.1%	5,825	14.6%
Rented, but not occupied	314	8.6%	1,811	4.5%
For sale only	387	10.6%	2,711	6.8%
Sold, but not occupied	52	1.4%	799	2.0%
For seasonal, recreational, or occasional use	835	22.9%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	1,182	32.4%	10,290	25.8%
<b>Total</b>	<b>3,648</b>	<b>100.0%</b>	<b>39,951</b>	<b>100.0%</b>

Table II.11.9, at right, presents different income statistics for Laramie County. According to the 2012 ACS data averages, median family income for Laramie County was \$69,914 compared to the statewide average of \$70,013. Per capita income for Laramie County, which is calculated by dividing total income by population, was \$28,736, which compared to \$28,858 for the State of Wyoming.

<b>Table II.11.9 Median and Per Capita Income</b> Laramie County 2008-2012 5-Year ACS Data		
Income Type	Laramie County	Wyoming
Median Family Income	69,914	70,013
Median Household Income	54,596	56,573
Per Capita Income	28,736	28,858

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 3,624 households or 9.9 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 5,679 households that had incomes between \$35,000 and \$49,999, which accounted for 15.5 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 20.8 percent of total households and numbered 7,629 in Laramie County.

<b>Table II.11.10 Households by Income</b> Laramie County 2008-2012 5-Year ACS Data				
Income	Laramie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	3,624	9.9%	21,996	9.9%
15,000 - 19,999	1,782	4.9%	10,608	4.8%
20,000 - 24,999	1,699	4.6%	10,519	4.7%
25,000 - 34,999	3,914	10.7%	22,992	10.4%
35,000 - 49,999	5,679	15.5%	31,395	14.2%
50,000 - 74,999	7,217	19.6%	44,135	19.9%
75,000 - 99,999	5,192	14.1%	31,949	14.4%
100,000 and above	7,629	20.8%	47,885	21.6%
<b>Total</b>	<b>36,736</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.11.11, below. In total, the poverty rate in Laramie County was 10.4 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Laramie County had a poverty rate of 8.4 percent and the female population had a poverty rate of 12.3 percent. There were 718 males and 713 females in poverty under the age of 5. Overall, 15.4 percent of persons in poverty in Laramie County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 595 individuals with incomes below the poverty level which represented 6.4 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.11.11 Poverty by Age</b> Laramie County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Laramie County</b>				
5 and Below	718	713	1,431	15.4%
6 to 18	851	997	1,848	19.9%
18 to 64	1,943	3,482	5,425	58.3%
65 and Older	237	358	595	6.4%
<b>Total</b>	<b>3,749</b>	<b>5,550</b>	<b>9,299</b>	<b>100.0%</b>
Poverty Rate	8.4%	12.3%	10.4%	.
<b>State of Wyoming</b>				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
<b>Total</b>	<b>26,872</b>	<b>33,764</b>	<b>60,636</b>	<b>100.0%</b>
Poverty Rate	10%	12%	11.0%	.

Table II.11.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Laramie County saw an average of 22,118 owner-occupied single-family units compared to 4,731 single-family rental units. In Laramie County, single-family units comprised 73.1 percent of all households compared with 71.5 percent statewide. Laramie

County had a total of 2,658 apartment rental units and total apartment units accounted for 7.8 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 3,785 mobile homes in Laramie County, which comprised 10.3 percent of all occupied housing units and compared to 13.6 statewide.

<b>Table II.11.12 Households by Unit Type</b> Laramie County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Laramie County</b>				
Single-Family Unit	22,118	4,731	26,849	73.1%
Duplex	67	974	1,041	2.8%
Tri- or Four-Plex	53	2,100	2,153	5.9%
Apartments	196	2,658	2,854	7.8%
Mobile Homes	2,767	1,018	3,785	10.3%
Boat, RV, Van, Etc.	54	0	54	.1%
<b>Total</b>	<b>25,255</b>	<b>11,481</b>	<b>36,736</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

Table II.11.13, below, shows the number of households by year of construction. As shown, 9.9 percent, or 3,628 units, were built in 1939 or earlier in the county, and another 2,004 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 5,642, which accounted for 15.4 percent of all households, and an additional 186 households, or 0.5 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

<b>Table II.11.13 Households by Year Built</b> Laramie County 2008-2012 5-Year ACS Data				
Year Built	Laramie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,628	9.9%	24,899	11.2%
1940 to 1949	2,004	5.5%	10,352	4.7%
1950 to 1959	4,613	12.6%	22,395	10.1%
1960 to 1969	4,488	12.2%	19,254	8.7%
1970 to 1979	6,862	18.7%	50,875	23.0%
1980 to 1989	4,431	12.1%	34,715	15.7%
1990 to 1999	4,882	13.3%	26,905	12.1%
2000 to 2004	5,642	15.4%	30,814	13.9%
Built 2005 or Later	186	.5%	1,270	.6%
<b>Total</b>	<b>36,736</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

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 0.6 percent of total housing units, while households with five and six rooms accounted for 16.9 and 15.5 percent, respectively. The median number of rooms in Laramie County was 6 rooms, which compared to 6 statewide.

<b>Table II.11.14</b>				
<b>Housing Units by Number of Rooms</b>				
Laramie County 2008-2012 5-Year ACS Data				
Number of Rooms	Laramie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	234	.6%	4,323	1.7%
Two	937	2.3%	6,841	2.6%
Three	2,864	7.1%	19,299	7.4%
Four	6,349	15.7%	44,488	17.0%
Five	6,832	16.9%	51,437	19.7%
Six	6,268	15.5%	40,208	15.4%
Seven	5,240	13.0%	32,481	12.4%
Eight	4,690	11.6%	25,835	9.9%
Nine or more	6,970	17.3%	36,518	14.0%
<b>Total</b>	<b>40,384</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.11.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 88 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.2 percent of total households in Laramie County, which compared to 24.6 percent statewide. In Laramie County, the 13,951 households with three bedrooms accounted for 38.0 percent of all households, and there were only 3,674 five-bedroom or more households, which accounted for 10.0 percent of all households.

<b>Table II.11.15</b>				
<b>Households by Number of Bedrooms</b>				
Laramie County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Laramie County</b>				
None	10	88	98	.3%
One	665	2,349	3,014	8.2%
Two	4,234	4,638	8,872	24.2%
Three	10,973	2,978	13,951	38.0%
Four	6,250	877	7,127	19.4%
Five or more	3,123	551	3,674	10.0%
<b>Total</b>	<b>25,255</b>	<b>11,481</b>	<b>36,736</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>



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 \$144,700, while structures built between 1950 and 1959 had a median value of \$150,400 and those built between 1990 to 1999 had a median value of \$235,800. 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 \$260,100 and \$323,000, respectively. The total average median value in Laramie County was \$177,600, which compared to \$184,400 in the State of Wyoming.

<b>Table II.11.16</b> <b>Median Value by Year Structure Built</b> Laramie County 2008-2012 5-Year ACS Data		
Year Built	Laramie County	State of Wyoming
1939 or earlier	144,700	153,500
1940 to 1949	135,800	136,800
1950 to 1959	150,400	156,600
1960 to 1969	169,000	173,700
1970 to 1979	169,800	181,700
1980 to 1989	174,000	196,100
1990 to 1999	235,800	228,400
2000 to 2004	260,100	248,900
Built 2005 or Later	323,000	221,600
<b>Total</b>	<b>177,600</b>	<b>184,400</b>

Household mortgage status is reported in Table II.11.17, below. In Laramie County, households with a mortgage accounted for 67.4 percent of all households or 17,013 housing units, and the remaining 32.6 percent or 8,242 units had no mortgage. Of those units with a mortgage, 3,663 had either a second mortgage or home equity loan, 82 had both a second mortgage and home equity loan, and 13,268 or 78.0 percent had no second mortgage or no home equity loan.

<b>Table II.11.17</b> <b>Mortgage Status</b> Laramie County 2008-2012 5-Year ACS Data				
Mortgage Status	Laramie County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	17,013	67.4%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	3,663	21.5%	15,069	16.0%
Second mortgage only	2,176	59.4%	7,440	49.4%
Home equity loan only	1,487	40.6%	7,629	50.6%
Both second mortgage and home equity loan	82	.5%	645	.7%
No second mortgage and no home equity loan	13,268	78.0%	78,587	83.3%
Housing units without a mortgage	8,242	32.6%	61,358	39.4%
<b>Total</b>	<b>25,255</b>	<b>100.0%</b>	<b>155,659</b>	<b>100.00%</b>

The median rent in Laramie County was \$622 as compared to \$618 statewide, as seen in Table II.11.18, below.

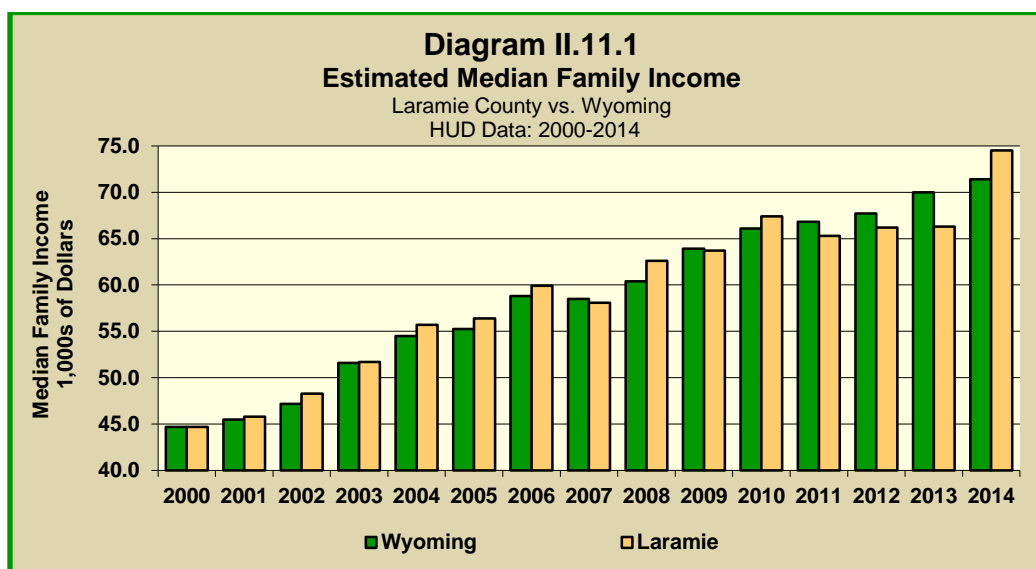
<b>Table II.11.18</b> <b>Median Rent</b> Laramie County 2008-2012 5-Year ACS Data	
Place	Rent
Laramie County	\$622
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 459 persons during 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 9,075 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
2010	2,805	1,478	1,327
2011	2,516	1,987	529
2012	2,534	2,276	258
2013	2,728	2,269	459
<b>Total</b>	<b>37,797</b>	<b>28,722</b>	<b>9,075</b>

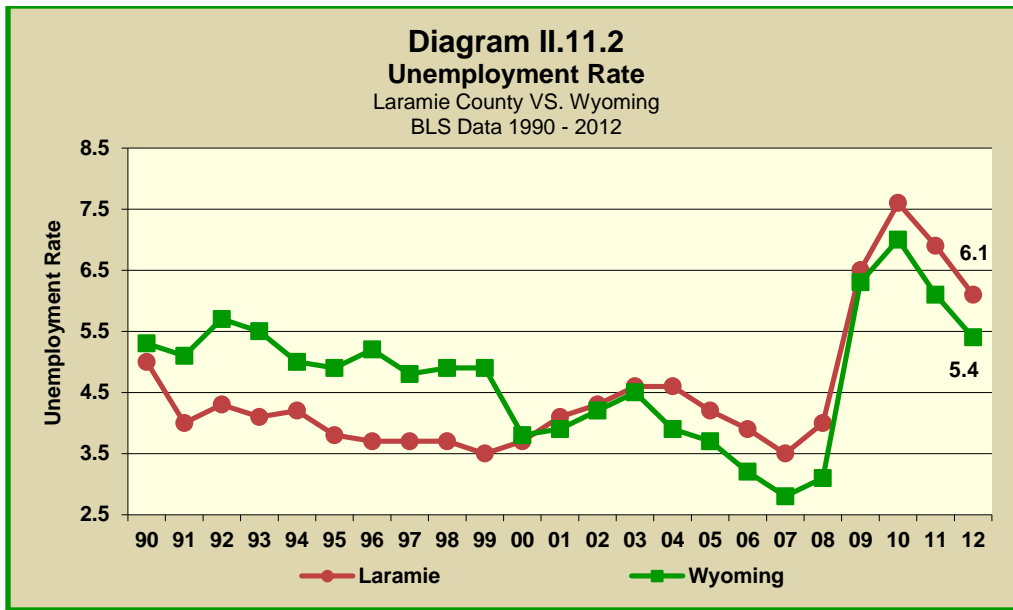
**Economics**

The HUD estimated MFI for Laramie County was \$74,500 in 2014.<sup>104</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.11.1, below, illustrates the estimated MFI for 2000 through 2014.



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.

<sup>104</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.11.20, below, with 2013 information considered preliminary (p), annual total monthly employment increased by 1.50 percent between 2011 and 2012, from a total of 43,098 to 43,746 workers. Preliminary estimates shows total monthly employment increased to 45,974 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	37,914	38,592	38,967	40,327	41,218	42,724	42,436	41,159	41,503	42,495	43,113
Feb	37,870	38,613	39,215	40,684	41,581	43,167	42,625	41,544	41,776	42,848	43,503
Mar	38,044	38,997	39,499	41,065	41,979	43,389	42,880	41,725	42,338	43,000	43,812
Apr	38,555	39,389	39,961	41,444	42,264	43,776	42,704	42,024	43,044	43,327	44,357
May	39,209	39,822	40,507	41,815	43,294	44,192	43,381	42,548	43,337	43,907	45,442
Jun	39,955	40,613	41,258	42,549	43,711	44,762	43,628	42,992	43,729	44,195	45,974
Jul	39,840	40,285	41,171	42,027	43,430	44,541	43,531	42,893	43,561	43,961	.
Aug	39,536	39,973	41,162	41,869	43,412	44,167	43,193	43,099	43,487	43,856	.
Sep	39,474	39,680	41,056	42,047	43,885	44,333	43,481	42,966	43,650	44,355	.
Oct	39,837	39,815	41,046	42,013	43,852	44,520	43,074	42,873	43,664	44,363	.
Nov	39,517	39,725	41,078	42,097	43,647	44,091	42,988	42,669	43,566	44,367	.
Dec	39,560	39,607	41,271	42,233	43,695	43,881	42,587	42,696	43,523	44,282	.
<b>Annual</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>	<b>43,746</b>	.
% Change	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. In the second quarter of 2013, preliminary estimates show average weekly wages fell to \$781.

<b>Table II.11.21</b> <b>Average Weekly Wages</b> 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	791	768	796	868	806	4.13
2013(p)	818	781	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.11.22. Annual establishments increased by 3.37 percent between 2011 and 2012, from a total of 3,319 to 3,431 establishments. Preliminary estimates indicate the total number of establishments increased to 3,495 in the second quarter of 2013.

<b>Table II.11.22</b> <b>Number of Establishments</b> Laramie County BLS QCEW Data, 2001–2013(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	3,366	3,417	3,458	3,484	3,431	3.37
2013(p)	3,486	3,495	.	.	.	.

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 second quarter 2012 to \$678 in second quarter 2013, or by 4.5 percent. Detached single-family home rents increased by 7.2 percent, rents for mobile homes on a lot increased by 15.1 percent, and rents for mobile home lots increased by 2.3 percent.

Laramie County rental prices experienced average annualized increases of 2.5 percent for apartments, 3.3 percent for houses, 3.6 percent for mobile homes plus a lot, and 3.2 percent for mobile home lots since fourth quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 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
Q2.13	678	315	1,034	768

<b>Table II.11.24</b> <b>Building Permits and Valuation</b> 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.

<b>Table II.11.25</b> <b>Average Sales Prices</b> 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 December 2013.<sup>105</sup> During December 2013, a total of 229 surveys were completed by property managers in Laramie County. Of the 7,251 rental units surveyed, 323 were vacant, indicating a vacancy rate of 4.45 percent, as shown in Table II.11.26, below. This compares to a 2.01 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 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%
2013a	216	6,980	157	2.25%
2013b	229	7,251	323	4.45%

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.

<sup>105</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.

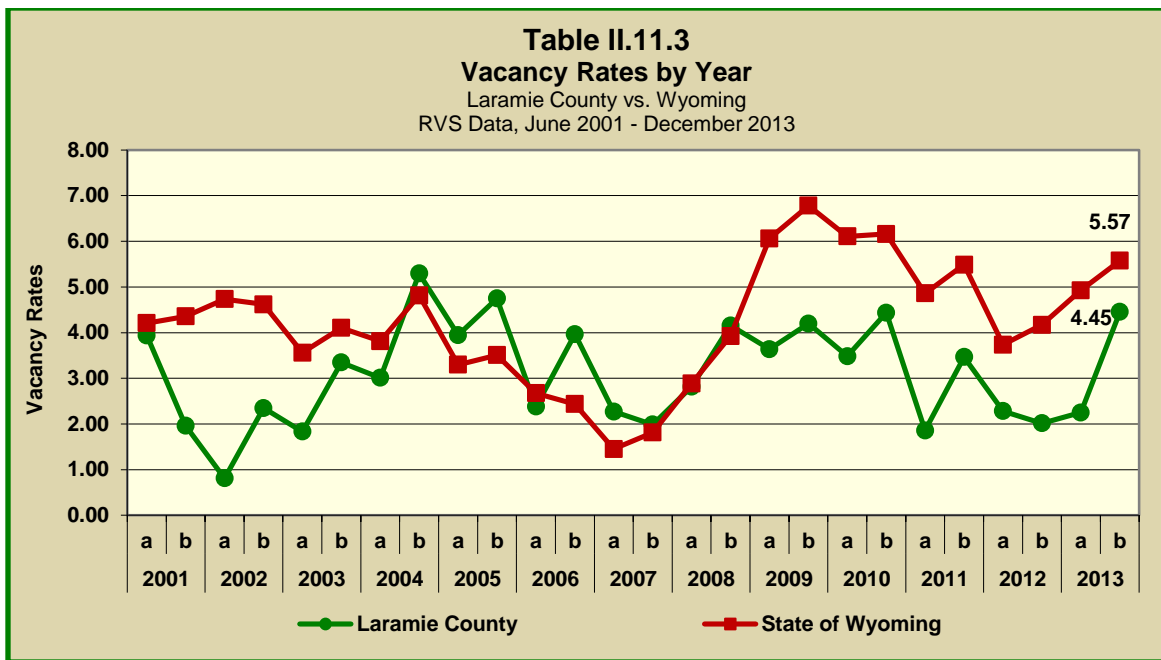


Diagram II.11.4, below, shows the average rent of single-family and apartment units in Laramie County. In the second half of 2013, average rents for single-family units decreased to \$1,008 and the average rent for an apartment fell to \$711.

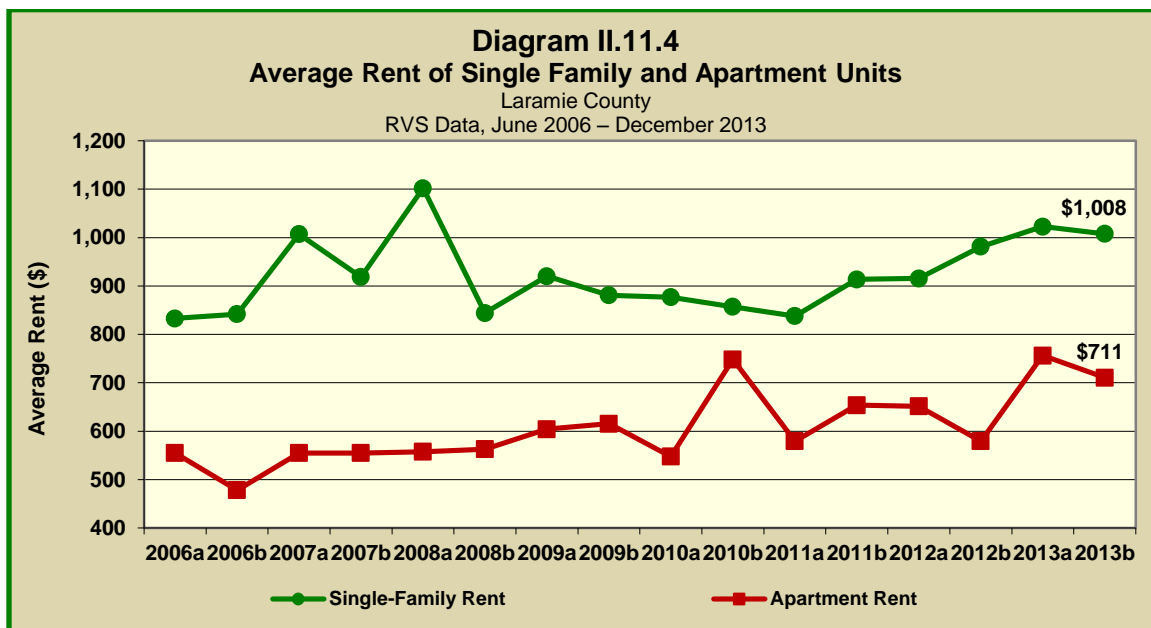




Table II.11.27, below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1,098 single family units in Laramie County, with 56 of them available. This translates into a vacancy rate of 5.1 percent in Laramie County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 4,339 apartment units reported in the survey, with 134 of them available, which resulted in a vacancy rate of 3.1 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

<b>Table II.11.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Laramie County			
RVS Data, December 2013			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	1,098	56	5.1%
Duplex units	170	6	3.5%
Apartments	4,339	134	3.1%
Mobile Homes	144	14	9.7%
"Other" Units	396	24	6.1%
Don't Know	1,104	89	8.1%
<b>Total</b>	<b>7,251</b>	<b>323</b>	<b>4.5%</b>

Table II.11.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 310 units. The most common apartment units were two bedroom units, with 1,044 units. Additional details for additional unit types are reported found below.

<b>Table II.11.28</b>							
<b>Rental Units by Bedroom Size</b>							
Laramie County							
RVS Data, December 2013							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>"Other" Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	0	0	41	0	0	.	41
One	17	22	931	1	0	.	971
Two	99	94	1,044	19	52	.	1,308
Three	310	43	205	107	64	.	729
Four	46	1	0	0	2	.	49
Five	20	1	0	0	0	.	21
Don't Know	606	9	2,118	17	278	1,104	4,132
<b>Total</b>	<b>1,098</b>	<b>170</b>	<b>4,339</b>	<b>144</b>	<b>396</b>	<b>1,104</b>	<b>7,251</b>

Average market-rate rents by unit type are shown in Table II.11.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

<b>Table II.11.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Laramie County						
RVS Data, December 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$420	\$	\$	\$420
One	\$573	\$569	\$536	\$375	\$	\$544
Two	\$813	\$734	\$764	\$636	\$1,003	\$778
Three	\$1,039	\$1,083	\$779	\$856	\$1,200	\$995
Four	\$1,251	\$1,200	\$	\$	\$1,500	\$1,257
Five	\$1,373	\$800	\$	\$	\$	\$1,320
<b>Total</b>	<b>\$1,008</b>	<b>\$784</b>	<b>\$711</b>	<b>\$758</b>	<b>\$1,118</b>	<b>\$847</b>

Table II.11.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

<b>Table II.11.30</b>						
<b>Average Assisted Rate Rents by Bedroom Size</b>						
Laramie County						
RVS Data, December 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$450	\$	\$	\$450
One	\$302	\$	\$441	\$	\$	\$387
Two	\$561	\$	\$534	\$	\$	\$539
Three	\$408	\$	\$710	\$100	\$	\$537
Four	\$315	\$	\$941	\$	\$	\$732
Five	\$315	\$	\$	\$	\$	\$387
<b>Total</b>	<b>\$408</b>	<b>\$</b>	<b>\$528</b>	<b>\$100</b>	<b>\$</b>	<b>\$463</b>

Table II.11.31, below, 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 above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.11.31</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Laramie County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	12	0	.0%
\$500 to \$1,000	568	15	2.6%
\$1,000 to \$1,500	420	38	9.0%
Above \$1,500	8	0	.0%
Missing	90	3	3.3%
<b>Total</b>	<b>1,098</b>	<b>56</b>	<b>5.1%</b>

The average rent and availability of apartment units is displayed in Table II.11.32, below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of 0.0 percent.

<b>Table II.11.32</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Laramie County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	246	6	2.4%
\$500 to \$1,000	3,241	103	3.2%
\$1,000 to \$1,500	19	1	5.3%
Above \$1,500	21	0	.0%
Missing	812	24	2.96%
<b>Total</b>	<b>4,339</b>	<b>134</b>	<b>3.1%</b>

Table II.11.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of 0.0 percent.

<b>Table II.11.33</b>			
<b>Mobile Home Market Rate Rents by Vacancy Status</b>			
Laramie County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Less Than \$500	1	0	.0%
\$500 to \$1,000	142	14	9.9%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	1	0	.0%
<b>Total</b>	<b>144</b>	<b>14</b>	<b>9.7%</b>

Table II.11.34, below, 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.

<b>Table II.11.34</b>							
<b>Condition by Unit Type</b>							
Laramie County							
RVS Data, December 2013							
<b>Conditions</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Poor						.	
Fair	2	0	50	0	0	.	52
Average	39	15	211	2	0	.	267
Good	567	68	2,024	28	377	.	3,064
Excellent	342	51	1,750	113	19	.	2,275
Don’t Know	148	36	304	1	0	1,104	1,593
<b>Total</b>	<b>1,098</b>	<b>170</b>	<b>4,339</b>	<b>144</b>	<b>396</b>	<b>1,104</b>	<b>7,251</b>

The availability of single family units based on their condition is displayed in Table II.11.35, 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.

<b>Table II.11.35</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Laramie County			
RVS Data, December 2013			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	2	0	.0%
Average	39	10	25.6%
Good	567	32	5.6%
Excellent	342	14	4.1%
Don't Know	148		%
<b>Total</b>	<b>1,098</b>	<b>56</b>	<b>5.1%</b>

Table II.11.36, below, 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.

<b>Table II.11.36</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Laramie County			
RVS Data, December 2013			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	50	0	.0%
Average	211	17	8.1%
Good	2,024	60	3.0%
Excellent	1,750	42	2.4%
Don't Know	304		%
<b>Total</b>	<b>4,339</b>	<b>134</b>	<b>3.1%</b>

Table II.11.37, 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.

<b>Table II.11.37</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Laramie County			
RVS Data, December 2013			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	.0%
Average	2	0	.0%
Good	28	1	3.6%
Excellent	113	13	11.5%
Don't Know	1		%
<b>Total</b>	<b>144</b>	<b>14</b>	<b>9.7%</b>

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.11.38, on the following page, respondents in Laramie County said they would prefer 186 more single family units, 982 more apartment units, and 22 units of all types. In total respondents indicated they wished to own or manage an additional 1,542 units.

<b>Table II.11.38</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Laramie County RVS Data, December 2013	
<b>Unit Type</b>	<b>More Units</b>
Single family units	186
Duplex Units	18
Apartments	982
Mobile homes	310
Other	
Don't Know	24
All types	22
<b>Total</b>	<b>1,542</b>

The calendar 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 236 respondents in Laramie County. Of the incoming population who were unsatisfied with their current housing, 40.9 percent said they were seeking to own a home and 59.1 percent of respondents wished to rent. Of those seeking to own a home, 62.5 percent wished to buy existing units, of which 25.0 percent anticipated spending less than \$99,999, while the remaining 75.0 percent anticipated spending between \$100,000 and \$250,000. The remaining 37.5 percent wished to build, with 25.0 percent of respondents wishing to spending less than \$99,999, and the remaining 75.0 percent anticipated spending between \$100,000 and \$249,999.

Of those currently renting or seeking to rent, 7.7 percent anticipated spending less than \$474, 53.8 percent anticipated spending between \$475 and \$849 and the remaining 38.5 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 2012 5-year ACS data, 354 or 1.0 percent of households in Laramie County were overcrowded and another 86 or 0.2 percent of units were severely overcrowded, as shown in Table II.11.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.11.39</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Laramie County 2008-2012 5-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	25,061	147	47	25,255
Percentage	99.2%	.6%	.2%	100.0%
<b>Renter</b>				
Households	11,235	207	39	11,481
Percentage	97.9%	1.8%	.3%	100.0%
<b>Total</b>				
Households	36,296	354	86	36,736
Percentage	98.8%	1.0%	.2%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
<b>Renter</b>				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
<b>Total</b>				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

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

At the time of the 2012 5-year ACS, a total of 742 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.11.40, at right.

<b>Table II.11.40</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Laramie County 2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Laramie County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	39,642	253,942
Lacking Complete Kitchen Facilities	742	7,488
<b>Total Housing Units</b>	<b>40,384</b>	<b>261,430</b>
Percent Lacking	1.8%	2.9%

At the time of the 2012 ACS, a total of 450 units or 1.1 percent of all housing units in Laramie County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.11.41, below.

<b>Table II.11.41</b>		
<b>Housing Units with Incomplete Plumbing Facilities</b>		
Laramie County 2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Laramie County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	39,934	255,465
Lacking Complete Plumbing Facilities	450	5,965
<b>Total Households</b>	<b>40,384</b>	<b>261,430</b>
Percent Lacking	1.1%	2.3%

The third type of housing problem reported in the 2012 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, 15.1 percent of households had a cost burden and 10.5 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 18.2 percent of homeowners with a mortgage in Laramie County experienced a cost burden and 9.5 percent experienced a severe cost burden, while 16.9 percent of renters had a cost burden and 16.8 percent had a severe cost burden, as seen in Table II.11.42, on the following page.

<b>Table II.11.42</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Laramie County					
2008-2012 5-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	12,278	3,099	1,623	13	17,013
Percent	72.2%	18.2%	9.5%	.1%	100.0%
<b>Owner Without a Mortgage</b>					
Households	7,299	515	287	141	8,242
Percent	88.6%	6.2%	3.5%	1.7%	100.0%
<b>Renter</b>					
Households	6,339	1,945	1,929	1,268	11,481
Percent	55.2%	16.9%	16.8%	11.0%	100.0%
<b>Total</b>					
Households	25,916	5,559	3,839	1,422	36,736
Percent	70.5%	15.1%	10.5%	3.9%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
<b>Renter</b>					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
<b>Total</b>					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

## 2014 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 *2014 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 11,714 households in Laramie County, from 37,576 in 2010 to 49,290 in 2040. Homeowners are expected to increase from 25,533 households in 2010 to 33,021 by 2040. Renters are anticipated to increase from 12,043 households in 2010 to 16,269 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 468 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 565 households and by 1,025 for those with 51 to 80 percent of MHI.



Rental demand from the years 2010 to 2040 is expected to increase by 937 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 741 households over the period. Table II.11.43, below, provides details of the household forecast by tenure and income.

<b>Table II.11.43</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	1,595	1,928	3,494	1,987	16,529	25,533
2015	1,625	1,965	3,560	2,025	16,843	26,018
2020	1,700	2,056	3,725	2,119	17,626	27,227
2025	1,788	2,162	3,917	2,228	18,533	28,629
2030	1,882	2,276	4,124	2,345	19,511	30,138
2035	1,974	2,387	4,324	2,459	20,460	31,604
2040	2,062	2,494	4,518	2,570	21,377	33,021
<b>Renters by Percent of Median Household Income</b>						
2010	2,670	2,113	2,951	1,016	3,294	12,043
2015	2,842	2,249	3,141	1,081	3,506	12,819
2020	2,972	2,351	3,284	1,130	3,665	13,402
2025	3,128	2,475	3,456	1,190	3,858	14,107
2030	3,299	2,610	3,645	1,255	4,069	14,878
2035	3,459	2,737	3,822	1,316	4,267	15,600
2040	3,607	2,854	3,986	1,372	4,450	16,269
<b>Total Households by Percent of Median Household Income</b>						
2010	4,265	4,041	6,444	3,003	19,823	37,576
2015	4,467	4,214	6,701	3,106	20,349	38,837
2020	4,672	4,407	7,009	3,249	21,291	40,629
2025	4,916	4,637	7,373	3,418	22,392	42,735
2030	5,181	4,886	7,769	3,600	23,580	45,017
2035	5,433	5,124	8,146	3,775	24,726	47,204
2040	5,670	5,348	8,504	3,942	25,826	49,290

