

LARAMIE COUNTY

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.

Table II.1.1						
Profile of Population Characteristics						
Wyoming vs. Laramie County						
2010 Census and 2014 Current Census Estimates						
Subject	Laramie County			Wyoming		
	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%
Ethnicity (of any 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 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
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 ¹⁵³	1,809	269	-85.1%
Juvenile Facilities	.	44	.
Nursing Homes	478	330	-31.0%
Other Institutions	26	16	-38.5%
Total	2,313	659	-71.5%
Noninstitutionalized			
College Dormitories	74	223	201.4%
Military Quarters	545	503	-7.7%
Other Noninstitutions	368	259	-29.6%
Total	987	985	-.2%
Group Quarters Population	3,300	1,644	-50.2%

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

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

¹⁵³ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 24,792 family households, of which 19,228 housed married couple families and 5,564 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 1,631 families, or a female householder with no husband present, of which there were 3,933 families. There were also an estimated 12,572 "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 66.4 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Laramie County, 77.6 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.11.4				
Household Type by Tenure				
Laramie County				
2010-2014 5-Year ACS Data				
Family Type	Laramie County		State of Wyoming	
	Laramie County	% of Total	State of Wyoming	% of Total
Family households	24,792	66.4%	147,321	65.3%
Married-couple family	19,228	77.6%	117,624	79.8%
Owner-occupied housing units	15,665	81.5%	97,837	83.2%
Renter-occupied housing units	3,563	18.5%	19,787	16.8%
Other family	5,564	22.4%	29,697	20.2%
Male householder, no wife present	1,631	29.3%	9,885	33.3%
Owner-occupied housing units	989	60.6%	5,955	60.2%
Renter-occupied housing units	642	39.4%	3,930	39.8%
Female householder, no husband present	3,933	70.7%	19,812	66.7%
Owner-occupied housing units	2,084	53.0%	9,942	50.2%
Renter-occupied housing units	1,849	47.0%	9,870	49.8%
Nonfamily households	12,572	33.6%	78,193	34.7%
Owner-occupied housing units	6,690	53.2%	42,555	54.4%
Renter-occupied housing units	5,882	46.8%	35,638	45.6%
Total	37,364	100.0%	225,514	100.0%

Table II.11.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 12,389 two-person family households, 5,195 three-person family households and 4,513 four-person family households. One-person non-family households made up 82.1 percent of all non-family households or an estimated 10,321 households. Laramie County's two persons households made up 38.3 percent of total housing units and four person households made up an additional 12.4 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.11.5				
Household Type by Household Size				
Laramie County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Laramie County				
One Person	.	10,321	10,321	27.6%
Two Person	12,389	1,930	14,319	38.3%
Three Person	5,195	191	5,386	14.4%
Four Person	4,513	108	4,621	12.4%
Five Person	1,643	0	1,643	4.4%
Six Person	661	22	683	1.8%
Seven Person	391	0	391	1.0%
Total	24,792	12,572	37,364	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 14,319 two-person households, 10,911 were owner-occupied and 3,408 were renter-occupied. Of the 4,621 four-person households, 3,423 were owner-occupied and 1,198 were renter-occupied. Further household size data by tenure are presented in Table II.11.6, below.

Table II.11.6				
Tenure by Household Size				
Laramie County				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Laramie County				
One Person	5,671	4,650	10,321	27.6%
Two Person	10,911	3,408	14,319	38.3%
Three Person	3,626	1,760	5,386	14.4%
Four Person	3,423	1,198	4,621	12.4%
Five Person	1,026	617	1,643	4.4%
Six Person	529	154	683	1.8%
Seven Person or more	242	149	391	1.0%
Total	25,428	11,936	37,364	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.11.7, on the following page, Laramie County had a total of 40,971 housing units of which 37,364 or 91.2 percent were occupied. Of these occupied units, 68.1 percent, or 25,428 units were owner occupied, which compares to a statewide rate of 69.3. A total of 3,607 units or 8.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.11.7 Housing Units by Tenure Laramie County 2010-2014 5-Year ACS Data				
Tenure	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	37,364	91.2%	225,514	85.0
Owner-Occupied	25,428	68.1%	156,289	69.3
Renter-Occupied	11,936	31.9%	69,225	30.7
Vacant Housing Units	3,607	8.8%	39,681	15.0
Total Housing Units	40,971	100.0%	265,195	100.0

Table II.11.8, below, shows that of the 3,607 housing units in Laramie County as reported in the 2014 ACS data, 680 or 18.9 percent were for rent and 304 or 8.4 percent were for sale. An estimated 925 units were for seasonal, recreational, or occasional use, and 1,236 or 34.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.11.8 Disposition of Vacant Housing Units Laramie County 2010-2014 5-Year ACS Data				
Disposition	Laramie County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	680	18.9%	5,921	14.9%
Rented, but not occupied	398	11.0%	1,577	4.0%
For sale only	304	8.4%	2,601	6.6%
Sold, but not occupied	59	1.6%	802	2.0%
For seasonal, recreational, or occasional use	925	25.6%	17,496	44.1%
For migrant workers	5	.1%	362	.9%
Other vacant	1,236	34.3%	10,922	27.5%
Total	3,607	100.0%	39,681	100.0%

Table II.11.9, at right, presents different income statistics for Laramie County. According to the 2014 ACS data averages, median family income for Laramie County was \$74,324 compared to the statewide average of \$72,086. Per capita income for Laramie County, which is calculated by dividing total income by population, was \$29,375, which compared to \$29,381 for the State of Wyoming.

Table II.11.9 Median and Per Capita Income Laramie County 2010-2014 5-Year ACS Data		
Income Type	Laramie County	Wyoming
Median Family Income	74,324	72,086
Median Household Income	58,324	58,252
Per Capita Income	29,375	29,381

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 3,320 households or 8.9 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 5,279 households that had incomes between \$35,000 and \$49,999, which accounted for 14.1 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 24.5 percent of total households and numbered 9,160 in Laramie County.

Table II.11.10 Households by Income Laramie County 2010-2014 5-Year ACS Data				
Income	Laramie County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	3,320	8.9%	21,756	9.6%
15,000 - 19,999	1,985	5.3%	10,739	4.8%
20,000 - 24,999	1,746	4.7%	11,332	5.0%
25,000 - 34,999	3,675	9.8%	22,763	10.1%
35,000 - 49,999	5,279	14.1%	30,423	13.5%
50,000 - 74,999	6,943	18.6%	43,643	19.4%
75,000 - 99,999	5,256	14.1%	31,799	14.1%
100,000 and above	9,160	24.5%	53,059	23.5%
Total	37,364	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.11.11, below. In total, the poverty rate in Laramie County was 10.5 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Laramie County had a poverty rate of 8.7 percent and the female population had a poverty rate of 12.3 percent. There were 773 males and 626 females in poverty under the age of 5. Overall, 14.4 percent of persons in poverty in Laramie County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 578 individuals with incomes below the poverty level which represented 5.9 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Laramie County				
5 and Below	773	626	1,399	14.4%
6 to 17	800	1,152	1,952	20.1%
18 to 64	2,255	3,544	5,799	59.6%
65 and Older	190	388	578	5.9%
Total	4,018	5,710	9,728	100.0%
Poverty Rate	8.7%	12.3%	10.5%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 22,525 owner-occupied single-family units compared to 4,849 single-family rental units. In Laramie County, single-family units comprised 73.3 percent of all households compared with 71.7 percent statewide. Laramie County had a total of 2,838 apartment rental units and total apartment units accounted for 7.8

percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 3,643 mobile homes in Laramie County, which comprised 9.8 percent of all occupied housing units and compared to 13.0 statewide.

Table II.11.12 Households by Unit Type Laramie County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
Single-Family Unit	22,525	4,849	27,374	73.3%
Duplex	123	976	1,099	2.9%
Tri- or Four-Plex	68	2,254	2,322	6.2%
Apartments	73	2,838	2,911	7.8%
Mobile Homes	2,624	1,019	3,643	9.8%
Boat, RV, Van, Etc.	15	0	15	.0%
Total	25,428	11,936	37,364	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.11.13, below, shows the number of households by year of construction. As shown, 9.9 percent, or 3,712 units, were built in 1939 or earlier in the county, and another 1,876 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 5,666, which accounted for 15.2 percent of all households, and an additional 1,013 households, or 2.7 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.11.13 Households by Year Built Laramie County 2010-2014 5-Year ACS Data				
Year Built	Laramie County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,712	9.9%	24,514	10.9%
1940 to 1949	1,876	5.0%	10,454	4.6%
1950 to 1959	4,523	12.1%	22,142	9.8%
1960 to 1969	4,124	11.0%	18,728	8.3%
1970 to 1979	7,093	19.0%	49,663	22.0%
1980 to 1989	4,591	12.3%	32,994	14.6%
1990 to 1999	4,766	12.8%	26,751	11.9%
2000 to 2009	5,666	15.2%	35,858	15.9%
Built 2010 or Later	1,013	2.7%	4,410	2.0%
Total	37,364	100.0%	225,514	100.0%

Table II.11.14, below, displays housing units for Laramie County and the State of Wyoming. The number of rooms in Laramie County varied between households. Households with one room accounted for only .8 percent of total housing units, while households with five and six rooms accounted for 18.5 and 15.5 percent, respectively. The median number of rooms in Laramie County was 6 rooms, which compared to 6 statewide.

Table II.11.14 Housing Units by Number of Rooms Laramie County 2010-2014 5-Year ACS Data				
Number of Rooms	Laramie County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	334	.8%	4,521	1.7%
Two	918	2.2%	7,349	2.8%
Three	2,933	7.2%	20,368	7.7%
Four	5,935	14.5%	42,809	16.1%
Five	7,582	18.5%	53,147	20.0%
Six	6,345	15.5%	41,493	15.6%
Seven	4,988	12.2%	31,612	11.9%
Eight	4,507	11.0%	25,739	9.7%
Nine or more	7,429	18.1%	38,157	14.4%
Total	40,971	100.0%	265,195	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 121 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.5 percent of total households in Laramie County, which compared to 24.4 percent statewide. In Laramie County, the 14,583 households with three bedrooms accounted for 39.0 percent of all households, and there were only 3,649 five-bedroom or more households, which accounted for 9.8 percent of all households.

Table II.11.15 Households by Number of Bedrooms Laramie County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Laramie County				
None	14	121	135	.4%
One	456	2,388	2,844	7.6%
Two	4,021	4,776	8,797	23.5%
Three	11,331	3,252	14,583	39.0%
Four	6,419	937	7,356	19.7%
Five or more	3,187	462	3,649	9.8%
Total	25,428	11,936	37,364	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$148,900, while structures built between 1950 and 1959 had a median value of \$152,600 and those built between 1990 to 1999 had a median value of \$235,900. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2010 or later had median values of \$257,500 and \$298,000, respectively. The total average median value in Laramie County was \$186,600, which compared to \$189,300 in the State of Wyoming.

Table II.11.16 Median Value by Year Structure Built Laramie County 2010-2014 5-Year ACS Data		
Year Built	Laramie County	State of Wyoming
1939 or earlier	148,900	153,700
1940 to 1949	151,200	140,900
1950 to 1959	152,600	158,200
1960 to 1969	175,300	177,300
1970 to 1979	178,900	184,100
1980 to 1989	182,900	197,900
1990 to 1999	235,900	233,600
2000 to 2009	257,500	252,800
Built 2010 or Later	298,000	258,900
Total	186,600	189,300

Household mortgage status is reported in Table II.11.17, below. In Laramie County, households with a mortgage accounted for 65.6 percent of all households or 16,689 housing units, and the remaining 34.4 percent or 8,739 units had no mortgage. Of those units with a mortgage, 3,001 had either a second mortgage or home equity loan, 133 had both a second mortgage and home equity loan, and 13,555 or 81.2 percent had no second mortgage or no home equity loan.

Table II.11.17 Mortgage Status Laramie County 2010-2014 5-Year ACS Data				
Mortgage Status	Laramie County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	16,689	65.6%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	3,001	18.0%	12,104	13.1%
Second mortgage only	1,609	53.6%	5,864	48.4%
Home equity loan only	1,392	46.4%	6,240	51.6%
Both second mortgage and home equity loan	133	.8%	545	.6%
No second mortgage and no home equity loan	13,555	81.2%	80,039	86.4%
Housing units without a mortgage	8,739	34.4%	63,601	40.7%
Total	25,428	100.0%	156,289	100.00%

The median rent in Laramie County was \$666 as compared to \$663 statewide, as seen in Table II.11.18, below.

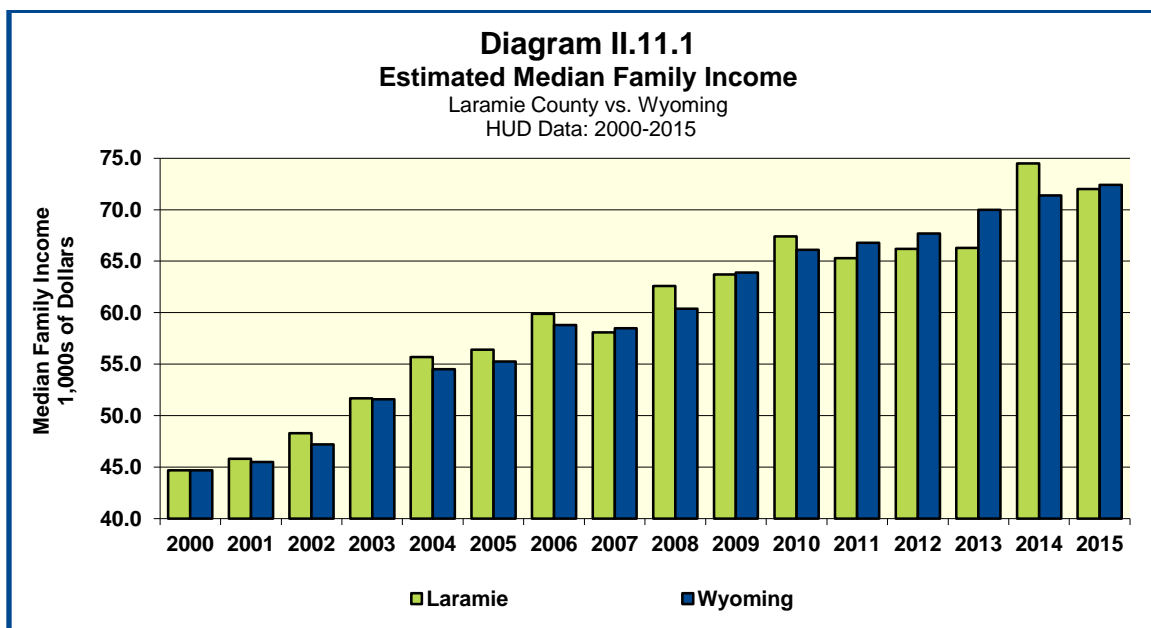
Table II.11.18 Median Rent Laramie County 2010-2014 5-Year ACS Data	
Place	Rent
Laramie County	\$666
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 655 persons during 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 10,225 persons over the time period.

Table II.11.19			
Driver’s Licenses Exchanged and Surrendered			
Laramie County			
WYDOT Data, 2000 – 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	3,061	2,406	655
Total	43,745	33,520	10,225

Economics

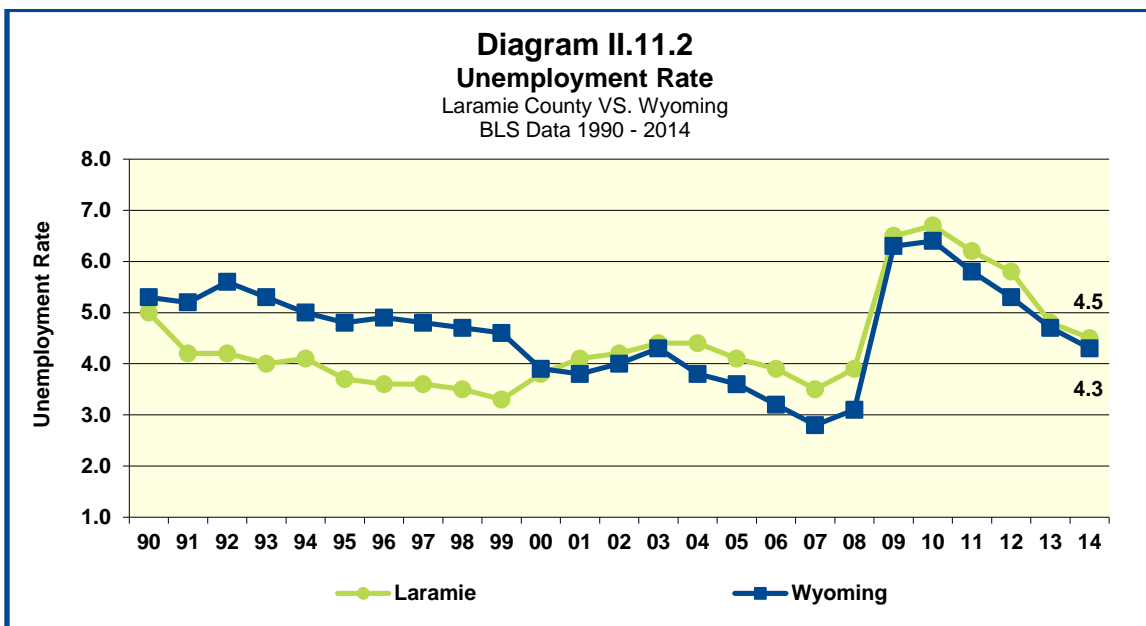
The HUD estimated MFI for Laramie County was \$72,000 in 2015.¹⁵⁴ This compares to Wyoming’s MFI of \$72,400. Diagram II.11.1, below, illustrates the estimated MFI for 2000 through 2015.



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,

¹⁵⁴ 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 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.11.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 45,884 persons in 2014; this figure was higher than the 2013 average by 857 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment rose from 46,449 to 46,515 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	38,967	40,327	41,218	42,724	42,436	41,159	41,503	42,495	43,113	44,294	45,113
Feb	39,215	40,684	41,581	43,167	42,625	41,544	41,776	42,848	43,503	44,574	45,474
Mar	39,499	41,065	41,979	43,389	42,880	41,725	42,338	43,000	43,812	45,159	45,781
Apr	39,961	41,444	42,264	43,776	42,704	42,024	43,044	43,327	44,388	45,617	45,921
May	40,507	41,815	43,294	44,192	43,381	42,548	43,337	43,907	45,480	46,207	46,384
Jun	41,258	42,549	43,711	44,762	43,628	42,992	43,729	44,195	46,053	46,449	46,515
Jul	41,171	42,027	43,430	44,541	43,531	42,893	43,561	43,961	45,957	46,285	
Aug	41,162	41,869	43,412	44,167	43,193	43,099	43,487	43,856	45,536	46,180	
Sep	41,056	42,047	43,885	44,333	43,481	42,966	43,650	44,355	45,532	46,561	
Oct	41,046	42,013	43,852	44,520	43,074	42,873	43,664	44,363	46,040	46,723	
Nov	41,078	42,097	43,647	44,091	42,988	42,669	43,566	44,367	45,555	46,269	
Dec	41,271	42,233	43,695	43,881	42,587	42,696	43,523	44,282	45,356	46,289	
Annual	40,516	41,681	42,997	43,962	43,042	42,432	43,098	43,746	45,027	45,884	
% Change	2.33	2.88	3.16	2.24	-2.09	-1.42	1.57	1.50	2.93	1.90	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$811 in 2013. In 2014, average weekly wages saw an increase of 1.73 over the prior year, rising to \$825. These data are shown in Table II.11.21, below. Preliminary estimates show average weekly wages rose from \$795 to \$807 between the second quarter of 2014 and 2015.

Table II.11.21 Average Weekly Wages Laramie County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	522	506	527	566	530	
2002	546	534	549	588	554	4.53
2003	560	554	573	597	571	3.07
2004	587	573	596	630	596	4.38
2005	601	594	634	647	619	3.86
2006	634	642	757	681	679	9.69
2007	671	684	691	737	696	2.50
2008	703	706	719	753	720	3.45
2009	714	722	739	777	738	2.50
2010	720	743	747	789	750	1.63
2011	735	760	806	792	774	3.20
2012	791	768	796	868	806	4.13
2013	818	781	814	829	811	.62
2014	820	795	827	858	825	1.73
2015(p)	791	807				

Total business establishments reported by the QCEW are displayed in Table II.11.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming increased by 1.32 percent to 3,550 establishments. Preliminary estimates show the number of establishments rose from 3,525 to 3,602 between the second quarter of 2014 and 2015.

Table II.11.22 Number of Business Establishments Laramie County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,544	2,604	2,628	2,629	2,629	
2002	2,668	2,686	2,696	2,699	2,699	3.31
2003	2,725	2,736	2,776	2,803	2,803	2.72
2004	2,809	2,872	2,893	2,913	2,913	4.06
2005	2,925	2,966	3,008	3,039	3,039	3.93
2006	3,049	3,088	3,098	3,083	3,083	3.18
2007	3,076	3,128	3,164	3,168	3,168	1.75
2008	3,178	3,210	3,230	3,238	3,238	2.55
2009	3,212	3,212	3,189	3,222	3,222	-.16
2010	3,237	3,274	3,255	3,279	3,279	1.62
2011	3,285	3,317	3,322	3,350	3,350	1.78
2012	3,366	3,417	3,458	3,484	3,484	3.37
2013	3,487	3,486	3,498	3,506	3,506	1.84
2014	3,536	3,525	3,550	3,550	3,550	1.32
2015(p)	3,585	3,602				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Laramie County recorded 66,692 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 \$4,744,712,000, and real per capita income was \$49,225 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$50,891 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$777 in second quarter 2014 to \$786 in second quarter 2015, or by 1.2 percent. Detached single-family home rents decreased by 2.5 percent, rents for mobile homes on a lot remained unchanged, and rents for mobile home lots increased by 8.0 percent.

Laramie County rental prices experienced average annualized increases of 0.7 percent for apartments, 1.1 percent for houses, 1.5 percent for mobile homes plus a lot, and 1.6 percent for mobile home lots since fourth quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots over the same period. Table II.11.23, at right, presents the Laramie County data for each rental type.

Table II.11.23				
Semiannual Average Monthly Rental Prices				
Laramie County				
EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	633	248	811	530
Q2.87	628	246	752	506
Q4.87	623	246	799	487
Q2.88	584	235	810	504
Q4.88	565	224	736	504
Q2.89	550	257	749	503
Q4.89	551	225	728	522
Q2.90	533	253	727	503
Q4.90	541	219	713	516
Q2.91	509	237	714	482
Q4.91	501	218	718	466
Q2.92	535	227	761	529
Q4.92	593	232	868	594
Q2.93	583	243	845	600
Q4.93	640	226	842	644
Q2.94	665	222	872	0
Q4.94	661	229	881	629
Q2.95	627	226	854	0
Q4.95	640	236	861	581
Q2.96	615	296	836	0
Q4.96	617	233	844	594
Q2.97	609	256	875	609
Q4.97	606	249	827	675
Q2.98	596	244	802	636
Q4.98	590	245	844	626
Q2.99	587	240	913	696
Q4.99	594	252	861	665
Q2.00	591	272	873	666
Q4.00	590	275	854	668
Q2.01	594	274	893	636
Q4.01	616	273	992	742
Q2.02	620	276	942	716
Q4.02	617	278	984	629
Q2.03	637	285	1,038	659
Q4.03	668	283	1,067	663
Q2.04	658	270	1,052	681
Q4.04	701	280	1,033	713
Q2.05	647	290	989	709
Q4.05	684	264	974	652
Q2.06	638	284	996	731
Q4.06	653	292	967	681
Q2.07	629	259	974	648
Q4.07	628	270	974	670
Q2.08	665	321	994	618
Q4.08	649	294	947	681
Q2.09	644	322	979	632
Q4.09	652	291	990	695
Q2.10	673	335	1,015	683
Q4.10	694	299	1,066	647
Q2.11	695	305	1,053	697
Q4.11	690	302	1,123	623
Q2.12	677	321	1,007	696
Q4.12	702	330	1,118	786
Q2.13	696	323	1,061	788
Q4.13	727	363	1,114	878
Q2.14	777	367	1,154	817
Q4.14	780	382	1,140	790
Q2.15	786	396	1,126	817

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, below.

Table II.11.24 Building Permits and Valuation Laramie County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	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	.	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	4	56	319	187.0	58.6
2002	446	12	.	20	478	172.2	74.0
2003	622	16	120	21	779	170.6	68.0
2004	744	4	40	88	876	172.9	71.3
2005	696	.	44	132	872	181.8	79.2
2006	492	2	4	11	509	201.2	76.8
2007	316	.	.	.	316	187.2	.
2008	160	.	36	6	202	141.3	64.6
2009	169	2	.	216	387	181.4	89.7
2010	238	.	.	.	238	177.4	.
2011	275	.	4	.	279	192.5	.
2012	347	.	24	.	371	156.4	.
2013	410	4	68	156	638	173.1	79.0
2014	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 December 2015.¹⁵⁵ During December 2015, a total of 230 surveys were completed by property managers in Laramie County. Of the 7,346 rental units surveyed, 292 were vacant, indicating a vacancy rate of 4.0 percent, as shown in Table II.11.26, at right. This compares to a 3.2 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 percent.

Diagram II.11.3, on the following page, shows the historical vacancy rate for Laramie County and Wyoming. As can be seen, the vacancy rate in Laramie County was generally lower than the statewide rate over the entire 15 year period.

Table II.11.26 Total Units, Vacant Units, and Vacancy Rate Laramie County RVS Data, June 2001–December 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%
2015b	230	7,346	292	4.0%

¹⁵⁵Those 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.

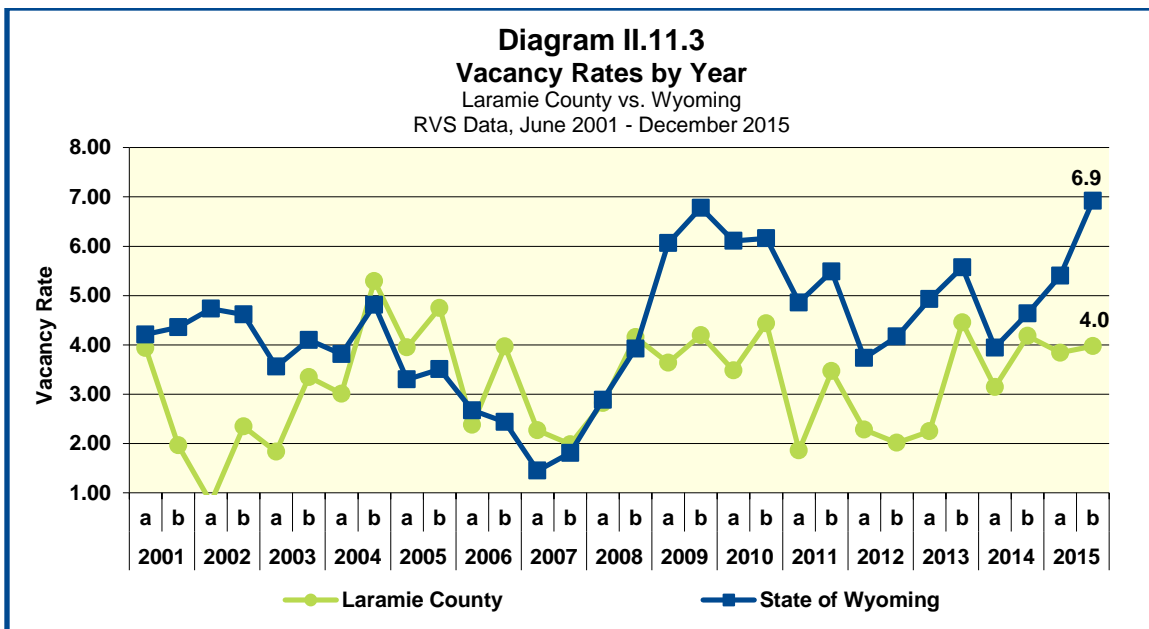


Diagram II.11.4, below, shows the average rent of single-family and apartment units in Laramie County. In 2015, average rents for single-family units increased to \$1,103 and the average rent for an apartment decrease to \$784.

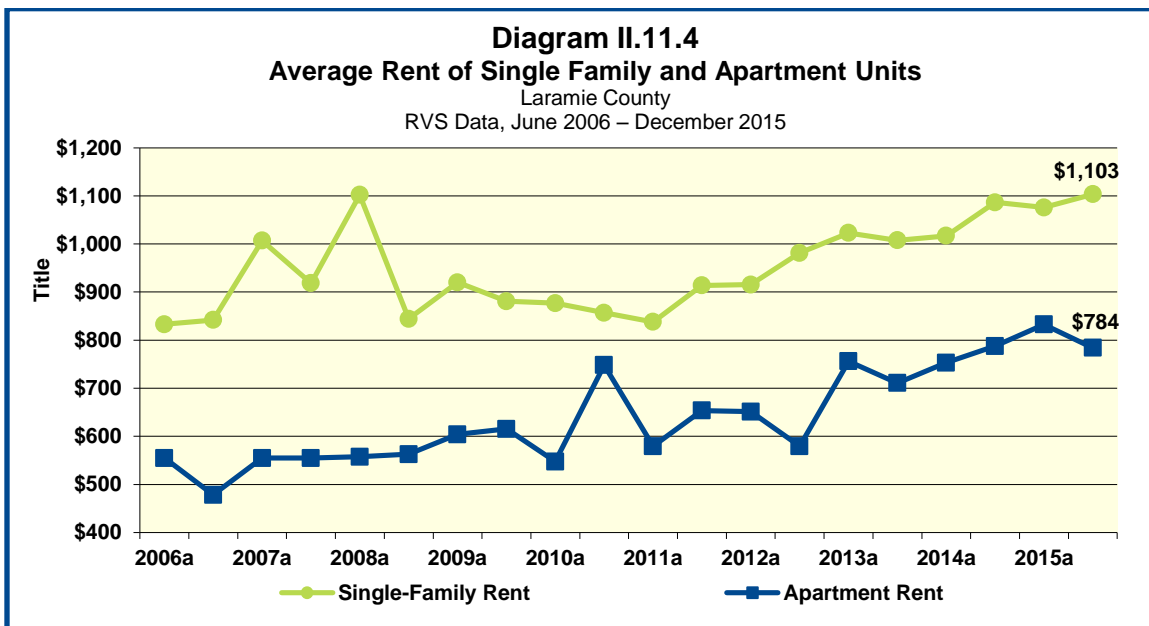


Table II.11.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 1,006 single family units in Laramie County, with 29 of them available. This translates into a vacancy rate of 2.9 percent in Laramie County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 3,304 apartment units reported in the survey, with 85 of them available, which resulted in a vacancy rate of 2.6 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Table II.11.27			
Rental Vacancy Survey by Type			
Laramie County			
RVS Data, December 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	1,006	29	2.9%
Duplex units	294	15	5.1%
Apartments	3,304	85	2.6%
Mobile Homes	235	32	13.6%
“Other” Units	198	0	.0%
Don’t Know	2,309	131	5.7%
Total	7,346	292	4.0%

Table II.11.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 247 units. The most common apartment units were two bedroom units, with 884 units. Additional details of unit types by bedrooms are reported below.

Table II.11.28							
Rental Units by Bedroom Size							
Laramie County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	1	1	11	0	0	.	13
One	12	53	522	1	0	.	588
Two	105	165	884	31	1	.	1,186
Three	247	14	260	117	8	.	646
Four	62	0	5	1	0	.	68
Five	12	0	0	0	0	.	12
Don’t Know	567	61	1,622	85	189	2,309	4,833
Total	1,006	294	3,304	235	198	2,309	7,346

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, December 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	1	5	11	0	0	.	17
Two	3	2	26	1	0	.	32
Three	7	1	9	1	0	.	18
Four	2	0	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don't Know	16	7	38	30	0	131	222
Total	29	15	85	32	0	131	292

Table II.11.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 9.1 percent, with one bedroom single family units having the highest vacancy rate at 8.3 percent.

Table II.11.30							
Vacancy Rates by Bedroom Size							
Laramie County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	.0%	9.1%	%	%		7.7%
One	8.3%	9.4%	2.1%	.0%	%		2.9%
Two	2.9%	1.2%	2.9%	3.2%	.0%		2.7%
Three	2.8%	7.1%	3.5%	.9%	.0%		2.8%
Four	3.2%	%	.0%	.0%	%		2.9%
Five	.0%	%	%	%	%		.0%
Don't Know	2.8%	11.5%	2.3%	35.3%	.0%	5.7%	4.8%
Total	2.9%	5.1%	2.6%	13.6%	.0%	5.7%	4.0%

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, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$425	\$486	\$	\$	\$479
One	\$630	\$552	\$589	\$500	\$	\$586
Two	\$913	\$764	\$720	\$665	\$801	\$788
Three	\$1,105	\$996	\$950	\$942	\$1,087	\$1,037
Four	\$1,275	\$1,295	\$1,180	\$968	\$973	\$1,248
Five	\$1,315	\$	\$	\$	\$	\$1,315
Total	\$1,103	\$793	\$784	\$835	\$1,052	\$913

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

Table II.11.32 Single Family Market Rate Rents by Vacancy Status Laramie County RVS Data, December 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	291	4	1.4%
\$1,000 to \$1,500	654	17	2.6%
Above \$1,500	14	2	14.3%
Missing	45	6	13.3%
Total	1,006	29	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 500 to 1,000 dollars, with a vacancy rate of 2.3 percent.

Table II.11.33 Apartment Market Rate Rents by Vacancy Status Laramie County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	13	1	7.7%
\$500 to \$1,000	2,814	66	2.3%
\$1,000 to \$1,500	118	4	3.4%
Above \$1,500	0	0	%
Missing	359	14	3.9%
Total	3,304	85	2.6%

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 500 to 1,000, with a vacancy rate of 13.5 percent.

Table II.11.34 Mobile Home Market Rate Rents by Vacancy Status Laramie County RVS Data, December 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	230	31	13.5%
\$1,000 to \$1,500			%
Above \$1,500	1	1	100.0%
Missing	4	0	.0%
Total	235	32	13.6%

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, most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed on the following page.

Table II.11.35 Condition by Unit Type Laramie County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	5	6	18	9	0	.	38
Average	44	26	264	0	0	.	334
Good	656	116	2,033	70	191	.	3,066
Excellent	167	146	730	91	5	.	1,139
Don’t Know	134	0	259	65	2	2,309	2,769
Total	1,006	294	3,304	235	198	2,309	7,346

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 fair condition, with a vacancy rate of .0 percent.

Table II.11.36 Condition of Single Family Units by Vacancy Status Laramie County RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	5	0	.0%
Average	44	8	18.2%
Good	656	12	1.8%
Excellent	167	6	3.6%
Don’t Know	134	3	2.2%
Total	1,006	29	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, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	18	0	.0%
Average	264	23	8.7%
Good	2,033	43	2.1%
Excellent	730	11	1.5%
Don’t Know	259	8	3.1%
Total	3,304	85	2.6%

Table II.11.38, on the following page, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in fair condition, with a vacancy rate of .0 percent.

Table II.11.38 Condition of Mobile Home Units by Vacancy Status Laramie County RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	9	0	.0%
Average	0	0	%
Good	70	3	4.3%
Excellent	91	9	9.9%
Don't Know	65	20	30.8%
Total	235	32	13.6%

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, below, respondents in Laramie County said they would prefer 171 more single family units, 300 more apartment units, and 88 units of all types. In total, respondents indicated they wished to own or manage an additional 841 units.

Table II.11.39 If you had the opportunity to own/manage more units, how many would you prefer Laramie County RVS Data, December 2015	
Unit Type	More Units
Single family units	171
Duplex Units	65
Apartments	300
Mobile homes	117
Other	
Don't Know	100
All types	88
Total	841

Table II.11.40, on the following page, shows the most common answers from the 2015 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Laramie County had a total of 238 respondents, with an average persons per household of 2.9 people. Of new residents to Laramie County, 59.2 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 48.7 percent of respondents renting their residence. The average mortgage payment in Laramie County was \$1,028 and the average rent was \$887. When asked if they were satisfied with their current housing, 78.2 percent said they were satisfied with thier current housing.

Table II.11.40 Most Replied Response Laramie County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	238
Number of persons in household (Average)	2.9
Current age	25 to 34 years old (29.7%)
Marital status	Married (59.2%)
Primary reason for moving to Wyoming	Other reason (20.2%)
In which industry are you primarily employed	Other (26.7%)
Highest education level completed	Associates Degree/Trade School (20.6%)
Total household income from all sources	\$75,000 to \$99,999 dollars (19.0%)
Current Housing Characteristics	
Current Residence	Single family home (63.0%)
Do you own or rent	Rent (48.7%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	1.9
Average mortgage payment	\$1,028
Average rental payment	\$887
Are you satisfied with your current housing	Satisfied with current housing (78.2%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (46.5%)
Are you seeking to change your housing situation	Seeking different housing (57.4%)
What type of unit are you seeking	Single family home (88.0%)
Type of tenure seeking	Seeking to buy (60.0%)
If own, do you plan on building or buying	Buy an existing unit (68.8%)
Expected buying price	Not sure (66.7%)
Expected building price	\$250,000 to \$299,999 dollars (50.0%)
Expected rental price	\$701 to \$800 dollars (40.0%)

For residents who are unsatisfied with their current housing, 46.5 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, 88.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 60.0 percent wanted to buy and 36.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending Not sure if they were buying an existing unit, and \$250,000 to \$299,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 40.0 percent of respondents, anticipated spending \$701 to \$800 dollars. Additional survey data are presented in **Volume II. Technical Appendix**¹⁵⁶.

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 2014 5-year ACS data, 325 or .9 percent of households in Laramie County were overcrowded and another 71 or .2

¹⁵⁶ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

percent of units were severely overcrowded, as shown in Table II.11.41, 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				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Laramie County				
Owner				
Households	25,274	113	41	25,428
Percentage	99.4%	.4%	.2%	100.0%
Renter				
Households	11,694	212	30	11,936
Percentage	98.0%	1.8%	.3%	100.0%
Total				
Households	36,968	325	71	37,364
Percentage	98.9%	.9%	.2%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.5%	100.0%

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

At the time of the 2014 5-year ACS, a total of 573 units or 1.4 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		
2010-2014 5-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Kitchen Facilities	40,398	258,329
Lacking Complete Kitchen Facilities	573	6,866
Total Housing Units	40,971	265,195
Percent Lacking	1.4%	2.6%

At the time of the 2014 ACS, a total of 402 units or 1.0 percent of all housing units in Laramie County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.11.43, on the following page.

Table II.11.43 Housing Units with Incomplete Plumbing Facilities Laramie County 2010-2014 5-Year ACS Data		
Facilities	Laramie County	State of Wyoming
Complete Plumbing Facilities	40,569	259,378
Lacking Complete Plumbing Facilities	402	5,817
Total Households	40,971	265,195
Percent Lacking	1.0%	2.2%

The third type of housing problem reported in the 2014 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, 16.1 percent of households had a cost burden and 10.2 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 16.2 percent of homeowners with a mortgage in Laramie County experienced a cost burden and 8.8 percent experienced a severe cost burden, while 22.4 percent of renters had a cost burden and 16.6 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 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Laramie County					
Owner With a Mortgage					
Households	12,496	2,710	1,471	12	16,689
Percent	74.9%	16.2%	8.8%	.1%	100.0%
Owner Without a Mortgage					
Households	7,626	641	360	112	8,739
Percent	87.3%	7.3%	4.1%	1.3%	100.0%
Renter					
Households	6,284	2,677	1,980	995	11,936
Percent	52.6%	22.4%	16.6%	8.3%	100.0%
Total					
Households	26,406	6,028	3,811	1,119	37,364
Percent	70.7%	16.1%	10.2%	3.0%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 Housing Needs Forecast

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 10,273 households in Laramie County, from 37,576 in 2010 to 47,849 in 2040. Homeowners are expected to increase from 25,533 households in 2010 to 32,354 by 2040. Renters are anticipated to increase from 12,043 households in 2010 to 15,495 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 472 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes

from 30 to 50 percent of MHI is expected to increase by 547 households and by 904 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 749 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 638 households over the period. Table II.11.45, below, provides details of the household forecast by tenure and income.

Table II.11.45						
Household Forecast by Tenure and Income						
Laramie County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	1,768	2,046	3,384	1,832	16,502	25,533
2015	1,766	2,043	3,379	1,830	16,478	25,497
2020	1,867	2,161	3,574	1,935	17,427	26,965
2025	1,968	2,278	3,767	2,040	18,368	28,420
2030	2,060	2,384	3,942	2,135	19,223	29,744
2035	2,149	2,487	4,112	2,227	20,053	31,027
2040	2,241	2,593	4,288	2,322	20,910	32,354
Renters by Percent of Median Household Income						
2010	2,614	2,224	2,905	872	3,428	12,043
2015	2,697	2,295	2,997	899	3,537	12,425
2020	2,842	2,418	3,158	948	3,727	13,093
2025	2,975	2,531	3,306	992	3,901	13,705
2030	3,104	2,640	3,448	1,035	4,069	14,296
2035	3,231	2,748	3,589	1,077	4,236	14,881
2040	3,364	2,862	3,737	1,122	4,411	15,495
Total Households by Percent of Median Household Income						
2010	4,383	4,270	6,289	2,704	19,930	37,576
2015	4,463	4,338	6,376	2,729	20,015	37,921
2020	4,710	4,579	6,732	2,883	21,154	40,058
2025	4,943	4,809	7,072	3,032	22,269	42,125
2030	5,163	5,024	7,390	3,169	23,293	44,040
2035	5,379	5,235	7,702	3,304	24,289	45,909
2040	5,605	5,455	8,026	3,444	25,321	47,849

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.¹⁵⁷ This is particularly evident for lower income households that do not have access to enough affordable housing options.

¹⁵⁷ http://www.wyomingnews.com/articles/2015/07/07/news/19local_07-07-15.txt#.VbERD_IVhBc