

LARAMIE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Laramie County's population increased from 91,738 in 2010 to 97,121 in 2015, or by 5.9 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 8.4 percent, and the number of people from 55 to 64 years of age increased by 9.0 percent. The white population increased by 4.8 percent, while the black population increased by 25.2 percent. The Hispanic population increased from 11,978 to 14,087 people between 2010 and 2015 or by 17.6 percent. These data are presented in Table II.11.1, below.

Table II.11.1						
Profile of Population Characteristics						
Laramie County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Laramie County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	91,738	97,121	5.9%	563,626	586,107	4.0%
Age						
Under 14 years	18,847	19,234	2.1%	113,371	116,880	3.1%
15 to 24 years	12,470	12,997	4.2%	78,460	78,529	0.1%
25 to 44 years	23,746	25,736	8.4%	144,615	153,641	6.2%
45 to 54 years	13,554	12,228	-9.8%	83,577	71,070	-15.0%
55 to 64 years	11,616	12,660	9.0%	73,513	81,288	10.6%
65 and Over	11,505	14,266	24.0%	70,090	84,699	20.8%
Race						
White	84,803	88,837	4.8%	529,110	543,292	2.7%
Black	2,401	3,005	25.2%	5,135	8,286	61.4%
American Indian and Alaskan Native	1,082	1,283	18.6%	14,457	15,757	9.0%
Asian	1,061	1,253	18.1%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	165	166	.6%	521	676	29.8%
Two or more races	2,226	2,577	15.8%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	11,978	14,087	17.6%	50,231	58,207	15.9%

Table II.11.2, on the following page, presents the population of Laramie County by age and gender from the 2010 Census and 2015 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 2015, the number of males rose to 49,065 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 48,056 persons being female.

Table II.11.2							
Population by Age and Gender							
Laramie County							
2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	9,646	9,201	18,847	9,820	9,414	19,234	2.1%
15 to 24 years	6,439	6,031	12,470	7,022	5,975	12,997	4.2%
25 to 44 years	12,177	11,569	23,746	13,341	12,395	25,736	8.4%
45 to 54 years	6,669	6,885	13,554	6,224	6,004	12,228	-9.8%
55 to 64 years	5,773	5,843	11,616	6,164	6,496	12,660	9.0%
65 and Over	5,171	6,334	11,505	6,494	7,772	14,266	24.0%
Total	45,875	45,863	91,738	49,065	48,056	97,121	5.9%
% of Total	50.0%	50.0%	.	50.5%	49.5%	.	

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 ¹²³	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

¹²³ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 24,950 family households, of which 19,303 housed married couple families and 5,647 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 1,662 families, or a female householder with no husband present, of which there were 3,985 families. There were also an estimated 12,344 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Laramie County was 66.9 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Laramie County, 77.4 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.11.4 Household Type by Tenure Laramie County 2010-2015 5-Year ACS Data				
Family Type	Laramie County		State of Wyoming	
	Laramie County	% of Total	State of Wyoming	% of Total
Family households	24,950	66.9%	147,229	64.9%
Married-couple family	19,303	77.4%	117,355	79.7%
Owner-occupied housing units	15,740	81.5%	97,628	83.2%
Renter-occupied housing units	3,563	18.5%	19,727	16.8%
Other family	5,647	22.6%	29,874	20.3%
Male householder, no wife present	1,662	29.4%	10,771	36.1%
Owner-occupied housing units	1,054	63.4%	6,308	58.6%
Renter-occupied housing units	608	36.6%	4,463	41.4%
Female householder, no husband present	3,985	70.6%	19,103	63.9%
Owner-occupied housing units	2,191	55.0%	9,562	50.1%
Renter-occupied housing units	1,794	45.0%	9,541	49.9%
Nonfamily households	12,344	33.1%	79,636	35.1%
Owner-occupied housing units	6,647	53.8%	43,177	54.2%
Renter-occupied housing units	5,697	46.2%	36,459	45.8%
Total	37,294	100.0%	226,865	100.0%

Table II.11.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 12,848 two-person family households, 4,807 three-person family households and 4,479 four-person family households. One-person non-family households made up 80.9 percent of all non-family households or an estimated 9,991 households. Laramie County’s two persons households made up 39.8 percent of total housing units and four person households made up an additional 12.3 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.11.5				
Household Type by Household Size				
Laramie County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Laramie County				
One Person	.	9,991	9,991	26.8%
Two Person	12,848	1,985	14,833	39.8%
Three Person	4,807	239	5,046	13.5%
Four Person	4,479	105	4,584	12.3%
Five Person	1,708	0	1,708	4.6%
Six Person	743	24	767	2.1%
Seven Person	365	0	365	1.0%
Total	24,950	12,344	37,294	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 14,833 two-person households, 11,287 were owner-occupied and 3,546 were renter-occupied. Of the 4,584 four-person households, 3,306 were owner-occupied and 1,278 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Laramie County				
One Person	5,596	4,395	9,991	26.8%
Two Person	11,287	3,546	14,833	39.8%
Three Person	3,542	1,504	5,046	13.5%
Four Person	3,306	1,278	4,584	12.3%
Five Person	1,105	603	1,708	4.6%
Six Person	600	167	767	2.1%
Seven Person or more	196	169	365	1.0%
Total	25,632	11,662	37,294	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.11.7, on the following page, Laramie County had a total of 41,256 housing units of which 37,294 or 90.4 percent were occupied. Of these occupied units, 68.7 percent, or 25,632 units were owner occupied, which compares to a statewide rate of 69.1. A total of 3,962 units or 9.6 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.11.7 Housing Units by Tenure Laramie County 2010-2015 5-Year ACS Data				
Tenure	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	37,294	90.4%	226,865	85.1
Owner-Occupied	25,632	68.7%	156,675	69.1
Renter-Occupied	11,662	31.3%	70,190	30.9
Vacant Housing Units	3,962	9.6%	39,765	14.9
Total Housing Units	41,256	100.0%	266,630	100.0

Table II.11.8, below, shows that of the 3,962 housing units in Laramie County as reported in the 2014 ACS data, 720 or 18.2 percent were for rent and 343 or 8.7 percent were for sale. An estimated 1,082 units were for seasonal, recreational, or occasional use, and 1,281 or 32.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.11.8 Disposition of Vacant Housing Units Laramie County 2010-2015 5-Year ACS Data				
Disposition	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	720	18.2%	6,460	16.2%
Rented, but not occupied	443	11.2%	1,371	3.4%
For sale only	343	8.7%	2,571	6.5%
Sold, but not occupied	87	2.2%	931	2.3%
For seasonal, recreational, or occasional use	1,082	27.3%	17,209	43.3%
For migrant workers	6	.2%	302	.8%
Other vacant	1,281	32.3%	10,921	27.5%
Total	3,962	100.0%	39,765	100.0%

Table II.11.9, at right, presents different income statistics for Laramie County. According to the 2014 ACS data averages, median family income for Laramie County was \$75,732 compared to the statewide average of \$73,194.

Table II.11.9 Median and Per Capita Income Laramie County 2010-2015 5-Year ACS Data		
Income Type	Laramie County	Wyoming
Median Family Income	75,732	73,194
Median Household Income	60,706	58,840

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 3,063 households or 8.2 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 5,196 households that had incomes between \$35,000 and \$49,999, which accounted for 13.9 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 25.4 percent of total households and numbered 9,469 in Laramie County.

Table II.11.10 Households by Income Laramie County 2010-2015 5-Year ACS Data				
Income	Laramie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	3,063	8.2%	21,426	9.4%
15,000 - 19,999	1,767	4.7%	10,358	4.6%
20,000 - 24,999	1,687	4.5%	11,900	5.2%
25,000 - 34,999	3,674	9.9%	22,435	9.9%
35,000 - 49,999	5,196	13.9%	30,775	13.6%
50,000 - 74,999	7,028	18.8%	43,104	19.0%
75,000 - 99,999	5,410	14.5%	32,540	14.3%
100,000 and above	9,469	25.4%	54,327	23.9%
Total	37,294	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 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 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Laramie County had a poverty rate of 8 percent and the female population had a poverty rate of 12 percent. There were 610 males and 512 females in poverty under the age of 5. Overall, 12.0 percent of persons in poverty in Laramie County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 752 individuals with incomes below the poverty level which represented 8.0 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.11.11 Poverty by Age Laramie County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Laramie County				
5 and Below	610	512	1,122	12.0%
6 to 17	843	1,077	1,920	20.5%
18 to 64	2,129	3,446	5,575	59.5%
65 and Older	195	557	752	8.0%
Total	3,777	5,592	9,369	100.0%
Poverty Rate	8%	12%	10%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.11.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Laramie County saw an average of 22,681 owner-occupied single-family units compared to 4,888 single-family rental units. In Laramie County, single-family units comprised 73.9 percent of all households compared with 71.8 percent statewide. Laramie

County had a total of 2,618 apartment rental units and total apartment units accounted for 7.4 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 3,732 mobile homes in Laramie County, which comprised 10.0 percent of all occupied housing units and compared to 12.9 statewide.

Table II.11.12 Households by Unit Type Laramie County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
Single-Family Unit	22,681	4,888	27,569	73.9%
Duplex	121	758	879	2.4%
Tri- or Four-Plex	78	2,228	2,306	6.2%
Apartments	159	2,618	2,777	7.4%
Mobile Homes	2,562	1,170	3,732	10.0%
Boat, RV, Van, Etc.	31	0	31	.1%
Total	25,632	11,662	37,294	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.11.13, below, shows the number of households by year of construction. As shown, 10.1 percent, or 3,771 units, were built in 1939 or earlier in the county, and another 1,865 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 5,852, which accounted for 15.7 percent of all households, and an additional 1,338 households, or 3.6 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.11.13 Households by Year Built Laramie County 2010-2015 5-Year ACS Data				
Year Built	Laramie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,771	10.1%	24,616	10.9%
1940 to 1949	1,865	5.0%	10,203	4.5%
1950 to 1959	4,405	11.8%	21,453	9.5%
1960 to 1969	4,077	10.9%	18,653	8.2%
1970 to 1979	6,807	18.3%	48,616	21.4%
1980 to 1989	4,749	12.7%	33,033	14.6%
1990 to 1999	4,430	11.9%	26,955	11.9%
2000 to 2009	5,852	15.7%	36,947	16.3%
Built 2010 or Later	1,338	3.6%	6,389	2.8%
Total	37,294	100.0%	226,865	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 accounted for only .7 percent of total housing units, while households with five and six rooms accounted for 18.9 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				
2010-2015 5-Year ACS Data				
Number of Rooms	Laramie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	279	.7%	4,535	1.7%
Two	1,006	2.4%	7,317	2.7%
Three	2,945	7.1%	20,228	7.6%
Four	5,521	13.4%	41,849	15.7%
Five	7,795	18.9%	54,574	20.5%
Six	6,407	15.5%	42,082	15.8%
Seven	5,050	12.2%	31,471	11.8%
Eight	4,582	11.1%	25,750	9.7%
Nine or more	7,671	18.6%	38,824	14.6%
Total	41,256	100.0%	266,630	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 91 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.6 percent of total households in Laramie County, which compared to 24.3 percent statewide. In Laramie County, the 14,709 households with three bedrooms accounted for 39.4 percent of all households, and there were only 3,707 five-bedroom or more households, which accounted for 9.9 percent of all households.

Table II.11.15				
Households by Number of Bedrooms				
Laramie County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
None	20	91	111	.3%
One	433	2,266	2,699	7.2%
Two	4,135	4,657	8,792	23.6%
Three	11,578	3,131	14,709	39.4%
Four	6,288	988	7,276	19.5%
Five or more	3,178	529	3,707	9.9%
Total	25,632	11,662	37,294	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	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 \$162,900, while structures built between 1950 and 1959 had a median value of \$151,500 and those built between 1990 to 1999 had a median value of \$233,900. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of \$290,800 and \$327,900, respectively. The total average median value in Laramie County was \$190,000, which compared to \$194,800 in the State of Wyoming.

Table II.11.16 Median Value by Year Structure Built Laramie County 2010-2015 5-Year ACS Data		
Year Built	Laramie County	State of Wyoming
1939 or earlier	162,900	156,400
1940 to 1949	146,000	145,000
1950 to 1959	151,500	159,900
1960 to 1969	179,800	182,000
1970 to 1979	180,300	188,100
1980 to 1989	188,600	205,600
1990 to 1999	233,900	236,200
2000 to 2009	255,200	253,100
2010 to 2013	290,800	272,200
2014 to Later	327,900	284,800
Total	190,000	194,800

Household mortgage status is reported in Table II.11.17, below. In Laramie County, households with a mortgage accounted for 65.2 percent of all households or 16,716 housing units, and the remaining 34.8 percent or 8,916 units had no mortgage. Of those units with a mortgage, 2,908 had either a second mortgage or home equity loan, 110 had both a second mortgage and home equity loan, and 13,698 or 81.9 percent had no second mortgage or no home equity loan.

Table II.11.17 Mortgage Status Laramie County 2010-2015 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	16,716	65.2%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	2,908	17.4%	10,910	11.8%
Second mortgage only	1,425	49.0%	5,021	46.0%
Home equity loan only	1,483	51.0%	5,889	54.0%
Both second mortgage and home equity loan	110	.7%	514	.6%
No second mortgage and no home equity loan	13,698	81.9%	81,121	87.7%
Housing units without a mortgage	8,916	34.8%	64,130	40.9%
Total	25,632	100.0%	156,675	100.00%

The median rent in Laramie County was \$693 as compared to \$674 statewide, as seen in Table II.11.18, below.

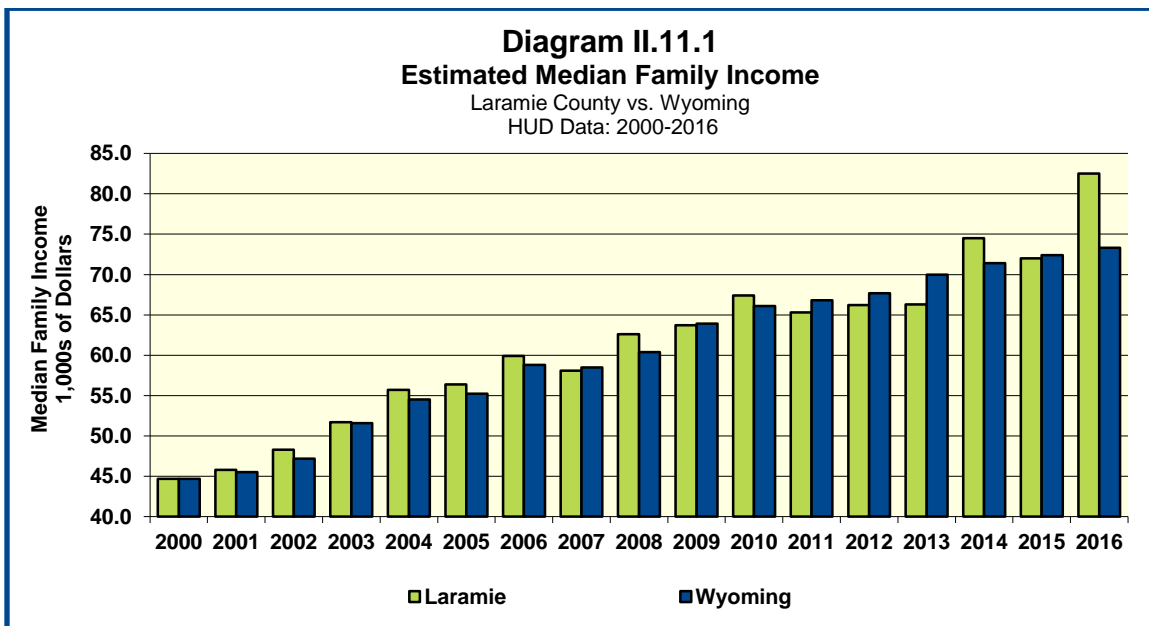
Table II.11.18 Median Rent Laramie County 2010-2015 5-Year ACS Data	
Place	Rent
Laramie County	\$693
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 369 persons during the first half of 2016. 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 10,594 persons over the time period.

Table II.11.19			
Driver’s Licenses Exchanged and Surrendered			
Laramie County			
WYDOT Data, 2000 – First Half of 2016			
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
2014	2,887	2,392	495
2015	3,061	2,406	655
2016 – First Half	1,521	1,152	369
Total	45,266	34,672	10,594

Economics

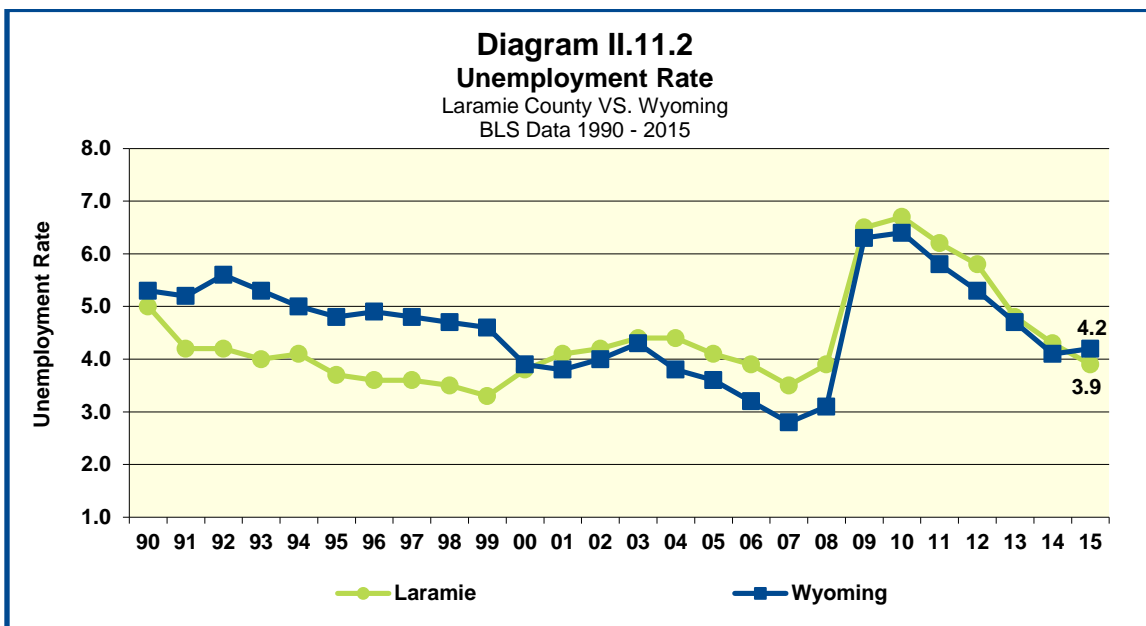
The HUD estimated MFI for Laramie County was \$82,500 in 2016.¹²⁴ This compares to Wyoming’s MFI of \$73,300. Diagram II.11.1, below, illustrates the estimated MFI for 2000 through 2016.



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,

¹²⁴ 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

increased by 51 persons, from 48,859 in 2014 to 48,910 in 2015. Employment increased by 278 persons; unemployment decreased by 227 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.3 percent in 2014 to 3.9 in 2015, as shown below in Diagram II.11.2.



The BLS 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 workers who worked during or received pay for the pay period. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.11.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 46,123 persons in 2015; this figure was higher than the 2014 average by 239 jobs. In June total preliminary monthly employment was estimated to be 46,220 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	38,967	40,327	41,218	42,724	42,436	41,159	41,503	42,495	43,113	44,294	45,124	44,810
Feb	39,215	40,684	41,581	43,167	42,625	41,544	41,776	42,848	43,503	44,574	45,483	45,067
Mar	39,499	41,065	41,979	43,389	42,880	41,725	42,338	43,000	43,812	45,159	45,788	45,285
Apr	39,961	41,444	42,264	43,776	42,704	42,024	43,044	43,327	44,388	45,617	46,056	45,553
May	40,507	41,815	43,294	44,192	43,381	42,548	43,337	43,907	45,480	46,207	46,507	45,847
Jun	41,258	42,549	43,711	44,762	43,628	42,992	43,729	44,195	46,053	46,449	46,642	46,220
Jul	41,171	42,027	43,430	44,541	43,531	42,893	43,561	43,961	45,957	46,285	46,638	.
Aug	41,162	41,869	43,412	44,167	43,193	43,099	43,487	43,856	45,536	46,180	46,271	.
Sep	41,056	42,047	43,885	44,333	43,481	42,966	43,650	44,355	45,532	46,561	46,366	.
Oct	41,046	42,013	43,852	44,520	43,074	42,873	43,664	44,363	46,040	46,723	46,343	.
Nov	41,078	42,097	43,647	44,091	42,988	42,669	43,566	44,367	45,555	46,269	46,265	.
Dec	41,271	42,233	43,695	43,881	42,587	42,696	43,523	44,282	45,356	46,289	45,987	.
Annual	40,516	41,681	42,997	43,962	43,042	42,432	43,098	43,746	45,027	45,884	46,123	.
% Change	2.33%	2.88%	3.16%	2.24%	-2.09%	-1.42%	1.57%	1.50%	2.93%	1.90%	.52%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$825 in 2014. In 2015, average weekly wages saw an increase of 2.06 over the prior year, rising to \$842. The most recent preliminary estimates show average weekly wages were 825 in the second quarter on 2016. These data are shown in Table II.11.21, below.

Table II.11.21 Average Weekly Wages Laramie County BLS QCEW Data, 2001–2016(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	818	781	814	829	811	.62%
2014	820	795	827	858	825	1.73%
2015	829	807	843	887	842	2.06%
2016(p)	825	825				

Total business establishments reported by the QCEW are displayed in Table II.11.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 1.78 percent to 3,575 establishments. The most recent preliminary estimates show the number of business establishments were 3,596 in the second quarter on 2016.

Table II.11.22 Number of Business Establishments Laramie County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,544	2,604	2,628	2,629	2,629	
2002	2,668	2,686	2,696	2,699	2,699	3.31%
2003	2,725	2,736	2,776	2,803	2,803	2.72%
2004	2,809	2,872	2,893	2,913	2,913	4.06%
2005	2,925	2,966	3,008	3,039	3,039	3.93%
2006	3,049	3,088	3,098	3,083	3,083	3.18%
2007	3,076	3,128	3,164	3,168	3,168	1.75%
2008	3,178	3,210	3,230	3,238	3,238	2.55%
2009	3,212	3,212	3,189	3,222	3,222	-.16%
2010	3,237	3,274	3,255	3,279	3,279	1.62%
2011	3,285	3,317	3,322	3,350	3,350	1.78%
2012	3,366	3,417	3,458	3,484	3,484	3.37%
2013	3,487	3,486	3,498	3,506	3,506	1.84%
2014	3,536	3,525	3,550	3,550	3,550	1.32%
2015	3,587	3,619	3,630	3,575	3,575	1.78%
2016	3,585	3,596				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Laramie County recorded 66,805 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 \$4,836,235,000, and real per capita income was \$49,796 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$52,203 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Laramie County decreased from \$796 in second quarter 2015 to \$779 in second quarter 2016, or by 2.2 percent. Detached single-family home rents decreased by 1.6 percent, rents for mobile homes on a lot increased by 4.4 percent, and rents for mobile home lots decreased by 0.8 percent.

Laramie County rental prices experienced average annualized increases of 0.6 percent for apartments, 1.0 percent for houses, 1.5 percent for mobile homes plus a lot, and 1.5 percent for mobile home lots since fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.11.23, at right, presents the Laramie County data for each rental type.

Table II.11.23 Semiannual Average Monthly Rental Prices Laramie County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	643	252	823	538
Q2.87	637	249	764	514
Q4.87	633	249	811	494
Q2.88	593	238	822	512
Q4.88	574	228	747	512
Q2.89	558	260	761	510
Q4.89	559	228	739	530
Q2.90	541	257	738	511
Q4.90	549	222	724	524
Q2.91	517	241	725	489
Q4.91	509	221	728	473
Q2.92	543	231	772	537
Q4.92	602	235	881	603
Q2.93	592	247	858	609
Q4.93	649	230	855	654
Q2.94	675	225	885	0
Q4.94	671	233	894	639
Q2.95	636	229	867	0
Q4.95	650	240	874	590
Q2.96	625	301	849	0
Q4.96	626	237	857	603
Q2.97	619	260	889	619
Q4.97	616	253	840	686
Q2.98	605	247	814	646
Q4.98	599	249	856	636
Q2.99	596	244	927	707
Q4.99	603	256	874	675
Q2.00	600	276	886	676
Q4.00	599	279	867	678
Q2.01	603	278	906	645
Q4.01	625	277	1,007	753
Q2.02	629	280	957	727
Q4.02	626	282	999	638
Q2.03	646	289	1,054	669
Q4.03	678	288	1,083	673
Q2.04	668	274	1,068	692
Q4.04	712	284	1,049	724
Q2.05	657	294	1,004	720
Q4.05	694	268	989	661
Q2.06	648	288	1,011	742
Q4.06	663	296	981	691
Q2.07	639	263	989	658
Q4.07	638	274	989	680
Q2.08	675	326	1,010	628
Q4.08	659	299	961	692
Q2.09	654	327	994	642
Q4.09	662	295	1,005	705
Q2.10	684	340	1,031	694
Q4.10	705	304	1,082	657
Q2.11	705	310	1,069	708
Q4.11	700	306	1,140	632
Q2.12	687	326	1,022	707
Q4.12	713	335	1,135	798
Q2.13	707	328	1,078	801
Q4.13	738	369	1,131	891
Q2.14	787	372	1,170	828
Q4.14	791	387	1,156	801
Q2.15	796	401	1,141	828
Q4.15	803	399	1,121	837
Q2.16	779	398	1,122	864

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 305 authorizations in 2014 to 388 in 2015.

The real value of single-family building permits increased from \$181,907 in 2014 to \$184,947 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.11.24, below.

Table II.11.24 Building Permits and Valuation Laramie County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	307	12	84	136	539	124.9	72.5
1981	170	6	28	56	260	114.3	58.5
1982	150	14	36	54	254	108.8	71.0
1983	334	52	244	5	635	99.4	42.5
1984	226	.	4	.	230	107.8	.
1985	214	2	68	36	320	98.3	43.1
1986	377	4	16	11	408	88.5	53.0
1987	190	.	24	.	214	118.6	.
1988	160	2	.	162	324	131.8	64.3
1989	100	.	20	.	120	145.3	.
1990	79	.	.	.	79	158.5	.
1991	91	.	.	.	91	158.2	.
1992	229	2	4	8	243	153.4	39.7
1993	263	4	16	.	283	160.8	.
1994	353	.	4	12	369	153.2	55.8
1995	258	22	4	14	298	149.3	57.1
1996	302	2	68	292	664	154.3	53.6
1997	254	6	17	198	475	151.5	65.8
1998	320	24	4	121	469	151.6	56.7
1999	289	.	4	30	323	167.3	44.1
2000	245	.	.	.	245	185.1	.
2001	257	2	4	56	319	189.6	59.5
2002	446	12	.	20	478	174.6	75.0
2003	622	16	120	21	779	173.0	68.9
2004	744	4	40	88	876	175.3	72.3
2005	696	.	44	132	872	184.3	80.3
2006	492	2	4	11	509	204.0	77.9
2007	316	.	.	.	316	189.8	.
2008	160	.	36	6	202	143.2	65.5
2009	169	2	.	216	387	183.9	91.0
2010	238	.	.	.	238	179.8	.
2011	275	.	4	.	279	195.2	.
2012	347	.	24	.	371	158.5	.
2013	410	4	68	156	638	175.2	79.9
2014	305	.	3	95	403	181.9	85.0
2015	388	.	52	.	440	184.9	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Laramie County was \$230,987. This represented an increase of 4.6 percent from the previous year. In contrast, Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.11.25, on the following page.

Table II.11.25 Average Sales Prices Laramie County vs. Wyoming DOR Data, 2000–2015				
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
2014	220,878	2.6	263,432	-6.4
2015	230,987	4.6	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the December 2016.¹²⁵ During December 2016, a total of 236 surveys were completed by property managers in Laramie County. Of the 6,760 rental units surveyed, 327 were vacant, indicating a vacancy rate of 4.8 percent, as shown in Table II.11.26, at right. This compares to a 4.0 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

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 16 year period.

Table II.11.26 Total Units, Vacant Units, and Vacancy Rate Laramie County RVS Data, June 2001– December 2016				
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%
2014b	268	7,746	324	4.2%
2015a	278	7,889	303	3.8%
2015b	230	7,346	292	4.0%
2016a	236	6,669	286	4.3%
2016b	236	6,760	327	4.8%

¹²⁵Those 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.

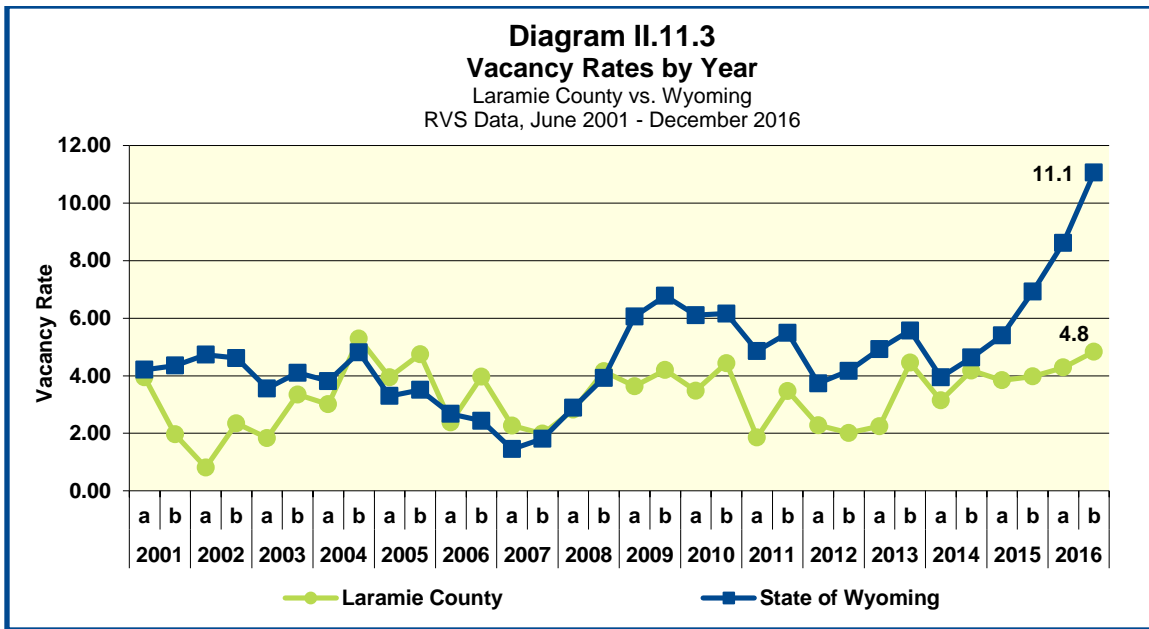


Diagram II.11.4, below, shows the average rent of single-family and apartment units in Laramie County. In 2016, average rents for single-family units increased to \$1,085 and the average rent for an apartment increased to \$823.

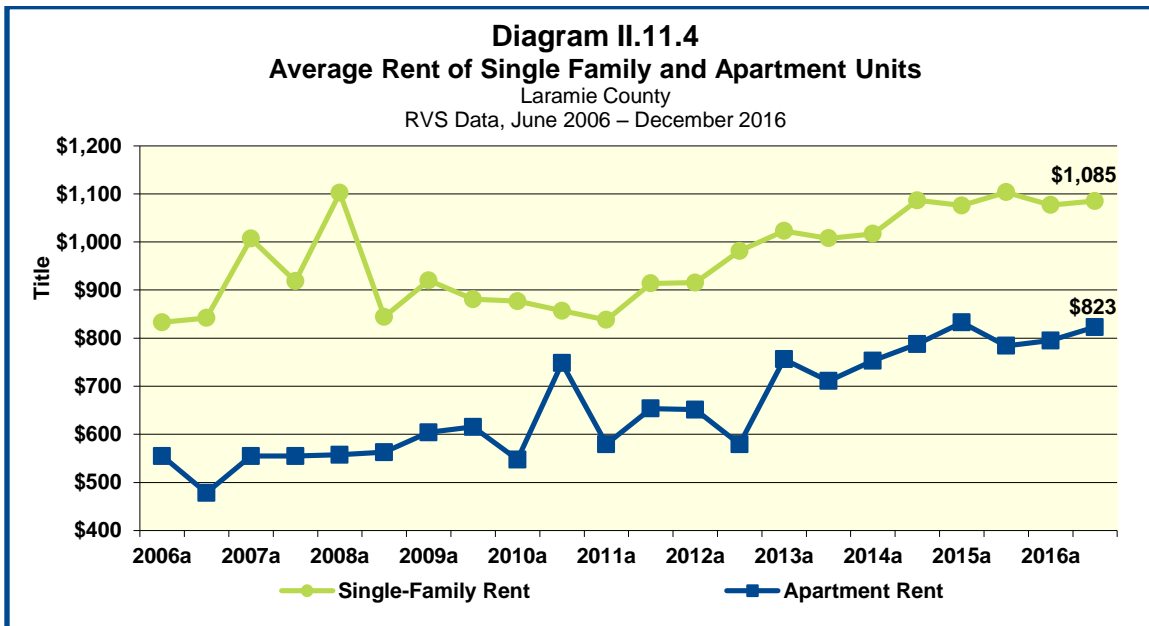


Table II.11.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 1,228 single family units in Laramie County, with 68 of them available. This translates into a vacancy rate of 5.5 percent in Laramie County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 3,653 apartment units reported in the survey, with 174 of them available, which resulted in a vacancy rate of 4.8 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.11.27			
Rental Vacancy Survey by Type			
Laramie County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	1,228	68	5.5%
Duplex units	177	11	6.2%
Apartments	3,653	174	4.8%
Mobile Homes	198	38	19.2%
“Other” Units	113	6	5.3%
Don't Know	1,391	30	2.2%
Total	6,760	327	4.8%

Table II.11.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 197 units. The most common apartment units were two bedroom units, with 1,013 units. Additional details of unit types by bedrooms are reported below.

Table II.11.28							
Rental Units by Number of Bedrooms							
Laramie County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	1	2	5	0	0	.	8
One	23	38	462	1	0	.	524
Two	167	91	1,013	48	7	.	1,326
Three	197	36	369	38	73	.	713
Four	39	1	48	3	12	.	103
Five	22	0	0	0	0	.	22
Don't Know	779	9	1,756	108	21	1,391	4,064
Total	1,228	177	3,653	198	113	1,391	6,760

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.11.29, on the following page, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family units.

Table II.11.29							
Available Rental Units by Number of Bedrooms							
Laramie County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	3	21	0	0	.	24
Two	6	4	56	2	1	.	69
Three	12	2	21	1	3	.	39
Four	1	0	3	0	0	.	4
Five	2	0	0	0	0	.	2
Don't Know	47	2	73	35	2	30	189
Total	68	11	174	38	6	30	327

Table II.11.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with four bedrooms had the highest vacancy rate at 6.3 percent, with five bedroom single family units having the highest vacancy rate at 9.1 percent.

Table II.11.30							
Vacancy Rates by Number of Bedrooms							
Laramie County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	.0%	.0%	%	%		.0%
One	.0%	7.9%	4.5%	.0%	%		4.6%
Two	3.6%	4.4%	5.5%	4.2%	14.3%		5.2%
Three	6.1%	5.6%	5.7%	2.6%	4.1%		5.5%
Four	2.6%	.0%	6.3%	.0%	.0%		3.9%
Five	9.1%	%	%	%	%		9.1%
Don't Know	6.0%	22.2%	4.2%	32.4%	9.5%	2.2%	4.7%
Total	5.5%	6.2%	4.8%	19.2%	5.3%	2.2%	4.8%

Average market-rate rents by unit type are shown in Table II.11.31, below. 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.11.31						
Average Market Rate Rents by Number of Bedrooms						
Laramie County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$450	\$458	\$429	\$	\$	\$439
One	\$646	\$615	\$601	\$500	\$	\$610
Two	\$876	\$774	\$755	\$601	\$1,053	\$795
Three	\$1,136	\$996	\$921	\$862	\$1,153	\$1,045
Four	\$1,334	\$1,500	\$925	\$1,075	\$891	\$1,227
Five	\$1,547	\$	\$	\$	\$	\$1,547
Total	\$1,085	\$834	\$823	\$810	\$1,052	\$918

Table II.11.32 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 less than 500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.11.32			
Single Family Market Rate Rents by Vacancy Status			
Laramie County			
RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	4	0	.0%
\$500 to \$1,000	120	1	.8%
\$1,000 to \$1,500	956	64	6.7%
Above \$1,500	26	1	3.8%
Missing	122	2	1.6%
Total	1,228	68	5.5%

The availability of apartment units by average rent is displayed in Table II.11.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 0.0 percent.

Table II.11.33			
Apartment Market Rate Rents by Vacancy Status			
Laramie County			
RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	10	0	.0%
\$500 to \$1,000	2,612	138	5.3%
\$1,000 to \$1,500	476	20	4.2%
Above \$1,500	0	0	%
Missing	555	16	2.9%
Total	3,653	174	4.8%

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, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	10	6	16	0	0	.	32
Average	33	24	95	24	1	.	177
Good	975	71	2,091	156	52	.	3,345
Excellent	94	37	1,145	2	60	.	1,338
Don’t Know	116	39	306	16	0	1,391	1,868
Total	1,228	177	3,653	198	113	1,391	6,760

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.

Table II.11.35			
Condition of Single Family Units by Vacancy Status			
Laramie County			
RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	10	0	.0%
Average	33	1	3.0%
Good	975	61	6.3%
Excellent	94	4	4.3%
Don't Know	116	2	1.7%
Total	1,228	68	5.5%

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 1.1 percent.

Table II.11.36			
Condition of Apartment Units by Vacancy Status			
Laramie County			
RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	16	1	6.3%
Average	95	1	1.1%
Good	2,091	123	5.9%
Excellent	1,145	46	4.0%
Don't Know	306	3	1.0%
Total	3,653	174	4.8%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.11.37, below, 24 respondents said they would prefer more single family units, 29 respondents wanted more apartment units, and 28 respondents indicated they would prefer more units of any type.

Table II.11.37	
If you had the opportunity to own/manage more units, how many would you prefer	
Laramie County	
RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	24
Duplex Units	17
Apartments	29
Mobile homes	3
Other	2
All types	28
Total	103

Table, II.11.38, on the following page, shows the most common answers from the 2016 calendar 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 74 respondents, with an average persons per household of 2.7 people. Of new residents to Laramie County, 56.2 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 52.7 percent of respondents renting their residence. The average mortgage payment in Laramie County was \$1,114 and the average rent was \$927. When asked if they were satisfied with their current housing, 81.1 percent said they were satisfied with thier current housing.

Table II.11.38 Most Replied Response Laramie County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	74
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (43.2%)
Marital status	Married (56.2%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (29.7%)
In which industry are you primarily employed	Retired (17.4%)
Highest education level completed	High School Diploma/GED (21.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (23.8%)
Current Housing Characteristics	
Current Residence	Single family home (64.9%)
Do you own or rent	Rent (52.7%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	2.0
Average mortgage payment	\$1,114
Average rental payment	\$927
Are you satisfied with your current housing	Satisfied with current housing (81.1%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (30.8%)
Are you seeking to change your housing situation	Seeking different housing (76.9%)
What type of unit are you seeking	Single family home (60.0%)
Type of tenure seeking	Seeking to buy (60.0%)
If own, do you plan on building or buying	Buy an existing unit (71.4%)
Expected buying price	\$50,000 to \$99,999 dollars (50.0%)
Expected building price	\$100,000 to \$149,999 dollars (50.0%)
Expected rental price	\$0 to \$300 dollars (50.0%)

For residents who are unsatisfied with their current housing, 30.8 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, 60.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 60.0 percent wanted to buy and 30.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$50,000 to \$99,999 dollars if they were buying an existing unit, and \$100,000 to \$149,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 50.0 percent of respondents, anticipated spending \$0 to \$300 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**¹²⁶

¹²⁶ 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.

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 2015 5-year ACS data, 280 or .8 percent of households in Laramie County were overcrowded and another 84 or .2 percent of units were severely overcrowded, as shown in Table II.11.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.11.39				
Overcrowding and Severe Overcrowding				
Laramie County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Laramie County				
Owner				
Households	25,434	156	42	25,632
Percentage	99.2%	.6%	.2%	100.0%
Renter				
Households	11,496	124	42	11,662
Percentage	98.6%	1.1%	.4%	100.0%
Total				
Households	36,930	280	84	37,294
Percentage	99.0%	.8%	.2%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 629 units or 1.5 percent of all housing units in Laramie County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.11.40, at right.

Table II.11.40 Housing Units with Incomplete Kitchen Facilities Laramie County 2010-2015 5-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Kitchen Facilities	40,627	259,728
Lacking Complete Kitchen Facilities	629	6,902
Total Housing Units	41,256	266,630
Percent Lacking	1.5%	2.6%

At the time of the 2015 ACS, a total of 397 units or 1.0 percent of all housing units in Laramie County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.11.41, below.

Table II.11.41 Housing Units with Incomplete Plumbing Facilities Laramie County 2010-2015 5-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Plumbing Facilities	40,859	260,327
Lacking Complete Plumbing Facilities	397	6,303
Total Households	41,256	266,630
Percent Lacking	1.0%	2.4%

The third type of housing problem reported in the 2015 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, 16.3 percent of households had a cost burden and 10.0 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 16.7 percent of homeowners with a mortgage in Laramie County experienced a cost burden and 8.1 percent experienced a severe cost burden, while 22.6 percent of renters had a cost burden and 16.7 percent had a severe cost burden, as seen in Table II.11.42, on the following page.

Table II.11.42					
Cost Burden and Severe Cost Burden by Tenure					
Laramie County					
2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Laramie County					
Owner With a Mortgage					
Households	12,549	2,784	1,355	28	16,716
Percent	75.1%	16.7%	8.1%	.2%	100.0%
Owner Without a Mortgage					
Households	7,763	649	424	80	8,916
Percent	87.1%	7.3%	4.8%	.9%	100.0%
Renter					
Households	6,331	2,640	1,942	749	11,662
Percent	54.3%	22.6%	16.7%	6.4%	100.0%
Total					
Households	26,643	6,073	3,721	857	37,294
Percent	71.4%	16.3%	10.0%	2.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 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 *2016 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 9,452 households in Laramie County, from 37,576 in 2010 to 47,028 in 2040. Homeowners are expected to increase from 25,533 households in 2010 to 31,848 by 2040. Renters are anticipated to increase from 12,043 households in 2010 to 15,179 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 427 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 535 households and by 888 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 671 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 565 households over the period. Table II.11.43, below, provides details of the household forecast by tenure and income.

Table II.11.43						
Household Forecast by Tenure and Income						
Laramie County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	1,727	2,164	3,590	1,883	16,169	25,533
2015	1,734	2,172	3,604	1,891	16,231	25,632
2020	1,884	2,360	3,916	2,054	17,635	27,848
2025	1,971	2,470	4,098	2,149	18,453	29,141
2030	2,044	2,561	4,250	2,229	19,139	30,223
2035	2,104	2,636	4,375	2,295	19,701	31,111
2040	2,154	2,699	4,478	2,349	20,168	31,848
Renters by Percent of Median Household Income						
2010	2,577	2,168	2,888	784	3,626	12,043
2015	2,495	2,100	2,797	759	3,511	11,662
2020	2,893	2,434	3,243	880	4,070	13,520
2025	3,017	2,539	3,382	918	4,245	14,101
2030	3,115	2,621	3,491	947	4,383	14,557
2035	3,190	2,684	3,576	970	4,489	14,909
2040	3,248	2,733	3,640	988	4,570	15,179
Total Households by Percent of Median Household Income						
2010	4,304	4,332	6,479	2,667	19,794	37,576
2015	4,229	4,272	6,401	2,650	19,742	37,294
2020	4,777	4,794	7,158	2,934	21,705	41,368
2025	4,988	5,008	7,479	3,067	22,698	43,241
2030	5,159	5,182	7,741	3,177	23,521	44,781
2035	5,295	5,321	7,950	3,265	24,189	46,020
2040	5,402	5,432	8,119	3,337	24,738	47,028

