

## LARAMIE COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Laramie County’s population increased from 91,738 in 2010 to 98,136 in 2016, or by 7.0 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 16.6 percent, and the number of people from 55 to 64 years of age increased by 10.4 percent. The white population increased by 6.0 percent, while the black population increased by 20.8 percent. The Hispanic population increased from 11,978 to 14,356 people between 2010 and 2016 or by 19.9 percent. These data are presented in Table II.11.1, below.

<b>Table II.11.1</b>						
<b>Profile of Population Characteristics</b>						
Laramie County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Laramie County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>91,738</b>	<b>98,136</b>	<b>7.0%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	18,847	19,352	2.7%	113,371	116,796	3.0%
15 to 24 years	12,470	12,921	3.6%	78,460	77,293	-1.5%
25 to 34 years	12,355	14,411	16.6%	77,649	81,948	5.5%
35 to 44 years	11,391	11,757	3.2%	66,966	71,334	6.5%
45 to 54 years	13,554	12,068	-11.0%	83,577	69,052	-17.4%
55 to 64 years	11,616	12,824	10.4%	73,513	81,266	10.5%
65 and Over	11,505	14,803	28.7%	70,090	87,812	25.3%
<b>Race</b>						
White	84,803	89,906	6.0%	529,110	543,387	2.7%
Black	2,401	2,900	20.8%	5,135	7,753	51.0%
American Indian and Alaskan Native	1,082	1,204	11.3%	14,457	15,762	9.0%
Asian	1,061	1,261	18.9%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	165	188	13.9%	521	673	29.2%
Two or more races	2,226	2,677	20.3%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	11,978	14,356	19.9%	50,231	58,413	16.3%

Table II.11.2, on the following page, presents the population of Laramie County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 49,790 persons, and accounted for 50.7 percent of the population, with the remaining 49.3 percent, or 48,346 persons being female.

<b>Table II.11.2</b> <b>Population by Age and Gender</b> Laramie County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	9,646	9,201	18,847	9,928	9,424	19,352	2.7%
15 to 24 years	6,439	6,031	12,470	7,064	5,857	12,921	3.6%
25 to 44 years	6,284	6,071	12,355	7,498	6,913	14,411	16.6%
45 to 54 years	5,893	5,498	11,391	6,078	5,679	11,757	3.2%
55 to 64 years	6,669	6,885	13,554	6,189	5,879	12,068	-11.0%
65 and Over	5,773	5,843	11,616	6,281	6,543	12,824	10.4%
<b>Total</b>	<b>45,875</b>	<b>45,863</b>	<b>91,738</b>	<b>49,790</b>	<b>48,346</b>	<b>98,136</b>	<b>7.0%</b>
<b>% of Total</b>	<b>50.0%</b>	<b>50.0%</b>	.	<b>50.7%</b>	<b>49.3%</b>	.	

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

<b>Table II.11.3</b> <b>Group Quarters Population</b> Laramie County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>142</sup>	1,809	269	-85.1%
Juvenile Facilities	.	44	.
Nursing Homes	478	330	-31.0%
Other Institutions	26	16	-38.5%
<b>Total</b>	<b>2,313</b>	<b>659</b>	<b>-71.5%</b>
<b>Noninstitutionalized</b>			
College Dormitories	74	223	201.4%
Military Quarters	545	503	-7.7%
Other Noninstitutions	368	259	-29.6%
<b>Total</b>	<b>987</b>	<b>985</b>	<b>-.2%</b>
<b>Group Quarters Population</b>	<b>3,300</b>	<b>1,644</b>	<b>-50.2%</b>

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

<sup>142</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

Table II.11.4, 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.

Household 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%
<b>Total</b>	<b>37,294</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.11.5</b>				
<b>Household Type by Household Size</b>				
Laramie County				
2010-2015 5-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Laramie County</b>				
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%
<b>Total</b>	<b>24,950</b>	<b>12,344</b>	<b>37,294</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>147,229</b>	<b>79,636</b>	<b>226,865</b>	<b>100.0%</b>

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2015 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.

<b>Table II.11.6</b>				
<b>Tenure by Household Size</b>				
Laramie County				
2010-2015 5-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Laramie County</b>				
One Person	5,596	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%
<b>Total</b>	<b>25,632</b>	<b>11,662</b>	<b>37,294</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.11.7 Housing Units by Tenure</b> 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
<b>Total Housing Units</b>	<b>41,256</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0</b>

Table II.11.8, below, shows that of the 3,962 vacant housing units in Laramie County as reported in the 2015 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.

<b>Table II.11.8 Disposition of Vacant Housing Units</b> 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%
<b>Total</b>	<b>3,962</b>	<b>100.0%</b>	<b>39,765</b>	<b>100.0%</b>

Table II.11.9, at right, presents different income statistics for Laramie County. According to the 2015 ACS data averages, median family income for Laramie County was \$75,732 compared to the statewide average of \$73,194.

<b>Table II.11.9 Median and Per Capita Income</b> 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.

<b>Table II.11.10 Households by Income</b> 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%
<b>Total</b>	<b>37,294</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.11.11 Poverty by Age</b> Laramie County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Laramie County</b>				
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%
<b>Total</b>	<b>3,777</b>	<b>5,592</b>	<b>9,369</b>	<b>100.0%</b>
Poverty Rate	8%	12%	10%	.
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>28,882</b>	<b>36,113</b>	<b>64,995</b>	<b>100.0%</b>
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.

<b>Table II.11.12 Households by Unit Type Laramie County 2010-2015 5-Year ACS Data</b>				
<b>Unit Type</b>	<b>Tenure</b>			<b>% of Total</b>
	<b>Own</b>	<b>Rent</b>	<b>Total</b>	
<b>Laramie County</b>				
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%
<b>Total</b>	<b>25,632</b>	<b>11,662</b>	<b>37,294</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

Table II.11.13, on the following page, 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.

<b>Table II.11.13</b>				
<b>Households by Year Built</b>				
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%
<b>Total</b>	<b>37,294</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

Table II.11.14, below, displays housing units for Laramie County and the State of Wyoming. The number of rooms in Laramie County varied between households. Households with one room 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.

<b>Table II.11.14</b>				
<b>Housing Units by Number of Rooms</b>				
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%
<b>Total</b>	<b>41,256</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0%</b>
Median Rooms	6	.	6	.



Table II.11.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 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.

<b>Table II.11.15</b>				
<b>Households by Number of Bedrooms</b>				
Laramie County				
2010-2015 5-Year ACS Data				
<b>Number of Bedrooms</b>	<b>Tenure</b>			<b>% of Total</b>
	<b>Own</b>	<b>Rent</b>	<b>Total</b>	
<b>Laramie County</b>				
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%
<b>Total</b>	<b>25,632</b>	<b>11,662</b>	<b>37,294</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.11.16, at right, structures built in 1939 or earlier had a median value of \$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 median value in Laramie County was \$190,000, which compared to \$194,800 in the State of Wyoming.

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
<b>Total</b>	<b>190,000</b>	<b>194,800</b>

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.

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%
<b>Total</b>	<b>25,632</b>	<b>100.0%</b>	<b>156,675</b>	<b>100.00%</b>

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

Place	Rent
Laramie County	\$693
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 546 persons during the first half of 2017. 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 11,247 persons over the time period.

<b>Table II.11.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Laramie County			
WYDOT Data, 2000 – First Half of 2017			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
2010	2,805	1,478	1,327
2011	2,516	1,987	529
2012	2,534	2,276	258
2013	2,728	2,269	459
2014	2,887	2,392	495
2015	3,061	2,406	655
2016	3,090	2,614	476
2017 – First Half	1,581	1,035	546
<b>Total</b>	<b>48,416</b>	<b>37,169</b>	<b>11,247</b>

**Economics**

The HUD estimated MFI for Laramie County was \$75,500 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.11.1, below, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.11.1**  
**Estimated Median Family Income**  
 Laramie County vs. Wyoming  
 HUD Data: 2000-2017

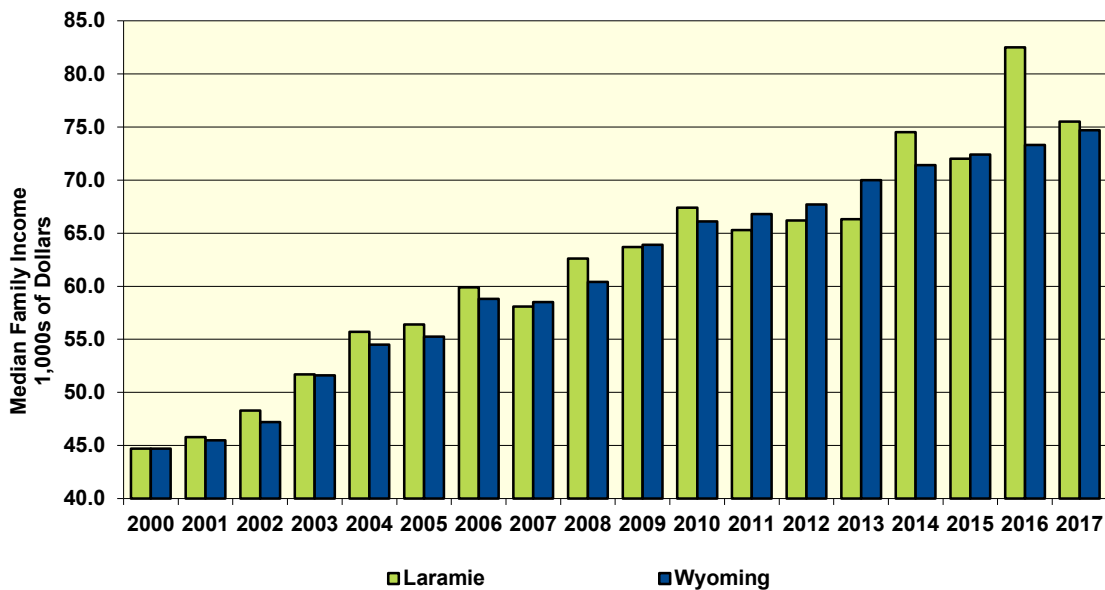


Table II.11.20 below shows the labor force statistics for Laramie County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 3.3 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.7 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Laramie County increased from 3.9 percent in 2015 to 4.1 percent in 2016, which compared to a statewide increase to 5.3 percent.

<b>Table II.11.20</b> <b>Labor Force Statistics</b> Laramie County 1990 - 2016 BLS Data					
Year	Laramie County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,828	34,868	36,696	5%	5.3%
1991	1,508	34,668	36,176	4.2%	5.2%
1992	1,561	35,571	37,132	4.2%	5.6%
1993	1,514	36,402	37,916	4%	5.3%
1994	1,592	37,206	38,798	4.1%	5%
1995	1,450	37,660	39,110	3.7%	4.8%
1996	1,398	37,711	39,109	3.6%	4.9%
1997	1,416	37,494	38,910	3.6%	4.8%
1998	1,383	37,875	39,258	3.5%	4.7%
1999	1,339	38,724	40,063	3.3%	4.6%
2000	1,535	38,689	40,224	3.8%	3.9%
2001	1,624	38,401	40,025	4.1%	3.8%
2002	1,695	39,131	40,826	4.2%	4%
2003	1,842	40,011	41,853	4.4%	4.3%
2004	1,840	39,737	41,577	4.4%	3.8%
2005	1,701	39,658	41,359	4.1%	3.6%
2006	1,602	39,830	41,432	3.9%	3.2%
2007	1,485	40,350	41,835	3.5%	2.8%
2008	1,661	40,864	42,525	3.9%	3.1%
2009	2,838	41,003	43,841	6.5%	6.3%
2010	3,090	43,092	46,182	6.7%	6.4%
2011	2,918	44,249	47,167	6.2%	5.8%
2012	2,744	44,967	47,711	5.8%	5.3%
2013	2,318	46,227	48,545	4.8%	4.7%
2014	2,114	46,669	48,783	4.3%	4.2%
2015	1,920	46,868	48,788	3.9%	4.2%
2016	2,011	46,869	48,880	4.1%	5.3%

Diagram II.11.2, on the following page, shows the employment and labor force for Laramie County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 46,869 persons, with the labor force reaching 48,880, indicating there were a total of 2,011 unemployed persons.

**Diagram II.11.2**  
**Employment and Labor Force**  
 Laramie County  
 1990 – 2016 BLS Data

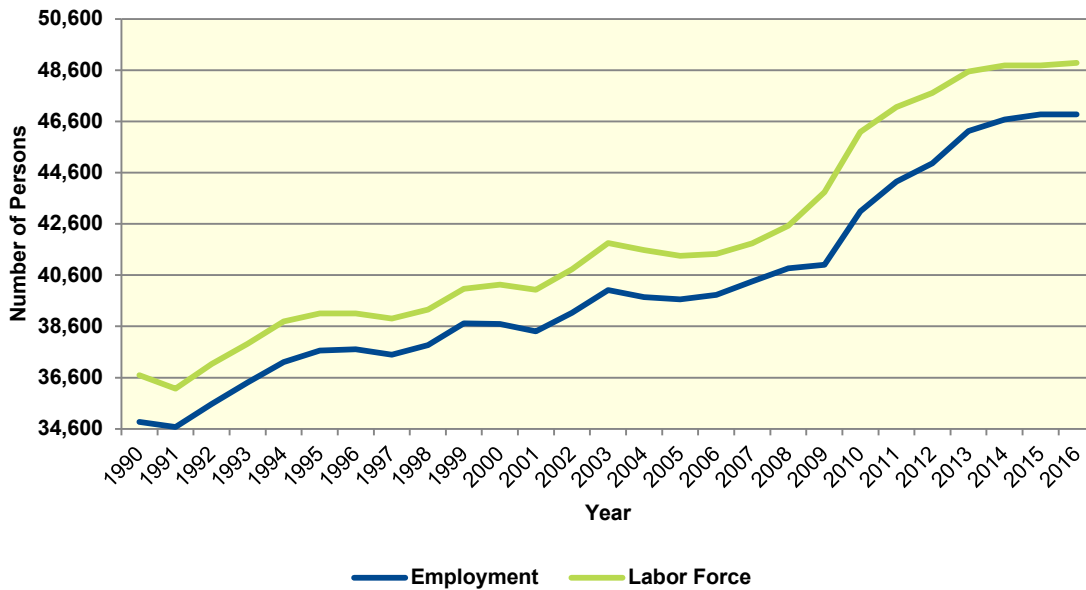
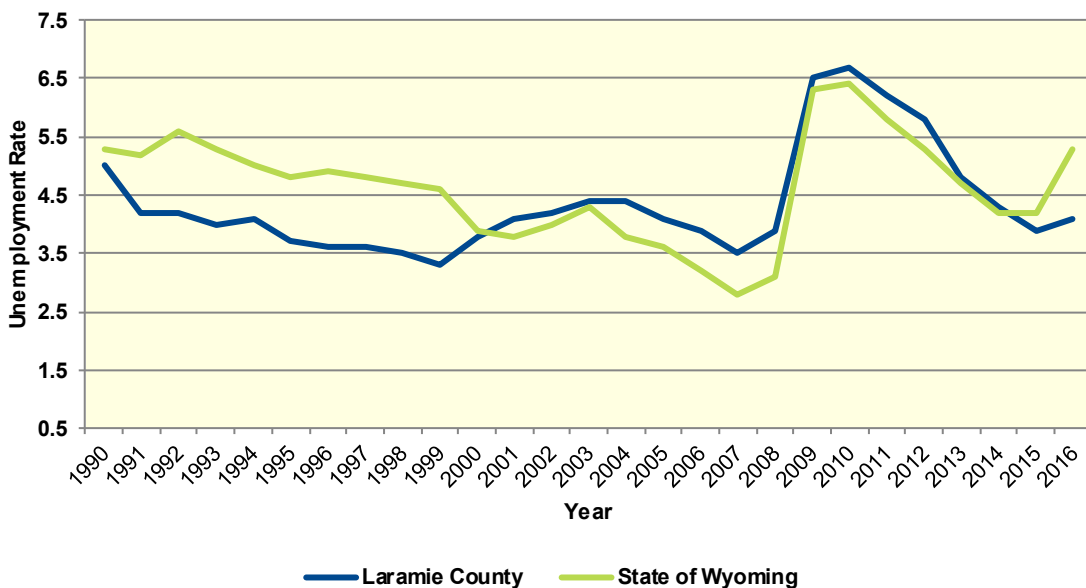


Diagram II.11.3 below shows the unemployment rate for both the state and Laramie County. During the 1990s the average rate for Laramie County was 3.9 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.3 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.1 percent. Over the course of the entire period Laramie County had an average unemployment rate lower than the state, 4.4 percent for Laramie County, versus 4.6 statewide.

**Diagram II.11.3**  
**Annual Unemployment Rate**  
 Laramie County  
 1990 – 2016 BLS Data



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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2005 through December 2016 and are presented in Table II.11.21, below, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 46,123 persons in 2015 to 45,590 in 2016, a change of -1.2 percent.

<b>Table II.11.21</b>											
<b>Total Monthly Employment</b>											
Laramie County											
BLS QCEW Data, 2001–2016(p)											
Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	40,327	41,218	42,724	42,436	41,159	41,503	42,495	43,113	44,294	45,124	44,816
Feb	40,684	41,581	43,167	42,625	41,544	41,776	42,848	43,503	44,574	45,483	45,069
Mar	41,065	41,979	43,389	42,880	41,725	42,338	43,000	43,812	45,159	45,788	45,289
Apr	41,444	42,264	43,776	42,704	42,024	43,044	43,327	44,388	45,617	46,056	45,575
May	41,815	43,294	44,192	43,381	42,548	43,337	43,907	45,480	46,207	46,507	45,893
Jun	42,549	43,711	44,762	43,628	42,992	43,729	44,195	46,053	46,449	46,642	46,250
Jul	42,027	43,430	44,541	43,531	42,893	43,561	43,961	45,957	46,285	46,638	45,936
Aug	41,869	43,412	44,167	43,193	43,099	43,487	43,856	45,536	46,180	46,271	45,654
Sep	42,047	43,885	44,333	43,481	42,966	43,650	44,355	45,532	46,561	46,366	45,573
Oct	42,013	43,852	44,520	43,074	42,873	43,664	44,363	46,040	46,723	46,343	45,611
Nov	42,097	43,647	44,091	42,988	42,669	43,566	44,367	45,555	46,269	46,265	45,789
Dec	42,233	43,695	43,881	42,587	42,696	43,523	44,282	45,356	46,289	45,987	45,620
<b>Annual</b>	<b>41,681</b>	<b>42,997</b>	<b>43,962</b>	<b>43,042</b>	<b>42,432</b>	<b>43,098</b>	<b>43,746</b>	<b>45,027</b>	<b>45,884</b>	<b>46,123</b>	<b>45,590</b>
% Change	2.9%	3.2%	2.2%	-2.1%	-1.4%	1.6%	1.5%	2.9%	1.9%	0.5%	-1.2%

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 \$842 in 2015. In 2016, average weekly wages saw an increase of 1.0 percent over the prior year, rising to \$850, or by 8 dollars. These data are shown in Table II.11.22, below.

<b>Table II.11.22</b>						
<b>Average Weekly Wages</b>						
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	4.5%
2003	560	554	573	597	571	3.1%
2004	587	573	596	630	596	4.4%
2005	601	594	634	647	619	3.9%
2006	634	642	757	681	679	9.7%
2007	671	684	691	737	696	2.5%
2008	703	706	719	753	720	3.4%
2009	714	722	739	777	738	2.5%
2010	720	743	747	789	750	1.6%
2011	735	760	806	792	774	3.2%
2012	791	768	796	868	806	4.1%
2013	818	781	814	829	811	0.6%
2014	820	795	827	858	825	1.7%
2015	829	807	843	887	842	2.1%
2016(p)	824	824	872	878	850	1.0%

Total business establishments reported by the QCEW are displayed in Table II.11.23, below. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 0.2 percent, from 3,603 to 3,597 establishments.

<b>Table II.11.23</b>						
<b>Number of Business Establishments</b>						
Laramie County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	2,544	2,604	2,628	2,629	2,601	
2002	2,668	2,686	2,696	2,699	2,687	3.3%
2003	2,725	2,736	2,776	2,803	2,760	2.7%
2004	2,809	2,872	2,893	2,913	2,872	4.1%
2005	2,925	2,966	3,008	3,039	2,985	3.9%
2006	3,049	3,088	3,098	3,083	3,080	3.2%
2007	3,076	3,128	3,164	3,168	3,134	1.8%
2008	3,178	3,210	3,230	3,238	3,214	2.6%
2009	3,212	3,212	3,189	3,222	3,209	-0.2%
2010	3,237	3,274	3,255	3,279	3,261	1.6%
2011	3,285	3,317	3,322	3,350	3,319	1.8%
2012	3,366	3,417	3,458	3,484	3,431	3.4%
2013	3,487	3,486	3,498	3,506	3,494	1.8%
2014	3,536	3,525	3,550	3,550	3,540	1.3%
2015	3,587	3,619	3,630	3,575	3,603	1.8%
2016	3,583	3,600	3,595	3,609	3,597	-0.2%

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 \$803 in fourth quarter 2015 to \$787 in fourth quarter 2016, or by 2.0 percent. Detached single-family home rents increased by 0.2 percent, rents for mobile homes on a lot increased by 1.3 percent, and rents for mobile home lots increased by 3.0 percent.

Laramie County rental prices experienced average annualized increases of 0.7 percent for apartments, 1.0 percent for houses, 1.5 percent for mobile homes plus a lot, and 1.6 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2016. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.11.24, at right, presents the Laramie County data for each rental type.

Table II.11.24 Semiannual Average Monthly Rental Prices Laramie County EAD Data, 1986:Q4 – 2016:Q4, 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
Q4.16	787	411	1,123	848



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 increased from 388 authorizations in 2015 to 433 in 2016.

The real value of single-family building permits decreased from \$187,383 in 2015 to \$176,777 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.11.25, below.

<b>Table II.11.25</b> <b>Building Permits and Valuation</b> Laramie County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	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	126,812	73,589
1981	170	6	28	56	260	116,034	59,415
1982	150	14	36	54	254	110,413	72,088
1983	334	52	244	5	635	100,976	43,160
1984	226	0	4	0	230	109,433	0
1985	214	2	68	36	320	99,852	43,808
1986	377	4	16	11	408	89,899	53,782
1987	190	0	24	0	214	120,452	0
1988	160	2	0	162	324	133,852	65,236
1989	100	0	20	0	120	147,515	0
1990	79	0	0	0	79	160,926	0
1991	91	0	0	0	91	160,619	0
1992	229	2	4	8	243	155,717	40,312
1993	263	4	16	0	283	163,216	0
1994	353	0	4	12	369	155,559	56,638
1995	258	22	4	14	298	151,581	57,964
1996	302	2	68	292	664	156,654	54,456
1997	254	6	17	198	475	153,772	66,786
1998	320	24	4	121	469	153,959	57,546
1999	289	0	4	30	323	169,913	44,729
2000	245	0	0	0	245	187,944	0
2001	257	2	4	56	319	192,517	60,367
2002	446	12	0	20	478	177,309	76,127
2003	622	16	120	21	779	175,602	69,968
2004	744	4	40	88	876	177,979	73,399
2005	696	0	44	132	872	187,103	81,481
2006	492	2	4	11	509	207,126	79,049
2007	316	0	0	0	316	192,730	0
2008	160	0	36	6	202	145,402	66,536
2009	169	2	0	216	387	186,733	92,346
2010	238	0	0	0	238	182,537	0
2011	275	0	4	0	279	198,169	0
2012	347	0	24	0	371	160,928	0
2013	410	4	68	156	638	177,878	81,176
2014	305	0	3	95	403	184,450	86,237
2015	388	0	52	0	440	187,383	0
2016	433	0	10	33	476	176,777	121,212

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Laramie County was \$235,903. This represented an increase of 2.1 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.11.26, on the following page.

<b>Table II.11.26</b> <b>Average Sales Prices</b> Laramie County vs. Wyoming DOR Data, 2000–2016				
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
2016	235,903	2.1	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2017.<sup>143</sup> During June 2017, a total of 234 surveys were completed by property managers in Laramie County. Of the 6,928 rental units surveyed, 309 were vacant, indicating a vacancy rate of 4.5 percent, as shown in Table II.11.27, at right. This compares to a 4.3 percent vacancy rate one year ago and a statewide June 2017 vacancy rate of 10.2 percent.

Diagram II.11.4, 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.

<b>Table II.11.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Laramie County RVS Data, June 2001– June 2017				
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%
2017a	234	6,928	309	4.5%

<sup>143</sup> Those signified as a in the “year” column of Table II.11.27 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**  
**Vacancy Rates by Year**  
 Laramie County vs. Wyoming  
 RVS Data, June 2001 - December 2016

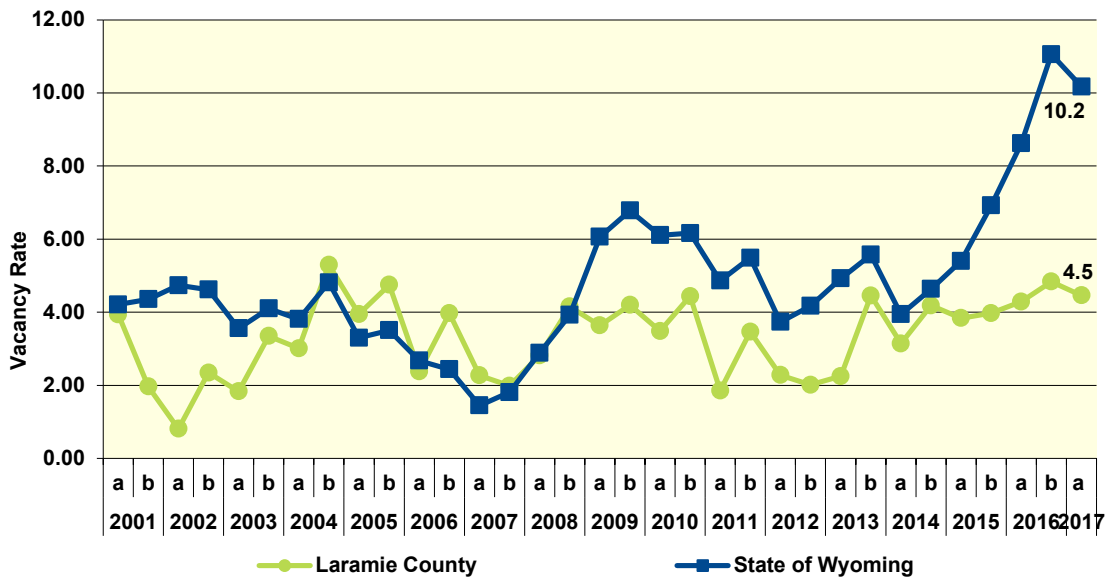


Diagram II.11.5, below, shows the average rent of single-family and apartment units in Laramie County. In 2017, average rents for single-family units increased to \$1,120 and the average rent for an apartment increased to \$841.

**Diagram II.11.5**  
**Average Rent of Single Family and Apartment Units**  
 Laramie County  
 RVS Data, June 2006 – June 2017

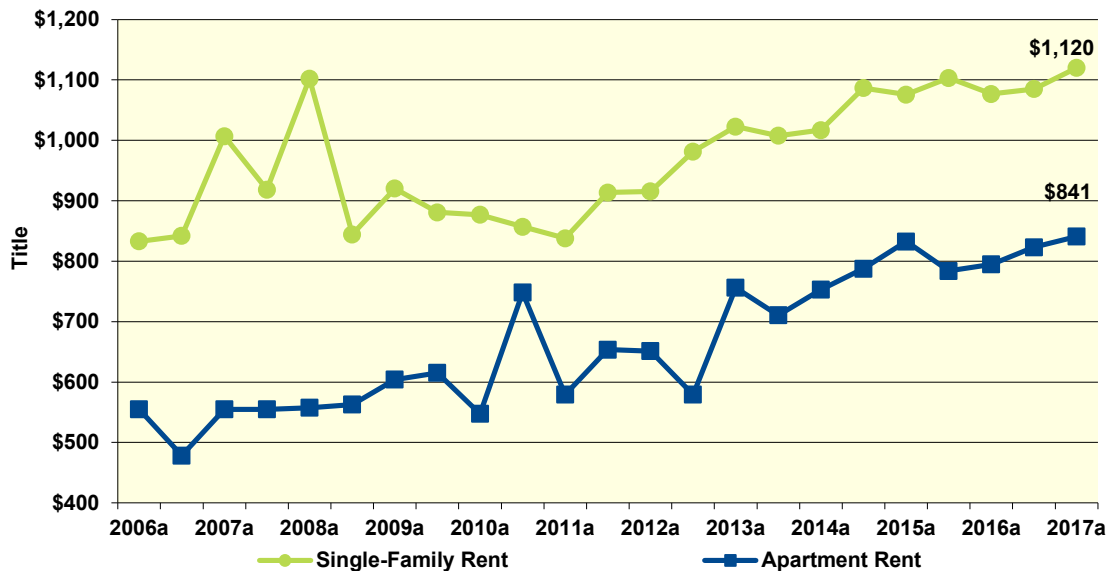


Table II.11.28 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 997 single family units in Laramie County, with 14 of them available. This translates into a vacancy rate of 1.4 percent in Laramie County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 3,221 apartment units reported in the survey, with 123 of them available, which resulted in a vacancy rate of 3.8 percent. This compares to a statewide vacancy rate of 11.2 percent for apartment units across the state.

<b>Table II.11.28</b>			
<b>Rental Vacancy Survey by Type</b>			
Laramie County			
RVS Data, June 2017			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	997	14	1.4%
Duplex units	117	5	4.3%
Apartments	3,221	123	3.8%
Mobile Homes	207	35	16.9%
“Other” Units	276	10	3.6%
Don't Know	2,110	122	5.8%
<b>Total</b>	<b>6,928</b>	<b>309</b>	<b>4.5%</b>

Table II.11.29 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 112 units. The most common apartment units were two bedroom units, with 1,066 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.11.29</b>							
<b>Rental Units by Number of Bedrooms</b>							
Laramie County							
RVS Data, June 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	0	1	12	0	0	.	13
One	14	8	595	0	10	.	627
Two	106	61	1,066	3	26	.	1,262
Three	112	36	293	3	43	.	487
Four	42	1	6	1	4	.	54
Five	19	0	0	0	0	.	19
Don't Know	704	10	1,249	200	193	2,110	4,466
<b>Total</b>	<b>997</b>	<b>117</b>	<b>3,221</b>	<b>207</b>	<b>276</b>	<b>2,110</b>	<b>6,928</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.11.30, on the following page, two bedroom apartments were the most available apartment units, with four bedroom units being the most available single family unit .

<b>Table II.11.30</b> <b>Available Rental Units by Number of Bedrooms</b> Laramie County RVS Data, June 2017							
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	0	9	0	0	.	9
Two	4	0	70	0	2	.	76
Three	4	5	13	0	5	.	27
Four	4	0	0	0	0	.	4
Five	0	0	0	0	0	.	0
Don't Know	2	0	31	35	3	122	193
<b>Total</b>	<b>14</b>	<b>5</b>	<b>123</b>	<b>35</b>	<b>10</b>	<b>122</b>	<b>309</b>

Table II.11.31 below shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 6.6 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 3.6 percent.

<b>Table II.11.31</b> <b>Vacancy Rates by Number of Bedrooms</b> Laramie County RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	.0%	.0%	%	%		.0%
One	.0%	.0%	1.5%	%	.0%		1.4%
Two	3.8%	.0%	6.6%	.0%	7.7%		6.0%
Three	3.6%	13.9%	4.4%	.0%	11.6%		5.5%
Four	9.5%	.0%	.0%	.0%	.0%		7.4%
Five	.0%	%	%	%	%		.0%
Don't Know	.3%	.0%	2.5%	17.5%	1.6%	5.8%	4.3%
<b>Total</b>	<b>1.4%</b>	<b>4.3%</b>	<b>3.8%</b>	<b>16.9%</b>	<b>3.6%</b>	<b>5.8%</b>	<b>4.5%</b>

Average market-rate rents by unit type are shown in Table II.11.32, 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.

<b>Table II.11.32</b> <b>Average Market Rate Rents by Number of Bedrooms</b> Laramie County RVS Data, June 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$475	\$487	\$	\$	\$485
One	\$693	\$646	\$582	\$600	\$530	\$606
Two	\$915	\$837	\$761	\$678	\$749	\$818
Three	\$1,135	\$1,152	\$925	\$879	\$896	\$1,060
Four	\$1,350	\$1,300	\$1,200	\$950	\$888	\$1,302
Five	\$1,632	\$	\$	\$	\$	\$1,632
<b>Total</b>	<b>\$1,120</b>	<b>\$979</b>	<b>\$841</b>	<b>\$817</b>	<b>\$872</b>	<b>\$948</b>

Table II.11.33 below shows vacancy rates for single family units by average rental rates for Laramie County. The most common rent for a single family unit was between 1,000 to 1,500 dollars and units in this price range had a vacancy rate of 1.31 percent.

<b>Table II.11.33</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Laramie County			
RVS Data, June 2017			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500			%
\$500 to \$1,000	96	4	4.2%
\$1,000 to \$1,500	765	10	1.3%
Above \$1,500	14	0	.0%
Missing	122	0	.0%
<b>Total</b>	<b>997</b>	<b>14</b>	<b>1.4%</b>

The availability of apartment units by average rent is displayed in Table II.11.34, below. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 3.58 percent.

<b>Table II.11.34</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Laramie County			
RVS Data, June 2017			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	92	3	3.3%
\$500 to \$1,000	2,401	86	3.6%
\$1,000 to \$1,500	415	22	5.3%
Above \$1,500	0	0	%
Missing	313	12	3.8%
<b>Total</b>	<b>3,221</b>	<b>123</b>	<b>3.8%</b>

Table II.11.35, 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.

<b>Table II.11.35</b>							
<b>Condition by Unit Type</b>							
Laramie County							
RVS Data, June 2017							
<b>Conditions</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Poor						.	
Fair						.	
Average	52	5	422	3	0	.	482
Good	724	40	1,776	72	217	.	2,829
Excellent	107	36	728	20	57	.	948
Don’t Know	114	36	295	112	2	2,110	2,669
<b>Total</b>	<b>997</b>	<b>117</b>	<b>3,221</b>	<b>207</b>	<b>276</b>	<b>2,110</b>	<b>6,928</b>

The availability of single family units based on their condition is displayed in Table II.11.36, below. As can be seen single family units in good condition had a vacancy rate of .69 percent.

<b>Table II.11.36</b> <b>Condition of Single Family Units by Vacancy Status</b> Laramie County RVS Data, June 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	52	4	7.7%
Good	724	5	.7%
Excellent	107	5	4.7%
Don't Know	114	0	.0%
<b>Total</b>	<b>997</b>	<b>14</b>	<b>1.4%</b>

Table II.11.37, below shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 1.9 percent.

<b>Table II.11.37</b> <b>Condition of Apartment Units by Vacancy Status</b> Laramie County RVS Data, June 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	422	8	1.9%
Good	1,776	61	3.4%
Excellent	728	41	5.6%
Don't Know	295	13	4.4%
<b>Total</b>	<b>3,221</b>	<b>123</b>	<b>3.8%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.11.38, below, 19 respondents said they would prefer more single family units, 23 respondents wanted more apartment units, and 24 respondents indicated they would prefer more units of any type.

<b>Table II.11.38</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Laramie County RVS Data, June 2017	
Unit Type	Respondents citing more units
Single family units	19
Duplex Units	14
Apartments	23
Mobile homes	1
Other	2
All types	24
<b>Total</b>	<b>83</b>

Table, II.11.39, on the following page, shows the most common answers from the 2017 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 63 respondents, with an average persons per household of 2.9 people. Of new

residents to Laramie County, 47.6 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 49.2 percent of respondents renting their residence. The average mortgage payment in Laramie County was \$994 and the average rent was \$886. When asked if they were satisfied with their current housing, 87.3 percent said they were satisfied with thier current housing.

<b>Table II.11.39</b> <b>Most Replied Response</b> Laramie County HNA Survey: Fiscal Year 2017	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	63
Number of persons in household (Average)	2.9
Current age	25 to 34 years old (41.3%)
Marital status	Married (47.6%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (27.0%)
In which industry are you primarily employed	Retired (18.6%)
Highest education level completed	Some College (22.2%)
Total household income from all sources	\$50,000 to \$74,999 dollars (25.0%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (61.9%)
Do you own or rent	Rent (49.2%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	1.9
Average mortgage payment	\$994
Average rental payment	\$886
Are you satisfied with your current housing	Satisfied with current housing (87.3%)
<b>Housing Demand (if unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (60.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (60.0%)
Type of tenure seeking	Seeking to buy (40.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	.
Expected building price	\$100,000 to \$149,999 dollars (100.0%)
Expected rental price	\$301 to \$400 dollars (100.0%)

For residents who are unsatisfied with their current housing, 60.0 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, 60.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 40.0 percent wanted to buy and 40.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending between \$100,000 to \$149,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$301 to \$400 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**<sup>144</sup>

<sup>144</sup> 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.11.40, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.11.40</b> <b>Overcrowding and Severe Overcrowding</b> Laramie County 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Laramie County</b>				
<b>Owner</b>				
Households	25,434	156	42	25,632
Percentage	99.2%	.6%	.2%	100.0%
<b>Renter</b>				
Households	11,496	124	42	11,662
Percentage	98.6%	1.1%	.4%	100.0%
<b>Total</b>				
Households	36,930	280	84	37,294
Percentage	99.0%	.8%	.2%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
<b>Total</b>				
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.11.41, at right.

<b>Table II.11.41</b> <b>Housing Units with Incomplete Kitchen Facilities</b> 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
<b>Total Housing Units</b>	<b>41,256</b>	<b>266,630</b>
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.11.42, below.

<b>Table II.11.42</b> <b>Housing Units with Incomplete Plumbing Facilities</b> 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
<b>Total Households</b>	<b>41,256</b>	<b>266,630</b>
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.11.43, on the following page.

<b>Table II.11.43</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Laramie County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Laramie County</b>					
<b>Owner With a Mortgage</b>					
Households	12,549	2,784	1,355	28	16,716
Percent	75.1%	16.7%	8.1%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	7,763	649	424	80	8,916
Percent	87.1%	7.3%	4.8%	.9%	100.0%
<b>Renter</b>					
Households	6,331	2,640	1,942	749	11,662
Percent	54.3%	22.6%	16.7%	6.4%	100.0%
<b>Total</b>					
Households	26,643	6,073	3,721	857	37,294
Percent	71.4%	16.3%	10.0%	2.3%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
<b>Renter</b>					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
<b>Total</b>					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

**2017 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 10,668 loans purchased in Laramie County between 1979 and 2017, with 238 occurring in fiscal 2017. The average home size over the period was 1,078 square feet and 1,094 square feet in fiscal 2017. For homes receiving a WCDA loan in fiscal 2017, the average year a home was built was 1968. The average household income in fiscal 2017 in nominal terms, without the effects of inflation being taken into consideration, was \$56,179. The average purchase price in fiscal 2017 was \$173,457. In fiscal 2017, 2.1 percent of loans purchased were for new construction, and 43.3 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

Laramie County was one of three counties in Wyoming to experience population growth between July 2015 and July 2016.<sup>145</sup> There are current efforts in Laramie County to improve the economic activity in the County, including joint efforts between the Greater Cheyenne Chamber of

<sup>145</sup> <http://www.kgwn.tv/content/news/Most-Wyoming-counties-experienced-population-declines-in-2016-416984773.html>

Commerce and the Laramie County Community College.<sup>146</sup> In a study conducted by the National Low Income Housing Coalition, a two bedroom is \$845, to afford this a county household needs to make 33,800 which is \$16.25 an hour.<sup>147</sup>

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<sup>146</sup> [http://www.wyomingnews.com/news/local\\_news/cheyenne-leaders-start-new-effort-to-improve-economy/article\\_7fe7bad8-620f-11e7-bbda-1fca256c03a7.html](http://www.wyomingnews.com/news/local_news/cheyenne-leaders-start-new-effort-to-improve-economy/article_7fe7bad8-620f-11e7-bbda-1fca256c03a7.html)

<sup>147</sup> <http://www.kgwn.tv/content/news/High-cost-of-living-in-Cheyenne-427845903.html>