Demographics

The Census Bureau's current census estimates indicate that Laramie County's population increased from 91,738 in 2010 to 96,389 in 2014, or by 5.1 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 6.4 percent, and the number of people from 55 to 64 years of age increased by 8.4 percent. The white population increased by 3.8 percent, while the black population increased by 37.1 percent. The Hispanic population increased from 11,978 to 13,745 people between 2010 and 2014 or by 14.8 percent. These data are presented in Table II.1.1, below.

	Profile of Pop	g vs. Laram	Characteristie County			
Subject	Lar	amie Coun	ty		Wyoming	
Subject	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	91,738	96,389	5.1%	563,626	584,153	3.6%
Age						
Under 14 years	18,847	18,952	.6%	113,371	115,517	1.9%
15 to 24 years	12,470	13,337	7.0%	78,460	80,249	2.3%
25 to 44 years	23,746	25,276	6.4%	144,615	152,555	5.5%
45 to 54 years	13,554	12,455	-8.1%	83,577	73,372	-12.2%
55 to 64 years	11,616	12,593	8.4%	73,513	80,819	9.9%
65 and Over	11,505	13,776	19.7%	70,090	81,641	16.5%
		Race				
White	84,803	88,045	3.8%	529,110	541,596	2.4%
Black	2,401	3,291	37.1%	5,135	9,112	77.4%
American Indian and Alaskan Native	1,082	1,243	14.9%	14,457	15,541	7.5%
Asian	1,061	1,212	14.2%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	165	147	-10.9%	521	632	21.3%
Two or more races	2,226	2,451	10.1%	9,754	11,451	17.4%
	Ethni	city (of any	y race)			
Hispanic or Latino	11,978	13,745	14.8%	50,231	57,065	13.6%

Table II.1.2, on the following page, presents the population of Laramie County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 48,581 persons, and accounted for 50.4 percent of the population, with the remaining 49.6 percent, or 47,808 persons being female.

Table II.11.2 Population by Age and Gender Laramie County 2010 Census and Current Census Estimates							
Age		2010 Censu	ıs	2014 Cu	rrent Census	s Estimates	% Change
Age	Male	Female	Total	Male	Female	Total	10-14
Under 14 years	9,646	9,201	18,847	9,629	9,323	18,952	.6%
15 to 24 years	6,439	6,031	12,470	7,226	6,111	13,337	7.0%
25 to 44 years	12,177	11,569	23,746	12,997	12,279	25,276	6.4%
45 to 54 years	6,669	6,885	13,554	6,358	6,097	12,455	-8.1%
55 to 64 years	5,773	5,843	11,616	6,137	6,456	12,593	8.4%
65 and Over	5,171	6,334	11,505	6,234	7,542	13,776	19.7%
Total 45,875 45,863 91,738 48,581 47,808 96,389 5.1%							
% of Total	50.0%	50.0%		50.4%	49.6%		

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 ¹³³	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%		
ı	Noninstitutionalize	ed			
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

¹³³ 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					
	Laramie	County		Wyoming	
Family Type	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-person 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	
	Laraı	mie 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					
Laramie County State of Wyoming					
renure	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						
Diamonition	Laram	ie County	State o	f Wyoming		
Disposition	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

Table II.11.10 Households by Income Laramie County 2009-2013 5-Year ACS Data						
Income	Laram	ie County	State of	Wyoming		
Income	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	
	Lar	amie 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	e of Wyomin	g		
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		
	Laram	ie 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	f 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 W	/yoming			
Tear Duilt	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 C	ounty	State of Wy	oming			
Number of Rooms	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		Tenure		% of Total		
Bedrooms	Own	Rent	Total	70 OI 1 Otal		
	Lara	mie County	У			
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 Wyomin	ıg			
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 and 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								
	Larami	e County	State of \	Nyoming				
Mortgage Status	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.

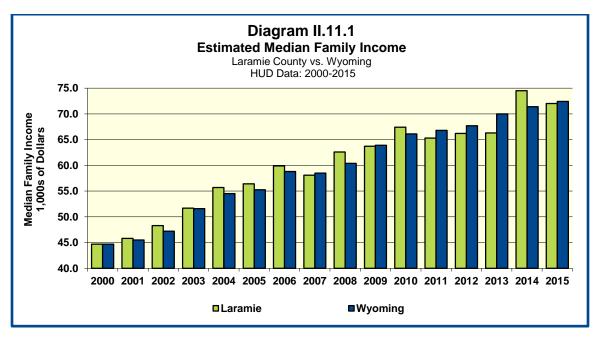
Table II.11.18 Median Rent Laramie County 2009-2013 5-Year ACS Data					
Place	Rent				
Laramie County \$656					
State of Wyoming \$647					

The Wyoming driver's license data provided by the WYDOT indicated a net increase of 343 persons during the first half of 2015. 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 9,913 persons over the time period.

Table II.11.19 Driver's Licenses Exchanged and Surrendered Laramie County WYDOT Data, 2000– First Half of 2015							
Year	In-Migrants	Out-Migrants	Net Change				
2000	3,052	2,439	613				
2001	3,007	2,294	713				
2002	2,822	1,978	844				
2003	2,577	1,793	784				
2004	2,565	2,254	311				
2005	2,545	2,116	429				
2006	2,519	2,009	510				
2007	2,678	2,072	606				
2008	2,735	2,085	650				
2009	2,714	1,672	1,042				
2010	2,805	1,478	1,327				
2011	2,516	1,987	529				
2012	2,534	2,276	258				
2013	2,728	2,269	459				
2014	2,887	2,392	495				
2015 - First Half	1,545	1,202	343				
Total	42,229	32,316	9,913				

Economics

The HUD estimated MFI for Laramie County was \$72,000 in 2015. ¹³⁴ This compares to Wyoming's MFI of \$72,400. Diagram II.11.1, below, illustrates the estimated MFI for 2000 through 2015.

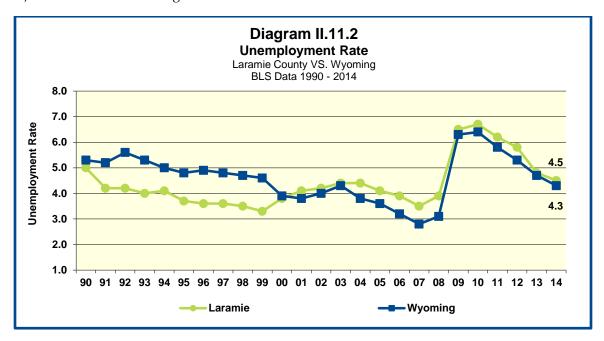


Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Laramie County's labor force, defined as the number of persons working or actively seeking work,

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¹³⁴ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years

increased by 283 persons, from 48,616 in 2013 to 48,899 in 2014. Employment increased by 427 persons; unemployment decreased by 144 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.8 percent in 2013 to 4.5 in 2014, 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 1.85 percent between 2013 and 2014, from a total of 45,027 to 45,858 workers.

Table II.11.20 Total Monthly Employment Laramie County BLS QCEW Data, 2003–2014(p)											
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	45,617
May	39,822	40,507	41,815	43,294	44,192	43,381	42,548	43,337	43,907	45,480	46,207
Jun	40,613	41,258	42,549	43,711	44,762	43,628	42,992	43,729	44,195	46,053	46,449
Jul	40,285	41,171	42,027	43,430	44,541	43,531	42,893	43,561	43,961	45,957	46,284
Aug	39,973	41,162	41,869	43,412	44,167	43,193	43,099	43,487	43,856	45,536	46,176
Sep	39,680	41,056	42,047	43,885	44,333	43,481	42,966	43,650	44,355	45,532	46,562
Oct	39,815	41,046	42,013	43,852	44,520	43,074	42,873	43,664	44,363	46,040	46,671
Nov	39,725	41,078	42,097	43,647	44,091	42,988	42,669	43,566	44,367	45,555	46,163
Dec	39,607	41,271	42,233	43,695	43,881	42,587	42,696	43,523	44,282	45,356	46,141
Annual	39,593	40,516	41,681	42,997	43,962	43,042	42,432	43,098	43,746	45,027	45,858
% Change	1.24	2.33	2.88	3.16	2.24	-2.09	-1.42	1.57	1.50	2.93	1.85

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 1.73 percent between 2013 and 2014, from a total of \$811 to \$825.

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	795	827	858	825	1.73		

Total business establishments reported by the QCEW are displayed below in Table II.11.22. Annual establishments increased by 1.26 percent between 2013 and 2014, from a total of 3,494 to 3,538 establishments.

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)	3,536	3,525	3,551	3,539	3,538	1.26		

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, real average apartment rent in Laramie County increased from \$718 in fourth quarter 2013 to \$772 in fourth quarter 2014, or by 7.5 percent. Detached single-family home rents increased by 2.6 percent, rents for mobile homes on a lot decreased by 9.8 percent, and rents for mobile home lots increased by 5.3 percent.

Laramie County rental prices experienced average annualized increases of 0.7 percent for apartments, 1.2 percent for houses, 1.4 percent for mobile homes plus a lot, and 1.5 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2014. These figures compare to state average annualized increases in rental prices of 1.1 percent for apartments, 1.6 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.11.23, at right, presents the Laramie County data for each rental type.

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 decreased from 410 authorizations in 2013 to 305 in 2014.

The real value of single-family building permits increased from \$173,099 in 2013 to \$180,115 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.11.24, on the following page.

Table II.11.23 Semiannual Average Monthly Rental Prices Laramie County EAD Data, 1986:Q4 - 2014:Q4, Real 2014 Dollars Quarter. Mobile **Apartments** House **Mobile Home Home Lot** Year Q4.86 Q2.87 Q4.87 Q2.88 Q4.88 Q2.89 Q4.89 Q2.90 Q4.90 Q2.91 Q4.91 Q2.92 Q4.92 Q2.93 Q4.93 Q2.94 Ω Q4.94 Q2.95 n Q4.95 Q2.96 Q4.96 Q2.97 Q4.97 Q2.98 Q4.98 Q2.99 Q4.99 Q2.00 Q4.00 Q2.01 Q4.01 Q2.02 Q4.02 Q2.03 1,023 Q4.03 1,052 Q2.04 1.037 Q4.04 1,019 Q2.05 Q4.05 Q2.06 Q4.06 Q2.07 Q4.07 Q2.08 Q4.08 Q2.09 Q4.09 Q2.10 1,001 Q4.10 1.052 Q2.11 1,039 Q4.11 1,108 Q2.12 Q4.12 1,104 Q2.13 1,049 Q4.13 1,101 Q2.14 1,143

Q4.14

1,129

Table II.11.24 Building Permits and Valuation Laramie County Census Bureau Data, 1980–2014									
	Authorized Construction in Permit Issuing Areas Per Unit Valuation, 1,000s of Real 2014\$								
Year	Single- Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single- Family Units	Multi- Family Units		
1980	307	12	84	136	539	123.1	71.4		
1981	170	6	28	56	260	112.6	57.7		
1982	150	14	36	54	254	107.2	70.0		
1983	334	52	244	5	635	98.0	41.9		
1984	226		4		230	106.2			
1985	214	2	68	36	320	96.9	42.5		
1986	377	4	16	11	408	87.2	52.2		
1987	190	•	24	•	214	116.9			
1988	160	2	•	162	324	129.9	63.3		
1989	100		20	•	120	143.2			
1990	79			•	79	156.2			
1991	91	•	•	•	91	155.9			
1992	229	2	4	8	243	151.1	39.1		
1993	263	4	16	:	283	158.4	:		
1994	353	<u>:</u>	4	12	369	151.0	55.0		
1995	258	22	4	14	298	147.1	56.3		
1996	302	2	68	292	664	152.0	52.8		
1997	254	6	17	198	475	149.2	64.8		
1998	320	24	4	121	469	149.4	55.8		
1999	289	•	4	30	323	165.1	43.5		
2000	245				245	182.6			
2001	257	2 12	4	56	319	187.0	58.6		
2002	446			20	478	172.2	74.0		
2003 2004	622 744	16 4	120 40	21 88	779 876	170.6 172.9	68.0 71.3		
2004	696	4	40	132	872	181.8	71.3 79.2		
2005	492	2	44	132	509	201.2	79.2 76.8		
2006	492 316		4		316	201.2 187.2	70.0		
2007	160	•	36	6	202	141.3	64.6		
2008	169	2	30	216	387	181.4	89.7		
2009	238	2	•	210	238	177.4	09.1		
2010	236 275	•	4	•	236 279	177.4	•		
2011	275 347	•	24	•	371	156.4	•		
2012	410	4	68	156	638	173.1	79.0		
2013	305	-	3	95	403	180.1	84.2		

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Laramie County was \$220,878. This represented a increase of 2.6 percent from the previous year. In contrast, Wyoming's average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.11.25, on the following page.

Table II.11.25 Average Sales Prices Laramie County vs. Wyoming DOR Data, 2000–2014							
Year	Laramie County Average Price (\$)	Laramie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change			
2000	119,107	7.86	131,207				
2001	123,583	3.76	128,771	-1.86			
2002	131,599	6.49	138,295	7.40			
2003	145,087	10.25	148,276	7.22			
2004	155,467	7.15	159,558	7.61			
2005	165,743	6.61	178,183	11.67			
2006	179,338	8.20	219,438	23.15			
2007	191,863	6.98	265,044	20.78			
2008	202,304	5.4	256,045	-3.40			
2009	193,759	-4.2	241,622	-5.63			
2010	208,842	7.78	250,958	3.86			
2011	197,700	-5.3	241,301	-3.85			
2012	206,659	4.5	266,406	10.40			
2013	215,288	4.2	281,345	5.6			
2014	220,878	2.6	263,432	-6.4			

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2015. During June 2015, a total of 303 surveys were completed by property managers in Laramie County. Of the 7,889 rental units surveyed, 303 were vacant, indicating a vacancy rate of 3.8 percent, as shown in Table II.11.26, below. This compares to a 3.1 percent vacancy rate one year ago and a statewide June 2015 vacancy rate of 5.4 percent.

Table II.11.26 Total Units, Vacant Units, and Vacancy Rate								
Laramie County RVS Data, June 2001–June 2015								
Year	Sample	Total Units	Vacant Units	Vacancy Rate				
2001a	5	355	14	3.9%				
2001b	15	1,273	25	2.0%				
2002a	12	988	8	0.8%				
2002b	19	1,917	45	2.4%				
2003a	20	2,126	39	1.8%				
2003b	29	2,539	85	3.4%				
2004a	35	3,289	99	3.0%				
2004b	33	3,078	163	5.3%				
2005a	37	2,913	115	4.0%				
2005b	37	3,832	182	4.8%				
2006a	31	3,319	79	2.4%				
2006b	55	4,258	169	4.0%				
2007a	56	4,362	99	2.3%				
2007b	59	4,782	95	2.0%				
2008a	98	3,547	100	2.8%				
2008b	130	4,115	171	4.2%				
2009a	122	3,820	139	3.6%				
2009b	161	4,120	173	4.2%				
2010a	168	4,738	165	3.5%				
2010b	158	5,025	223	4.4%				
2011a	188	6,081	113	1.9%				
2011b	203	5,739	199	3.5%				
2012a	219	6,135	140	2.3%				
2012b	226	6,551	132	2.0%				
2013a	216	6,980	157	2.3%				
2013b	229	7,251	323	4.5%				
2014a	240	8,528	268	3.1%				
2014b	268	7,746	324	4.2%				
2015a	278	7,889	303	3.8%				

¹³⁵Those 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.

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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 15 year period.

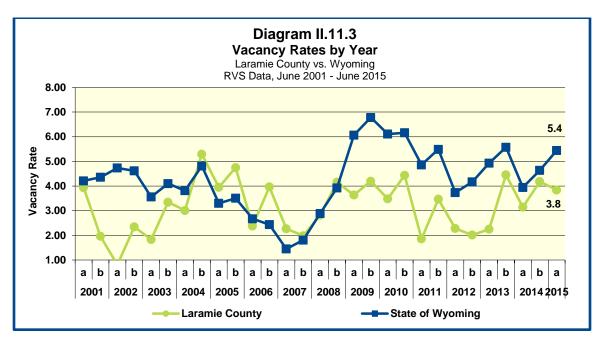


Diagram II.11.4, below, shows the average rent of single-family and apartment units in Laramie County. In 2015, average rents for single-family units decreased to \$1,076 and the average rent for an apartment rose to \$833.

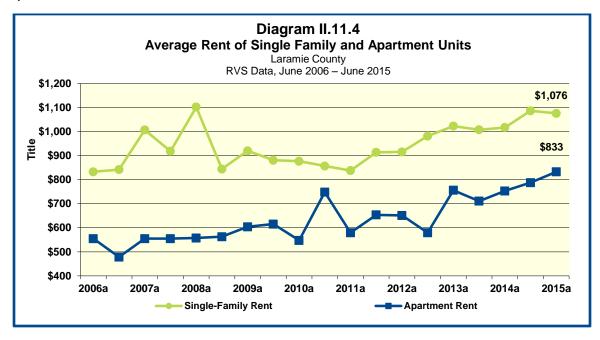


Table II.11.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 783 single family units in Laramie County, with 23 of them available. This translates into a vacancy rate of 2.9 percent in Laramie County, which compares to a single family vacancy rate of 4.7 percent for the State of Wyoming. There were 2,988 apartment units reported in the survey, with 89 of them available, which resulted in a vacancy rate of 3.0 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

Table II.11.27 Rental Vacancy Survey by Type Laramie County RVS Data, June 2015							
Place	Place Total Units Vacant Units Vacancy Rate						
Single Family	783	23	2.9%				
Duplex units	114	3	2.6%				
Apartments	2,988	89	3.0%				
Mobile Homes	504	68	13.5%				
"Other" Units	"Other" Units 36 0 .0%						
Don't Know 3,464 120 3.5%							
Total	7,889	303	3.8%				

Table II.11.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 239 units. The most common apartment units were two bedroom units, with 1,106 units. Additional details of unit types by bedrooms are reported below.

Table II.11.28 Rental Units by Bedroom Size Laramie County RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	1	1	17	0	0		19
One	30	17	724	6	2		779
Two	93	75	1,106	31	4		1,309
Three	239	13	243	138	27		660
Four	74	2	10	1	2		89
Five	24	1	0	0	0		25
Don't Know	322	5	888	328	1	3,464	5,008
Total	783	114	2,988	504	36	3,464	7,889

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

Table II.11.29 Available Rental Units by Bedroom Size Laramie County RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	1	0	0		1
One	0	0	4	0	0	•	4
Two	0	2	21	1	0	•	24
Three	5	0	5	1	0		11
Four	2	0	0	0	0		2
Five	0	0	0	0	0		0
Don't Know	16	1	58	66	0	120	261
Total	23	3	89	68	0	120	303

Table II.11.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no seperate bedroom had the highest vacancy rate at 5.9 percent, with four bedroom single family units having the highest vacancy rate at 2.7 percent.

Table II.11.30 Vacancy Rates by Bedroom Size Laramie County RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	.0%	.0%	5.9%	%	%		5.3%
One	.0%	.0%	.6%	.0%	.0%		.5%
Two	.0%	2.7%	1.9%	3.2%	.0%		1.8%
Three	2.1%	.0%	2.1%	.7%	.0%		1.7%
Four	2.7%	.0%	.0%	.0%	.0%		2.2%
Five	.0%	.0%	%	%	%		.0%
Don't Know	5.0%	20.0%	6.5%	20.1%	.0%	3.5%	5.2%
Total	2.9%	2.6%	3.0%	13.5%	.0%	3.5%	3.8%

Average market-rate rents by unit type are shown in Table II.11.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.11.31 Average Market Rate Rents by Bedroom Size Laramie County RVS Data, June 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$700	\$450	\$485	\$	\$	\$511
One	\$615	\$588	\$580	\$559	\$525	\$588
Two	\$901	\$781	\$747	\$610	\$1,000	\$793
Three	\$1,106	\$1,150	\$987	\$815	\$1,245	\$1,056
Four	\$1,274	\$1,600	\$1,111	\$1,000	\$1,150	\$1,251
Five	\$1,541	\$800	\$	\$	\$	\$1,500
Total	\$1,076	\$778	\$833	\$740	\$1,105	\$912

Table II.11.32 below, shows vacancy rates for single family units by average rental rates for Laramie County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.11.32 Single Family Market Rate Rents by Vacancy Status Laramie County RVS Data, June 2015						
Available Average Rents Units Available Single Family Vacancy Rate Units						
Less Than \$500	1	0	.0%			
\$500 to \$1,000	232	3	1.3%			
\$1,000 to \$1,500	293	9	3.1%			
Above \$1,500	Above \$1,500 43 0 .0%					
Missing	214	11	5.1%			
Total	783	23	2.9%			

The availability of apartment units by average rent is displayed in Table II.11.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of .0 percent.

Table II.11.33 Apartment Market Rate Rents by Vacancy Status Laramie County RVS Data, June 2015								
Available Average Rents Apartment Units Apartment Vacancy Rate Units								
Less Than \$500	11	0	.0%					
\$500 to \$1,000	1,707	38	2.2%					
\$1,000 to \$1,500	117	11	9.4%					
Above \$1,500	12	6	50.0%					
Missing								
Total	2,988	89	3.0%					

Table II.11.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 1,000 to 1,500, with a vacancy rate of .0 percent.

Table II.11.34 Mobile Home Market Rate Rents by Vacancy Status Laramie County RVS Data, June 2015							
Average Rents Mobile Home Units Available Mobile Home Vacancy Rate Units							
Less Than \$500	4	0	.0%				
\$500 to \$1,000	468	67	14.3%				
\$1,000 to \$1,500	10	0	.0%				
Above \$1,500 %							
Missing	22	1	4.5%				
Total	504	68	13.5%				

Table II.11.35, on the following page, 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.11.35 Condition by Unit Type Laramie County RVS Data, June 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Poor							
Fair	0	0	1	0	0		1
Average	61	2	124	114	0		301
Good	318	18	1,377	29	13		1,755
Excellent	234	51	801	349	23		1,458
Don't Know	170	43	685	12	0	3,464	4,374
Total	783	114	2,988	504	36	3,464	7,889

The availability of single family units based on their condition is displayed in Table II.11.36, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 2.6 percent.

Table II.11.36 Condition of Single Family Units by Vacancy Status Laramie County RVS Data, June 2015						
Condition	Single Family Units	Available Single Family Units	Vacancy Rate			
Poor			%			
Fair	0	0	%			
Average	61	3	4.9%			
Good	318	10	3.1%			
Excellent	234	6	2.6%			
Don't Know	170	4	2.4%			
Total	783	23	2.9%			

Table II.11.37, 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 fair condition, and had a vacancy rate of .0 percent.

Table II.11.37 Condition of Apartment Units by Vacancy Status Laramie County RVS Data, June 2015							
Apartment Available Condition Units Apartment Vacancy Rate Units Units							
Poor			%				
Fair	1	0	.0%				
Average	124	10	8.1%				
Good	1,377	45	3.3%				
Excellent	801	26	3.2%				
Don't Know	685	8	1.2%				
Total	2,988	89	3.0%				

Table II.11.38, 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 good condition, with a vacancy rate of .0 percent.

Table II.11.38 Condition of Mobile Home Units by Vacancy Status Laramie County RVS Data, June 2015				
Condition	Mobile Home Available Units Mobile Home Vacancy Rate Units			
Poor				
Fair	0	0	%	
Average	114	1	.9%	
Good	29	0	.0%	
Excellent	349	67	19.2%	
Don't Know	12	0	.0%	
Total	504	68	13.5%	

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.11.39, on the following page, respondents in Laramie County said they would prefer 103 more single family units, 375 more apartment units, and 269 units of all types. In total, respondents indicated they wished to own or manage an additional 879 units.

Table II.11.39 If you had the opportunity to own/manage more units, how many would you prefer Laramie County RVS Data, June 2015			
Unit Type	More Units		
Single family units	103		
Duplex Units	10		
Apartments	375		
Mobile homes	105		
Other	17		
Don't Know			
All types	269		
Total	879		

Table, II.11.40, on the following page, shows the most common answers from the 2015 Fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Laramie County had a total of 291 respondents, with an average persons per household of 2.9 people. Of new residents to Laramie County, 58.8 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 \$1,248 and the average rent was \$867. When asked if they were satisfied with their current housing, 84.2 percent said they were satisfied with their current housing.

Table II.11.40 Most Replied Response Laramie County HNA Survey: Fiscal Year 2015			
Question	Most Replied Answer (%)		
Demoç	graphics		
Total Number of Respondents	291		
Number of persons in household (Average)	2.9		
Current age	25 to 34 years old (29.6%)		
Marital status	Married (58.8%)		
Primary reason for moving to Wyoming	Other reason (23.0%)		
In which industry are you primarily employed	Other (28.0%)		
Highest education level completed	Some College (20.6%)		
Total household income from all sources	\$50,000 to \$74,999 dollars (21.5%)		
Current Housing	g Characteristics		
Current Residence	Single family home (66.0%)		
Do you own or rent	Rent (51.5%)		
How many bedrooms (Average) 3.1			
How many full bathrooms (Average)	1.9		
Average mortgage payment	\$1,248		
Average rental payment	\$867		
Are you satisfied with your current housing	Satisfied with current housing (84.2%)		
Housing Demand (If unsat	isfied with current housing)		
Reason you are unsatisfied	Other (47.5%)		
Are you seeking to change your housing situation	Seeking different housing (61.7%)		
What type of unit are you seeking Single family home (82.1%)			
Type of tenure seeking Seeking to buy (57.1%)			
If own, do you plan on building or buying Buy an existing unit (76.5%)			
Expected buying price \$300,000 to \$349,999 dollars (50.0%)			
Expected building price	\$250,000 to \$299,999 dollars (30.8%)		
Expected rental price	\$701 to \$800 dollars (37.5%)		

For residents who are unsatisfied with their current housing, 47.5 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, 82.1 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 57.1 percent wanted to buy and 39.3 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$300,000 to \$349,999 dollars if they were buying an existing unit, and \$250,000 to \$299,999 dollars if they anticipated building a new unit. Of those respondents who wished to rent, the most common response, 37.5 percent of respondents, anticipated spending \$701 to \$800 dollars. Additional survey data are presented in **Volume II. Technical Appendix**¹³⁶.

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

¹³⁶ 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.

0.2 percent of units, were severely overcrowded, as shown in Table II.11.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.11.41 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.11.42, at right.

Table II.11.42 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.11.43, below.

Table II.11.43 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.11.44, on the following page.

Table II.11.44 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	a Mortgage			
Households	12,410	2,921	1,494	9	16,834	
Percent	73.7%	17.4%	8.9%	.1%	100.0%	
		Owner Withou	t a Mortgage			
Households	7,348	509	311	124	8,292	
Percent	88.6%	6.1%	3.8%	1.5%	100.0%	
		Rent	ter			
Households	6,244	2,465	1,979	1,045	11,733	
Percent	53.2%	21.0%	16.9%	8.9%	100.0%	
		Tota	al			
Households	26,002	5,895	3,784	1,178	36,859	
Percent	70.5%	16.0%	10.3%	3.2%	100.0%	
		State of W	yoming (
		Owner With a	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 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 10,266 loans purchased in Laramie County between 1979 and 2015, with 196 occurring in fiscal 2015. The average home size over the period was 1,076 square feet and 1,076 square feet in fiscal 2015. For homes receiving a WCDA loan in fiscal 2015, the average year a home was built was 1968. The average household income in fiscal 2015 in nominal terms, without the effects of inflation being taken into consideration, was \$50,780. The average purchase price in fiscal 2015 was \$158,115. In fiscal 2015, 3.6 percent of loans purchased were for new construction, and 31.6 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.**

Additional Comments

The Cheyenne County and Laramie County Housing Assessment, released on July 6, 2015, stated that smaller municipalities and Laramie County do not offer a sufficient variety of housing options and there is not enough available affordable housing.¹³⁷ This is particularly evident for lower income households that do not have access to enough affordable housing options.

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 $^{^{137}\,}http://www.wyomingnews.com/articles/2015/07/07/news/19local_07-07-15.txt\#.VbERD_lVhBc$