

LARAMIE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Laramie County's population increased from 91,738 in 2010 to 95,809 in 2013, or by 4.4 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 5.2 percent, and the number of people from 55 to 64 years of age increased by 7.9 percent. The white population increased by 3.1 percent, while the black population increased by 42.2 percent. The Hispanic population increased from 11,978 to 13,491 people between 2010 and 2013 or by 12.6 percent. These data are presented in Table II.11.1, below.

Table II.11.1						
Profile of Population Characteristics						
Wyoming vs. Laramie County						
2010 Census and 2013 Current Census Estimates						
Subject	Laramie County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	91,738	95,809	4.4%	563,626	582,658	3.4%
Age						
Under 14 years	18,847	19,002	.8%	113,371	115,337	1.7%
15 to 24 years	12,470	13,289	6.6%	78,460	80,908	3.1%
25 to 44 years	23,746	24,975	5.2%	144,615	151,055	4.5%
45 to 54 years	13,554	12,849	-5.2%	83,577	76,258	-8.8%
55 to 64 years	11,616	12,534	7.9%	73,513	80,411	9.4%
65 and Over	11,505	13,160	14.4%	70,090	78,689	12.3%
Race						
White	84,803	87,458	3.1%	529,110	539,936	2.0%
Black	2,401	3,415	42.2%	5,135	10,186	98.4%
American Indian and Alaskan Native	1,082	1,144	5.7%	14,457	15,258	5.5%
Asian	1,061	1,219	14.9%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	165	159	-3.6%	521	630	20.9%
Two or more races	2,226	2,414	8.4%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	11,978	13,491	12.6%	50,231	56,363	12.2%

Table II.11.2, on the following page, presents the population of Laramie County by age and gender from the 2010 Census and 2013 current census estimates. The 2010 Census count showed a total of 45,875 males, who accounted for 50.0 percent of the population, and the remaining 50.0 percent, or 45,863 persons, were female. In 2013, the number of males rose to 48,213 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 47,596 persons being female.

Table II.11.2 Population by Age and Gender Laramie County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	9,646	9,201	18,847	9,660	9,342	19,002	.8%
15 to 24 years	6,439	6,031	12,470	7,191	6,098	13,289	6.6%
25 to 44 years	12,177	11,569	23,746	12,868	12,107	24,975	5.2%
45 to 54 years	6,669	6,885	13,554	6,503	6,346	12,849	-5.2%
55 to 64 years	5,773	5,843	11,616	6,084	6,450	12,534	7.9%
65 and Over	5,171	6,334	11,505	5,907	7,253	13,160	14.4%
Total	45,875	45,863	91,738	48,213	47,596	95,809	4.4%
% 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 ¹¹⁰	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 distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

¹¹⁰ 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.

Table II.11.4 Household Type by Tenure 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%
Total	36,736	100.0%	221,479	100.0%

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.

Table II.11.5				
Household Type by Household Size				
Laramie County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Laramie County				
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%
Total	24,123	12,613	36,736	100.0%
State of Wyoming				
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%
Total	145,992	75,487	221,479	100.0%

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.

Table II.11.6				
Tenure by Household Size				
Laramie County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Laramie County				
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%
Total	25,255	11,481	36,736	100.0%
State of Wyoming				
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%
Total	155,659	65,820	221,479	100.0%

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.

Table II.11.7 Housing Units by Tenure 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
Total Housing Units	40,384	100.0%	261,430	100.0

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.

Table II.11.8 Disposition of Vacant Housing Units 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%
Total	3,648	100.0%	39,951	100.0%

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.

Table II.11.9 Median and Per Capita Income 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.

Table II.11.10 Households by Income 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%
Total	36,736	100.0%	221,479	100.0%

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.

Table II.11.11 Poverty by Age Laramie County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Laramie County				
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%
Total	3,749	5,550	9,299	100.0%
Poverty Rate	8.4%	12.3%	10.4%	.
State of Wyoming				
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%
Total	26,872	33,764	60,636	100.0%
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.

Table II.11.12 Households by Unit Type Laramie County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
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%
Total	25,255	11,481	36,736	100.0%
State of Wyoming				
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%
Total	155,659	65,820	221,479	100.0%

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 2009 was 5,642, which accounted for 15.4 percent of all households, and an additional 186 households, or 0.5 percent, were built in 2010 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2010 or later statewide.

Table II.11.13 Households by Year Built 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 2009	5,642	15.4%	30,814	13.9%
Built 2010 or Later	186	.5%	1,270	.6%
Total	36,736	100.0%	221,479	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 0.6 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.

Table II.11.14				
Housing Units by Number of Rooms				
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%
Total	40,384	100.0%	261,430	100.0%
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.

Table II.11.15				
Households by Number of Bedrooms				
Laramie County				
2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
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%
Total	25,255	11,481	36,736	100.0%
State of Wyoming				
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%
Total	155,659	65,820	221,479	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 \$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 2009 and from 2010 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.

Table II.11.16 Median Value by Year Structure Built 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 2009	260,100	248,900
Built 2005 or Later	323,000	221,600
Total	177,600	184,400

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.

Table II.11.17 Mortgage Status 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%
Total	25,255	100.0%	155,659	100.00%

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

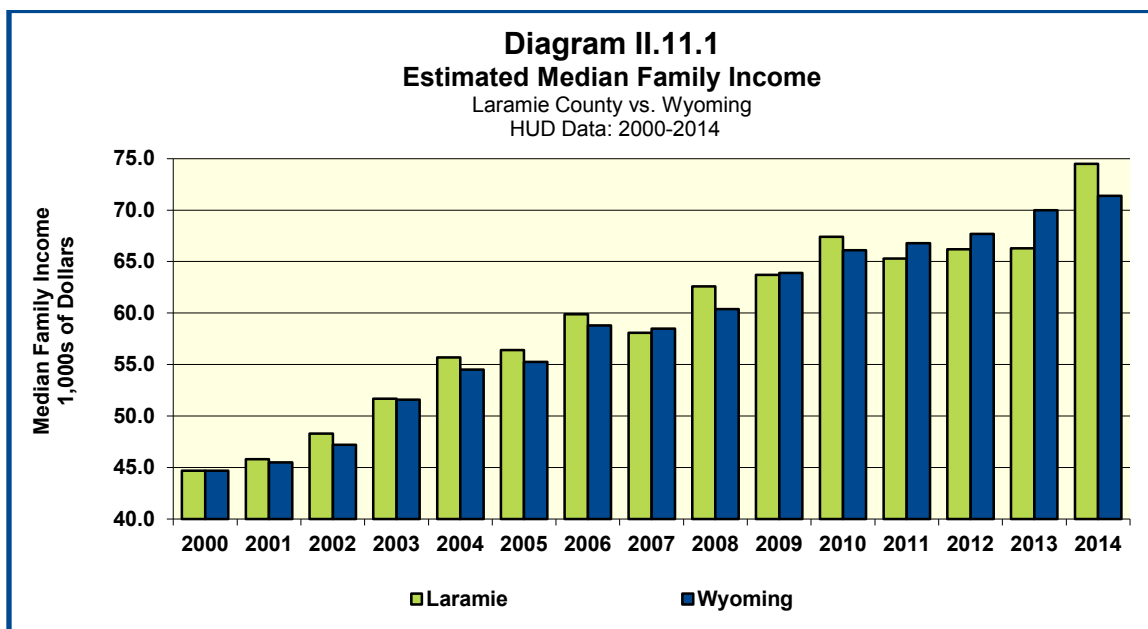
Table II.11.18 Median Rent Laramie County 2008-2012 5-Year ACS Data	
Place	Rent
Laramie County	\$622
State of Wyoming	\$618

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.

Table II.11.19			
Driver’s Licenses Exchanged and Surrendered			
Laramie County			
WYDOT Data, 2000–2013			
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	2,728	2,269	459
Total	37,797	28,722	9,075

Economics

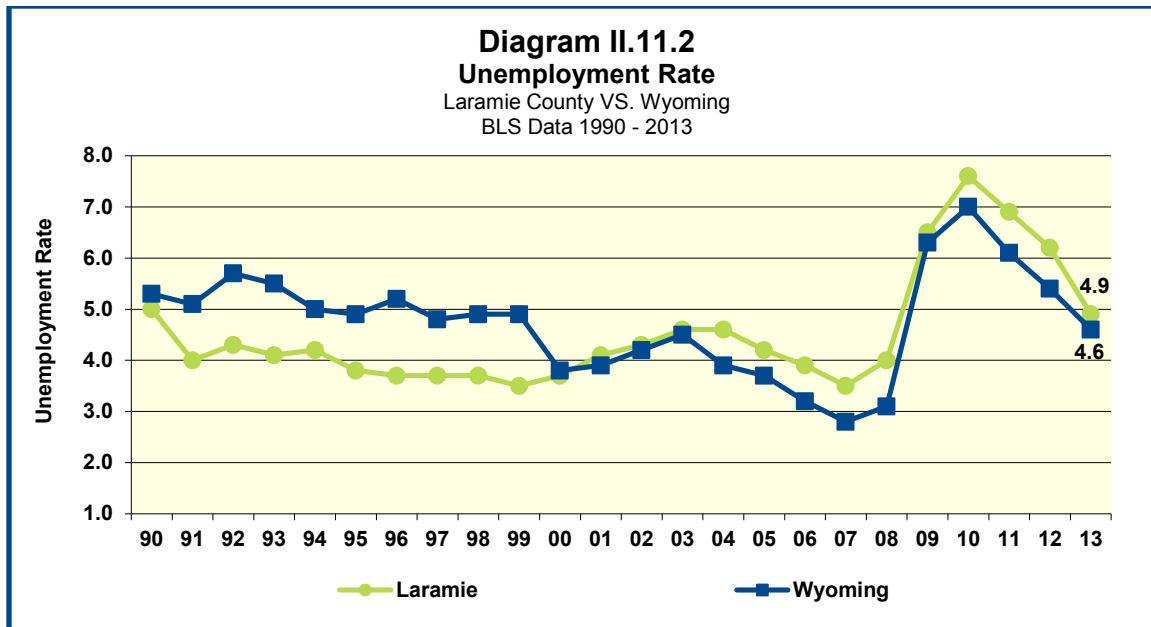
The HUD estimated MFI for Laramie County was \$74,500 in 2014.¹¹¹ This compares to Wyoming’s MFI of \$71,400. Diagram II.11.1, below, illustrates the estimated MFI for 2000 through 2014.



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 939 persons, from 45,309 in 2012 to 46,248 in 2013. Employment increased by 1,441 persons; unemployment decreased by 502 persons; and the unemployment rate, the number of

¹¹¹ 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

unemployed persons as a percentage of the labor force, decreased from 6.2 percent in 2012 to 4.9 in 2013, as shown below in Diagram II.11.2.



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 2.92 percent between 2012 and 2013, from a total of 43,746 to 45,022 workers.

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	44,388
May	39,209	39,822	40,507	41,815	43,294	44,192	43,381	42,548	43,337	43,907	45,480
Jun	39,955	40,613	41,258	42,549	43,711	44,762	43,628	42,992	43,729	44,195	46,053
Jul	39,840	40,285	41,171	42,027	43,430	44,541	43,531	42,893	43,561	43,961	45,957
Aug	39,536	39,973	41,162	41,869	43,412	44,167	43,193	43,099	43,487	43,856	45,536
Sep	39,474	39,680	41,056	42,047	43,885	44,333	43,481	42,966	43,650	44,355	45,532
Oct	39,837	39,815	41,046	42,013	43,852	44,520	43,074	42,873	43,664	44,363	46,021
Nov	39,517	39,725	41,078	42,097	43,647	44,091	42,988	42,669	43,566	44,367	45,538
Dec	39,560	39,607	41,271	42,233	43,695	43,881	42,587	42,696	43,523	44,282	45,336
Annual	39,109	39,593	40,516	41,681	42,997	43,962	43,042	42,432	43,098	43,746	45,022
% Change	2.90	1.24	2.33	2.88	3.16	2.24	-2.09	-1.42	1.57	1.50	2.92

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 0.50 percent between 2012 and 2013, from a total of \$806 to \$810.

Table II.11.21						
Average Weekly Wages						
Laramie County						
BLS QCEW Data, 2001–2013(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	814	828	810	0.50

Total business establishments reported by the QCEW are displayed below in Table II.11.22. Annual establishments increased by 2.01 percent between 2012 and 2013, from a total of 3,431 to 3,500 establishments.

Table II.11.22						
Number of Establishments						
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)	3,487	3,486	3,498	3,527	3,500	2.01

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2012, the most recent year for which data are available, Laramie County recorded 63,549 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 \$4,867,141,000, and real per capita income was \$51,513 in 2012. Average earnings per job in the county was \$49,987 in 2012. 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 \$673 in second quarter 2012 to \$708 in fourth quarter 2013, or by 5.2 percent. Detached single-family home rents increased by 1.2 percent, rents for mobile homes on a lot increased by 13.5 percent, and rents for mobile home lots increased by 12.0 percent.

Laramie County rental prices experienced average annualized increases of 2.7 percent for apartments, 3.3 percent for houses, 4.0 percent for mobile homes plus a lot, and 3.6 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2013. These figures compare to state average annualized increases in rental prices of 3.2 percent for apartments, 3.8 percent for houses, 3.5 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 347 authorized units in 2012 to 410 in 2013. Total residential authorizations increased from 371 units in 2012 to 638 in 2013.

The real value of single-family building permits increased from \$154,201 in 2012 to \$170,639 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$198,064 in 2006 to a low of \$139,050 in 2008. These figures compare to the state average high of \$289,650 in 2013 and low of \$187,810 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
Q4.13	708	354	1,085	855

Table II.11.24 Building Permits and Valuation Laramie County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	307	12	84	136	539	.	.	121.1	70.3
1981	170	6	28	56	260	.	.	110.8	56.8
1982	150	14	36	54	254	.	.	105.5	68.9
1983	334	52	244	5	635	.	.	96.4	41.2
1984	226	.	4	.	230	.	.	104.5	.
1985	214	2	68	36	320	.	.	95.4	41.8
1986	377	4	16	11	408	.	.	85.9	51.4
1987	190	.	24	.	214	.	.	115.0	.
1988	160	2	.	162	324	.	.	127.9	62.3
1989	100	.	20	.	120	.	.	140.9	.
1990	79	.	.	.	79	.	.	153.7	.
1991	91	.	.	.	91	.	.	153.4	.
1992	229	2	4	8	243	.	.	148.7	38.5
1993	263	4	16	.	283	.	19	155.9	.
1994	353	.	4	12	369	.	.	148.6	54.1
1995	258	22	4	14	298	51	21	144.8	55.4
1996	302	2	68	292	664	.	.	149.6	52.0
1997	254	6	17	198	475	269	.	146.9	63.8
1998	320	24	4	121	469	143	4	147.1	55.0
1999	289	.	4	30	323	41	.	162.5	42.8
2000	245	.	.	.	245	.	.	179.7	.
2001	257	2	4	56	319	.	.	184.1	57.7
2002	446	12	.	20	478	60	.	169.5	72.8
2003	622	16	120	21	779	.	4	167.9	66.9
2004	744	4	40	88	876	.	11	170.2	70.2
2005	696	.	44	132	872	65	.	178.9	77.9
2006	492	2	4	11	509	130	.	198.1	75.6
2007	316	.	.	.	316	.	22	184.3	.
2008	160	.	36	6	202	.	11	139.0	63.6
2009	169	2	.	216	387	.	.	178.6	88.3
2010	238	.	.	.	238	.	.	174.6	.
2011	275	.	4	.	279	59	.	189.7	.
2012	347	.	24	.	371	.	.	154.2	.
2013	410	4	68	156	638	.	.	170.6	77.9

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 \$215,288. This represented a increase of 4.2 percent from the previous year. In contrast, Wyoming’s average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.11.25, on the following page.

Table II.11.25 Average Sales Prices Laramie County vs. Wyoming DOR Data, 2000–2013				
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
2013	215,288	4.2	281,345	5.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2014.¹¹² During June 2014, a total of 240 surveys were completed by property managers in Laramie County. Of the 8,528 rental units surveyed, 268 were vacant, indicating a vacancy rate of 3.1 percent, as shown in Table II.11.26, below. This compares to a 2.3 percent vacancy rate one year ago and a statewide June 2014 vacancy rate of 3.8 percent.

Table II.11.26 Total Units, Vacant Units, and Vacancy Rate Laramie County RVS Data, June 2001 – June 2014				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	5	355	14	3.9%
2001b	15	1,273	25	2.0%
2002a	12	988	8	0.8%
2002b	19	1,917	45	2.4%
2003a	20	2,126	39	1.8%
2003b	29	2,539	85	3.4%
2004a	35	3,289	99	3.0%
2004b	33	3,078	163	5.3%
2005a	37	2,913	115	4.0%
2005b	37	3,832	182	4.8%
2006a	31	3,319	79	2.4%
2006b	55	4,258	169	4.0%
2007a	56	4,362	99	2.3%
2007b	59	4,782	95	2.0%
2008a	98	3,547	100	2.8%
2008b	130	4,115	171	4.2%
2009a	122	3,820	139	3.6%
2009b	161	4,120	173	4.2%
2010a	168	4,738	165	3.5%
2010b	158	5,025	223	4.4%
2011a	188	6,081	113	1.9%
2011b	203	5,739	199	3.5%
2012a	219	6,135	140	2.3%
2012b	226	6,551	132	2.0%
2013a	216	6,980	157	2.3%
2013b	229	7,251	323	4.5%
2014a	240	8,528	268	3.1%

¹¹²Those 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.11.3, below, 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 14 year period.

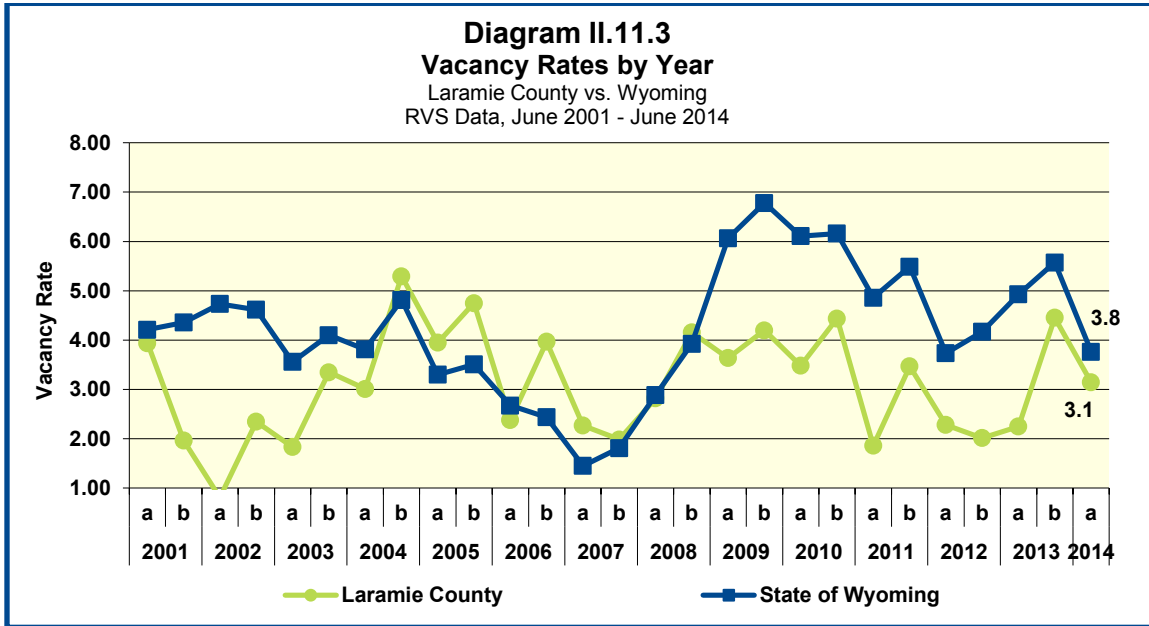


Diagram II.11.4, below, shows the average rent of single-family and apartment units in Laramie County. In the first half of 2014, average rents for single-family units increased to \$1,017 and the average rent for an apartment rose to \$753.

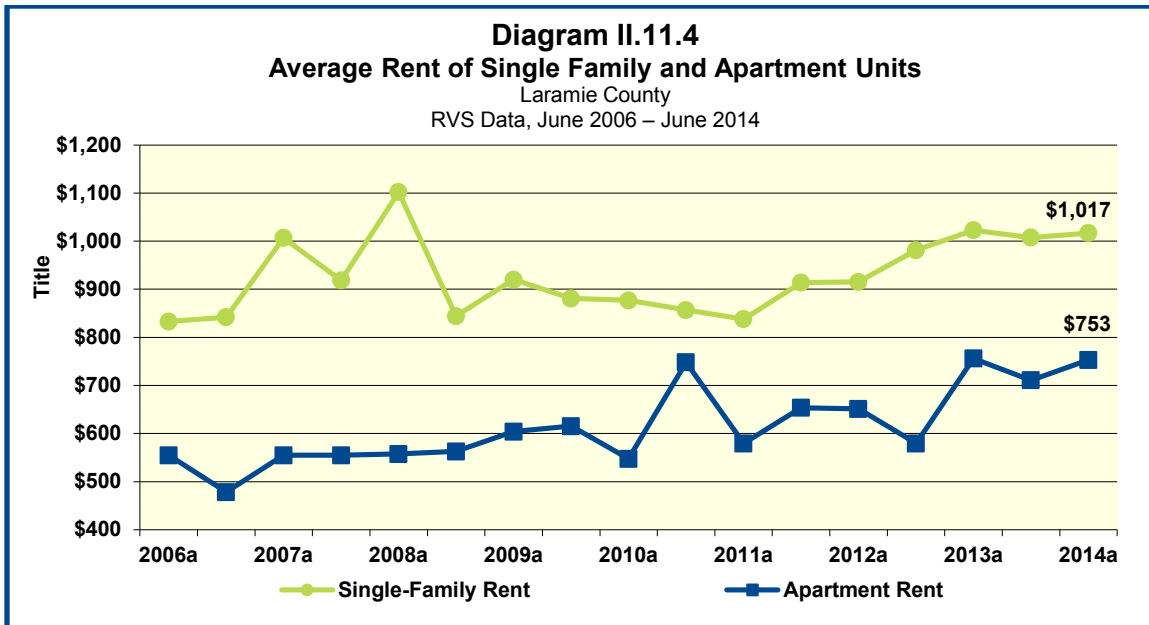


Table II.11.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 1,331 single family units in Laramie County, with 43 of them available. This translates into a vacancy rate of 3.2 percent in Laramie County, which compares to a single family vacancy rate of 4.0 percent for the State of Wyoming. There were 4,038 apartment units reported in the survey, with 91 of them available, which resulted in a vacancy rate of 2.3 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

Table II.11.27			
Rental Vacancy Survey by Type			
Laramie County			
RVS Data, June 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	1,331	43	3.2%
Duplex units	103	5	4.9%
Apartments	4,038	91	2.3%
Mobile Homes	245	11	4.5%
"Other" Units	103	3	2.9%
Don't Know	2,708	115	4.2%
Total	8,528	268	3.1%

Table II.11.28, below, reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 363 units. The most common apartment units were two bedroom units, with 1,415 units. Additional details of unit types by bedrooms are reported below.

Table II.11.28							
Rental Units by Bedroom Size							
Laramie County							
RVS Data, June 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	1	1	10	0	0	.	12
One	22	10	877	0	0	.	909
Two	132	62	1,415	44	27	.	1,680
Three	363	6	400	124	72	.	965
Four	129	2	8	2	4	.	145
Five	54	0	1	0	0	.	55
Don't Know	630	22	1,327	75	0	2,708	4,762
Total	1,331	103	4,038	245	103	2,708	8,528

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.

Table II.11.29						
Average Market Rate Rents by Bedroom Size						
Laramie County RVS Data, June 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$460	\$425	\$481	\$	\$	\$468
One	\$615	\$564	\$584	\$625	\$500	\$588
Two	\$843	\$750	\$716	\$563	\$969	\$757
Three	\$1,057	\$1,142	\$927	\$772	\$1,300	\$1,019
Four	\$1,317	\$1,500	\$1,200	\$	\$	\$1,319
Five	\$1,661	\$	\$2,400	\$	\$	\$1,735
Total	\$1,017	\$781	\$753	\$705	\$1,057	\$868

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.

Table II.11.30						
Average Assisted Rate Rents by Bedroom Size						
Laramie County RVS Data, June 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$245	\$	\$	\$245
Two	\$650	\$850	\$554	\$	\$	\$593
Three	\$588	\$	\$756	\$	\$885	\$733
Four	\$	\$	\$886	\$	\$982	\$910
Five	\$	\$	\$	\$	\$	\$
Total	\$569	\$900	\$589	\$	\$934	\$632

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.

Table II.11.31			
Single Family Market Rate Rents by Vacancy Status			
Laramie County RVS Data, June 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	99	6	6.1%
\$1,000 to \$1,500	735	22	3.0%
Above \$1,500	30	0	.0%
Missing	465	15	3.2%
Total	1,331	43	3.2%

The availability of apartment units by average rent is displayed in Table II.11.32, below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 0.5 percent.

Table II.11.32			
Apartment Market Rate Rents by Vacancy Status			
Laramie County RVS Data, June 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	215	1	.5%
\$500 to \$1,000	2,707	62	2.3%
\$1,000 to \$1,500	53	3	5.7%
Above \$1,500	0	0	%
Missing	1,063	25	2.35%
Total	4,038	91	2.3%

Table II.11.33, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.11.33			
Mobile Home Market Rate Rents by Vacancy Status			
Laramie County RVS Data, June 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	7	0	.0%
\$500 to \$1,000	191	6	3.1%
\$1,000 to \$1,500	2	0	.0%
Above \$1,500			%
Missing	45	5	11.1%
Total	245	11	4.5%

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 did not 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 by unit type and condition are displayed below.

Table II.11.34							
Condition by Unit Type							
Laramie County RVS Data, June 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	4	2	0	0	0	.	6
Average	31	21	206	11	0	.	269
Good	701	30	2,150	115	55	.	3,051
Excellent	415	8	1,287	104	34	.	1,848
Don’t Know	180	42	395	15	14	2,708	3,354
Total	1,331	103	4,038	245	103	2,708	8,528

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 average condition, with a vacancy rate of 0.0 percent.

Table II.11.35			
Condition of Single Family Units by Vacancy Status			
Laramie County			
RVS Data, June 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	4	1	25.0%
Average	31	0	0.0%
Good	701	24	3.4%
Excellent	415	12	2.9%
Don't Know	180	6	3.3%
Total	1,331	43	3.2%

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 average condition, and had a vacancy rate of 1.5 percent.

Table II.11.36			
Condition of Apartment Units by Vacancy Status			
Laramie County			
RVS Data, June 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	206	3	1.5%
Good	2,150	63	2.9%
Excellent	1,287	24	1.9%
Don't Know	395	1	.3%
Total	4,038	91	2.3%

Table II.11.37, below, 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 average quality, with a vacancy rate of 1.5 percent.

Table II.11.37			
Condition of Mobile Home Units by Vacancy Status			
Laramie County			
RVS Data, June 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	11	0	.0%
Good	115	7	6.1%
Excellent	104	1	1.0%
Don't Know	15	3	20.0%
Total	245	11	4.5%

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, below, respondents in Laramie County said they would prefer 239 more single family units, 489 more apartment units, and 80 units of all types. In total respondents indicated they wished to own or manage an additional 865 units.

Table II.11.38 If you had the opportunity to own/manage more units, how many would you prefer Laramie County RVS Data, June 2014	
Unit Type	More Units
Single family units	239
Duplex Units	10
Apartments	489
Mobile homes	32
Other	8
Don't Know	7
All types	80
Total	865

Table II.11.39, on the following page, shows the most common answers from the 2014 fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Laramie County had a total of 244 respondents, with an average persons per household of 2.8 people. Of new residents to Laramie County, 57.9 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 55.7 percent of respondents renting their residence. The average mortgage payment in Laramie County was \$1,130 and the average rent was \$778. When asked if they were satisfied with their current housing, 78.7 percent said they were satisfied with thier current housing.

Table II.11.39 Most Replied Response Laramie County HNA Survey: Fiscal Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	244
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (30.5%)
Marital status	Married (57.9%)
Primary reason for moving to Wyoming	Other reason (37.3%)
In which industry are you primarily employed	Other (30.9%)
Highest education level completed	College Graduate (22.5%)
Total household income from all sources	\$50,000 to \$74,999 dollars (25.7%)
Current Housing Characteristics	
Current Residence	Single family home (61.9%)
Do you own or rent	Rent (55.7%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	1.8
Average mortgage payment	\$1,130
Average rental payment	\$778
Are you satisfied with your current housing	Satisfied with current housing (78.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (48.0%)
Are you seeking to change your housing situation	Seeking different housing (60.9%)
What type of unit are you seeking	Single family home (72.2%)
Type of tenure seeking	Seeking to buy (55.6%)
If own, do you plan on building or buying	Buy an existing unit (76.2%)
Expected buying price	\$300,000 to \$349,999 dollars (50.0%)
Expected building price	Not sure (40.0%)
Expected rental price	\$601 to \$700 dollars (25.0%)

For residents who are unsatisfied with their current housing, 48.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 72.2 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 55.6 percent wanted to buy and 44.4 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$300,000 to \$349,999 dollars if they were buying an existing unit, and Not sure if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 25.0 percent of respondents, anticipated spending \$601 to \$700 dollars. Additional survey data are presented in **Volume II Technical Appendix**¹¹³.

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.11.40, on the following page.

¹¹³ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

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

Table II.11.40				
Overcrowding and Severe Overcrowding				
Laramie County				
2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Laramie County				
Owner				
Households	25,061	147	47	25,255
Percentage	99.2%	.6%	.2%	100.0%
Renter				
Households	11,235	207	39	11,481
Percentage	97.9%	1.8%	.3%	100.0%
Total				
Households	36,296	354	86	36,736
Percentage	98.8%	1.0%	.2%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
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.11.41, at right.

Table II.11.41		
Housing Units with Incomplete Kitchen Facilities		
Laramie County		
2008-2012 5-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Kitchen Facilities	39,642	253,942
Lacking Complete Kitchen Facilities	742	7,488
Total Housing Units	40,384	261,430
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.11.42, below.

Table II.11.42 Housing Units with Incomplete Plumbing Facilities Laramie County 2008-2012 5-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Plumbing Facilities	39,934	255,465
Lacking Complete Plumbing Facilities	450	5,965
Total Households	40,384	261,430
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.11.43, on the following page.

Table II.11.43 Cost Burden and Severe Cost Burden by Tenure Laramie County 2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Laramie County					
Owner With a Mortgage					
Households	12,278	3,099	1,623	13	17,013
Percent	72.2%	18.2%	9.5%	.1%	100.0%
Owner Without a Mortgage					
Households	7,299	515	287	141	8,242
Percent	88.6%	6.2%	3.5%	1.7%	100.0%
Renter					
Households	6,339	1,945	1,929	1,268	11,481
Percent	55.2%	16.9%	16.8%	11.0%	100.0%
Total					
Households	25,916	5,559	3,839	1,422	36,736
Percent	70.5%	15.1%	10.5%	3.9%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 10,070 loans purchased in Laramie County between 1979 and 2014, with 226 occurring in fiscal 2014. The average home size over the period was 1,076 square feet and 1,132 square feet in fiscal 2014. For homes receiving a WCDA loan in fiscal 2014, the average year a home was built was 1967. The average household income in fiscal 2014 in nominal terms, without the effects of inflation being taken into consideration, was \$50,571. The average purchase price in fiscal 2014 was \$153,971. In fiscal 2014, 3.1 percent of loans purchased were for new construction, and 30.5 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.**

