

LARAMIE COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Laramie County’s population increased from 91,738 in 2010 to 98,327 in 2017, or by 7.2 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 18.0 percent, and the number of people from 55 to 64 years of age increased by 10.5 percent. The white population increased by 6.4 percent, while the black population increased by 13.4 percent. The Hispanic population increased from 11,978 to 14,511 people between 2010 and 2017 or by 21.1 percent. These data are presented in Table II.11.1.

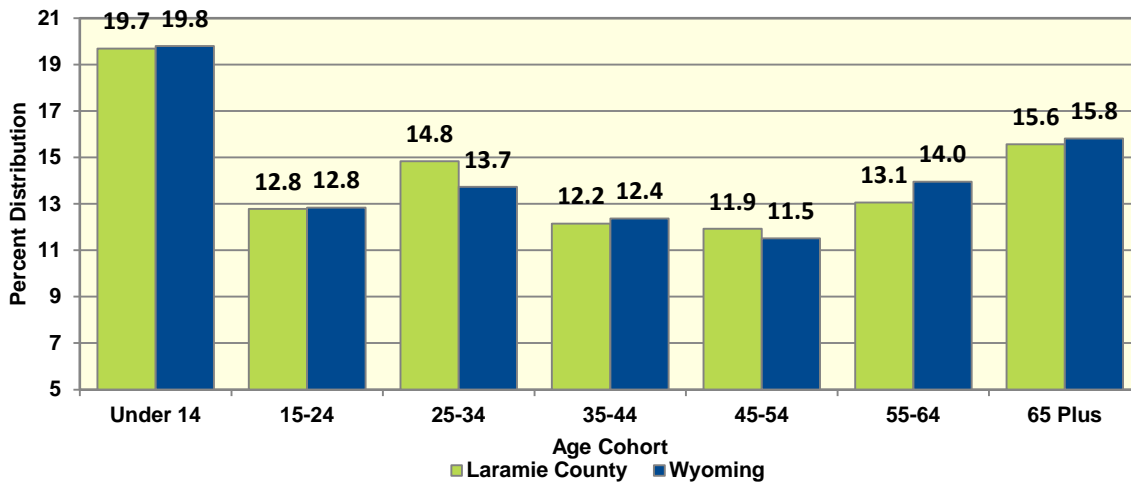
Table II.11.1						
Profile of Population Characteristics						
Laramie County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Laramie County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	91,738	98,327	7.2%	563,626	579,315	2.8%
Age						
Under 14 years	18,847	19,357	2.7%	113,371	114,663	1.1%
15 to 24 years	12,470	12,566	0.8%	78,460	74,359	-5.2%
25 to 34 years	12,355	14,580	18.0%	77,649	79,514	2.4%
35 to 44 years	11,391	11,950	4.9%	66,966	71,619	6.9%
45 to 54 years	13,554	11,727	-13.5%	83,577	66,699	-20.2%
55 to 64 years	11,616	12,838	10.5%	73,513	80,854	10.0%
65 and Over	11,505	15,309	33.1%	70,090	91,607	30.7%
Race						
White	84,803	90,223	6.4%	529,110	537,396	1.6%
Black	2,401	2,723	13.4%	5,135	7,445	45.0%
American Indian and Alaskan Native	1,082	1,198	10.7%	14,457	15,743	8.9%
Asian	1,061	1,240	16.9%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	165	132	-20.0%	521	579	11.1%
Two or more races	2,226	2,811	26.3%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	11,978	14,511	21.1%	50,231	58,122	15.7%

Table II.11.2, presents the population of Laramie County by age and gender from the 2010 Census and 2017 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 2017, the number of males rose to 49,790 persons, and accounted for 50.6 percent of the population, with the remaining 49.4 percent, or 48,537 persons being female.

Table II.11.2 Population by Age and Gender Laramie County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	9,646	9,201	18,847	9,911	9,446	19,357	2.7%
15 to 24 years	6,439	6,031	12,470	6,783	5,783	12,566	0.8%
25 to 34 years	6,284	6,071	12,355	7,595	6,985	14,580	18.0%
35 to 44 years	5,893	5,498	11,391	6,206	5,744	11,950	4.9%
45 to 54 years	6,669	6,885	13,554	5,964	5,763	11,727	-13.5%
55 to 64 years	5,773	5,843	11,616	6,244	6,594	12,838	10.5%
65 and Over	5,171	6,334	11,505	7,087	8,222	15,309	33.1%
Total	45,875	45,863	91,738	49,790	48,537	98,327	7.2%
% of Total	50.0%	50.0%	.	50.6%	49.4%	.	

Diagram II.11.1, displays the percentage of the population by age in Laramie County compared to the State of Wyoming.

Diagram II.11.1
Age Cohort
Laramie County vs. Wyoming
2010 Census and Current Census Estimates



The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 757 persons during the first half of 2018. The driver's license total exchanges since 2000 for Laramie County are presented in Table II.11.3, and indicate a net increase of 10,858 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
2010	2,805	1,478	1,327
2011	2,516	1,987	529
2012	2,534	2,276	258
2013	2,728	2,269	459
2014	2,887	2,392	495
2015	3,061	2,406	655
2016	3,090	2,614	476
2017	3,416	2,502	914
2018	3,444	4,237	-793
Total	53,695	42,873	10,822

Population and Race

Table II.11.4 below shows population by age for the 2000 and 2010 census. The population changed by 12.4 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 23 percent to a total of 11,505 persons in 2010. Those aged 25 to 34 grew by 6.4 percent, and those aged under 5 grew by 24.9 percent.

Table II.11.4 Population by Age Laramie County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	5,384	6.6%	6,727	7.3%	24.9%
5 to 19	17,910	21.9%	18,078	19.7%	0.9%
20 to 24	5,533	6.8%	6,512	7.1%	17.7%
25 to 34	11,617	14.2%	12,355	13.5%	6.4%
35 to 54	24,766	30.3%	24,945	27.2%	0.7%
55 to 64	7,046	8.6%	11,616	12.7%	64.9%
65 or Older	9,351	11.5%	11,505	12.5%	23%
Total	81,607	100.0%	91,738	100.0%	12.4%

The elder population is further explored in Table II.11.5, on the following page. Those aged 65 to 66 grew by 41.2 percent between 2000 and 2010, resulting in a population of 1,571 persons. Those aged 85 or older grew by 31.4 percent during the same time period, and resulted in 1,465 persons over age 85 in 2010.

Table II.11.5 Elderly Population by Age Laramie County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	1,113	11.9%	1,571	13.7%	41.2%
67 to 69	1,537	16.4%	2,131	18.5%	38.6%
70 to 74	2,363	25.3%	2,739	23.8%	15.9%
75 to 79	1,895	20.3%	2,036	17.7%	7.4%
80 to 84	1,328	14.2%	1,563	13.6%	17.7%
85 or Older	1,115	11.9%	1,465	12.7%	31.4%
Total	9,351	100.0%	11,505	100.0%	23%

Population by race and ethnicity is shown in Table II.11.6, below. The white population grew by 11.9 percent between 2000 and 2010, and resulted in representing 88.5 percent of the population in 2010. The Black population grew by 5.8 percent, represented 2.5 percent of the population in 2010. The American Indian and Asian populations represented 1 and 1.1 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 9.7 percent between 2000 and 2010, compared to the 34.6 percent growth rate for non-Hispanics.

Table II.11.6					
Population by Race and Ethnicity					
Laramie County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	72,563	88.9%	81,205	88.5%	11.9%
Black	2,124	2.6%	2,248	2.5%	5.8%
American Indian	693	0.8%	878	1%	26.7%
Asian	777	1%	976	1.1%	25.6%
Native Hawaiian/ Pacific Islander	89	0.1%	142	0.2%	59.6%
Other	3,267	4%	3,478	3.8%	6.5%
Two or More Races	2,094	2.6%	2,811	3.1%	34.2%
Total	81,607	100.0%	91,738	100.0%	12.4%
Hispanic	8,897	10.9%	11,978	13.1%	9.7%
Non-Hispanic	72,710	89.1%	79,760	86.9%	34.6%

Population by race and ethnicity through 2017 is shown in Table II.11.7, on the following page. The white population represented 88.7 percent of the population in 2017, compared with Black households accounting for 2.7 percent of the population. Hispanic households represented 14.3 percent of the population in 2017.

Table II.11.7				
Population by Race and Ethnicity				
Laramie County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	81,205	88.5%	86,020	88.7%
Black	2,248	2.5%	2,603	2.7%
American Indian	878	1%	836	0.9%
Asian	976	1.1%	1,171	1.2%
Native Hawaiian/ Pacific Islander	142	0.2%	185	0.2%
Other	3,478	3.8%	2,968	3.1%
Two or More Races	2,811	3.1%	3,248	3.3%
Total	91,738	100.0%	97,031	100.0%
Non-Hispanic	79,760	86.9%	83,192	85.7%
Hispanic	11,978	13.1%	13,839	14.3%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 9.2 percent between 2000 and 2010, the white Hispanic population changed by 52 percent. The black non-Hispanic population changed by 2.4 percent, while the black Hispanic population changed by 69.7 percent.

Table II.11.8					
Population by Race and Ethnicity					
Laramie County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	67,901	93.4%	74,120	92.9%	9.2%
Black	2,015	2.8%	2,063	2.6%	2.4%
American Indian	553	0.8%	595	0.7%	7.6%
Asian	743	1%	935	1.2%	25.8%
Native Hawaiian/ Pacific Islander	73	0.1%	119	0.1%	63%
Other	106	0.1%	115	0.1%	8.5%
Two or More Races	1,319	1.8%	1,813	2.3%	37.5%
Total Non-Hispanic	72,710	100.0%	79,760	100.0%	9.7%
Hispanic					
White	4,662	52.4%	7,085	59.2%	52%
Black	109	1.2%	185	1.5%	69.7%
American Indian	140	1.6%	283	2.4%	102.1%
Asian	34	0.4%	41	0.3%	20.6%
Native Hawaiian/ Pacific Islander	16	0.2%	23	0.2%	43.8%
Other	3,161	35.5%	3,363	28.1%	6.4%
Two or More Races	775	8.7%	998	8.3%	28.8%
Total Non-Hispanic	8,897	100.0%	11,978	100.0%	34.6%
Total Population	81,607	100.0%	91,738	100.0%	12.4%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.11.9. During this time, the total non-Hispanic population was 83,192 persons in 2017. The Hispanic population was 13,839.

Table II.11.9 Population by Race and Ethnicity Laramie County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	74,120	92.9%	76,743	92.2%
Black	2,063	2.6%	2,523	3%
American Indian	595	0.7%	778	0.9%
Asian	935	1.2%	1,094	1.3%
Native Hawaiian/ Pacific Islander	119	0.1%	91	0.1%
Other	115	0.1%	37	0%
Two or More Races	1,813	2.3%	1,926	2.3%
Total Non-Hispanic	79,760	100.0%	83,192	100.0%
Hispanic				
White	7,085	59.2%	9,277	67%
Black	185	1.5%	80	0.6%
American Indian	283	2.4%	58	0.4%
Asian	41	0.3%	77	0.6%
Native Hawaiian/ Pacific Islander	23	0.2%	94	0.7%
Other	3,363	28.1%	2,931	21.2%
Two or More Races	998	8.3%	1,322	9.6%
Total Non-Hispanic	11,978	100.0	13,839	100.0%
Total Population	91,738	100.0%	97,031	100.0%

The number of foreign born persons are shown in Table II.11.10. An estimated 1.2 percent of the population was born in Mexico . Some 0.3 percent were born in Philippines , and another 0.2 percent were born in China excluding Hong Kong and Taiwan .

Table II.11.10 Place of Birth for the Foreign-Born Population Laramie County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,206	1.2%
#2 country of origin	Philippines	243	0.3%
#3 country of origin	China excluding Hong Kong and Taiwan	193	0.2%
#4 country of origin	England	183	0.2%
#5 country of origin	Germany	125	0.1%
#6 country of origin	Canada	124	0.1%
#7 country of origin	Korea	105	0.1%
#8 country of origin	West Indies	68	0.1%
#9 country of origin	U K excluding England Scotland	65	0.1%
#10 country of origin	Sri Lanka	54	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.11.11. An estimated 1.4 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese .

Table II.11.11
Limited English Proficiency and Language Spoken at Home
 Laramie County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,289	1.4%
#2 LEP Language	Chinese	214	0.2%
#3 LEP Language	French, Haitian, or Cajun	69	0.1%
#4 LEP Language	Other Indo-European languages	68	0.1%
#5 LEP Language	Arabic	50	0.1%
#6 LEP Language	Tagalog	46	0.1%
#7 LEP Language	Korean	45	0%
#8 LEP Language	Other and unspecified languages	45	0%
#9 LEP Language	German or other West Germanic languages	18	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	14	0%

Poverty and Disability

The rate of poverty for Laramie County is shown in Table II.11.12, below. In 2017, there were an estimated 9,828 persons living in poverty. This represented a 10.4 percent poverty rate, compared to 9.1 percent poverty in 2000. In 2017, some 10.7 percent of those in poverty were under age 6, and 11.9 percent were 65 or older.

Table II.11.12 Poverty by Age Laramie County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	773	10.9%	1,056	10.7%
6 to 17	1,726	24.3%	1,636	16.6%
18 to 64	4,034	56.8%	5,963	60.7%
65 or Older	571	8%	1,173	11.9%
Total	7,104	100.0%	9,828	100.0%
Poverty Rate	9.1%	.	10.4%	.

To compare the poverty rate against more recent data, Table II.11.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 9.6 percent versus 10.4 percent in the most recent 2017 data.

Table II.11.13 Poverty by Age Laramie County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	1,351	16.1%	1,056	10.7%
6 to 17	1,620	19.3%	1,636	16.6%
18 to 64	5,023	59.7%	5,963	60.7%
65 or Older	416	4.9%	1,173	11.9%
Total	8,410	100.0%	9,828	100.0%
Poverty Rate	9.6%	.	10.4%	.

The disability rate from the 2000 Census is shown in Table II.11.14, on the following page. Some 17.9 percent of the population was disabled in 2000, or a total of 12,663 persons. The disability rate was highest for those over 65, with 40.9 percent disabled.

Table II.11.14 Disability by Age Laramie County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	907	6.9%
16 to 64	8,170	16.8%
65 and older	3,586	40.9%
Total	12,663	17.9%

Table II.11.15 shows disability by type in 2000. There were 6,249 physical disabilities in 2000, some 4,622 employment disabilities, and 3,709 go-outside-home disabilities.

Table II.11.15 Total Disabilities Talled: Aged 5 and Older Laramie County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	3,090
Physical disability	6,249
Mental disability	3,437
Self-care disability	1,372
Employment disability	4,622
Go-outside-home disability	3,709
Total	22,479

Disability by age, as estimated by the 2017 ACS, is shown in Table II.11.16, below. The disability rate for females was 12.2 percent, compared to 14.5 percent for males. The disability rate grew precipitously higher with age, with 48.1 percent of those over 75 experiencing a disability.

Table II.11.16 Disability by Age Laramie County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	135	4.3%	16	0.5%	151	2.4%
5 to 17	775	9.1%	449	5.7%	1,224	7.5%
18 to 34	862	7.8%	378	3.6%	1,240	5.7%
35 to 64	2,461	14%	2,438	13.4%	4,899	13.7%
65 to 74	1,345	33.4%	1,039	24.4%	2,384	28.8%
75 or Older	1,201	52%	1,431	45.2%	2,632	48.1%
Total	6,779	14.5%	5,751	12.2%	12,530	13.4%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.11.17, on the following page. Some 6.4 percent have an ambulatory disability, 4.4 have an independent living disability, and 1.6 percent have a self-care disability.

Table II.11.17 Total Disabilities Tallied: Aged 5 and Older Laramie County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	4,583	4.9%
Vision disability	1,785	1.9%
Cognitive disability	4,396	5%
Ambulatory disability	5,601	6.4%
Self-Care disability	1,420	1.6%
Independent living difficulty	3,143	4.4%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.11.18 and 19. In 2017, some 47,243 persons were employed and 2,641 were unemployed. This totaled a labor force of 49,884 persons. The unemployment rate for Laramie County was estimated to be 5.3 in 2017.

Table II.11.18 Employment, Labor Force and Unemployment Laramie County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	47,243
Unemployed	2,641
Labor Force	49,884
Unemployment Rate	5.3%

In 2017, 93.9 percent of households in Laramie County had a high school education or greater.

Table II.11.19 High School or Greater Education Laramie County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	32,929	36,103
Total Households	35,790	38,447
Percent High School or Above	92%	93.9%

As seen in Table II.11.20, 26.5 percent of the population had a high school diploma or equivalent, another 39.3 percent have some college, 16.6 percent have a Bachelor’s Degree, and 9.6 percent of the population had a graduate or professional degree.

Table II.11.20 Educational Attainment Laramie County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	6,221	9.2%	5,977	8%
High School or Equivalent	20,115	29.9%	19,741	26.5%
Some College or Associates Degree	27,078	40.2%	29,275	39.3%
Bachelor’s Degree	9,178	13.6%	12,336	16.6%
Graduate or Professional Degree	4,685	7%	7,122	9.6%
Total Population Above 18 years	74,451	100.0%	74,451	100.0%

Economics

The HUD estimated MFI for Laramie County was \$79,900 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.11.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.11.2
Estimated Median Family Income
 Laramie County vs. Wyoming
 HUD Data: 2000-2018

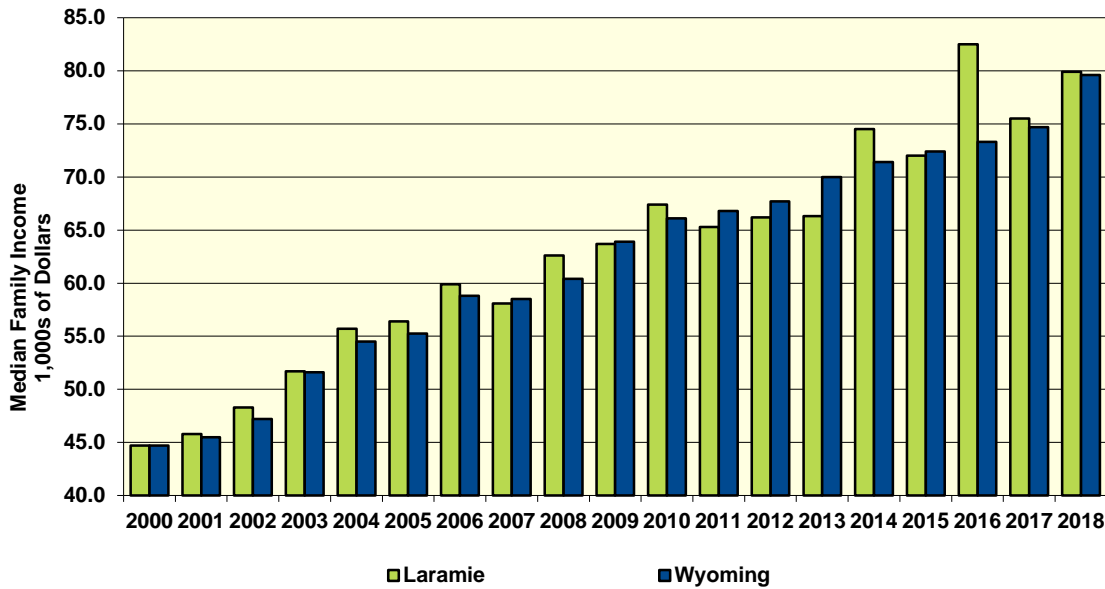


Table II.11.21 shows the labor force statistics for Laramie County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 3.3 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.7. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Laramie County decreased from 4.1 percent in 2016 to 3.7 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.11.21 Labor Force Statistics Laramie County 1990 - 2017 BLS Data					
Year	Laramie County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,828	34,868	36,696	5.0%	5.3%
1991	1,508	34,668	36,176	4.2%	5.2%
1992	1,561	35,571	37,132	4.2%	5.6%
1993	1,514	36,402	37,916	4.0%	5.3%
1994	1,592	37,206	38,798	4.1%	5.0%
1995	1,450	37,660	39,110	3.7%	4.8%
1996	1,398	37,711	39,109	3.6%	4.9%
1997	1,416	37,494	38,910	3.6%	4.8%
1998	1,383	37,875	39,258	3.5%	4.7%
1999	1,339	38,724	40,063	3.3%	4.6%
2000	1,535	38,689	40,224	3.8%	3.9%
2001	1,624	38,401	40,025	4.1%	3.8%
2002	1,695	39,131	40,826	4.2%	4.0%
2003	1,842	40,011	41,853	4.4%	4.3%
2004	1,840	39,737	41,577	4.4%	3.8%
2005	1,701	39,658	41,359	4.1%	3.6%
2006	1,602	39,830	41,432	3.9%	3.2%
2007	1,485	40,350	41,835	3.5%	2.8%
2008	1,661	40,864	42,525	3.9%	3.1%
2009	2,838	41,003	43,841	6.5%	6.3%
2010	3,090	43,092	46,182	6.7%	6.4%
2011	2,918	44,249	47,167	6.2%	5.8%
2012	2,744	44,967	47,711	5.8%	5.3%
2013	2,329	46,258	48,587	4.8%	4.7%
2014	2,106	46,656	48,762	4.3%	4.1%
2015	1,939	46,788	48,727	4.0%	4.3%
2016	2,008	46,866	48,874	4.1%	5.3%
2017	1,779	46,383	48,162	3.7%	4.2%

Diagram II.12.3, shows the employment and labor force for Laramie County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 46,383 persons, with the labor force reaching 48,162, indicating there were a total of 1,779 unemployed persons.

Diagram II.11.3
Employment and Labor Force
 Laramie County
 1990 – 2017 BLS Data

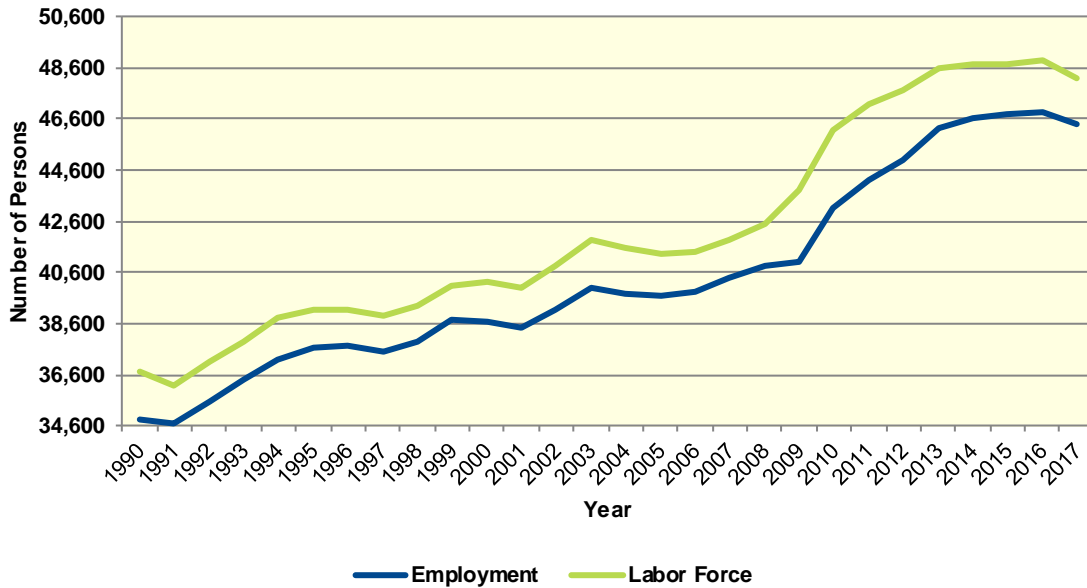
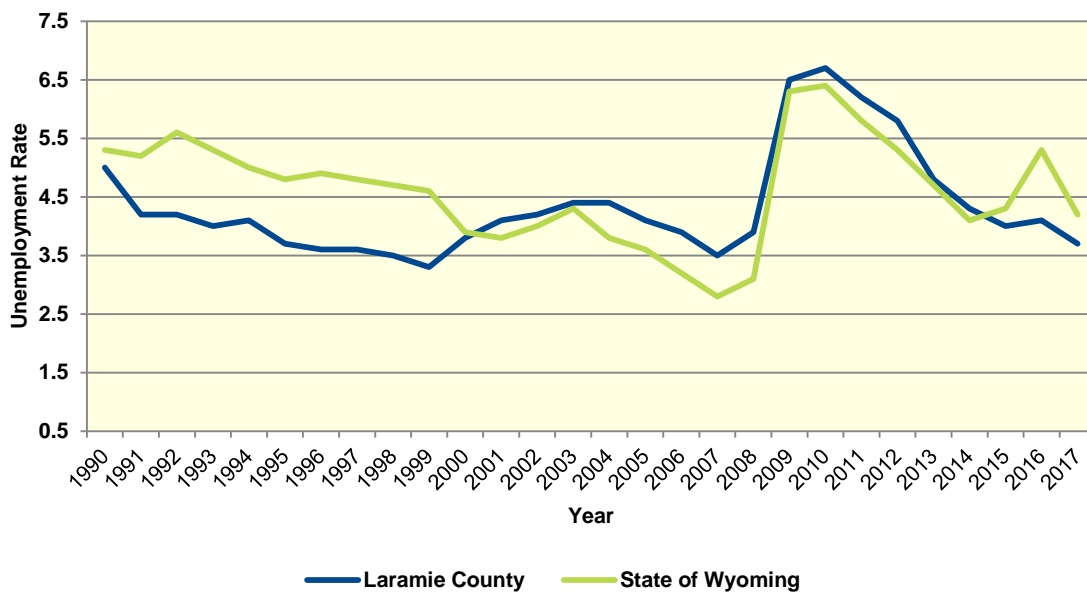


Diagram II.11.4, shows the unemployment rate for both the state and Laramie County. During the 1990’s the average rate for Laramie County was 3.9, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.9. Over the course of the entire period Laramie County had an average unemployment rate lower than the state, 4.4 percent for Laramie County, versus 4.6 statewide.

Diagram II.11.4
Annual Unemployment Rate
 Laramie County
 1990 – 2017 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2018 and are presented in Table II.11.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment increased from 45,587 persons in 2016 to 45,619 in 2017, a change of 0.1 percent. The most recent June estimate shows monthly employment was 46,406.

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	41,159	41,503	42,495	43,113	44,294	45,124	44,816	45,075	44,786
Feb	41,544	41,776	42,848	43,503	44,574	45,483	45,069	45,140	44,905
Mar	41,725	42,338	43,000	43,812	45,159	45,788	45,289	45,207	45,136
Apr	42,024	43,044	43,327	44,388	45,617	46,056	45,575	45,275	45,489
May	42,548	43,337	43,907	45,480	46,207	46,507	45,884	45,748	45,807
Jun	42,992	43,729	44,195	46,053	46,449	46,642	46,241	45,919	46,406
Jul	42,893	43,561	43,961	45,957	46,285	46,638	45,921	46,080	
Aug	43,099	43,487	43,856	45,536	46,180	46,271	45,636	45,859	
Sep	42,966	43,650	44,355	45,532	46,561	46,366	45,554	45,918	
Oct	42,873	43,664	44,363	46,040	46,723	46,343	45,616	45,681	
Nov	42,669	43,566	44,367	45,555	46,269	46,265	45,794	45,628	
Dec	42,696	43,523	44,282	45,356	46,289	45,987	45,648	45,554	
Annual	42,432	43,098	43,746	45,027	45,884	46,123	45,587	45,619	
% Change	-1.4%	1.6%	1.5%	2.9%	1.9%	0.5%	-1.2%	0.1%	

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 850 dollars in 2016. In 2017, average weekly wages saw a increased of 2.8 percent over the prior year, rising to 874 dollars, or by 24 percent. These data are shown in Table II.11.23.

Table II.11.23 Average Weekly Wages Laramie County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	522	506	527	566	530	
2002	546	534	549	588	554	0%
2003	560	554	573	597	571	3.1%
2004	587	573	596	630	596	4.4%
2005	601	594	634	647	619	3.9%
2006	634	642	757	681	679	9.7%
2007	671	684	691	737	696	2.5%
2008	703	706	719	753	720	3.4%
2009	714	722	739	777	738	2.5%
2010	720	743	747	789	750	1.6%
2011	735	760	806	792	774	3.2%
2012	791	768	796	868	806	4.1%
2013	818	781	814	829	811	0.6%
2014	820	795	827	858	825	1.7%
2015	829	807	843	887	842	2.1%
2016	824	824	872	878	850	1%
2017	851	864	865	917	874	2.8%
2018	889	888				

Total business establishments reported by the QCEW are displayed in Table II.11.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 2.8 percent, from 3,589 to 3,618 establishments. The most recent preliminary 2018 estimates show there were 3,616 business establishments in the second quarter of 2018.

Table II.11.24 Number of Business Establishments Laramie County BLS QCEW Data, 2001–2018(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	3.3%
2003	2,725	2,736	2,776	2,803	2,760	2.7%
2004	2,809	2,872	2,893	2,913	2,872	4.1%
2005	2,925	2,966	3,008	3,039	2,985	3.9%
2006	3,049	3,088	3,098	3,083	3,080	3.2%
2007	3,076	3,128	3,164	3,168	3,134	1.8%
2008	3,178	3,210	3,230	3,238	3,214	2.6%
2009	3,212	3,212	3,189	3,222	3,209	-0.2%
2010	3,237	3,274	3,255	3,279	3,261	1.6%
2011	3,285	3,317	3,322	3,350	3,319	1.8%
2012	3,366	3,417	3,458	3,484	3,431	3.4%
2013	3,487	3,486	3,498	3,506	3,494	1.8%
2014	3,536	3,525	3,550	3,550	3,540	1.3%
2015	3,587	3,619	3,630	3,575	3,603	1.8%
2016	3,583	3,599	3,593	3,581	3,589	-0.4%
2017	3,571	3,590	3,637	3,659	3,618	0.8%
2018	3,615	3,616				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.11.25, below shows total real earnings by industry for Laramie County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$1,449,138,000 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 89.2 percent to \$65,880,000 dollars.

Table II.11.25
Real Earnings by Industry
 Laramie County
 BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	36,688	77,386	41,281	41,948	51,638	29,088	20,863	27,728	32.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	0	0	0	71,753	61,648	43,596	34,817	65,880	89.2
Utilities	16,024	16,947	16,845	18,168	19,876	23,124	23,719	22,765	-4.0
Construction	186,163	197,925	222,449	256,218	255,884	256,281	235,327	231,079	-1.8
Manufacturing	112,658	133,378	120,361	133,323	151,951	157,227	145,769	0	-100.0
Wholesale trade	63,509	65,775	82,370	81,899	86,519	78,350	74,487	77,088	3.5
Retail trade	212,845	230,199	245,901	230,635	224,211	235,817	234,534	226,147	-3.6
Transportation and warehousing	244,759	259,424	269,733	275,226	286,491	285,544	250,151	258,971	3.5
Information	77,537	80,760	84,566	88,417	87,367	89,973	85,590	85,934	0.4
Finance and insurance	118,419	116,050	125,517	130,458	132,602	137,094	134,692	136,132	1.1
Real estate and rental and leasing	67,424	93,958	115,295	115,595	107,582	114,005	107,451	96,480	-10.2
Professional and technical services	149,339	156,849	167,112	165,477	171,768	175,471	186,075	204,772	10.0
Management of companies and enterprises	6,620	5,658	7,675	9,032	7,669	0	0	0	0.0
Administrative and waste services	66,778	68,118	74,107	79,276	82,052	77,873	77,637	86,893	11.9
Educational services	14,330	14,844	15,233	15,022	14,324	12,864	11,983	11,147	-7.0
Health care and social assistance	267,162	272,619	291,674	279,073	278,414	278,874	287,492	299,420	4.1
Arts, entertainment, and recreation	7,983	8,425	8,927	0	0	7,716	9,506	13,025	37.0
Accommodation and food services	89,682	92,649	103,797	122,620	111,807	115,847	116,152	110,830	-4.6
Other services, except public administration	89,161	94,184	98,214	103,924	93,406	93,546	92,404	94,251	2.0
Government and government enterprises	1,347,273	1,346,332	1,363,864	1,415,215	1,421,610	1,427,381	1,431,142	1,449,138	1.3
Total	3,217,965	3,397,978	3,519,596	3,646,513	3,658,061	3,648,572	3,569,488	3,645,572	2.1

Table II.11.26, below shows the total employment by industry for Laramie County. The most recent estimates show the government and government enterprises industry was the largest employer in Laramie County, with employment reaching 17,658 jobs in 2017. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 19.8 percent to 1,132 jobs.

Table II.11.26
Employment by Industry
 Laramie County
 BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	1,135	1,253	1,334	1,319	1,329	1,342	1,346	1,386	3.0
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	0	0	0	649	922	956	945	1,132	19.8
Utilities	143	142	146	155	173	204	214	221	3.3
Construction	3,553	3,728	3,896	4,393	4,329	4,364	4,149	4,057	-2.2
Manufacturing	1,609	1,669	1,551	1,588	1,575	1,596	1,565	0	-100.0
Wholesale trade	1,008	1,062	1,176	1,227	1,392	1,462	1,263	1,253	-0.8
Retail trade	6,659	6,740	6,767	7,028	6,837	7,158	7,194	6,931	-3.7
Transportation and warehousing	3,468	3,660	3,687	3,765	4,238	4,233	3,922	3,904	-0.5
Information	1,242	1,286	1,345	1,384	1,437	1,415	1,410	1,357	-3.8
Finance and insurance	3,421	3,682	3,659	3,800	3,715	3,791	4,170	4,296	3.0
Real estate and rental and leasing	2,916	2,963	2,951	3,108	3,294	3,348	3,478	3,557	2.3
Professional and technical services	2,706	2,695	2,774	2,891	2,966	3,097	3,184	3,278	3.0
Management of companies and enterprises	198	174	136	233	275	0	0	0	0.0
Administrative and waste services	2,487	2,506	2,561	2,585	2,577	2,476	2,499	2,626	5.1
Educational services	566	558	546	594	594	602	618	599	-3.1
Health care and social assistance	4,768	4,817	4,812	4,808	4,777	4,717	4,951	5,067	2.3
Arts, entertainment, and recreation	768	806	854	0	0	850	958	1,000	4.4
Accommodation and food services	4,195	4,299	4,337	4,446	4,675	4,752	4,627	4,631	0.1
Other services, except public administration	2,508	2,658	2,707	2,916	2,726	2,716	2,687	2,701	0.5
Government and government enterprises	17,529	17,526	17,523	17,647	17,430	17,502	17,651	17,658	0.0
Total	61,441	62,826	63,565	65,587	66,307	67,062	67,533	67,939	0.6

Table II.11.27, below shows the real average earnings per job by industry for Laramie County. These figures are calculated by dividing the total real earning displayed in Table II.11.25 and II.11.26, by industry. In 2017, the utilities industry had the highest average earnings reaching \$103,009 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 58.0 percent to \$58,198 dollars.

Table II.11.27
Real Earnings Per Job by Industry
 Laramie County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	32,324	61,761	30,945	31,803	38,855	21,675	15,500	20,006	29.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	0	0	0	110,559	66,863	45,603	36,844	58,198	58.0
Utilities	112,057	119,345	115,374	117,212	114,890	113,353	110,836	103,009	-7.1
Construction	52,396	53,092	57,097	58,324	59,109	58,726	56,719	56,958	0.4
Manufacturing	70,017	79,915	77,602	83,956	96,477	98,513	93,143	0	0.0
Wholesale trade	63,004	61,935	70,042	66,747	62,154	53,591	58,977	61,523	4.3
Retail trade	31,964	34,154	36,338	32,817	32,794	32,945	32,601	32,628	0.1
Transportation and warehousing	70,576	70,881	73,158	73,101	67,600	67,457	63,781	66,335	4.0
Information	62,429	62,799	62,874	63,885	60,798	63,585	60,702	63,326	4.3
Finance and insurance	34,615	31,518	34,304	34,331	35,694	36,163	32,300	31,688	-1.9
Real estate and rental and leasing	23,122	31,710	39,070	37,193	32,660	34,052	30,894	27,124	-12.2
Professional and technical services	55,188	58,200	60,242	57,239	57,912	56,658	58,440	62,469	6.9
Management of companies and enterprises	33,436	32,518	56,431	38,766	27,886	0	0	0	0.0
Administrative and waste services	26,851	27,182	28,937	30,668	31,840	31,451	31,067	33,089	6.5
Educational services	25,318	26,601	27,899	25,290	24,115	21,369	19,390	18,609	-4.0
Health care and social assistance	56,032	56,595	60,614	58,043	58,282	59,121	58,067	59,092	1.8
Arts, entertainment, and recreation	10,394	10,452	10,454	0	0	9,078	9,923	13,025	31.3
Accommodation and food services	21,378	21,551	23,933	27,580	23,916	24,379	25,103	23,932	-4.7
Other services, except public administration	35,551	35,434	36,281	35,639	34,265	34,442	34,389	34,895	1.5
Government and government enterprises	76,860	76,819	77,833	80,196	81,561	81,555	81,080	82,067	1.2
Total	52,375	54,086	55,370	55,598	55,169	54,406	52,855	53,659	1.5

Table II.11.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$4,971,731,000 a 2.3 percent change between 2016 and 2017. Table II.11.27, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 61,441 and 67,939 in 2017, which was a percentage change of 0.6 over this this period.

Table II.11.28
Total Employment and Real Personal Income
 Laramie County
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	938,553	66,205	-3,464	216,310	84,413	1,169,607	21,022	28,151	33,339
1970	988,183	70,742	-4,664	243,848	93,922	1,250,548	22,086	28,563	34,594
1971	1,037,072	76,570	-7,451	258,209	101,734	1,312,994	22,658	29,358	35,324
1972	1,155,077	88,261	-13,156	269,391	104,437	1,427,489	23,792	31,164	37,066
1973	1,301,753	113,514	-21,245	295,435	114,621	1,577,050	25,250	33,858	38,445
1974	1,366,136	120,079	-23,959	311,241	119,783	1,653,121	25,516	34,558	39,530
1975	1,349,378	118,401	-26,033	315,960	132,539	1,653,443	25,573	34,715	38,872
1976	1,388,536	127,449	-30,254	324,614	139,767	1,695,214	25,842	35,707	38,886
1977	1,427,834	130,797	-33,183	336,330	144,180	1,744,364	26,304	36,652	38,957
1978	1,564,039	145,916	-40,084	363,982	150,084	1,892,106	28,241	39,071	40,030
1979	1,636,994	160,535	-45,692	376,679	160,627	1,968,072	28,454	41,258	39,677
1980	1,689,366	163,542	-49,767	411,574	171,551	2,059,182	29,847	42,593	39,663
1981	1,696,442	175,776	-46,309	446,010	185,358	2,105,725	30,007	42,834	39,605
1982	1,687,772	177,645	-45,802	485,468	195,173	2,144,966	30,156	43,159	39,106
1983	1,640,500	170,443	-43,466	478,609	216,003	2,121,203	29,094	41,915	39,138
1984	1,678,466	179,076	-43,763	501,949	214,859	2,172,436	29,620	42,415	39,573
1985	1,692,522	183,927	-43,850	515,629	219,742	2,200,117	30,097	42,570	39,758
1986	1,716,521	187,943	-42,137	520,903	233,308	2,240,653	30,113	42,461	40,425
1987	1,686,345	185,718	-39,335	519,343	235,780	2,216,415	29,513	43,181	39,053
1988	1,675,475	197,317	-38,990	525,038	238,952	2,203,156	29,563	43,939	38,132
1989	1,697,791	198,867	-38,339	562,433	252,013	2,275,031	30,883	44,287	38,335
1990	1,720,321	208,257	-37,590	619,431	261,648	2,355,553	32,191	44,257	38,870
1991	1,757,948	215,236	-35,581	592,750	280,789	2,380,671	32,181	45,286	38,818
1992	1,843,173	224,728	-35,394	582,522	304,688	2,470,260	32,578	46,097	39,984
1993	1,916,400	232,173	-32,454	561,739	321,662	2,535,176	32,714	47,556	40,298
1994	1,953,802	238,307	-27,247	596,164	337,191	2,621,603	33,233	48,911	39,946
1995	1,963,996	236,991	-21,589	642,685	345,246	2,693,347	33,873	49,370	39,782
1996	1,950,951	235,877	-16,846	677,749	354,068	2,730,046	34,046	49,791	39,182
1997	1,983,934	240,711	-13,780	725,638	358,962	2,814,043	35,032	50,275	39,462
1998	2,102,140	252,576	-11,927	795,287	361,526	2,994,450	37,188	50,966	41,246
1999	2,200,560	264,213	-9,904	821,990	372,444	3,120,877	38,525	51,658	42,598
2000	2,291,748	271,058	-3,867	839,101	396,345	3,252,269	39,747	53,421	42,900
2001	2,379,487	280,794	-10,527	853,398	425,887	3,367,451	40,791	52,757	45,103
2002	2,527,153	292,029	-23,442	851,123	454,733	3,517,538	42,265	54,629	46,260
2003	2,648,384	309,150	-32,664	888,616	484,676	3,679,863	43,764	55,774	47,484
2004	2,731,013	321,844	-39,753	911,047	509,720	3,790,183	44,368	56,596	48,255
2005	2,784,323	325,000	-46,005	918,501	524,979	3,856,798	44,986	57,722	48,237
2006	3,006,815	387,554	-56,606	978,249	549,305	4,090,209	47,112	58,704	51,220
2007	3,056,530	397,636	-59,456	1,005,057	572,103	4,176,599	47,649	61,107	50,020
2008	3,219,344	404,193	-66,952	1,106,243	654,861	4,509,303	50,623	62,254	51,713
2009	3,148,389	405,488	-87,631	904,013	707,432	4,266,715	47,183	61,625	51,090
2010	3,217,965	405,853	-100,605	959,539	761,038	4,432,084	48,060	61,441	52,374
2011	3,397,978	378,374	-120,263	1,190,877	757,737	4,847,955	52,361	62,826	54,086
2012	3,519,596	398,679	-144,043	1,238,511	744,643	4,960,028	52,374	63,565	55,370
2013	3,646,513	450,173	-163,156	1,138,988	747,911	4,920,083	51,395	65,587	55,598
2014	3,658,061	461,839	-162,016	1,140,652	768,043	4,942,902	51,423	66,307	55,168
2015	3,648,572	459,999	-161,934	1,150,045	800,462	4,977,146	51,308	67,062	54,406
2016	3,569,488	454,510	-160,966	1,082,209	822,554	4,858,775	49,596	67,533	52,856
2017	3,645,572	464,901	-162,960	1,105,551	848,469	4,971,731	50,563	67,939	53,659

Diagram II.11.5, below, shows real average earnings per job for Laramie County from 1990 to 2017. Over this period the average earning per job for Laramie County was \$46,999 dollars, which was higher than the statewide average of \$45,866 dollars over the same period.

Diagram II.11.5
Real Average Earnings Per Job
 Laramie County
 BEA Data 1990 - 2017

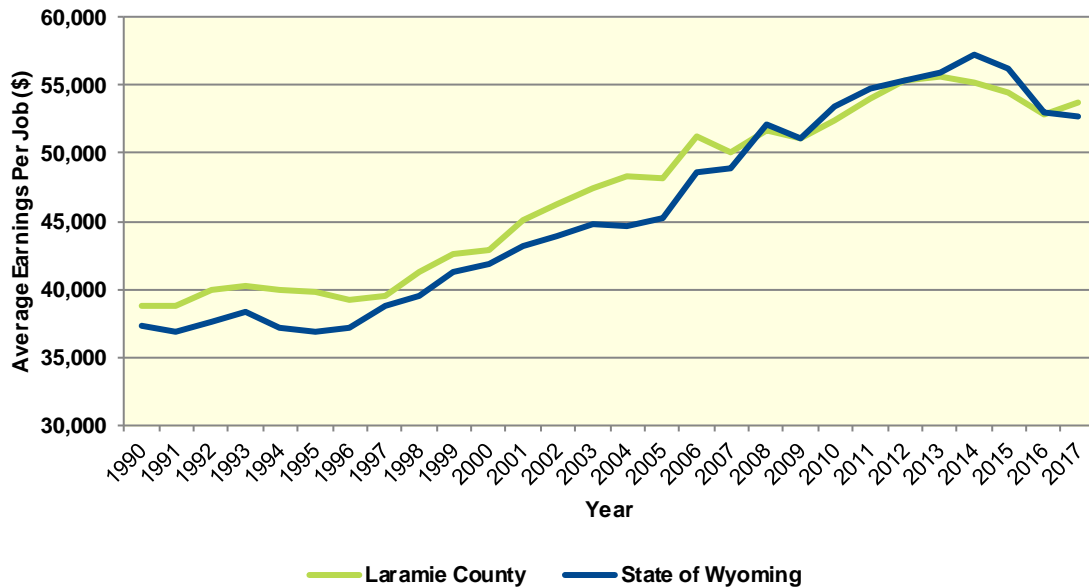


Diagram II.11.6, on the following page, shows real per capita income Laramie County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Laramie County was \$42,755 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.11.6
Real Per Capita Income
Laramie County
BEA Data 1990 - 2017

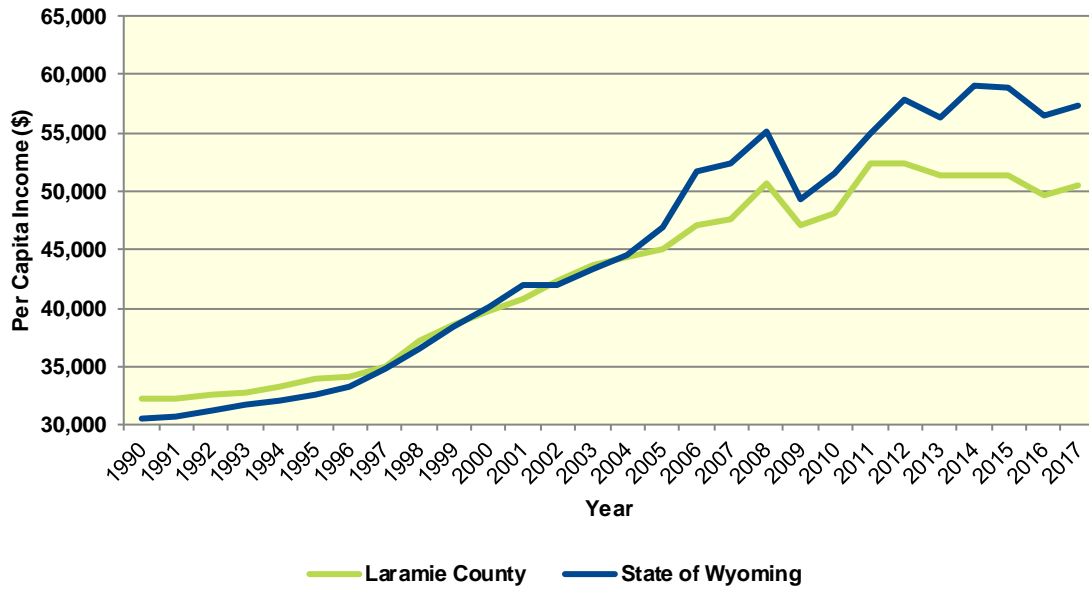


Table II.11.29 Semiannual Average Monthly Rental Prices Laramie County EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.87	649	254	777	523
Q4.87	644	254	826	503
Q2.88	603	242	837	521
Q4.88	584	232	760	521
Q2.89	568	265	774	519
Q4.89	569	233	752	539
Q2.90	550	262	751	520
Q4.90	559	226	737	533
Q2.91	526	245	738	498
Q4.91	518	225	741	482
Q2.92	553	235	786	546
Q4.92	612	239	897	614
Q2.93	603	251	873	620
Q4.93	661	234	870	666
Q2.94	687	229	901	0
Q4.94	683	237	910	650
Q2.95	647	233	882	0
Q4.95	661	244	890	601
Q2.96	636	306	864	0
Q4.96	637	241	872	614
Q2.97	630	265	904	630
Q4.97	627	257	855	698
Q2.98	616	252	828	657
Q4.98	610	253	872	647
Q2.99	606	248	943	720
Q4.99	613	261	890	687
Q2.00	611	281	902	688
Q4.00	609	284	882	690
Q2.01	613	283	922	657
Q4.01	636	282	1,025	766
Q2.02	640	285	974	740
Q4.02	638	287	1,016	650
Q2.03	658	294	1,072	681
Q4.03	690	293	1,102	685
Q2.04	680	279	1,087	704
Q4.04	724	289	1,068	737
Q2.05	668	300	1,022	732
Q4.05	707	272	1,006	673
Q2.06	659	293	1,029	755
Q4.06	675	301	999	703
Q2.07	650	268	1,007	670
Q4.07	649	278	1,007	692
Q2.08	687	331	1,027	639
Q4.08	671	304	978	704
Q2.09	666	332	1,012	653
Q4.09	674	301	1,023	718
Q2.10	696	346	1,049	706
Q4.10	717	309	1,101	669
Q2.11	718	315	1,088	720
Q4.11	713	312	1,160	643
Q2.12	700	332	1,040	719
Q4.12	726	341	1,156	812
Q2.13	719	334	1,097	815
Q4.13	751	376	1,151	907
Q2.14	801	378	1,191	843
Q4.14	805	394	1,177	815
Q2.15	810	408	1,161	842
Q4.15	818	406	1,121	852
Q2.16	793	405	1,122	880
Q4.16	801	418	1,123	863
Q2.17	782	416	1,124	882
Q4.17	785	452	1,180	868

Housing

Q2.18	779	455	1,126	882
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According to the Wyoming cost of living index, real average apartment rent in Laramie decreased by 0.4 percent from second quarter 2017 to second quarter 2018 from \$785 to \$787. During that same period, detached single-family home rents increased by 0.2 percent, rents for mobile homes on lots increased by 0 percent, and rents for mobile home lots increased by 9.4 percent.

Laramie rental prices experienced average annualized increases of 0.5 percent for apartments, 0.9 percent for houses, 1.4 percent for mobile homes plus a lot, and 1.7 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.11.29, 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 433 authorizations in 2016 to 389 in 2017.

The real value of single-family building permits decreased from \$179,962 in 2016 to \$175,585 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.11.30.

Table II.11.30 Building Permits and Valuation Laramie County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	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	129,048	74,887
1981	170	6	28	56	260	118,095	60,471
1982	150	14	36	54	254	112,382	73,373
1983	334	52	244	5	635	102,750	43,918
1984	226	0	4	0	230	111,380	0
1985	214	2	68	36	320	101,613	44,581
1986	377	4	16	11	408	91,505	54,743
1987	190	0	24	0	214	122,574	0
1988	160	2	0	162	324	136,228	66,394
1989	100	0	20	0	120	150,140	0
1990	79	0	0	0	79	163,796	0
1991	91	0	0	0	91	163,471	0
1992	229	2	4	8	243	158,470	41,025
1993	263	4	16	0	283	166,111	0
1994	353	0	4	12	369	158,333	57,648
1995	258	22	4	14	298	154,274	58,994
1996	302	2	68	292	664	159,434	55,422
1997	254	6	17	198	475	156,500	67,971
1998	320	24	4	121	469	156,682	58,564
1999	289	0	4	30	323	172,922	45,521
2000	245	0	0	0	245	191,276	0
2001	257	2	4	56	319	195,932	61,438
2002	446	12	0	20	478	180,454	77,477
2003	622	16	120	21	779	178,725	71,213
2004	744	4	40	88	876	181,150	74,707
2005	696	0	44	132	872	190,425	82,928
2006	492	2	4	11	509	210,818	80,458
2007	316	0	0	0	316	196,144	0
2008	160	0	36	6	202	147,978	67,714
2009	169	2	0	216	387	190,037	93,980
2010	238	0	0	0	238	185,789	0
2011	275	0	4	0	279	201,671	0
2012	347	0	24	0	371	163,791	0
2013	410	4	68	156	638	181,030	82,614
2014	305	0	3	95	403	187,718	87,765
2015	388	0	52	0	440	190,687	0
2016	433	0	10	33	476	179,962	123,396
2017	389	6	76	102	573	175,585	120,588

Diagram II.11.7 Single Family Permits

Laramie County
Census Bureau Data, 1980–2017

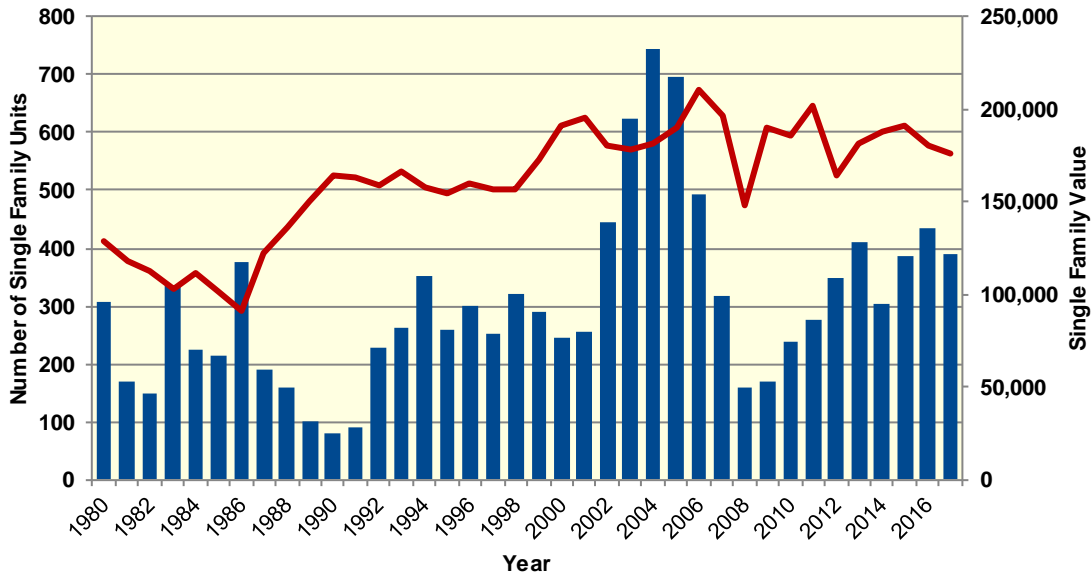
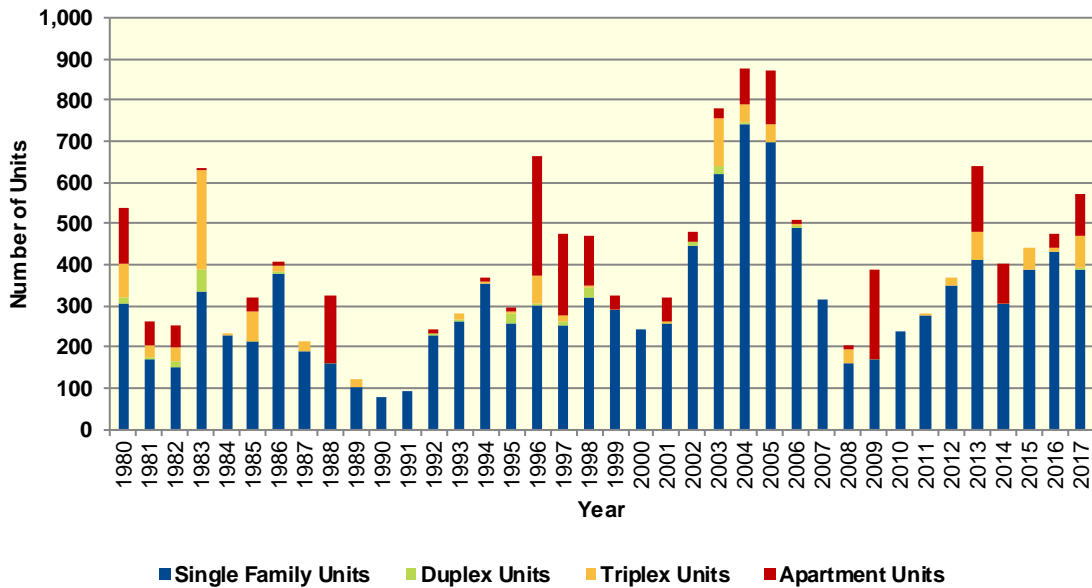


Diagram II.11.8 Total Permits by Unit Type

Laramie County
Census Bureau Data, 1980–2017



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.11.31.

Table II.11.31					
Group Quarters Population					
Laramie County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	1,809	78.2%	269	40.8%	-85.1%
Juvenile Facilities	.	.	44	6.7%	.
Nursing Homes	478	20.7%	330	50.1%	-31%
Other Institutions	26	1.1%	16	2.4%	-38.5%
Total	2,313	100.0%	659	100.0%	-71.5%
Noninstitutionalized					
College Dormitories	74	7.5%	223	22.6%	201.4%
Military Quarters	545	55.2%	503	51.1%	-7.7%
Other Noninstitutionalized	368	37.3%	259	26.3%	-29.6%
Total	987	100.0%	985	100.0%	-0.2%
Group Quarters Population	3,300	100.0%	1,644	100.0%	-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 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.

Households by type and tenure are shown in Table II.11.32. Family households represented 66.4 percent of households, while non-family households accounted for 33.6 percent. These changed from 64.8 and 35.2 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	24,340	64.8%	25,526	66.4%
Married-Couple Family	18,530	76.1%	19,624	76.9%
Owner-Occupied	15,267	82.4%	16,221	82.7%
Renter-Occupied	3,263	17.6%	3,403	17.3%
Other Family	5,810	23.9%	5,902	22.8%
Male Householder, No Spouse Present	1,789	30.8%	1,934	30.3%
Owner-Occupied	1,067	59.6%	1,300	67.2%
Renter-Occupied	722	40.4%	634	32.8%
Female Householder, No Spouse Present	4,021	69.2%	3,968	68.1%
Owner-Occupied	2,009	50%	2,212	55.7%
Renter-Occupied	2,012	50%	1,756	44.3%
Non-Family Households	13,236	35.2%	12,921	33.6%
Owner-Occupied	7,190	54.3%	6,917	53.5%
Renter-Occupied	6,046	45.7%	6,004	46.5%
Total	37,576	100.0%	38,447	100.0%

Housing types by unit are shown in Table II.11.33, below. In 2017, there were 42,424 housing units, up from 34,213 in 2000. Single-family units accounted for 72.7 percent of units in 2017, compared to 70.1 in 2000. Apartment units accounted for 8.7 percent in 2017, compared to 8.5 percent in 2000.

Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	23,992	70.1%	30,839	72.7%
Duplex	1,078	3.2%	1,145	2.7%
Tri- or Four-Plex	2,272	6.6%	2,541	6%
Apartment	2,896	8.5%	3,697	8.7%
Mobile Home	3,947	11.5%	4,173	9.8%
Boat, RV, Van, Etc.	28	0.1%	29	0.1%
Total	34,213	100.0%	42,424	100.0%

In 2010, there were 39,674 housing units, compared with 42,424 in 2017. Single-family units accounted for 72.7 percent of units in 2017, compared to 70.4 in 2010. Apartment units accounted for 8.7 percent in 2017, compared to 8.1 percent in 2010.

Table II.11.34 Housing Units by Type Laramie County 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	27,926	70.4%	30,839	72.7%
Duplex	1,118	2.8%	1,145	2.7%
Tri- or Four-Plex	3,051	7.7%	2,541	6%
Apartment	3,199	8.1%	3,697	8.7%
Mobile Home	4,323	10.9%	4,173	9.8%
Boat, RV, Van, Etc.	57	0.1%	29	0.1%
Total	39,674	100.0%	42,424	100.0%

Some 92.9 percent of housing was occupied in 2010, compared to 93.3 percent in 2000. Owner-occupied housing changed 15.8 percent between 2000 and 2010, ending with owner-occupied units representing 68 percent of unit. Vacant units changed by 26.2 percent, resulting in 2,886 vacant units in 2010.

Table II.11.35 Housing Units by Tenure Laramie County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	31,927	93.3%	37,576	92.9%	17.7%
Owner-Occupied	22,054	69.1%	25,533	68%	15.8%
Renter-Occupied	9,873	30.9%	12,043	32%	22%
Vacant Housing Units	2,286	6.7%	2,886	7.1%	26.2%
Total Housing Units	34,213	100.0%	40,462	100.0%	18.3%

Table II.11.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 42,424 housing units. An estimated 69.3 percent were owner-occupied, and 9.4 percent were vacant.

Table II.11.36 Housing Units by Tenure Laramie County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	37,576	92.9%	38,447	90.6%
Owner-Occupied	25,533	68%	26,650	69.3%
Renter-Occupied	12,043	32%	11,797	30.7%
Vacant Housing Units	2,886	7.1%	3,977	9.4%
Total Housing Units	40,462	100.0%	42,424	100.0%

Households by household size are shown in Table II.11.37, below. There were a total of 37,576 households in 2010, up from 31,927 in 2000. One person households changed by 31,927 percent between 2000 and 2010, while two person households changed by 20.4 percent. Three and four person households changed by 11.1 and 3.3 respectively, representing 15.1 percent and 12.1 percent of the population in 2010.

Table II.11.37					
Households by Household Size					
Laramie County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	8,699	27.2%	10,948	29.1%	25.9%
Two Persons	11,069	34.7%	13,327	35.5%	20.4%
Three Persons	5,120	16%	5,690	15.1%	11.1%
Four Persons	4,389	13.7%	4,532	12.1%	3.3%
Five Persons	1,804	5.7%	1,937	5.2%	7.4%
Six Persons	582	1.8%	711	1.9%	22.2%
Seven Persons or More	264	0.8%	431	1.1%	63.3%
Total	31,927	100.0%	37,576	100.0%	17.7%

Households by income is shown in Table II.11.38, on the following page. Households earning more than \$100,000 per year represented 26.6 percent of households in 2017, compared to 6.5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20 percent of households in 2010, compared to 20.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 8.2 percent of households in 2017, compared to 13.9 percent in 2000.

Table II.11.38				
Households by Income				
Laramie County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Income	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	4,454	13.9%	3,153	8.2%
\$15,000 to \$19,999	2,334	7.3%	1,607	4.2%
\$20,000 to \$24,999	2,400	7.5%	1,612	4.2%
\$25,000 to \$34,999	4,893	15.3%	3,643	9.5%
\$35,000 to \$49,999	6,237	19.5%	4,872	12.7%
\$50,000 to \$74,999	6,460	20.2%	7,686	20%
\$75,000 to \$99,999	3,179	9.9%	5,651	14.7%
\$100,000 or More	2,075	6.5%	10,223	26.6%
Total	32,032	100.0%	38,447	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.11.39, on the following page. Households earning more than \$100,000 per year represented 26.6 percent of households in 2017, compared to 17.2 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 8.2 percent of households in 2017, compared to 9.5 percent in 2000.

Table II.11.39				
Households by Income				
Laramie County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	3,416	9.5%	3,153	8.2%
\$15,000 to \$19,999	1,606	4.5%	1,607	4.2%
\$20,000 to \$24,999	2,059	5.8%	1,612	4.2%
\$25,000 to \$34,999	3,807	10.6%	3,643	9.5%
\$35,000 to \$49,999	5,936	16.6%	4,872	12.7%
\$50,000 to \$74,999	7,868	22%	7,686	20%
\$75,000 to \$99,999	4,928	13.8%	5,651	14.7%
\$100,000 or More	6,170	17.2%	10,223	26.6%
Total	35,790	100.0%	38,447	100.0%

Table II.11.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 15.5 percent and 5.8 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 17.1 percent, 13.2 percent, and 10.8, respectively. Housing units built prior to 1939 represented 10.8 percent of households in 2017.

Table II.11.40				
Households by Year Home Built				
Laramie County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	4,108	12.9%	4,159	10.8%
1940 to 1949	2,650	8.3%	1,921	5%
1950 to 1959	4,510	14.1%	4,152	10.8%
1960 to 1969	4,193	13.1%	4,204	10.9%
1970 to 1979	6,862	21.5%	6,562	17.1%
1980 to 1989	4,773	14.9%	5,087	13.2%
1990 to 1999	4,831	15.1%	4,170	10.8%
2000 to 2009	.	.	5,953	15.5%
2010 or Later	.	.	2,239	5.8%
Total	31,927	100.0%	38,447	100.0%

Table II.11.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 15.5 percent in 2010 and 14.3 percent of households. Housing units built prior to 1939 represented 10.8 percent of households in 2017 and 10.8 percent of households in 2010.

Table II.11.41				
Households by Year Home Built				
Laramie County				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	3,861	10.8%	4,159	10.8%
1940 to 1949	2,059	5.8%	1,921	5%
1950 to 1959	4,349	12.2%	4,152	10.8%
1960 to 1969	4,185	11.7%	4,204	10.9%
1970 to 1979	7,089	19.8%	6,562	17.1%
1980 to 1989	4,409	12.3%	5,087	13.2%
1990 to 1999	4,723	13.2%	4,170	10.8%
2000 to 2009	5,115	14.3%	5,953	15.5%
2010 or Later			2,239	5.8%
Total	35,790	100.0%	38,447	100.0%

The distribution of unit types by race are shown in Table II.11.42, on the following page. An estimated 76 percent of white households occupy single family homes, while 74 percent of black households do. Some 7.4 percent of white households occupy apartments, while 8.9 percent of black households do. An estimated 68.1 percent of Asian, and 42.3 percent of American Indian households occupy single family homes.

Table II.11.42							
Distribution of Units in Structure by Race							
Laramie County							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76%	74%	42.3%	68.1%	0%	61.7%	58.5%
Duplex	1.9%	5.5%	0%	21.9%	0%	0%	2.4%
Tri- or Four-Plex	5.6%	10.3%	9.6%	3.7%	0%	1.3%	17.4%
Apartment	7.4%	8.9%	17.3%	3.1%	0%	15.3%	7.5%
Mobile Home	9%	1.3%	30.9%	3.1%	100%	21.7%	14.3%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.11.43, below. An estimated 30.3 percent of vacant units were for rent in 2010, a 6.7 percent change since 2000. In addition, some 17.6 percent of vacant units were for sale, a change of 55.2 percent between 2000 and 2010. “Other” vacant units represented 34.2 percent of vacant units in 2010. This is a change of 37 percent since 2000. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

Table II.11.43					
Disposition of Vacant Housing Units					
Laramie County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	820	35.9%	875	30.3%	6.7%
For Sale	328	14.3%	509	17.6%	55.2%
Rented or Sold, Not Occupied	178	7.8%	142	4.9%	-20.2%
For Seasonal, Recreational, or Occasional Use	238	10.4%	368	12.8%	54.6%
For Migrant Workers	1	0%	4	0.1%	300%
Other Vacant	721	31.5%	988	34.2%	37%
Total	2,286	100.0%	2,886	100.0%	26.2%

The disposition of vacant units between 2010 and 2017 are shown in Table II.11.44. By 2017, for rent units accounted for 18.2 percent of vacant units, while for sale units accounted for 6.8 percent. “Other” vacant units accounted for 39.5 percent of vacant units, representing a total of 1,569 “other” vacant units.

Table II.11.44				
Disposition of Vacant Housing Units				
Laramie County				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	875	30.3%	724	18.2%
For Sale	509	17.6%	272	6.8%
Rented Not Occupied	55	1.9%	333	8.4%
Sold Not Occupied	87	3%	131	3.3%
For Seasonal, Recreational, or Occasional Use	368	12.8%	942	23.7%
For Migrant Workers	4	0.1%	6	0.2%
Other Vacant	988	34.2%	1,569	39.5%
Total	2,886	100.0%	3,977	100.0%

Table II 11.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 169 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 8.7 percent of total households in Laramie County. In Laramie County the 17,132 households with three bedrooms accounted for 21.3 percent of all households ,and there were only 3,862 five-bedroom or more households, which accounted for 19.6 percent of all households.

Table II.11.45				
Households by Number of Bedrooms				
Laramie County				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	49	169	375	100
One	282	2,777	3,694	0.9
Two	3,922	4,039	9,025	8.7
Three	12,226	3,456	17,132	21.3
Four	6,706	1,008	8,336	40.4
Five or more	3,465	348	3,862	19.6
Total	38,447	11,797	42,424	100.0

The age of a structure influences its value. As shown in Table II. 11.46, structures built in 1939 or earlier had a median value of, 166,200 while structures built between 1950 and 1959 had a median value of 164,600 and those built between 1990 to 1999 had a median value of 266,900. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 275,400 and, 344,000 respectively. The total median value in Laramie County was, 202,800.

Table II.11.46	
Owner Occupied Median Value by Year Structure Built	
Laramie County	
2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	166,200
1940 to 1949	149,700
1950 to 1959	164,600
1960 to 1969	190,500
1970 to 1979	183,400
1980 to 1989	199,300
1990 to 1999	266,900
2000 to 2009	281,700
2010 to 2013	275,400
2014 or later	344,000
Median Value	202,800

Household mortgage status is reported in Table II. 11.47. In, Laramie County households with a mortgage accounted for 64.3 percent of all households or 17,143 housing units, and the remaining 54.9 percent or 14,625 units had no mortgage. Of those units with a mortgage, 2,375 had either a second mortgage or home equity loan, 143 had both a second mortgage and home equity loan, and 14,625 or 54.9 percent had no second mortgage or no home equity loan.

Table II.11.47 Mortgage Status Laramie County 2017 5-Year ACS Data		
Mortgage Status	Laramie County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	17,143	64.3
With either a second mortgage or home equity loan, but not both	2,375	8.9
Second mortgage only	935	3.5
Home equity loan only	1,440	5.4
Both second mortgage and home equity loan	143	0.5
No second mortgage and no home equity loan	14,625	54.9
Housing units without a mortgage	9,507	35.7
Total	26,650	100.0%

The median rent in Laramie County was \$746, as seen in Table II 11.48

Table II.11.48 Median Rent Laramie County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$746
Median Home Value	\$202,800

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Laramie County was \$251,660. This represented an increase of 6.7 percent from the previous year. Wyoming’s average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.11.49.

Table II.11.49 Average Sales Prices Laramie County vs. Wyoming DOR Data, 2000–2016				
Year	Laramie County Average Price (\$)	Laramie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	119,107	7.86	131,207	.
2001	123,583	3.76	128,771	-1.86
2002	131,599	6.49	138,295	7.40
2003	145,087	10.25	148,276	7.22
2004	155,467	7.15	159,558	7.61
2005	165,743	6.61	178,183	11.67
2006	179,338	8.20	219,438	23.15
2007	191,863	6.98	265,044	20.78
2008	202,304	5.4	256,045	-3.40
2009	193,759	-4.2	241,622	-5.63
2010	208,842	7.78	250,958	3.86
2011	197,700	-5.3	241,301	-3.85
2012	206,659	4.5	266,406	10.40
2013	215,288	4.2	281,345	5.6
2014	220,878	2.6	263,432	-6.4
2015	230,987	4.6	275,611	4.6
2016	235,903	2.1	280,428	1.7
2017	251,660	6.7	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.⁸⁸ During December 2018, a total of 182 surveys were completed by property managers in Laramie County. Of the 5,909 rental units surveyed 185 were vacant, indicating a vacancy rate of 3.1 percent.

From December 2018 through February of 2019⁸⁹, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.11.50 presents some basic statistics about the completed surveys.

Diagram II.11.9 shows the historical vacancy rate from Laramie County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	19	1,917	45	2.4%
2003a	20	2,126	39	1.8%
2003b	29	2,539	85	3.4%
2004a	35	3,289	99	3.0%
2004b	33	3,078	163	5.3%
2005a	37	2,913	115	4.0%
2005b	37	3,832	182	4.8%
2006a	31	3,319	79	2.4%
2006b	55	4,258	169	4.0%
2007a	56	4,362	99	2.3%
2007b	59	4,782	95	2.0%
2008a	98	3,547	100	2.8%
2008b	130	4,115	171	4.2%
2009a	122	3,820	139	3.6%
2009b	161	4,120	173	4.2%
2010a	168	4,738	165	3.5%
2010b	158	5,025	223	4.4%
2011a	188	6,081	113	1.9%
2011b	203	5,739	199	3.5%
2012a	219	6,135	140	2.3%
2012b	226	6,551	132	2.0%
2013a	216	6,980	157	2.3%
2013b	229	7,251	323	4.5%
2014a	240	8,528	268	3.1%
2014b	268	7,746	324	4.2%
2015a	278	7,889	303	3.8%
2015b	230	7,346	292	4.0%
2016a	236	6,669	286	4.3%
2016b	236	6,760	327	4.8%
2017a	234	6,928	309	4.5%
2017b	201	5,277	270	5.1%
2018a	227	6,674	251	3.8%
2018b	182	5,909	185	3.1%

⁸⁸ Those signified as *a* in the “year” column of Table II.1.27 are conducted in June/July of each year. Those signified as *b* are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

⁸⁹ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.11.9
Vacancy Rates by Year
 Laramie County vs. Wyoming
 RVS Data, June 2001 – December 2018

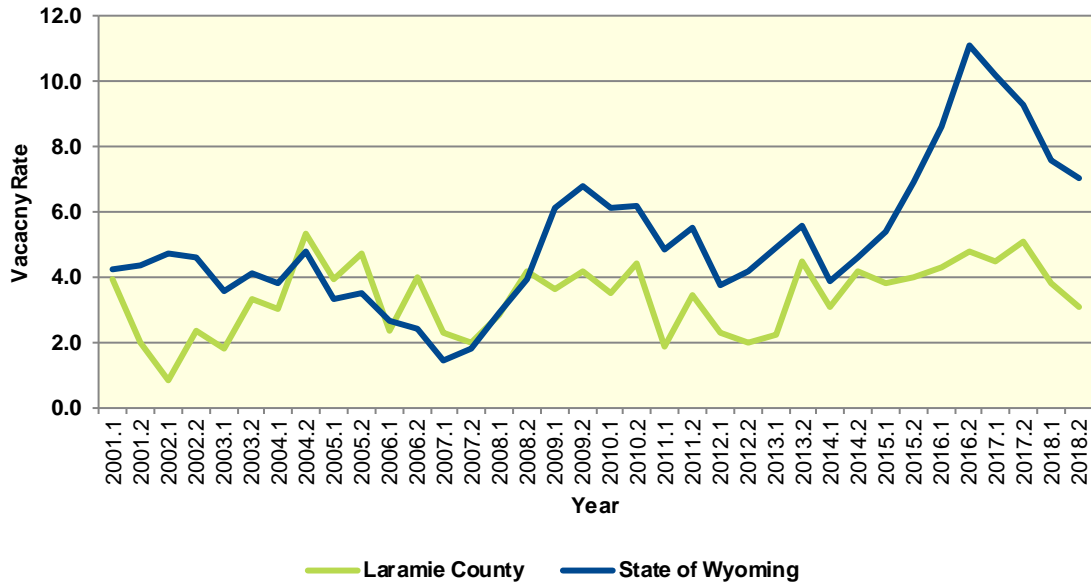


Diagram II.11.10 shows the average rent of single-family and apartment units in Laramie County. In 2018, rents for single-family units were \$1179.3 and average rents for apartments were \$748.2.

Diagram II.11.10
Average Rent of Single Family and Apartment Units
 Laramie County
 RVS Data, June 2006 – December 2018

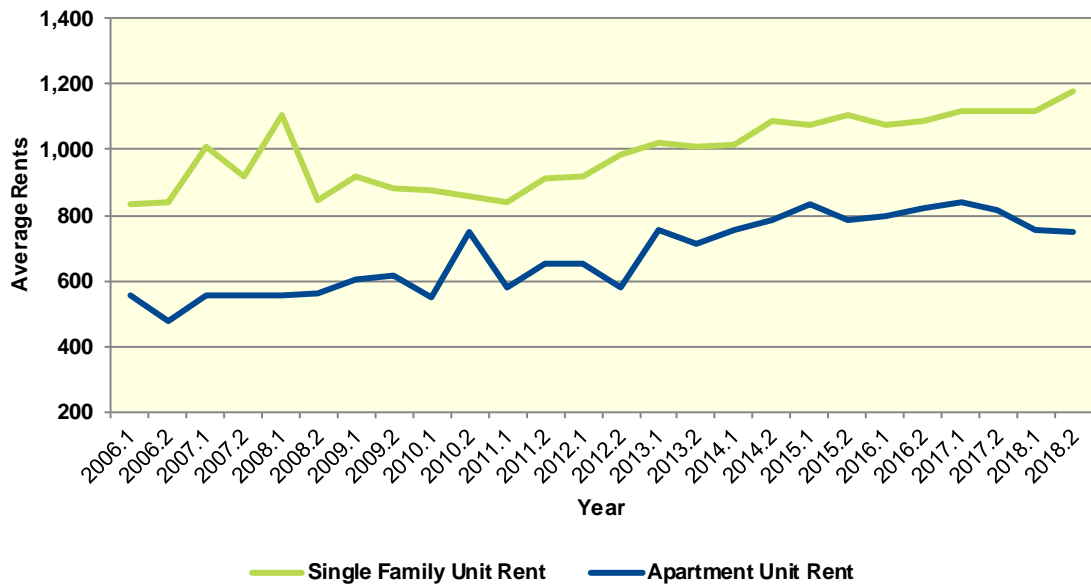


Table II.11.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 584 single family units in Laramie County, with 20 of them available. This translates into a vacancy rate of 3.4 percent in Laramie County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 3,320 apartment units reported in the survey, with 115 of them available, which resulted in a vacancy rate of 3.5 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.11.51			
Rental Vacancy Survey by Type			
Laramie County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	584	20	3.4%
Apartments	3,320	115	3.5%
Mobile Homes	471	20	4.2%
"Other" Units	35	1	2.9%
Don't Know	1,360	25	1.8%
Total	5,909	185	3.1%

Table II.11.52 reports units by bedroom size. As can be seen there were 1,030 two-bedroom apartment units and 382 three bedroom units. Overall, the 1,203 two-bedroom units accounted for 20.4 percent of all units, and the 825 three bedroom units accounted for 14.0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 2,968 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.11.52							
Rental Units by Number of Bedrooms							
Laramie County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	1	1	13	0	0	.	15
One	14	19	739	0	0	.	772
Two	82	70	1,030	7	14	.	1,203
Three	211	26	382	199	7	.	825
Four	48	0	68	1	3	.	120
Five	21	0	0	0	0	.	21.0
Don’t Know	207	23	1,088	264	11	1,360	2,968
Total	584	139	3,320	471	35	1,360	5,909

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.11.53, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.11.53							
Available Rental Units by Number of Bedrooms							
Laramie County							
2018b Survey of Rental Properties							
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	20	0	0	.	20
Two	3	4	23	0	0	.	30
Three	7	2	4	0	1	.	14
Four	2	0	0	0	0	.	2
Five	2	0	0	0	0	.	2
Don’t Know	6	-2	67	20	0	25	116.0
Total	20	4	115	20	1	25	185

Table II.11.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 2.5 percent and three bedroom units had a vacancy rate of 2.5 percent.

Table II.11.54							
Vacancy Rates by Number of Bedrooms							
Laramie County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0.0%	0.0%	7.7%	%	%		6.7
One	0.0%	0.0%	2.7%	%	%		2.6
Two	3.7%	5.7%	2.2%	0.0%	0.0%		2.5
Three	3.3%	7.7%	1.0%	0.0%	14.3%		1.7
Four	4.2%	%	0.0%	0.0%	0.0%		1.7
Five	9.5%	%	%	%	%		9.5
Don’t Know	2.9%	0.0%	6.2%	7.6%	0.0%	1.8%	3.9
Total	3.4%	2.9%	3.5%	4.2%	2.9%	1.8%	185

Table II.11.55 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 3.3 percent.

Table II.11.55			
Single Family Units by Bedroom Size			
Laramie County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	1	0	0.0%
One	14	0	0.0%
Two	82	3	3.7%
Three	211	7	3.3%
Four	48	2	4.2%
Don’t know	207	6	2.9%
Total	584	20	3.4%

Table II.11.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 2.2 percent.

Table II.11.56			
Apartment Units by Bedroom Size			
Laramie County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	13	1	7.7%
One	739	20	2.7%
Two	1,030	23	2.2%
Three	382	4	1.0%
Four	68	0	0.0%
Don’t know	1,088	67	6.2%
Total	3,320	115	3.5%

Average market-rate rents by unit type are shown in Table II.11.57. 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.

Table II.11.57						
Average Market Rate Rents by Bedroom Size						
Laramie County						
2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$500	\$.	\$496	\$.	\$.	\$497
One	\$646	\$576	\$645	\$.	\$.	\$637
Two	\$881	\$794	\$786	\$653	\$1,003	\$826
Three	\$1,181	\$962	\$961	\$894	\$1,308	\$1,125
Four	\$1,339	\$.	\$1,079	\$1,125	\$1,795	\$1,361
Five	\$1,620	\$.	\$.	\$.	\$.	\$1620.0
Total	\$1179.3	\$817.4	\$748.2	\$806.7	\$1232.6	\$995.1

Table II.11.58 shows vacancy rates for single family units by average rental rates for Laramie County. The most common rent for single family units was dollars and the units in this price range had a vacancy rate of 3.3 percent.

Table II.11.58			
Single Family Market Rate Rents by Vacancy Status			
Laramie County			
2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	9	0	0.0%
\$750 to \$1,000	80	1	1.2%
\$1,000 to \$1,250	147	5	3.4%
\$1,250 to \$1,500	75	4	5.3%
Above \$1,500	152	5	3.3%
Missing	121	5	4.1%
Total	584	20	3.4%

The average rent and availability of apartment units is displayed in Table II.11.59. The most common rent for apartments was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 2.7 percent.

Table II.11.59 Apartment Market Rate Rents by Vacancy Status Laramie County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	22	0	0.0%
\$500 to \$750	496	29	5.8%
\$750 to \$1,000	733	20	2.7%
\$1,000 to \$1,250	377	6	1.6%
\$1,250 to \$1,500	8	0	0.0%
Above \$1,500	0	0	%
Missing	1,684	60	3.6%
Total	3,320	115	3.5%

Table II.11.60 displays units designed to serve elderly occupants. In the most recent survey there were 139 units designed for elderly occupants, of which 3 units were available, which indicates a vacancy rate of 2.2.

Table II.11.60 Units Designed for Elderly Occupants Laramie County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	139
Available Elderly Units	3
Elderly Vacancy Rate	2.2%

Table II.11.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 9 units, or 4.9 percent of available units are expected to be on the market for less than seven days. An additional 65 units, or 35.1 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 8 units, or 4.3 percent are expected to be on the market for 90 days.

Table II.11.61 Number of Estimated Days to Fill a Vacant unit Laramie County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	9	4.9%
7 to 30 days	65	35.1%
31 to 60 days	11	5.9%
61 to 90 days	42	22.7%
More than 90 days	8	4.3%
Unknown	50	27.0%
Total	185	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.11.62, 107 respondents, or 69.9 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.11.63. There were 794 respondents who included electricity, 975 respondents who included natural gas, 3,604 respondents who included water and sewer and 3,118 respondents included trash collection in the rent.

Table II.11.62 Are there any utilities included with the rent? Laramie County 2018b Survey of Rental Properties	
Response	Respondent
Yes	107
No	46
% Offering Utilities	69.9%

Table II.11.63 Which utilities are included with the rent? Laramie County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	794
Natural Gas	975
Propane	0
Water/Sewer	3,604
Trash Collection	3,118
Cable Television	372
Other	519

Perceived Need for Rental Units

Table II.11.64, shows the number of survey respondents who keep a waiting list. As can be seen 31 respondents said they keep a waitlist, with an estimated 1,482 number of persons on the wait list.

Table II.11.64 Do you keep a waiting list? Laramie County 2018b Survey of Rental Properties	
Response	Respondent
Yes	31
No	128
Waitlist Size	1,482

Table II.11.65, 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, 2,199, or 37.2 percent of units were in good condition and 51 units, or 0.9 percent, were in average condition. Details by unit type and condition are displayed.

Table II.11.65 Condition by Unit Type Laramie County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	0	0.0%
Average	51	0.9%
Good	2,199	37.2%
Excellent	1,801	30.5%
Don't Know	0	0.0%
Total	5,909	100.0%

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.11.66, 10 respondents said they would prefer more single family units, 13 respondents wanted more apartment units, and 32 respondents indicated they would prefer more units of any type.

Table II.11.66 If you had the opportunity to own/manage more units, how many would you prefer Laramie County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	10
Duplex Units	2
Apartments	13
Mobile homes	2
Other	1
All types	32
Total	60

Table, II.11.67, shows the most common answers from the 2018 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 94 respondents, with an average persons per household of 2.7 people. Of new residents to Laramie County, 60.2 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 41.5 percent of respondents owning their residence. The average mortgage payment in Laramie County was \$1,291 and the average rent was \$1,068. When asked if they were satisfied with their current housing, 75.5 percent said they were satisfied with their current housing.

Table II.11.67 Most Replied Response Laramie County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	94
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (22.9%)
Marital status	Married (60.2%)
Primary reason for moving to Wyoming	Other reason (24.5%)
In which industry are you primarily employed	Retired (21.4%)
Highest education level completed	High School Diploma/GED (22.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (23.9%)
Current Housing Characteristics	
Current Residence	Single family home (66.0%)
Do you own or rent	Own (41.5%)
How many bedrooms (Average)	3.1
Average mortgage payment	\$1,291
Average rental payment	\$1,068
Are you satisfied with your current housing	Satisfied with current housing (75.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (70.0%)
Are you seeking to change your housing situation	Seeking different housing (80.0%)
What type of unit are you seeking	Single family home (75.0%)
Type of tenure seeking	Seeking to buy (87.5%)
If own, do you plan on building or buying	Buy an existing unit (50.0%)
Expected buying price	\$150,000 to \$199,999 dollars (100.0%)
Expected building price	\$250,000 to \$299,999 dollars (33.3%)
Expected rental price	\$901 to \$1,000 dollars (100.0%)

For residents who are unsatisfied with their current housing, 70.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 75.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 87.5 percent wanted to buy and 12.5 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$150,000 to \$199,999 dollars 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, 100.0 percent of respondents, anticipated spending \$901 to \$1,000 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or 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. Households with overcrowding are shown in Table II.11.68, below. In 2017, an estimated 1 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	24,412	98.9%	251	1%	26	0.1%	24,689
2017 Five-Year ACS	26,367	98.9%	234	0.9%	49	0.2%	26,650
Renter							
2010 Five-Year ACS	10,914	98.3%	175	1.6%	12	0.1%	35,790
2017 Five-Year ACS	11,625	98.5%	152	1.3%	20	0.2%	11,797
Total							
2010 Five-Year ACS	35,326	98.7%	426	1.2%	38	0.1%	35,790
2017 Five-Year ACS	37,992	98.8%	386	1%	69	0.2%	38,447

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.

There were a total of 38,447 households with incomplete plumbing facilities in 2017, representing 0.2 percent of households in Laramie County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	31,836	35,654	38,372
Lacking Complete Plumbing Facilities	91	136	75
Total Households	31,927	35,790	38,447
Percent Lacking	0.3%	0.4%	0.2%

There were 38,447 households lacking complete kitchen facilities in 2017, compared to 31,927 households in 2000. This was a change from 0.7 percent of households in 2000 to 0.6 percent in 2017.

Table II.11.70			
Households with Incomplete Kitchen Facilities			
Laramie County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	31,718	35,503	38,207
Lacking Complete Kitchen Facilities	209	287	240
Total Households	31,927	35,790	38,447
Percent Lacking	0.7%	0.8%	0.6%

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, 16.5 of households had a cost burden and 10.4 percent had a severe cost burden. Some 25.5 percent of renters were cost burdened, and 18.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.6 percent and a severe cost burden rate of 5.6 percent. Owner occupied households with a mortgage had a cost burden rate of 15.8 percent, and severe cost burden at 7.4 percent.

Table II.11.71									
Cost Burden and Severe Cost Burden by Tenure									
Laramie County									
2010 & 2017 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	11,965	70.6%	3,349	19.8%	1,632	9.6%	10	0.1%	16,956
2017 Five-Year ACS	13,109	76.5%	2,708	15.8%	1,272	7.4%	54	0.3%	17,143
Owner Without a Mortgage									
2010 Five-Year ACS	7,031	90.9%	339	4.4%	209	2.7%	154	2%	7,733
2017 Five-Year ACS	8,249	86.8%	629	6.6%	530	5.6%	99	1%	9,507
Renter									
2010 Five-Year ACS	6,071	54.7%	1,715	15.4%	1,811	16.3%	1,504	13.5%	11,101
2017 Five-Year ACS	5,970	50.6%	3,014	25.5%	2,198	18.6%	615	5.2%	11,797
Total									
2010 Five-Year AC	25,067	70%	5,403	15.1%	3,652	10.2%	1,668	4.7%	35,790
2017 Five-Year ACS	27,328	71.1%	6,351	16.5%	4,000	10.4%	768	2%	38,447

Commuting Patterns

Table II.11.72, shows the place of work by county of residence. In 2010 95.5 percent of residents worked within the county they reside in with 1.5 percent working outside their home county. This compared to 95.7 percent of residents who worked within the county in which they resided and 1.3 percent of residents worked outside their home county.

Table II.11.72 Place of Work Laramie County 2010 & 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	44,198	95.5%	46,434	95.7%
Worked outside county of residence	674	1.5%	622	1.3%
Worked outside state of residence	1,395	3%	1,459	3%
Total	46,267	100.0%	48,515	100.0%

Table II.11.73, shows the aggregate travel time to work based on place of work and residence. In Laramie County the total aggregate travel time was 737,685, with residents working in their home county spending a total of 618,705.

Table II.11.73 Aggregate Travel Time to Work (in Minutes) Laramie County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	599,810	85.2%	618,705	83.9%
Worked outside county of residence	32,335	4.6%	43,180	5.9%
Worked outside State of residence	71,480	10.2%	75,805	10.3%
Aggregate travel time to work (in minutes):	703,620	100.0%	737,685	100.0%

Table II.11.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 703,620 minutes. Residents working within their home county spent an average of 13.3 minutes commuting to work, with those working outside their county of residence spending an average of 69.4 minutes on the commute.

Table II.11.74 Average Travel Time to Work (in Minutes) Laramie County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	13.6	13.3
Worked outside county of residence	48	69.4
Worked outside State of residence	51.2	52
Average travel time to work (in minutes):	15.2	15.2

Table II.11.75, shows the means of transportation to work. In 2017, 81.8 percent of commuters drove alone in a car, truck or van. Only 9.7 percent carpooled, with an additional 0.6 percent taking public transportation. There were also 1,832 persons or 3.8 percent who worked at home.

Table II.11.75 Means of Transportation to Work Laramie County 2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	38,343	82.9%	39,702	81.8%
Car, truck, or van: Carpooled:	4,305	9.3%	4,702	9.7%
Public transportation (excluding taxicab):	319	0.7%	272	0.6%
Taxicab	45	0.1%	40	0.1%
Motorcycle	135	0.3%	36	0.1%
Bicycle	155	0.3%	107	0.2%
Walked	743	1.6%	1,279	2.6%
Other means	444	1%	545	1.1%
Worked at home	1,778	3.8%	1,832	3.8%
Total	46,267	100.0%	48,515	100.0%

Table II.11.76 shows the breakdown of the means of transportation by tenure. In 2017 59.8% percent of commuters owned their home and commuted alone by car, which compares to 61.5% percent in 2010. There were also 10,635 renters who drove alone in 2017 and accounted for 22.3% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.1% percent of the population, which compared to 201 renters, or 0.4 percent taking public of commuters

Table II.11.76				
Means Of Transportation To Work By Tenure				
Laramie County				
2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	27,961	61.5%	28,557	59.8%
Renter	9,934	21.9%	10,635	22.3%
Car, truck, or van - carpooled:				
Owner	2,835	6.2%	3,325	7%
Renter	1,235	2.7%	1,270	2.7%
Public transportation (excluding taxicab):				
Owner	145	0.3%	40	0.1%
Renter	143	0.3%	201	0.4%
Walked:				
Owner	450	1%	506	1.1%
Renter	245	0.5%	667	1.4%
Taxicab, motorcycle, bicycle, or other means:				
Owner	586	1.3%	503	1.1%
Renter	152	0.3%	216	0.5%
Worked at home:				
Owner	1,464	3.2%	1,356	2.8%
Renter	309	0.7%	458	1%
Total:	45,459	100.0%	47,734	100.0%

2018 Laramie County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2018 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.11.77, shows the current CHAS housing problem estimates for the period of 2011-2015. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 5,040 owner occupied and 4,450 renter occupied households experiencing a housing problem.

Table II.11.77			
Households with Housing Problems by Income			
Laramie County			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	1,000	1,700	2,700
30.1-50% HAMFI	1,165	1,535	2,700
50.1-80% HAMFI	1,500	905	2,405
80.1-95% HAMFI	480	170	650
95 – 115% HAMFI	335	65	400
115.1% HAMFI or more	560	75	635
Total	5,040	4,450	9,490
Without Housing Problems			
30% HAMFI or less	190	350	540
30.1-50% HAMFI	875	650	1,525
50.1-80% HAMFI	2,510	2,010	4,520
80.1-95% HAMFI	1,425	750	2,175
95 – 115% HAMFI	2,480	900	3,380
115.1% HAMFI or more	12,995	2,435	15,430
Total	20,475	7,095	27,570
Not Computed			
30% HAMFI or less	110	125	235
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	110	125	235
Total			
30% HAMFI or less	1,300	2,175	3,475
30.1-50% HAMFI	2,040	2,185	4,225
50.1-80% HAMFI	4,010	2,915	6,925
80.1-95% HAMFI	1,905	920	2,825
95 – 115% HAMFI	2,815	965	3,780
115.1% HAMFI or more	13,555	2,510	16,065
Total	25,625	11,670	37,295

Table II.11.78, shows the total estimated housing by tenure for Laramie County. As can be seen, in 2030 there are estimated to be a total of 28,969 owner and 13,953 renter occupied households or a total of 42,922 households. By 2050 there are estimated to be 33,413 owner, 16,204 renter for a total of 49,617 households in Laramie County.

Year	Owner	Renter	Total
2017	26,650	11,797	38,447
2020	26,109	12,563	38,672
2025	27,570	13,267	40,837
2030	28,969	13,953	42,922
2035	30,247	14,595	44,842
2040	31,394	15,181	46,575
2045	32,439	15,716	48,155
2050	33,413	16,204	49,617

Table II.11.79, below shows the incremental housing demand for Laramie County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2017, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 2,319 owner-occupied and 2,156 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Laramie County will see an additional 11,170 households, of which 1,164 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 2,159 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.11.79								
Incremental Housing Demand Forecast								
Laramie County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	47	118	182	241	294	343
30.1-50%	0	0	73	185	286	378	461	538
50.1-80%	0	0	144	363	563	742	906	1,058
80.1-95%	0	0	68	172	267	353	430	503
95.1-115%	0	0	101	255	395	521	636	743
115+%	0	0	487	1,227	1,903	2,509	3,062	3,577
Total	0	0	920	2,319	3,597	4,744	5,789	6,763
Renter								
0-30%	0	143	274	402	521	631	730	821
30.1-50%	0	143	275	404	524	634	734	825
50.1-80%	0	191	367	539	699	845	979	1,101
80.1-95%	0	60	116	170	221	267	309	347
95.1-115%	0	63	122	178	231	280	324	364
115+%	0	165	316	464	602	728	843	948
Total	0	766	1,470	2,156	2,798	3,384	3,919	4,407
Total								
0-30%	0	143	321	519	704	871	1,024	1,164
30.1-50%	0	143	348	588	810	1,011	1,195	1,364
50.1-80%	0	191	511	901	1,262	1,588	1,885	2,159
80.1-95%	0	60	184	342	488	619	739	850
95.1-115%	0	63	223	433	627	801	960	1,107
115+%	0	165	803	1,690	2,505	3,237	3,905	4,525
Total	0	766	2,390	4,475	6,395	8,128	9,708	11,170

Table II.11.80 shows the Incremental Total Housing Need Forecast for Laramie County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 9,740 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 12,005 owner and 8,905 renter occupied households for a total of 20,910 quality households.

Table II.11.80								
Incremental Total Housing Need Forecast								
Laramie County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	1,040	1,019	1,087	1,158	1,222	1,281	1,334	1,383
30.1-50%	1,212	1,187	1,285	1,396	1,498	1,589	1,672	1,750
50.1-80%	1,560	1,528	1,704	1,923	2,123	2,302	2,466	2,618
80.1-95%	499	489	568	672	767	852	930	1,002
95.1-115%	348	341	449	603	744	870	984	1,091
115+%	582	571	1,069	1,809	2,485	3,092	3,645	4,160
Total	5,242	5,135	6,162	7,561	8,839	9,986	11,031	12,005
Renter								
0-30%	1,719	1,861	1,992	2,120	2,240	2,349	2,449	2,540
30.1-50%	1,552	1,695	1,827	1,955	2,076	2,185	2,285	2,377
50.1-80%	915	1,106	1,282	1,453	1,614	1,760	1,894	2,016
80.1-95%	172	232	288	342	392	439	481	519
95.1-115%	66	129	187	244	297	346	390	430
115+%	76	241	392	540	678	804	919	1,024
Total	4,498	5,264	5,968	6,654	7,296	7,882	8,417	8,905
Total								
0-30%	2,759	2,880	3,079	3,278	3,462	3,630	3,783	3,923
30.1-50%	2,763	2,882	3,112	3,352	3,574	3,775	3,958	4,127
50.1-80%	2,475	2,635	2,986	3,376	3,737	4,063	4,360	4,634
80.1-95%	671	721	855	1,013	1,159	1,291	1,410	1,521
95.1-115%	414	470	637	847	1,041	1,215	1,374	1,521
115+%	658	811	1,461	2,349	3,163	3,896	4,563	5,184
Total	9,740	10,400	12,130	14,215	16,135	17,868	19,448	20,910

2018 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 11,032 loans purchased in Laramie County between 1979 and 2018, with 364 occurring in fiscal 2017. The average home size over the period was 1,079 square feet and 1,109 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1966. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$57,180. The average purchase price in fiscal 2018 was \$187,479. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 36.5 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.**