

LARAMIE COUNTY

Demographics

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

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

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

Table II.11.2 Population by Age and Gender Laramie County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	9,646	9,201	18,847	9,660	9,342	19,002	.8%
15 to 24 years	6,439	6,031	12,470	7,191	6,098	13,289	6.6%
25 to 44 years	12,177	11,569	23,746	12,868	12,107	24,975	5.2%
45 to 54 years	6,669	6,885	13,554	6,503	6,346	12,849	-5.2%
55 to 64 years	5,773	5,843	11,616	6,084	6,450	12,534	7.9%
65 and Over	5,171	6,334	11,505	5,907	7,253	13,160	14.4%
Total	45,875	45,863	91,738	48,213	47,596	95,809	4.4%
% of Total	50.0%	50.0%	.	50.3%	49.7%	.	

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

Table II.11.3 Group Quarters Population Laramie County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹¹¹	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

¹¹¹ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 24,612 family households, of which 18,984 housed married couple families and 5,628 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 1,757 families, or a female householder with no husband present, of which there were 3,871 families. There were also an estimated 12,247 “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 66.8 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Laramie County, 77.1 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.11.4				
Household Type by Tenure				
Laramie County				
2009-2013 5-Year ACS Data				
Family Type	Laramie County		State of Wyoming	
	Laramie County	% of Total	State of Wyoming	% of Total
Family households	24,612	66.8%	147,018	66.0%
Married-couple family	18,984	77.1%	118,096	80.3%
Owner-occupied housing units	15,489	81.6%	98,615	83.5%
Renter-occupied housing units	3,495	18.4%	19,481	16.5%
Other family	5,628	22.9%	28,922	19.7%
Male householder, no wife present	1,757	7.1%	9,489	32.8%
Owner-occupied housing units	993	56.5%	5,628	59.3%
Renter-occupied housing units	764	43.5%	3,861	40.7%
Female householder, no husband present	3,871	15.7%	19,433	67.2%
Owner-occupied housing units	2,050	53.0%	9,887	50.9%
Renter-occupied housing units	1,821	47.0%	9,546	49.1%
Nonfamily households	12,247	33.2%	75,828	34.0%
Owner-occupied housing units	6,594	53.8%	42,072	55.5%
Renter-occupied housing units	5,653	46.2%	33,756	44.5%
Total	36,859	100.0%	222,846	100.0%

Table II.11.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 12,450 two-person family households, 5,010 three-person family households and 4,380 four-person family households. One-person non-family households made up 83.4 percent of all non-family households or an estimated 10,211 households. Laramie County’s two persons households made up 38.5 percent of total housing units and four person households made up an additional 12.2 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.11.5				
Household Type by Household Size				
Laramie County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Laramie County				
One Person	.	10,211	10,211	27.7%
Two Person	12,450	1,732	14,182	38.5%
Three Person	5,010	140	5,150	14.0%
Four Person	4,380	130	4,510	12.2%
Five Person	1,696	9	1,705	4.6%
Six Person	695	25	720	2.0%
Seven Person	381	0	381	1.0%
Total	24,612	12,247	36,859	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 14,182 two-person households, 10,792 were owner-occupied and 3,390 were renter-occupied. Of the 4,510 four-person households, 3,340 were owner-occupied and 1,170 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Laramie County				
One Person	5,659	4,552	10,211	27.7%
Two Person	10,792	3,390	14,182	38.5%
Three Person	3,474	1,676	5,150	14.0%
Four Person	3,340	1,170	4,510	12.2%
Five Person	1,146	559	1,705	4.6%
Six Person	505	215	720	2.0%
Seven Person or more	210	171	381	1.0%
Total	25,126	11,733	36,859	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.11.7, on the following page, Laramie County had a total of 40,582 housing units of which 36,859 or 90.8 percent were occupied. Of these occupied units, 68.2 percent, or 25,126 units were owner occupied, which compares to a statewide rate of 70.1. A total of 3,723 units or 9.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.11.7 Housing Units by Tenure Laramie County 2009-2013 5-Year ACS Data				
Tenure	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	36,859	90.8%	222,846	84.7
Owner-Occupied	25,126	68.2%	156,202	70.1
Renter-Occupied	11,733	31.8%	66,644	29.9
Vacant Housing Units	3,723	9.2%	40,194	15.3
Total Housing Units	40,582	100.0%	263,040	100.0

Table II.11.8, below, shows that of the 3,723 housing units in Laramie County as reported in the 2013 ACS data, 653 or 17.5 percent were for rent and 375 or 10.1 percent were for sale. An estimated 994 units were for seasonal, recreational, or occasional use, and 1,323 or 35.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.11.8 Disposition of Vacant Housing Units Laramie County 2009-2013 5-Year ACS Data				
Disposition	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	653	17.5%	5,920	14.7%
Rented, but not occupied	313	8.4%	1,757	4.4%
For sale only	375	10.1%	2,733	6.8%
Sold, but not occupied	60	1.6%	774	1.9%
For seasonal, recreational, or occasional use	994	26.7%	17,878	44.5%
For migrant workers	5	.1%	448	1.1%
Other vacant	1,323	35.5%	10,684	26.6%
Total	3,723	100.0%	40,194	100.0%

Table II.11.9, at right, presents different income statistics for Laramie County. According to the 2013 ACS data averages, median family income for Laramie County was \$71,483 compared to the statewide average of \$70,868. Per capita income for Laramie County, which is calculated by dividing total income by population, was \$28,505, which compared to \$28,902 for the State of Wyoming.

Table II.11.9 Median and Per Capita Income Laramie County 2009-2013 5-Year ACS Data		
Income Type	Laramie County	Wyoming
Median Family Income	71,483	70,868
Median Household Income	55,864	57,406
Per Capita Income	28,505	28,902

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 3,362 households or 9.1 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 5,554 households that had incomes between \$35,000 and \$49,999, which accounted for 15.1 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.3 percent of total households and numbered 8,232 in Laramie County.

Table II.11.10 Households by Income Laramie County 2009-2013 5-Year ACS Data				
Income	Laramie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	3,362	9.1%	21,737	9.8%
15,000 - 19,999	1,921	5.2%	10,770	4.8%
20,000 - 24,999	1,476	4.0%	10,936	4.9%
25,000 - 34,999	4,163	11.3%	22,748	10.2%
35,000 - 49,999	5,554	15.1%	30,917	13.9%
50,000 - 74,999	7,086	19.2%	43,782	19.6%
75,000 - 99,999	5,065	13.7%	32,050	14.4%
100,000 and above	8,232	22.3%	49,906	22.4%
Total	36,859	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.11.11, below. In total, the poverty rate in Laramie County was 10.8 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Laramie County had a poverty rate of 8.9 percent and the female population had a poverty rate of 12.6 percent. There were 859 males and 709 females in poverty under the age of 5. Overall, 16.0 percent of persons in poverty in Laramie County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 638 individuals with incomes below the poverty level which represented 6.5 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.11.11 Poverty by Age Laramie County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Laramie County				
5 and Below	859	709	1,568	16.0%
6 to 18	793	1,150	1,943	19.8%
18 to 64	2,154	3,517	5,671	57.7%
65 and Older	257	381	638	6.5%
Total	4,063	5,757	9,820	100.0%
Poverty Rate	8.9%	12.6%	10.8%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.11.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Laramie County saw an average of 22,080 owner-occupied single-family units compared to 4,902 single-family rental units. In Laramie County, single-family units comprised 73.2 percent of all households compared with 71.8 percent statewide. Laramie County had a total of 2,779 apartment rental units and total apartment units accounted for 7.9

percent of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 3,720 mobile homes in Laramie County, which comprised 10.1 percent of all occupied housing units and compared to 13.4 statewide.

Table II.11.12 Households by Unit Type Laramie County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
Single-Family Unit	22,080	4,902	26,982	73.2%
Duplex	80	936	1,016	2.8%
Tri- or Four-Plex	56	2,129	2,185	5.9%
Apartments	148	2,779	2,927	7.9%
Mobile Homes	2,733	987	3,720	10.1%
Boat, RV, Van, Etc.	29	0	29	.1%
Total	25,126	11,733	36,859	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.11.13, below, shows the number of households by year of construction. As shown, 9.5 percent, or 3,498 units, were built in 1939 or earlier in the county, and another 2,028 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 5,834, which accounted for 15.8 percent of all households, and an additional 585 households, or 1.6 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.11.13 Households by Year Built Laramie County 2009-2013 5-Year ACS Data				
Year Built	Laramie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,498	9.5%	24,806	11.1%
1940 to 1949	2,028	5.5%	10,660	4.8%
1950 to 1959	4,366	11.8%	22,003	9.9%
1960 to 1969	4,436	12.0%	18,965	8.5%
1970 to 1979	6,880	18.7%	50,045	22.5%
1980 to 1989	4,578	12.4%	33,947	15.2%
1990 to 1999	4,654	12.6%	26,271	11.8%
2000 to 2004	5,834	15.8%	33,516	15.0%
Built 2005 or Later	585	1.6%	2,633	1.2%
Total	36,859	100.0%	222,846	100.0%

Table II.11.14, below, displays housing units for Laramie County and the State of Wyoming. The number of rooms in Laramie County varied between households. Households with one room accounting for only .7 percent of total housing units, while households with five and six rooms accounted for 18.2 and 15.8 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				
2009-2013 5-Year ACS Data				
Number of Rooms	Laramie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	300	.7%	4,380	1.7%
Two	773	1.9%	6,986	2.7%
Three	3,018	7.4%	19,468	7.4%
Four	6,085	15.0%	43,545	16.6%
Five	7,380	18.2%	52,356	19.9%
Six	6,396	15.8%	40,659	15.5%
Seven	5,181	12.8%	32,683	12.4%
Eight	4,498	11.1%	25,669	9.8%
Nine or more	6,951	17.1%	37,294	14.2%
Total	40,582	100.0%	263,040	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 112 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.1 percent of total households in Laramie County, which compared to 24.2 percent statewide. In Laramie County, the 14,255 households with three bedrooms accounted for 38.7 percent of all households, and there were only 3,564 five-bedroom or more households, which accounted for 9.7 percent of all households.

Table II.11.15				
Households by Number of Bedrooms				
Laramie County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
None	12	112	124	.3%
One	551	2,325	2,876	7.8%
Two	4,082	4,804	8,886	24.1%
Three	11,123	3,132	14,255	38.7%
Four	6,303	851	7,154	19.4%
Five or more	3,055	509	3,564	9.7%
Total	25,126	11,733	36,859	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$146,200, while structures built between 1950 and 1959 had a median value of \$149,900 and those built between 1990 to 1999 had a median value of \$234,200. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$260,300 and \$259,100, respectively. The total average median value in Laramie County was \$181,700, which compared to \$185,900 in the State of Wyoming.

Table II.11.16 Median Value by Year Structure Built Laramie County 2009-2013 5-Year ACS Data		
Year Built	Laramie County	State of Wyoming
1939 or earlier	146,200	154,300
1940 to 1949	141,100	136,700
1950 to 1959	149,900	156,800
1960 to 1969	172,400	176,000
1970 to 1979	172,100	182,000
1980 to 1989	181,700	196,100
1990 to 1999	234,200	225,600
2000 to 2004	260,300	253,100
Built 2005 or Later	259,100	239,800
Total	181,700	185,900

Household mortgage status is reported in Table II.11.17, below. In Laramie County, households with a mortgage accounted for 67.0 percent of all households or 16,834 housing units, and the remaining 33.0 percent or 8,292 units had no mortgage. Of those units with a mortgage, 3,211 had either a second mortgage or home equity loan, 88 had both a second mortgage and home equity loan, and 13,535 or 80.4 percent had no second mortgage or no home equity loan.

Table II.11.17 Mortgage Status Laramie County 2009-2013 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	16,834	67.0%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	3,211	19.1%	13,352	14.3%
Second mortgage only	1,758	54.7%	6,691	50.1%
Home equity loan only	1,453	45.3%	6,661	49.9%
Both second mortgage and home equity loan	88	.5%	598	.6%
No second mortgage and no home equity loan	13,535	80.4%	79,545	85.1%
Housing units without a mortgage	8,292	33.0%	62,707	40.1%
Total	25,126	100.0%	156,202	100.00%

The median rent in Laramie County was \$656 as compared to \$647 statewide, as seen in Table II.11.18, below.

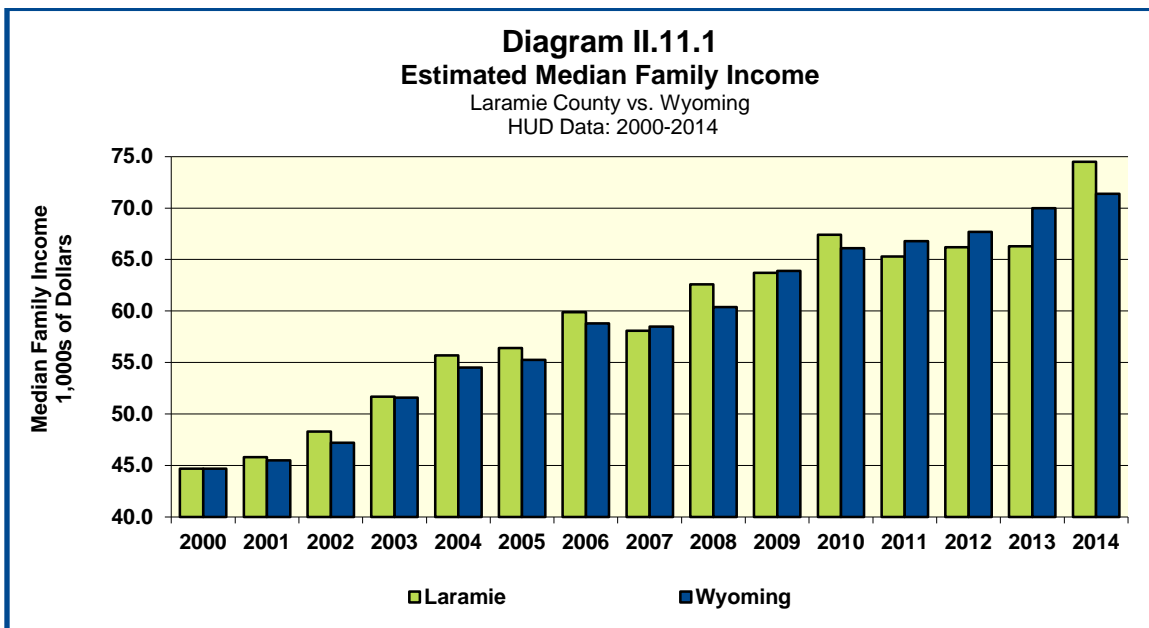
Table II.11.18 Median Rent Laramie County 2009-2013 5-Year ACS Data	
Place	Rent
Laramie County	\$656
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 495 persons during 2014. The driver’s license total exchanges since 2000 for Laramie County are presented in Table II.11.19, below, and indicate a net increase of 9,570 persons over the time period.

Table II.11.19			
Driver’s Licenses Exchanged and Surrendered			
Laramie County			
WYDOT Data, 2000–2014			
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
Total	40,684	31,114	9,570

Economics

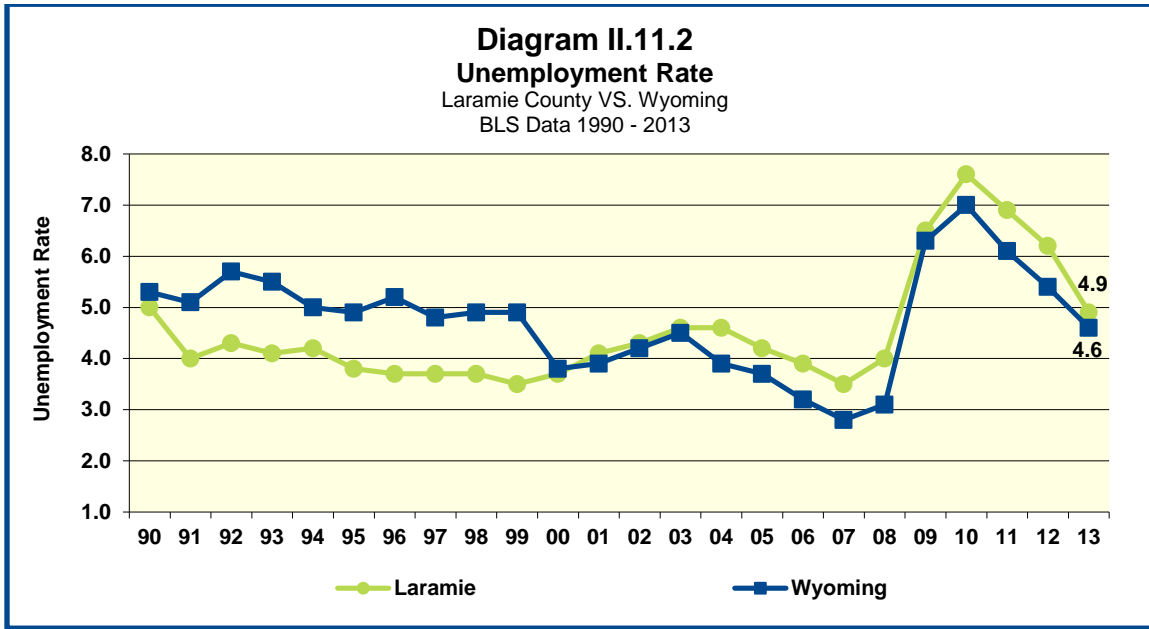
The HUD estimated MFI for Laramie County was \$74,500 in 2014.¹¹² This compares to Wyoming’s MFI of \$71,400. Diagram II.11.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Laramie County’s labor force, defined as the number of persons working or actively seeking work, increased by 939 persons, from 45,309 in 2012 to 46,248 in 2013. Employment increased by 1,441

¹¹² 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

persons; unemployment decreased by 502 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.2 percent in 2012 to 4.9 in 2013, as shown below in Diagram II.11.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of covered workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.11.20, below annual total monthly employment increased by 2.92 percent between 2012 and 2013, from a total of 43,746 to 45,027 workers. Preliminary estimates shows employment increased to 46,306 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	38,592	38,967	40,327	41,218	42,724	42,436	41,159	41,503	42,495	43,113	44,294
Feb	38,613	39,215	40,684	41,581	43,167	42,625	41,544	41,776	42,848	43,503	44,574
Mar	38,997	39,499	41,065	41,979	43,389	42,880	41,725	42,338	43,000	43,812	45,159
Apr	39,389	39,961	41,444	42,264	43,776	42,704	42,024	43,044	43,327	44,388	45,544
May	39,822	40,507	41,815	43,294	44,192	43,381	42,548	43,337	43,907	45,480	46,109
Jun	40,613	41,258	42,549	43,711	44,762	43,628	42,992	43,729	44,195	46,053	46,306
Jul	40,285	41,171	42,027	43,430	44,541	43,531	42,893	43,561	43,961	45,957	.
Aug	39,973	41,162	41,869	43,412	44,167	43,193	43,099	43,487	43,856	45,536	.
Sep	39,680	41,056	42,047	43,885	44,333	43,481	42,966	43,650	44,355	45,532	.
Oct	39,815	41,046	42,013	43,852	44,520	43,074	42,873	43,664	44,363	46,040	.
Nov	39,725	41,078	42,097	43,647	44,091	42,988	42,669	43,566	44,367	45,555	.
Dec	39,607	41,271	42,233	43,695	43,881	42,587	42,696	43,523	44,282	45,356	.
Annual	39,593	40,516	41,681	42,997	43,962	43,042	42,432	43,098	43,746	45,027	.
% Change	1.24	2.33	2.88	3.16	2.24	-2.09	-1.42	1.57	1.50	2.93	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.11.21,

annual average weekly wages increased by 0.62 percent between 2012 and 2013, from a total of \$806 to \$811. In the second quarter of 2014 preliminary estimates show average weekly wages fell to \$794.

Table II.11.21						
Average Weekly Wages						
Laramie County						
BLS QCEW Data, 2001–2014(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	0.62
2014(p)	820	794

Total business establishments reported by the QCEW are displayed below in Table II.11.22. Annual establishments increased by 1.84 percent between 2012 and 2013, from a total of 3,431 to 3,494 establishments. Preliminary estimates indicate the total number of establishments increased to 3,539 in the second quarter of 2014.

Table II.11.22						
Number of Establishments						
Laramie County						
BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,544	2,604	2,628	2,629	2,601	.
2002	2,668	2,686	2,696	2,699	2,687	3.31
2003	2,725	2,736	2,776	2,803	2,760	2.72
2004	2,809	2,872	2,893	2,913	2,872	4.06
2005	2,925	2,966	3,008	3,039	2,985	3.93
2006	3,049	3,088	3,098	3,083	3,080	3.18
2007	3,076	3,128	3,164	3,168	3,134	1.75
2008	3,178	3,210	3,230	3,238	3,214	2.55
2009	3,212	3,212	3,189	3,222	3,209	-0.16
2010	3,237	3,274	3,255	3,279	3,261	1.62
2011	3,285	3,317	3,322	3,350	3,319	1.78
2012	3,366	3,417	3,458	3,484	3,431	3.37
2013	3,487	3,486	3,498	3,506	3,494	1.84
2014(p)	3,537	3,539

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Laramie County recorded 64,915 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 \$4,969,568,000, and real per capita income was \$51,870 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$51,185 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Laramie County increased from \$678 in second quarter 2013 to \$769 in second quarter 2014, or by 13.4 percent. Detached single-family home rents increased by 10.5 percent, rents for mobile homes on a lot increased by 5.3 percent, and rents for mobile home lots increased by 15.2 percent.

Laramie County rental prices experienced average annualized increases of 3.0 percent for apartments, 3.5 percent for houses, 3.8 percent for mobile homes plus a lot, and 3.7 percent for mobile home lots since fourth quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.11.23, at right, presents the Laramie County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Laramie County increased from 347 authorized units in 2012 to 410 in 2013. Total residential authorizations increased from 371 units in 2012 to 638 in 2013.

The real value of single-family building permits increased from \$154,201 in 2012 to \$170,639 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$198,064 in 2006 to a low of \$139,050 in 2008. These figures compare to the state average high of \$289,650 in 2013 and low of \$187,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.11.24, on the following page.

Table II.11.23 Semiannual Average Monthly Rental Prices Laramie County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	337	132	431	282
Q2.87	343	134	411	276
Q4.87	340	134	436	266
Q2.88	330	133	457	285
Q4.88	319	127	415	285
Q2.89	322	151	439	295
Q4.89	323	132	427	306
Q2.90	324	154	442	306
Q4.90	329	133	434	314
Q2.91	320	149	449	303
Q4.91	315	137	451	293
Q2.92	344	146	489	340
Q4.92	381	149	558	382
Q2.93	384	160	556	395
Q4.93	421	149	554	424
Q2.94	447	149	586	.
Q4.94	444	154	592	423
Q2.95	430	155	586	.
Q4.95	439	162	591	399
Q2.96	430	207	584	.
Q4.96	431	163	590	415
Q2.97	433	182	622	433
Q4.97	431	177	588	480
Q2.98	428	175	576	457
Q4.98	424	176	606	450
Q2.99	428	175	666	508
Q4.99	433	184	628	485
Q2.00	441	203	651	497
Q4.00	440	205	637	498
Q2.01	453	209	681	485
Q4.01	470	208	757	566
Q2.02	480	214	730	555
Q4.02	478	215	762	487
Q2.03	503	225	820	521
Q4.03	528	224	843	524
Q2.04	534	219	854	553
Q4.04	569	227	839	579
Q2.05	542	243	829	594
Q4.05	573	221	816	546
Q2.06	551	245	860	631
Q4.06	564	252	835	588
Q2.07	558	230	864	575
Q4.07	557	239	864	594
Q2.08	601	290	899	559
Q4.08	587	266	856	616
Q2.09	587	293	892	576
Q4.09	594	265	902	633
Q2.10	621	309	936	630
Q4.10	640	276	983	597
Q2.11	654	287	991	656
Q4.11	649	284	1,057	586
Q2.12	649	308	965	667
Q4.12	673	316	1,072	753
Q2.13	678	315	1,034	768
Q4.13	708	354	1,085	855
Q2.14	769	363	1,143	809

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

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Laramie County was \$215,288. This represented a increase of 4.2 percent from the previous year. In contrast, Wyoming’s average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.11.25, on the following page.

Table II.11.25 Average Sales Prices Laramie County vs. Wyoming DOR Data, 2000–2013				
Year	Laramie County Average Price (\$)	Laramie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	119,107	7.86	131,207	.
2001	123,583	3.76	128,771	-1.86
2002	131,599	6.49	138,295	7.40
2003	145,087	10.25	148,276	7.22
2004	155,467	7.15	159,558	7.61
2005	165,743	6.61	178,183	11.67
2006	179,338	8.20	219,438	23.15
2007	191,863	6.98	265,044	20.78
2008	202,304	5.4	256,045	-3.40
2009	193,759	-4.2	241,622	-5.63
2010	208,842	7.78	250,958	3.86
2011	197,700	-5.3	241,301	-3.85
2012	206,659	4.5	266,406	10.40
2013	215,288	4.2	281,345	5.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the December 2014.¹¹³ During December 2014, a total of 268 surveys were completed by property managers in Laramie County. Of the 7,746 rental units surveyed, 324 were vacant, indicating a vacancy rate of 4.2 percent, as shown in Table II.11.26, below. This compares to a 4.5 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent.

Table II.11.26 Total Units, Vacant Units, and Vacancy Rate Laramie County RVS Data, June 2001–December 2014				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	5	355	14	3.9%
2001b	15	1,273	25	2.0%
2002a	12	988	8	0.8%
2002b	19	1,917	45	2.4%
2003a	20	2,126	39	1.8%
2003b	29	2,539	85	3.4%
2004a	35	3,289	99	3.0%
2004b	33	3,078	163	5.3%
2005a	37	2,913	115	4.0%
2005b	37	3,832	182	4.8%
2006a	31	3,319	79	2.4%
2006b	55	4,258	169	4.0%
2007a	56	4,362	99	2.3%
2007b	59	4,782	95	2.0%
2008a	98	3,547	100	2.8%
2008b	130	4,115	171	4.2%
2009a	122	3,820	139	3.6%
2009b	161	4,120	173	4.2%
2010a	168	4,738	165	3.5%
2010b	158	5,025	223	4.4%
2011a	188	6,081	113	1.9%
2011b	203	5,739	199	3.5%
2012a	219	6,135	140	2.3%
2012b	226	6,551	132	2.0%
2013a	216	6,980	157	2.3%
2013b	229	7,251	323	4.5%
2014a	240	8,528	268	3.1%
2014b	268	7,746	324	4.2%

¹¹³Those signified as a in the “year” column of Table II.11.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Diagram II.11.3, below, shows the historical vacancy rate for Laramie County and Wyoming. As can be seen, the vacancy rate in Laramie County was generally lower than the statewide rate over the entire 14 year period.

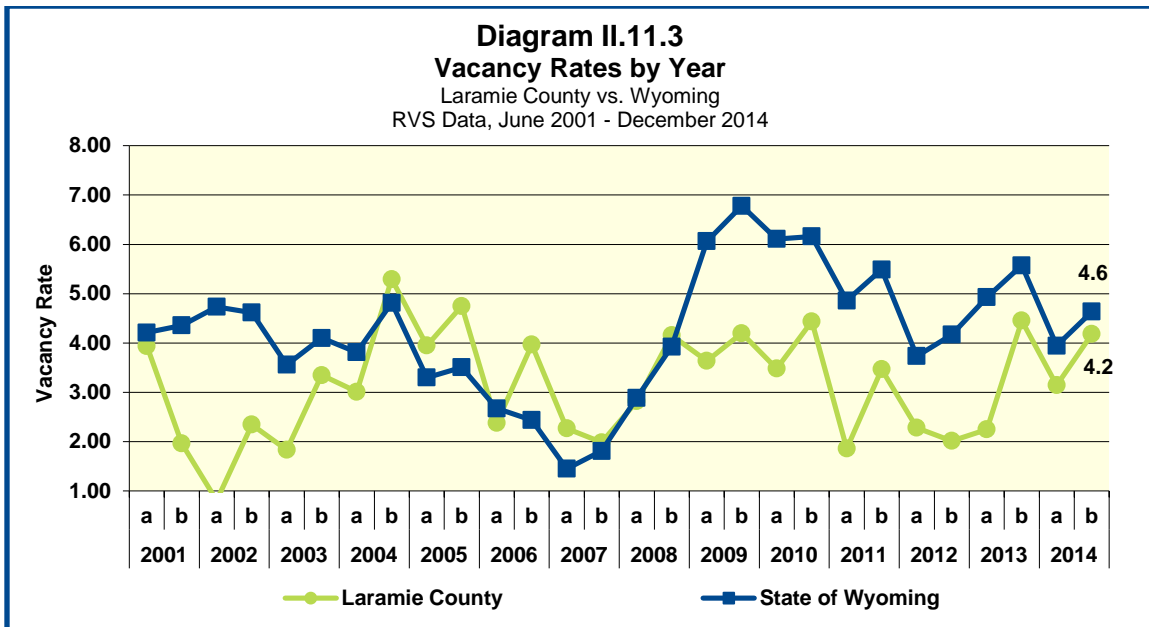


Diagram II.11.4, below, shows the average rent of single-family and apartment units in Laramie County. In 2014, average rents for single-family units increased to \$1,087 and the average rent for an apartment rose to \$788.

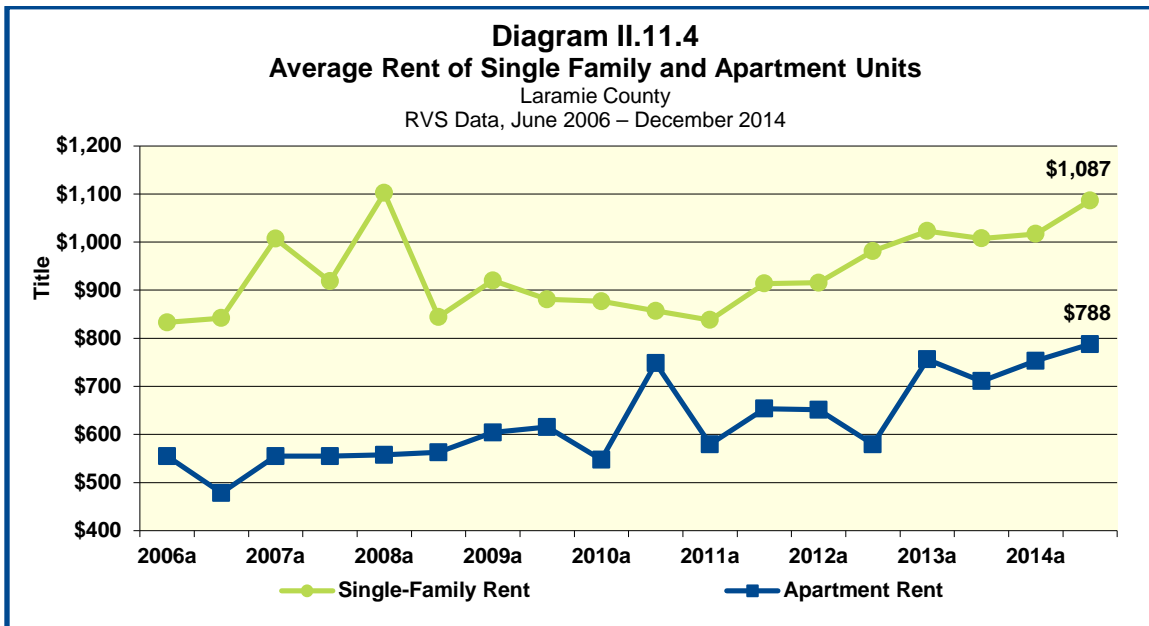


Table II.11.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 530 single family units in Laramie County, with 14 of them available. This translates into a vacancy rate of 2.6 percent in Laramie County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 3,025 apartment units reported in the survey, with 119 of them available, which resulted in a vacancy rate of 3.9 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.11.27			
Rental Vacancy Survey by Type			
Laramie County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	530	14	2.6%
Duplex units	93	8	8.6%
Apartments	3,025	119	3.9%
Mobile Homes	483	17	3.5%
“Other” Units	62	3	4.8%
Don't Know	3,553	163	4.6%
Total	7,746	324	4.2%

Table II.11.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 170 units. The most common apartment units were two bedroom units, with 1,172 units. Additional details of unit types by bedrooms are reported below.

Table II.11.28							
Rental Units by Bedroom Size							
Laramie County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	18	0	0	.	18
One	17	13	550	19	0	.	599
Two	103	35	1,172	71	2	.	1,383
Three	170	12	318	357	52	.	909
Four	53	1	5	4	8	.	71
Five	19	0	1	0	0	.	20
Don't Know	168	32	961	32	0	3,553	4,746
Total	530	93	3,025	483	62	3,553	7,746

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

Table II.11.29						
Average Market Rate Rents by Bedroom Size						
Laramie County						
RVS Data, December 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$484	\$	\$	\$484
One	\$572	\$554	\$574	\$520	\$550	\$567
Two	\$840	\$777	\$727	\$571	\$751	\$752
Three	\$1,148	\$983	\$965	\$775	\$1,179	\$1,065
Four	\$1,309	\$1,200	\$981	\$700	\$1,321	\$1,258
Five	\$1,417	\$	\$	\$	\$	\$1,417
Total	\$1,087	\$798	\$788	\$617	\$1,062	\$911

Table II.11.30 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.11.30			
Single Family Market Rate Rents by Vacancy Status			
Laramie County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	161	3	1.9%
\$1,000 to \$1,500	226	5	2.2%
Above \$1,500	27	3	11.1%
Missing	115	3	2.6%
Total	530	14	2.6%

The availability of apartment units by average rent is displayed in Table II.11.31 below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of .0 percent.

Table II.11.31			
Apartment Market Rate Rents by Vacancy Status			
Laramie County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	94	1	1.1%
\$500 to \$1,000	2,318	103	4.4%
\$1,000 to \$1,500	67	0	.0%
Above \$1,500	0	0	%
Missing	546	15	2.7%
Total	3,025	119	3.9%

Table II.11.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of .0 percent.

Table II.11.32 Mobile Home Market Rate Rents by Vacancy Status Laramie County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	26	0	.0%
\$500 to \$1,000	452	17	3.8%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	5	0	.0%
Total	483	17	3.5%

Table II.11.33, 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.11.33 Condition by Unit Type Laramie County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	12	22	0	.	34
Average	26	10	194	39	0	.	269
Good	280	28	1,563	389	17	.	2,277
Excellent	184	42	868	29	45	.	1,168
Don’t Know	40	13	388	4	0	3,553	3,998
Total	530	93	3,025	483	62	3,553	7,746

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

Table II.11.34 Condition of Single Family Units by Vacancy Status Laramie County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	26	0	.0%
Good	280	10	3.6%
Excellent	184	4	2.2%
Don’t Know	40	0	.0%
Total	530	14	2.6%

Table II.11.35, 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 good condition, and had a vacancy rate of 3.5 percent.

Table II.11.35			
Condition of Apartment Units by Vacancy Status			
Laramie County			
RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	12	1	8.3%
Average	194	20	10.3%
Good	1,563	54	3.5%
Excellent	868	38	4.4%
Don't Know	388	6	1.5%
Total	3,025	119	3.9%

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

Table II.11.36			
Condition of Mobile Home Units by Vacancy Status			
Laramie County			
RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	22	0	.0%
Average	39	1	2.6%
Good	389	10	2.6%
Excellent	29	6	20.7%
Don't Know	4	0	.0%
Total	483	17	3.5%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.11.37, on the following page, respondents in Laramie County said they would prefer 285 more single family units, 1,135 more apartment units, and 282 units of all types. In total, respondents indicated they wished to own or manage an additional 1,775 units.

Table II.11.37 If you had the opportunity to own/manage more units, how many would you prefer Laramie County RVS Data, December 2014	
Unit Type	More Units
Single family units	285
Duplex Units	41
Apartments	1,135
Mobile homes	32
Other	
Don't Know	
All types	282
Total	1,775

Table, II.11.38, on the following page shows the most common answers from the 2014 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 260 respondents, with an average persons per household of 2.9 people. Of new residents to Laramie County, 60.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 51.5 percent of respondents renting their residence. The average mortgage payment in Laramie County was \$1,318 and the average rent was \$808. When asked if they were satisfied with their current housing, 83.1 percent said they were satisfied with thier current housing.

Table II.11.38 Most Replied Response Laramie County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	260
Number of persons in household (Average)	2.9
Current age	25 to 34 years old (27.3%)
Marital status	Married (60.0%)
Primary reason for moving to Wyoming	Other reason (28.8%)
In which industry are you primarily employed	Other (24.6%)
Highest education level completed	College Graduate (24.2%)
Total household income from all sources	\$50,000 to \$74,999 dollars (28.7%)
Current Housing Characteristics	
Current Residence	Single family home (67.3%)
Do you own or rent	Rent (51.5%)
How many bedrooms (Average)	3.1
How many full bathrooms (Average)	1.9
Average mortgage payment	\$1,318
Average rental payment	\$808
Are you satisfied with your current housing	Satisfied with current housing (83.1%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (50.0%)
Are you seeking to change your housing situation	Seeking different housing (59.7%)
What type of unit are you seeking	Single family home (76.5%)
Type of tenure seeking	Seeking to buy (65.7%)
If own, do you plan on building or buying	Buy an existing unit (87.0%)
Expected buying price	\$250,000 to \$299,999 dollars (50.0%)
Expected building price	Not sure (40.0%)
Expected rental price	\$701 to \$800 dollars (28.6%)

For residents who are unsatisfied with their current housing, 50.0 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, 76.5 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 65.7 percent wanted to buy and 31.4 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$250,000 to \$299,999 dollars if they were buying an existing unit. Of those respondents who wished to rent, the most common response, 28.6 percent of respondents, anticipated spending \$701 to \$800 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.

¹¹⁴.

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 2013 5-year ACS data, 363 or 1.0 percent of households in Laramie County were overcrowded and another 79 or .2

¹¹⁴ 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.

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				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Laramie County				
Owner				
Households	24,947	137	42	25,126
Percentage	99.3%	.5%	.2%	100.0%
Renter				
Households	11,470	226	37	11,733
Percentage	97.8%	1.9%	.3%	100.0%
Total				
Households	36,417	363	79	36,859
Percentage	98.8%	1.0%	.2%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 536 units or 1.3 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		
2009-2013 5-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Kitchen Facilities	40,046	256,276
Lacking Complete Kitchen Facilities	536	6,764
Total Housing Units	40,582	263,040
Percent Lacking	1.3%	2.6%

At the time of the 2013 ACS, a total of 277 units or 0.7 percent of all housing units in Laramie County were lacking complete plumbing facilities. This compared to 2.0 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 2009-2013 5-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Plumbing Facilities	40,305	257,728
Lacking Complete Plumbing Facilities	277	5,312
Total Households	40,582	263,040
Percent Lacking	.7%	2.0%

The third type of housing problem reported in the 2013 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, 16.0 percent of households had a cost burden and 10.3 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 17.4 percent of homeowners with a mortgage in Laramie County experienced a cost burden and 8.9 percent experienced a severe cost burden, while 21.0 percent of renters had a cost burden and 16.9 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 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Laramie County					
Owner With a Mortgage					
Households	12,410	2,921	1,494	9	16,834
Percent	73.7%	17.4%	8.9%	.1%	100.0%
Owner Without a Mortgage					
Households	7,348	509	311	124	8,292
Percent	88.6%	6.1%	3.8%	1.5%	100.0%
Renter					
Households	6,244	2,465	1,979	1,045	11,733
Percent	53.2%	21.0%	16.9%	8.9%	100.0%
Total					
Households	26,002	5,895	3,784	1,178	36,859
Percent	70.5%	16.0%	10.3%	3.2%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 11,239 households in Laramie County, from 37,576 in 2010 to 48,815 in 2040. Homeowners are expected to increase from 25,533 households in 2010 to 33,029 by 2040. Renters are anticipated to increase from 12,043 households in 2010 to 15,786 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 445 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 529 households and by 1,087 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 817 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 563 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

Table II.1.43						
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	1,516	1,802	3,701	1,900	16,614	25,533
2015	1,546	1,838	3,775	1,938	16,945	26,042
2020	1,624	1,930	3,964	2,035	17,793	27,345
2025	1,698	2,018	4,146	2,128	18,610	28,601
2030	1,790	2,127	4,370	2,243	19,615	30,146
2035	1,877	2,231	4,584	2,353	20,574	31,619
2040	1,961	2,331	4,788	2,458	21,491	33,029
Renters by Percent of Median Household Income						
2010	2,629	1,812	3,366	997	3,239	12,043
2015	2,771	1,909	3,548	1,051	3,414	12,693
2020	2,887	1,989	3,696	1,095	3,556	13,223
2025	2,985	2,057	3,822	1,132	3,677	13,673
2030	3,147	2,168	4,029	1,193	3,876	14,413
2035	3,302	2,275	4,228	1,252	4,067	15,124
2040	3,447	2,375	4,413	1,307	4,245	15,786
Total Households by Percent of Median Household Income						
2010	4,145	3,613	7,068	2,897	19,853	37,576
2015	4,318	3,747	7,323	2,989	20,358	38,735
2020	4,511	3,919	7,660	3,130	21,349	40,568
2025	4,683	4,075	7,968	3,260	22,287	42,274
2030	4,937	4,295	8,399	3,436	23,491	44,558
2035	5,179	4,506	8,811	3,605	24,641	46,743
2040	5,408	4,705	9,201	3,765	25,737	48,815