

LARAMIE COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Laramie County's population increased from 91,738 in 2010 to 92,680 in 2011, or by 1 percent. This compares to a statewide population growth of 1 percent over the period.¹¹⁵ The number of people from 15 to 24 years of age decreased by 1.2 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population increased by 0.9 percent, while the black population increased by 2.4 percent. The Hispanic population increased from 11,978 to 12,343 people between 2010 and 2011 or by 3 percent. These data are presented in Table II.11.1, below.

Subject	Laramie County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	91,738	92,680	1.0%	563,626	568,158	0.8%
Age						
Under 14 years	18,847	18,793	-0.3%	113,371	113,462	0.1%
15 to 24 years	12,470	12,320	-1.2%	78,460	78,704	0.3%
25 to 44 years	23,746	24,006	1.1%	144,615	145,669	0.7%
45 to 54 years	13,554	13,375	-1.3%	83,577	80,936	-3.2%
55 to 64 years	11,616	12,207	5.1%	73,513	77,120	4.9%
65 and Over	11,505	11,979	4.1%	70,090	72,267	3.1%
Race						
White	84,803	85,524	0.9%	529,110	531,484	0.4%
Black	2,401	2,458	2.4%	5,135	6,024	17.3%
American Indian and Alaskan Native	1,082	1,155	6.7%	14,457	14,774	2.2%
Asian	1,061	1,113	4.9%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	165	167	1.2%	521	551	5.8%
Two or more races	2,226	2,263	1.7%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	11,978	12,343	3.0%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Laramie County's population increased from 81,607 persons in 2000 to 91,738 in 2010, or by 12.4 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 11.9 percent, while the black population increased by 5.8 percent. The Hispanic population increased from 8,897 to 11,978 persons between 2000 and 2010, or by 34.6 percent. These data are presented in Table II.11.2, on the following page.

¹¹⁵ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.11.2					
Population by Race and Ethnicity					
Laramie County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	72,563	88.9%	81,205	88.5%	11.9%
Black	2,124	2.6%	2,248	2.5%	5.8%
American Indian	693	0.8%	878	1.0%	26.7%
Asian	777	1.0%	976	1.1%	25.6%
Native Hawaiian/Pacific Islander	89	0.1%	142	0.2%	59.6%
Other	3,267	4.0%	3,478	3.8%	6.5%
Two or More Races	2,094	2.6%	2,811	3.1%	34.2%
Total	81,607	100.0%	91,738	100.0%	12.4%
Hispanic (Ethnicity)	8,897	10.9%	11,978	13.1%	34.6%

Table II.11.3, below, presents the population of Laramie County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 12.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 4,570 persons, or by 64.9 percent. In 2010, the largest age group in Laramie County was the group aged 35 to 54, which accounted for 27.2 percent of the entire population. The 2010 census count showed a total of 45,875 males, who accounted for 50 percent of the population, and the remaining 50 percent, or 45,863 persons, were female.

Table II.11.3							
Population by Age and Gender							
Laramie County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	2,758	2,626	5,384	3,425	3,302	6,727	24.9%
5 to 19	9,177	8,733	17,910	9,221	8,857	18,078	.9%
20 to 24	3,001	2,532	5,533	3,439	3,073	6,512	17.7%
25 to 34	6,165	5,452	11,617	6,284	6,071	12,355	6.4%
35 to 54	12,478	12,288	24,766	12,562	12,383	24,945	.7%
55 to 64	3,474	3,572	7,046	5,773	5,843	11,616	64.9%
65 and Over	3,933	5,418	9,351	5,171	6,334	11,505	23.0%
Total	40,986	40,621	81,607	45,875	45,863	91,738	12.4%

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.11.4, on the following page.

Table II.11.4			
Group Quarters Population			
Laramie County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹¹⁶	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%

Table II.11.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 24,340 family households, 18,530 of which housed married couple families and 5,810 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 1,789 families, or a female householder with no husband present, of which there were 4,021 families. There were also an estimated 13,236 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 12.7 percent, and the number of married couple families increased by 7.7 percent. The number of male households with no wife present increased by 47.1 percent, the number of female households with no husband present increased by 26.7 percent, and non-family households increased by 28.2 percent.

Table II.11.5			
Household Type by Tenure			
Laramie County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	21,600	24,340	12.7%
Married couple family	17,210	18,530	7.7%
Owner-occupied housing units	13,998	15,267	9.1%
Renter-occupied housing units	3,212	3,263	1.6%
Other family	4,390	5,810	32.3%
Male householder, no wife present	1,216	1,789	47.1%
Owner-occupied housing units	743	1,067	43.6%
Renter-occupied housing units	473	722	52.6%
Female householder, no husband present	3,174	4,021	26.7%
Owner-occupied housing units	1,704	2,009	17.9%
Renter-occupied housing units	1,470	2,012	36.9%
Non-family households	10,327	13,236	28.2%
Owner-occupied housing units	5,609	7,190	28.2%
Renter-occupied housing units	4,718	6,046	28.1%
Total	31,927	37,576	17.7%

¹¹⁶ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.11.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 11,433 two-person family households, 5,436 three-person family households, and 4,440 four-person family households. One-person non-family households made up 82.7 percent of all non-family households, or an estimated 10,948 households. Between 2000 and 2010, the number of four-person households increased by 3.3 percent, or from 4,389 to 4,532 households.

Table II.11.6¹¹⁷							
Household Type by Household Size							
Laramie County 2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	8,699	8,699	.	10,948	10,948	25.9%
Two Person	9,699	1,370	11,069	11,433	1,894	13,327	20.4%
Three Person	4,942	178	5,120	5,436	254	5,690	11.1%
Four Person	4,331	58	4,389	4,440	92	4,532	3.3%
Five Person	1,788	16	1,804	1,901	36	1,937	7.4%
Six Person	577	5	582	702	9	711	22.2%
Seven Person	263	1	264	428	3	431	63.3%
Total	21,600	10,327	31,927	24,340	13,236	37,576	17.7%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 13,327 two-person households, 10,211 were owner-occupied and 3,116 were renter-occupied. Of the 4,532 four-person households, 3,272 were owner-occupied and 1,260 were renter-occupied. Further household size data by tenure are presented in Table II.11.7, below.

Table II.11.7							
Tenure by Household Size							
Laramie County 2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	4,748	3,951	8,699	6,038	4,910	10,948	25.9%
Two Person	8,534	2,535	11,069	10,211	3,116	13,327	20.4%
Three Person	3,603	1,517	5,120	3,891	1,799	5,690	11.1%
Four Person	3,318	1,071	4,389	3,272	1,260	4,532	3.3%
Five Person	1,270	534	1,804	1,332	605	1,937	7.4%
Six Person	399	183	582	498	213	711	22.2%
Seven Person or More	182	82	264	291	140	431	63.3%
Total	22,054	9,873	31,927	25,533	12,043	37,576	17.7%

¹¹⁷ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.11.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 15.8 percent, or from 22,054 to 25,533 households. The number of renter units increased from 9,873 to 12,043 households, or by 22 percent. In 2010, Laramie County had a total of 40,462 housing units, of which 37,576, or 92.9 percent, were occupied. A total of 2,886 units, or 7.1 percent of all units, were vacant, which was an increase of 26.2 percent from the 2000 Census.

Table II.11.8 Housing Units by Tenure Laramie County 2000 SF1 and 2010 Census Data			
Tenure	2000	2010	% Change 00-10
Occupied Housing Units	31,927	37,576	17.7%
Owner-Occupied	22,054	25,533	15.8%
Renter-Occupied	9,873	12,043	22.0%
Vacant Housing Units	2,286	2,886	26.2%
Total Housing Units	34,213	40,462	18.3%
Homeownership Rate	69.1%	68.0%	.

Table II.11.9, below, shows that, of the 2,886 vacant housing units in Laramie County at the time of the 2010 Census, 875, or 30.3 percent, were for rent and 509, or 17.6 percent, were for sale. An estimated 368 units were for seasonal, recreational, or occasional use, and 988, or 34.2 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 178 to 142 units, or by 24.1 percent, and units listed as “other vacant” increased from 721 to 988 units, or by 37 percent.

Table II.11.9 Disposition of Vacant Housing Units Laramie County 2000 SF1 and 2010 Census Data			
Disposition	2000	2010	% Change 00-10
For rent	820	875	6.7%
For sale only	328	509	55.2%
Rented or sold but not occupied	178	142	-20.2%
For seasonal, recreational, or occasional use	238	368	54.6%
For migrant workers	1	4	300.0%
Other vacant	721	988	37.0%
Total	2,286	2,886	26.2%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.11.10, below, presents different income statistics for Laramie County. According to the 2010 ACS data averages, Median Family Income (MFI) for Laramie County was \$64,589 compared to the statewide average of \$65,964. Per capita income for Laramie County, which is calculated by dividing total income by population, was \$27,406, which compared to \$27,860 for the State of Wyoming.

Table II.11.10		
Median and Per Capita Income		
Laramie County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Laramie County	Wyoming
Median Family Income	64,589	65,964
Median Household Income	52,824	53,802
Per Capita Income	27,406	27,860

Table II.11.11, below, shows households by income for Laramie County and the State of Wyoming in 2010. In Laramie County, there were a total of 3,416 households, or 9.5 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 5,936 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 16.6 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.2 percent of total households and numbered 6,170 in Laramie County.

Table II.11.11				
Households by Income				
Laramie County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Laramie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	3,416	9.5%	21,963	10.1%
\$15,000–\$19,999	1,606	4.5%	10,477	4.8%
\$20,000–\$24,999	2,059	5.8%	11,850	5.4%
\$25,000–\$34,999	3,807	10.6%	23,902	11.0%
\$35,000–\$49,999	5,936	16.6%	32,677	15.0%
\$50,000–\$74,999	7,868	22.0%	44,279	20.3%
\$75,000–\$99,999	4,928	13.8%	30,595	14.1%
\$100,000 and Above	6,170	17.2%	41,945	19.3%
Total	35,790	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.11.12, on the following page. In total, the poverty rate in Laramie County was 9.6 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Laramie County had a poverty rate of 8.4 percent, and the female population had a poverty rate of

10.8 percent. There were 820 males and 531 females in poverty aged 5 and under. Overall, 16.1 percent of persons in poverty in Laramie County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 416 persons, which represented 4.9 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.11.12				
Poverty by Age				
Laramie County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Laramie County				
5 and Under	820	531	1,351	16.1%
6 to 17	833	787	1,620	19.3%
18 to 64	1,854	3,169	5,023	59.7%
65 and Older	149	267	416	4.9%
Total	3,656	4,754	8,410	100.0%
Poverty Rate	8.4%	10.8%	9.6%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.11.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Laramie County saw an average of 21,514 owner-occupied single-family units compared to 4,352 single-family rental units. In Laramie County, single-family units represented 72.3 percent of all households compared to 70.8 percent statewide. Laramie County had a total of 2,670 apartment rental units, and total apartment units accounted for 8 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 3,885 mobile homes in Laramie County, which made up 10.9 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.11.13				
Households by Unit Type				
Laramie County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
Single-Family Unit	21,514	4,352	25,866	72.3%
Duplex	21	793	814	2.3%
Tri- or Four-Plex	58	2,244	2,302	6.4%
Apartment	196	2,670	2,866	8.0%
Mobile Home	2,843	1,042	3,885	10.9%
Boat, RV, Van, Etc.	57	0	57	.2%
Total	24,689	11,101	35,790	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	.1%
Total	152,806	64,882	217,688	100.0%

Table II.11.14, below, shows the number of households by year of construction. As shown, 10.8 percent, or 3,861 units, were built in 1939 or earlier in the county, and another 5.8 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 3,446, which accounted for 9.6 percent of all households, and an additional 1,669 households, or 4.7 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.11.14				
Households by Year Built				
Laramie County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Laramie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	3,861	10.8%	25,116	11.5%
1940 to 1949	2,059	5.8%	11,481	5.3%
1950 to 1959	4,349	12.2%	21,920	10.1%
1960 to 1969	4,185	11.7%	19,433	8.9%
1970 to 1979	7,089	19.8%	53,519	24.6%
1980 to 1989	4,409	12.3%	34,949	16.1%
1990 to 1999	4,723	13.2%	26,791	12.3%
2000 to 2004	3,446	9.6%	14,090	6.5%
2005 or Later	1,669	4.7%	10,389	4.8%
Total	35,790	100.0%	217,688	100.0%

Table II.11.15, on the following page, 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 0.7 percent of total housing units, while households with five and six rooms accounted for 18.8 and 15.3 percent, respectively, in the county. The median number of rooms in Laramie County was six rooms, the same as the statewide median number of rooms.

Table II.11.15				
Housing Units by Number of Rooms				
Laramie County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Laramie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	277	.7%	3,804	1.5%
Two	965	2.4%	6,391	2.5%
Three	2,744	6.9%	18,634	7.3%
Four	6,178	15.6%	45,335	17.8%
Five	7,453	18.8%	52,421	20.5%
Six	6,083	15.3%	39,475	15.5%
Seven	5,265	13.3%	31,509	12.4%
Eight	4,488	11.3%	25,135	9.9%
Nine or More	6,221	15.7%	32,392	12.7%
Total	39,674	100.0%	255,096	100.0%
Median Rooms	6	.	6	.

Table II.11.16, below, shows households in the county by number of bedrooms and tenure. There were 128 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.4 percent of total households in Laramie County, which compared to 25.5 percent statewide. In Laramie County, the 14,349 households with three bedrooms accounted for 40.1 percent of all households, and there were only 3,268 five-bedroom or more households, which accounted for 9.1 percent of all households.

Table II.11.16				
Households by Number of Bedrooms				
Laramie County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
None	33	128	161	0.4%
One	612	2,371	2,983	8.3%
Two	4,208	4,156	8,364	23.4%
Three	11,017	3,332	14,349	40.1%
Four	5,916	749	6,665	18.6%
Five or More	2,903	365	3,268	9.1%
Total	24,689	11,101	35,790	100.0%
State of Wyoming				
None	275	1,668	1,943	0.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.11.17, at right, structures built in 1939 or earlier had a median value of \$143,800, while structures built between 1950 and 1959 had a median value of \$150,000 and those built between 1990 and 1999 had a median value of \$239,100. 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 \$234,900 and \$272,300, respectively. The median value in Laramie County was \$169,900, which compared to \$174,000 in the State of Wyoming.

Table II.11.17 Median Value by Year Structure Built Laramie County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Laramie County	State of Wyoming
1939 or Earlier	143,800	141,200
1940 to 1949	135,600	129,500
1950 to 1959	150,000	151,800
1960 to 1969	158,500	166,500
1970 to 1979	158,100	169,900
1980 to 1989	166,200	187,000
1990 to 1999	239,100	224,000
2000 to 2004	234,900	243,500
2005 or Later	272,300	244,600
Median Value	169,900	174,000

Household mortgage status is reported in Table II.11.18, below. In Laramie County, households with a mortgage accounted for 68.7 percent of all households, or 16,956 housing units, and the remaining 31.3 percent, or 7,733 units, had no mortgage. Of those units with a mortgage, 4,350 had either a second mortgage or home equity loan, 146 had both a second mortgage and home equity loan, and 12,460, or 73.5 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.11.18 Mortgage Status Laramie County and the State of Wyoming 2010 Five-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	16,956	68.7%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	4,350	25.7%	17,932	19.1%
Second mortgage only	2,349	54.0%	8,629	48.1%
Home equity loan only	2,001	46.0%	9,303	51.9%
Both second mortgage and home equity loan	146	0.9%	741	0.8%
No second mortgage and no home equity loan	12,460	73.5%	75,088	80.1%
Housing units without a mortgage	7,733	31.3%	59,045	38.6%
Total	24,689	100.0%	152,806	100.00%

The median rent in Laramie County was \$565 compared to \$552 statewide, as shown in Table II.11.19, below. These figures show that rents were very comparable.

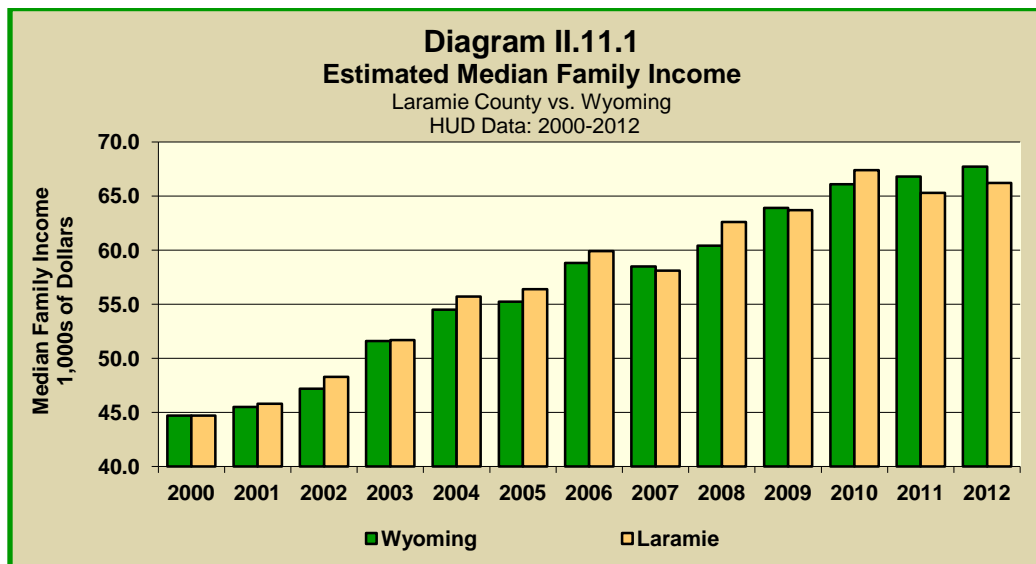
Table II.11.19 Median Rent Laramie County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Laramie County	\$565
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 108 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Laramie County are presented in Table II.11.20, below, and indicate a net increase of 8,466 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
2010	2,805	1,478	1,327
2011	2,516	1,987	529
2012 – First Half	1,092	984	108
Total	33,627	25,161	8,466

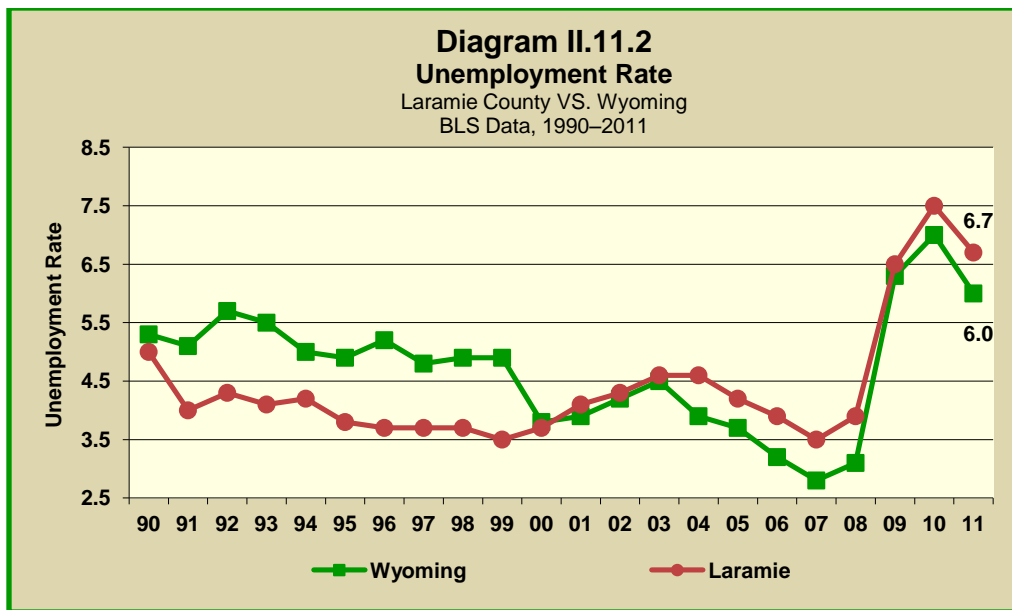
Economics

The HUD estimated MFI for Laramie County was \$66,200 in 2012.¹¹⁸ This compares to Wyoming’s MFI of \$67,700. Diagram II.11.1, below, illustrates the estimated MFI for 2000 through 2012.



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 628 persons, from 44,436 in 2010 to 45,064 in 2011. Employment increased by 962 persons; unemployment decreased by 334 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.5 percent in 2010 to 6.7 in 2011, as shown on the following page in Diagram II.11.2.

¹¹⁸ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of covered workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.11.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.56 percent between 2010 and 2011, from a total of 43,432 to 42,096 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	35,644	36,352	37,914	38,592	38,967	40,327	41,218	42,724	42,436	41,159	41,503
Feb	35,664	36,395	37,870	38,613	39,215	40,684	41,581	43,167	42,625	41,544	41,776
Mar	36,054	36,792	38,044	38,997	39,499	41,065	41,979	43,389	42,880	41,725	42,338
Apr	36,268	37,528	38,555	39,389	39,961	41,444	42,264	43,776	42,704	42,024	43,044
May	36,665	38,346	39,209	39,822	40,507	41,815	43,294	44,192	43,381	42,548	43,337
Jun	37,272	38,823	39,955	40,613	41,258	42,549	43,711	44,762	43,628	42,992	43,729
Jul	36,978	39,008	39,840	40,285	41,171	42,027	43,430	44,541	43,531	42,893	43,561
Aug	36,826	38,492	39,536	39,973	41,162	41,869	43,412	44,167	43,193	43,099	43,487
Sep	36,576	38,664	39,474	39,680	41,056	42,047	43,885	44,333	43,481	42,966	43,650
Oct	36,515	38,692	39,837	39,815	41,046	42,013	43,852	44,520	43,074	42,873	43,655
Nov	36,430	38,491	39,517	39,725	41,078	42,097	43,647	44,091	42,988	42,669	43,560
Dec	36,373	38,515	39,560	39,607	41,271	42,233	43,695	43,881	42,587	42,696	43,508
Annual	36,439	38,008	39,109	39,593	40,516	41,681	42,997	43,962	43,042	42,432	43,096
% Change	.	4.31	2.90	1.24	2.33	2.88	3.16	2.24	-2.09	-1.42	1.56

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.11.22, on the following page, annual average weekly wages increased by 3.2 percent between 2010 and 2011, from a total of \$750 to \$774.

Table II.11.22						
Average Weekly Wages						
Laramie County						
BLS QCEW Data, 2001–2011(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(p)	735	760	806	792	774	3.20

Total business establishments reported by the QCEW are displayed below in Table II.11.23. Annual establishments increased by 1.8 percent between 2010 and 2011, from a total of 3,261 to 3,321 establishments.

Table II.11.23						
Number of Establishments						
Laramie County						
BLS QCEW Data, 2001–2011(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(p)	3,285	3,317	3,322	3,361	3,321	1.84

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Laramie County recorded 62,230 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 \$4,179,658,000, and real per capita income was \$45,367 in 2010. Average earnings per job in the county was \$48,201 in 2010. 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 \$640 in fourth quarter 2010 to \$649 in fourth quarter 2011, or by 5 percent. Detached single-family home rents decreased by 7.7 percent, rents for mobile homes on a lot increased by 0.5 percent, and rents for mobile home lots increased by 14.7 percent.

Laramie County rental prices experienced average annualized increases of 3.5 percent for apartments, 4.4 percent for houses, 4.3 percent for mobile homes plus a lot, and 6.6 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.11.24, at right, presents the Laramie County data for each rental type.¹¹⁹

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 238 authorized units in 2010 to 275 in 2011. Total residential authorizations increased from 238 units in 2010 to 279 in 2011.

The real value of single-family building permits increased from \$169,300 in 2010 to \$183,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$193,500 in 2006 to a low of \$135,200 in 2008. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.11.25, on the following page.

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

¹¹⁹ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.11.25 Building Permits and Valuation Laramie County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	307	12	84	136	539	.	.	119.8
1981	170	6	28	56	260	.	.	109.6
1982	150	14	36	54	254	.	.	104.4
1983	334	52	244	5	635	.	.	95.4
1984	226	.	4	.	230	.	.	103.2
1985	214	2	68	36	320	.	.	94.3
1986	377	4	16	11	408	.	.	84.8
1987	190	.	24	.	214	.	.	113.2
1988	160	2	.	162	324	.	.	125.9
1989	100	.	20	.	120	.	.	138.9
1990	79	.	.	.	79	.	.	151.3
1991	91	.	.	.	91	.	.	150.7
1992	229	2	4	8	243	.	.	145.9
1993	263	4	16	.	283	.	19	153.2
1994	353	.	4	12	369	.	.	146.1
1995	258	22	4	14	298	51	21	142.3
1996	302	2	68	292	664	.	.	147.0
1997	254	6	17	198	475	269	.	144.2
1998	320	24	4	121	469	143	4	144.3
1999	289	.	4	30	323	41	.	159.3
2000	245	.	.	.	245	.	.	176.5
2001	257	2	4	56	319	.	.	180.8
2002	446	12	.	20	478	60	.	166.4
2003	622	16	120	21	779	.	4	164.6
2004	744	4	40	88	876	.	11	166.7
2005	696	.	44	132	872	65	.	175.1
2006	492	2	4	11	509	130	.	193.5
2007	316	.	.	.	316	.	22	179.6
2008	160	.	36	6	202	.	11	135.2
2009	169	2	.	216	387	.	.	173.1
2010	238	.	.	.	238	.	.	169.3
2011	275	.	4	.	279	59	.	183.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Laramie County was \$197,700. This represented a decrease of 5.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.11.26, below.

Table II.11.26 Average Sales Prices Laramie County vs. Wyoming DOR Data, 1999–2011				
Year	Laramie County Average Price (\$)	Laramie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	110,429	0.83	101,517	4.76
2000	119,107	7.86	111,437	9.77
2001	123,583	3.76	116,469	4.52
2002	131,599	6.49	121,140	4.01
2003	145,087	10.25	132,708	9.55
2004	155,467	7.15	142,501	7.38
2005	165,743	6.61	159,776	12.12
2006	179,338	8.20	187,869	17.58
2007	191,863	6.98	265,044	41.08
2008	202,304	5.4	256,045	-3.4
2009	193,759	-4.2	241,622	-5.6
2010	208,842	7.78	250,958	3.9
2011	197,700	-5.3	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2012.¹²⁰ During June 2012, a total of 219 surveys were completed by property managers in Laramie County. Of the 6,135 rental units surveyed, 140 were vacant, indicating a vacancy rate of 2.28 percent, as shown in Table II.11.27, below. This compares to a 1.86 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	5	355	14	3.94
2001b	15	1,273	25	1.96
2002a	12	988	8	0.81
2002b	19	1,917	45	2.35
2003a	20	2,126	39	1.83
2003b	29	2,539	85	3.35
2004a	35	3,289	99	3.01
2004b	33	3,078	163	5.30
2005a	37	2,913	115	3.95
2005b	37	3,832	182	4.75
2006a	31	3,319	79	2.38
2006b	55	4,258	169	3.97
2007a	56	4,362	99	2.27
2007b	59	4,782	95	1.99
2008a	98	3,547	100	2.82
2008b	130	4,115	171	4.16
2009a	122	3,820	139	3.64
2009b	161	4,120	173	4.20
2010a	168	4,738	165	3.48
2010b	158	5,025	223	4.44
2011a	188	6,081	113	1.86
2011b	203	5,739	199	3.47
2012a	219	6,135	140	2.28

Diagram II.11.3, on the following page, shows the historical vacancy rate for Laramie County and Wyoming. As can be seen, the vacancy rate in Laramie County was either lower than, or at the statewide rate over the entire 12 year period.

¹²⁰Those signified as a in the “year” column of Table II.11.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

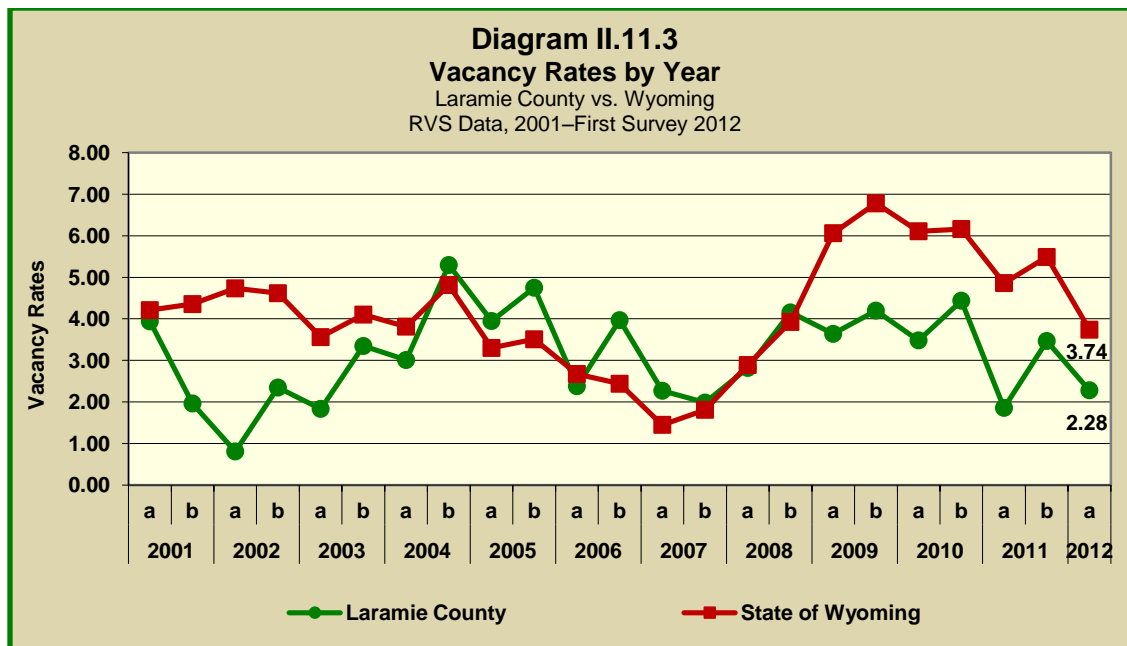
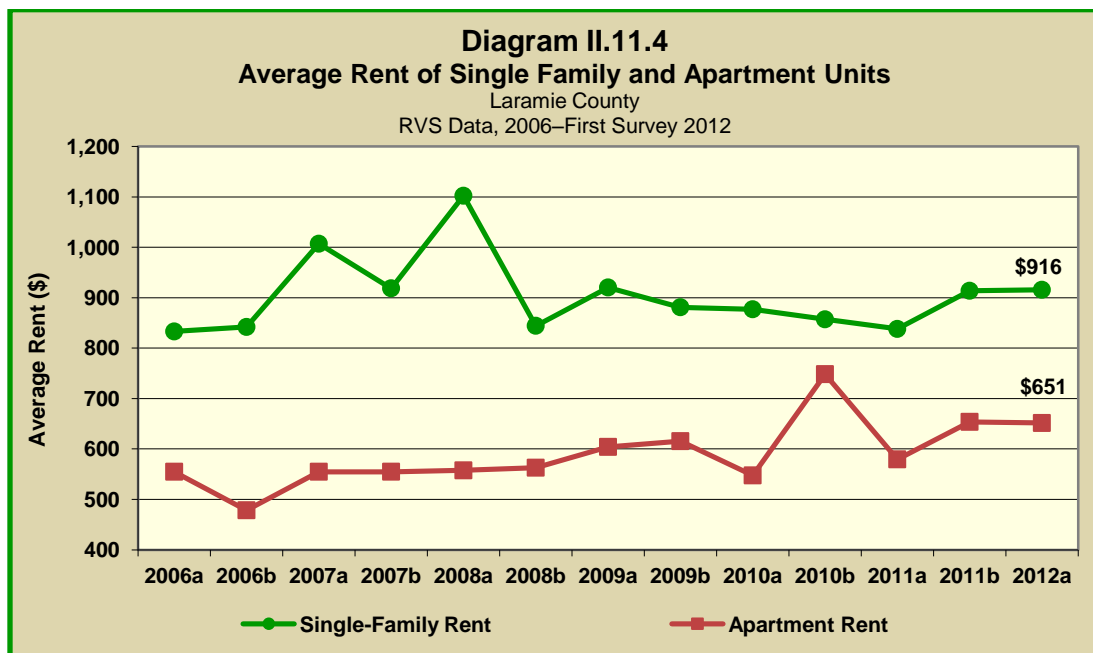


Diagram II.11.4, below, shows the average rent of single-family and apartment units in Laramie County. In the first half of 2012, average rents for single-family units increased to \$916 and the average rent for an apartment fell to \$651.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 101 respondents in Laramie County. Of the incoming population who were unsatisfied with their current housing, 45 percent said they were seeking to own a home and 55 percent of respondents wished to rent. Of those seeking to own a home, 54.5 percent wished to buy existing units, of which 33.3 percent anticipated spending less than \$99,999 and 66.7 percent anticipated spending between \$100,000 and \$250,000. The remaining 45.5 percent of aspiring homebuyers expected to build a new home, of which 100 percent anticipated spending between \$100,000 and \$249,999.

Of those currently renting or seeking to rent, 27.3 percent of respondents anticipated spending less than \$474, 36.4 percent anticipated spending between \$475 and \$849 and the remaining 36.4 percent anticipated spending above \$850. Additional survey data are presented in **Volume II. Technical Appendix.**

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 9,703 loans purchased in Hot Spring County between 1979 and 2012, with 155 occurring in fiscal 2012. The average home size over the period was 1,074 square feet and 1,111 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1968. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$43,219. The average purchase price in fiscal 2012 was \$139,286. In fiscal 2012 2.6 percent were for new construction and 32.9 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.**

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 more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 426, or 1.2 percent of households in Laramie County, were overcrowded and another 38, or 0.1 percent of units, were severely overcrowded, as shown on the following page in Table II.11.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.11.28				
Overcrowding and Severe Overcrowding				
Laramie County and the State of Wyoming 2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Laramie County				
Owner				
Households	24,412	251	26	24,689
Percentage	98.9%	1.0%	0.1%	100.0%
Renter				
Households	10,914	175	12	11,101
Percentage	98.3%	1.6%	0.1%	100.0%
Total				
Households	35,326	426	38	35,790
Percentage	98.7%	1.2%	0.1%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 2010 ACS, a total of 605 units, or 1.5 percent of all housing units in Laramie County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.11.29, below.

Table II.11.29		
Housing Units with Incomplete Kitchen Facilities		
Laramie County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Kitchen Facilities	39,069	247,608
Lacking Complete Kitchen Facilities	605	7,488
Total Housing Units	39,674	255,096
Percent Lacking	1.5%	2.9%

At the time of the 2010 ACS, a total of 465 units, or 1.2 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.11.30, on the following page.

Table II.11.30 Housing Units with Incomplete Plumbing Facilities Laramie County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Plumbing Facilities	39,209	249,046
Lacking Complete Plumbing Facilities	465	6,050
Total Households	39,674	255,096
Percent Lacking	1.2%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Laramie County, 15.1 percent of households had a cost burden and 10.2 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 19.8 percent of homeowners with a mortgage in Laramie County experienced a cost burden and 9.6 percent experienced a severe cost burden, while 15.4 percent of renters had a cost burden and 16.3 percent had a severe cost burden, as shown in Table II.11.31, below.

Table II.11.31 Cost Burden and Severe Cost Burden by Tenure Laramie County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Laramie County					
Owner with a Mortgage					
Households	11,965	3,349	1,632	10	16,956
Percent	70.6%	19.8%	9.6%	0.1%	100.0%
Owner without a Mortgage					
Households	7,031	339	209	154	7,733
Percent	90.9%	4.4%	2.7%	2.0%	100.0%
Renter					
Households	6,071	1,715	1,811	1,504	11,101
Percent	54.7%	15.4%	16.3%	13.5%	100.0%
Total					
Households	25,067	5,403	3,652	1,668	35,790
Percent	70.0%	15.1%	10.2%	4.7%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%