

City of Laramie

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

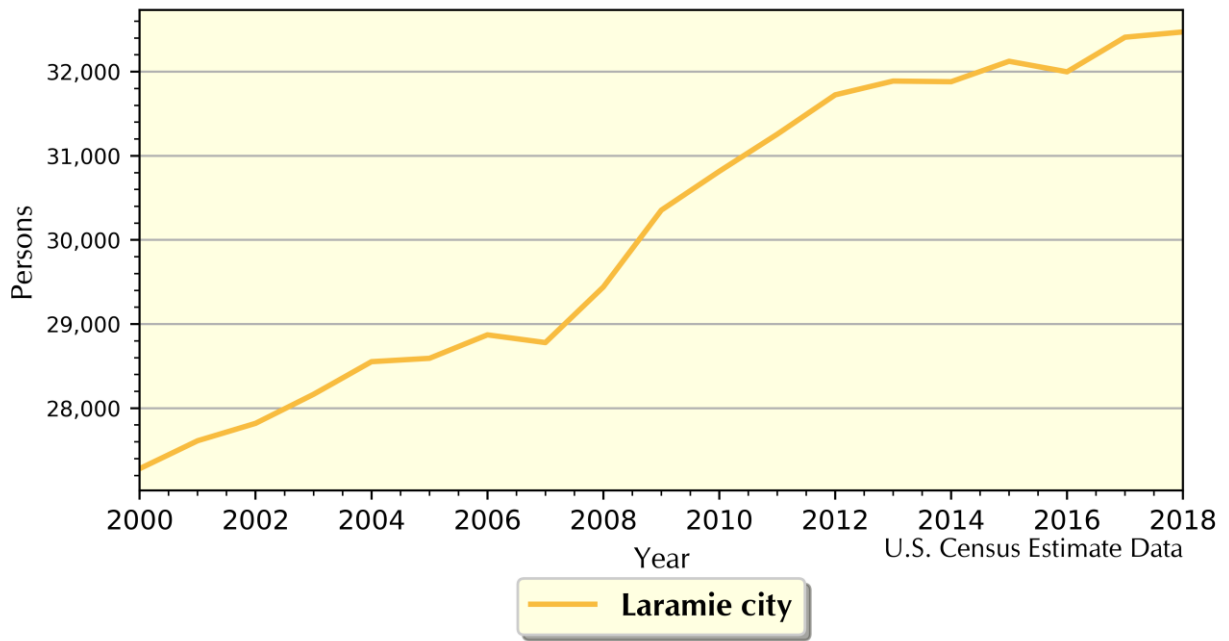
Population Estimates

Table III.15.1 shows the population estimates for the City of Laramie. In 2018, the city's population was 32,473, a 0.2% change from 2017. The population increased 5.4 percent since 2010, from 30,816 people to 32,473 people in 2018. This data is also displayed in Diagram III.15.1 on the following page.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of City of Laramie. Although a city may span several counties, for the county level data pieces, Albany County was selected. For a more in-depth county level view, please refer to Albany County in Volume II of this profile.

Year	Population	Percent Yearly Change
2000	27,281	.
2001	27,613	1.2%
2002	27,820	0.7%
2003	28,165	1.2%
2004	28,553	1.4%
2005	28,593	0.1%
2006	28,872	1.0%
2007	28,780	-0.3%
2008	29,441	2.3%
2009	30,354	3.1%
2010	30,816	1.5%
2011	31,257	1.4%
2012	31,725	1.5%
2013	31,889	0.5%
2014	31,881	0%
2015	32,124	0.8%
2016	31,999	-0.4%
2017	32,410	1.3%
2018	32,473	0.2%

Diagram III.15.1
Population Estimates
City of Laramie



Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver’s licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicates the general direction of population movement.

Table III.15.2 shows in-migration between 2011 and 2019 for City of Laramie by age cohort. Because out-migration is not tracked at the city level, we use county level data from Albany County to display net- and out-migration.

Table III.15.2									
In-Migration by Age Cohort									
City of Laramie									
Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In									
14-17	6	6	9	9	12	8	7	8	11
18-22	147	274	327	322	285	290	299	283	136
23-25	152	161	221	188	196	193	187	171	87
26-35	157	332	379	397	404	360	357	371	184
36-45	101	120	147	167	162	144	138	172	80
46-55	48	95	102	111	95	110	111	118	67
56-65	28	72	77	73	87	108	107	85	54
66 +	20	21	39	33	41	38	62	60	30
Total	586	1,081	1,301	1,300	1,282	1,251	1,268	1,268	649

The shaded areas in Diagram III.15.2 and Diagram III.15.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 450 people entering and the lowest net migration occurred in 2018 with 767 leaving Albany County.

Diagram III.15.2
In-Migration
 City of Laramie
 2011 – 2019 First Half

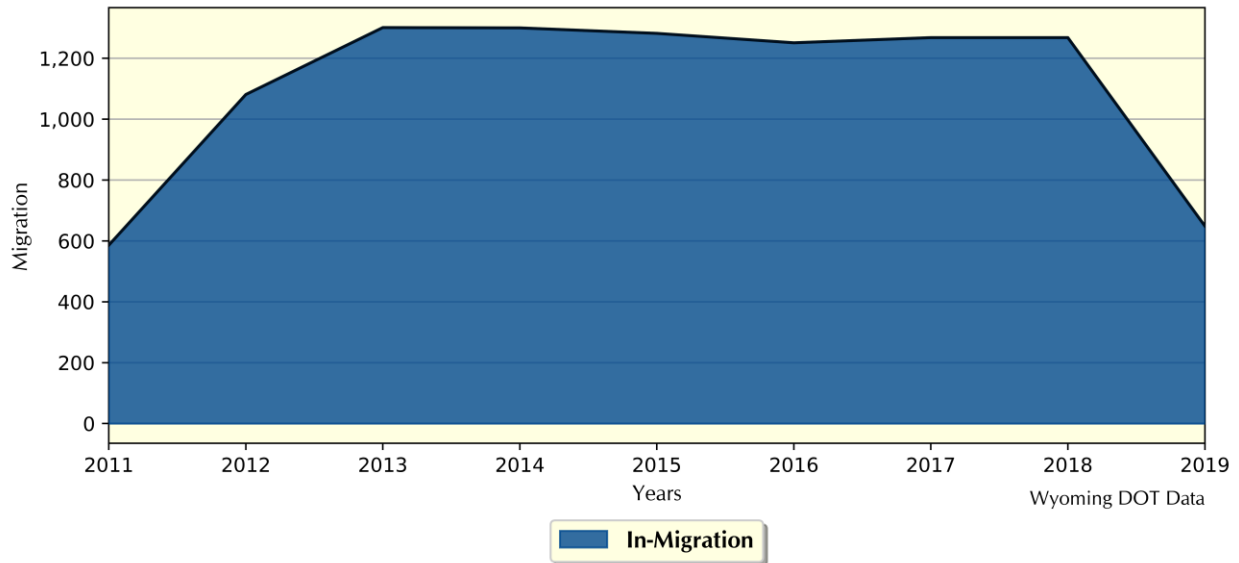


Diagram III.15.3
Migration Trends
 Albany County
 2000 – 2019 First Half

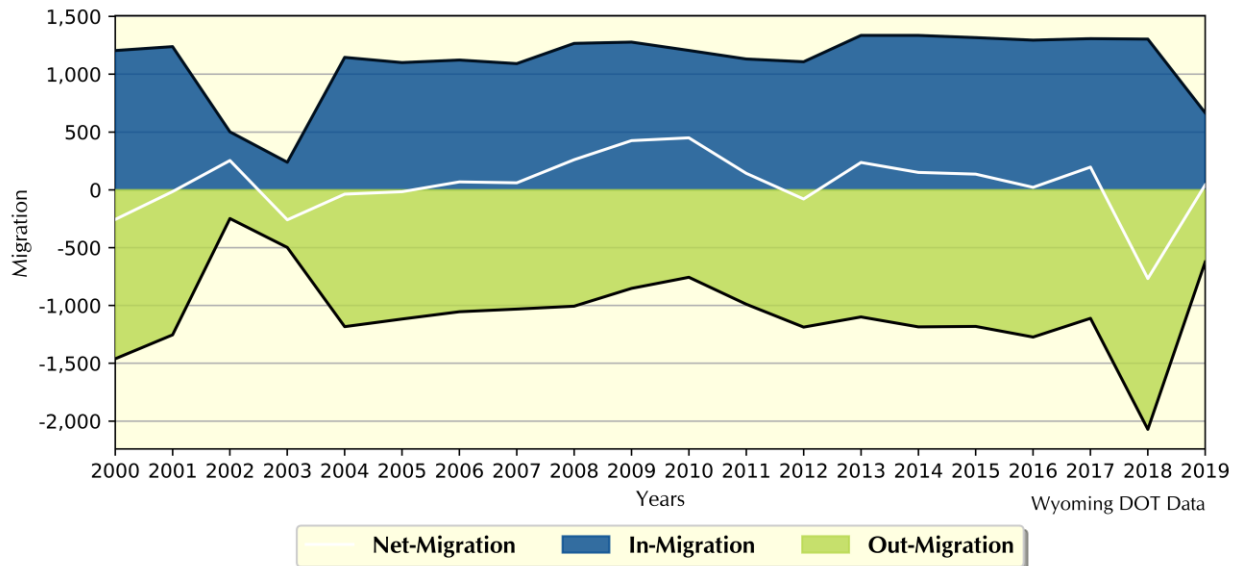


Table III.15.3 shows net-migration for Albany County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 18 to 22, with 96.0 persons entering Albany County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 70 persons leaving Albany County.

Table III.15.3												
Net-Migration by Age Range												
Albany County												
Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	Net											
14-17	6	10	6	6	-4	2	3	6	1	3	-1	7
18-22	161	187	238	158	153	230	228	191	192	211	137	96
23-25	-11	31	33	-23	-58	12	-13	-45	-21	-9	-143	-7
26-35	26	63	75	-34	-120	-19	-49	-38	-169	-48	-411	-70
36-45	56	66	25	31	-36	5	14	37	-5	-11	-140	-16
46-55	45	63	52	21	4	20	-8	-10	21	31	-98	26
56-65	-10	20	19	-9	3	-8	-8	3	27	19	-52	7
66 +	-12	-14	2	-7	-21	-5	-16	-8	-24	1	-59	0
Total	261	426	450	143	-79	237	151	136	22	197	-767	43

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data¹⁵, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then 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. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

The City of Laramie population by race and ethnicity is shown in Table III.15.4. The white population increased by 3.7 percent, representing 88.8 percent of the population in 2017, compared with the black population, which increased by 72.9 percent and accounted for 1.7 percent of the population. The Hispanic population represented 10.4 percent of the population, which increased from 3,202 to 3,788 people between 2010 and 2017, or by 18.3 percent.

Table III.15.4				
Population by Race and Ethnicity				
City of Laramie				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	27,571	89.5%	28,499	88.8%
Black	407	1.3%	540	1.7%
American Indian	207	0.7%	263	0.8%
Asian	996	3.2%	1,001	3.1%
Native Hawaiian/ Pacific Islander	20	0.1%	8	0%
Other	764	2.5%	593	1.8%
Two or More Races	851	2.8%	1,200	3.7%
Total	30,816	100.0%	32,104	100.0%
Non-Hispanic	27,976	90.8%	28,771	89.6%
Hispanic	2,840	9.2%	3,333	10.4%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.15.5. During this time, the total non-Hispanic population was 28,771 persons in 2017. The Hispanic population was 3,333.

Table III.15.5				
Population by Race and Ethnicity				
City of Laramie				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	25,825	92.3%	26,006	90.4%
Black	377	1.3%	478	1.7%
American Indian	157	0.6%	258	0.9%
Asian	984	3.5%	982	3.4%
Native Hawaiian/ Pacific Islander	16	0.1%	8	0%
Other	44	0.2%	97	0.3%
Two or More Races	573	2.0%	942	3.3%
Total Non-Hispanic	27,976	100.0%	28,771	100.0%
Hispanic				
White	1,746	61.5%	2,493	74.8%
Black	30	1.1%	62	1.9%
American Indian	50	1.8%	5	0.2%
Asian	12	0.4%	19	0.6%
Native Hawaiian/ Pacific Islander	4	0.1%	0	0%
Other	720	25.4%	496	14.9%
Two or More Races	278	9.8%	258	7.7%
Total Non-Hispanic	2,840	100.0	3,333	100.0%
Total Population	30,816	100.0%	32,104	100.0%

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.15.6, between 2000 and 2010, the institutionalized population changed -41.4 percent in City of Laramie, from 133 people in 2000 to 78 in 2010. The non-institutionalized population changed -5.9%, from 2,229 in 2000 to 2,098 in 2010.

Table III.15.6					
Group Quarters Population					
City of Laramie					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	32	24.1%	0	0%	-100.0%
Juvenile Facilities	.	.	8	10.3%	.
Nursing Homes	101	75.9%	70	89.7%	-30.7%
Other Institutions	0	0%	0	0%	0%
Total	133	100.0%	78	100.0%	-41.4%
Non-Institutionalized					
College Dormitories	2,157	96.8%	1,986	94.7%	-7.9%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	72	3.2%	112	5.3%	55.6%
Total	2,229	100.0%	2,098	100.0%	-5.9%
Group Quarters Population	2,362	100.0%	2,176	100.0%	-7.9%

Foreign Born Populations

The number of foreign born persons is shown in Table III.15.7. An estimated 1.2 percent of the population was born in Mexico, some 1.0 percent were born in China excluding Hong Kong and Taiwan, and another 0.4 percent were born in U K excluding England Scotland .

Table III.15.7 Place of Birth for the Foreign-Born Population City of Laramie 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	384	1.2%
#2 country of origin	China excluding Hong Kong and Taiwan	322	1.0%
#3 country of origin	U K excluding England Scotland	130	0.4%
#4 country of origin	Germany	110	0.3%
#5 country of origin	India	110	0.3%
#6 country of origin	Nepal	109	0.3%
#7 country of origin	Kenya	93	0.3%
#8 country of origin	Egypt	72	0.2%
#9 country of origin	Saudi Arabia	68	0.2%
#10 country of origin	Ghana	59	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.15.8. An estimated 1.6 percent (484 people) of the population speaks Spanish at home, followed by 0.6 percent (175 people) speaking Other Indo-European languages

Table III.15.8 Limited English Proficiency and Language Spoken at Home City of Laramie 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	484	1.6%
#2 LEP Language	Other Indo-European languages	175	0.6%
#3 LEP Language	Chinese	125	0.4%
#4 LEP Language	Arabic	65	0.2%
#5 LEP Language	Other Asian and Pacific Island languages	55	0.2%
#6 LEP Language	Other and unspecified languages	38	0.1%
#7 LEP Language	Korean	17	0.1%
#8 LEP Language	French, Haitian, or Cajun	5	0%
#9 LEP Language	German or other West Germanic languages	4	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.15.9. The disability rate for females was 10.1 percent, compared to 8.0 percent for males. The disability rate grew precipitously higher with age, with 49.1 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	88	4.7%	35	2.2%	123	3.5%
18 to 34	460	5.3%	445	6.0%	905	5.6%
35 to 64	453	11.1%	491	12.0%	944	11.6%
65 to 74	164	25.0%	223	27.7%	387	26.5%
75 or Older	173	38.1%	349	57.2%	522	49.1%
Total	1,338	8.0%	1,543	10.1%	2,881	9.0%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.15.10. Some 4.2 percent have an ambulatory disability, 3.0 percent have an independent living disability, and 1.3 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	893	2.8%
Vision disability	687	2.2%
Cognitive disability	1,314	4.3%
Ambulatory disability	1,282	4.2%
Self-Care disability	384	1.3%
Independent living disability	806	3.0%

Education and Employment

Education and employment data from the City of Laramie 2017 Five-Year ACS is presented in Table III.15.11, Table III.15.12, and Table III.15.13. In 2017, 18,894 people were in the labor force, including 17,946 employed and 948 unemployed people. The unemployment rate for City of Laramie was estimated at 5.0 percent in 2017.

Table III.15.11	
Employment, Labor Force and Unemployment	
City of Laramie 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	17,946
Unemployed	948
Labor Force	18,894
Unemployment Rate	5.0%

Table III.15.12 and Table III.15.13 show educational attainment in City of Laramie. In 2017, 97.1 percent of households had a high school education or greater, including 15.0 percent with a high school diploma or equivalent, 46.1 percent with some college, 21.8 percent with a Bachelor's Degree, and 13.8 percent with a graduate or professional degree.

Table III.15.12	
High School or Greater Education	
City of Laramie 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	13,083
Total Households	13,468
Percent High School or Above	97.1%

Table III.15.13		
Educational Attainment		
City of Laramie 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	847	3.1%
High School or Equivalent	4,050	15.0%
Some College or Associates Degree	12,429	46.1%
Bachelor's Degree	5,885	21.8%
Graduate or Professional Degree	3,726	13.8%
Total Population Above 18 years	26,937	100.0%

ECONOMICS

Labor Force

Table III.15.14 shows the labor force statistics for Laramie city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 1.7 percent. The highest level of unemployment occurred during 1990 rising to a rate of 5.2 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Laramie city increased from 2.8 percent in 2017 to 3.1 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.15.14 Labor Force Statistics Laramie city 1990 - 2018 BLS Data					
Year	City of Laramie				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	741	13,626	14,367	5.2%	5.3%
1991	478	13,502	13,980	3.4%	5.2%
1992	383	13,364	13,747	2.8%	5.6%
1993	342	12,840	13,182	2.6%	5.3%
1994	343	13,651	13,994	2.5%	5.0%
1995	304	14,091	14,395	2.1%	4.8%
1996	263	14,346	14,609	1.8%	4.9%
1997	275	14,176	14,451	1.9%	4.8%
1998	300	14,760	15,060	2.0%	4.7%
1999	268	15,505	15,773	1.7%	4.6%
2000	520	14,917	15,437	3.4%	3.9%
2001	529	15,073	15,602	3.4%	3.8%
2002	503	14,992	15,495	3.2%	4.0%
2003	510	15,334	15,844	3.2%	4.3%
2004	484	16,254	16,738	2.9%	3.8%
2005	445	15,904	16,349	2.7%	3.6%
2006	406	15,305	15,711	2.6%	3.2%
2007	373	15,273	15,646	2.4%	2.8%
2008	398	15,567	15,965	2.5%	3.1%
2009	614	16,063	16,677	3.7%	6.3%
2010	715	17,194	17,909	4.0%	6.4%
2011	676	17,605	18,281	3.7%	5.8%
2012	677	16,727	17,404	3.9%	5.3%
2013	607	16,790	17,397	3.5%	4.7%
2014	556	16,623	17,179	3.2%	4.1%
2015	515	16,803	17,318	3.0%	4.3%
2016	534	17,052	17,586	3.0%	5.3%
2017	470	16,614	17,084	2.8%	4.2%
2018	529	16,414	16,943	3.1%	4.1%

Diagram III.15.4 shows the employment and labor force for Laramie city. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 16,414 persons, with the labor force reaching 16,943, indicating there were a total of 529 unemployed persons.

Diagram III.15.4
Employment and Labor Force

Laramie city
1990 – 2017 BLS Data

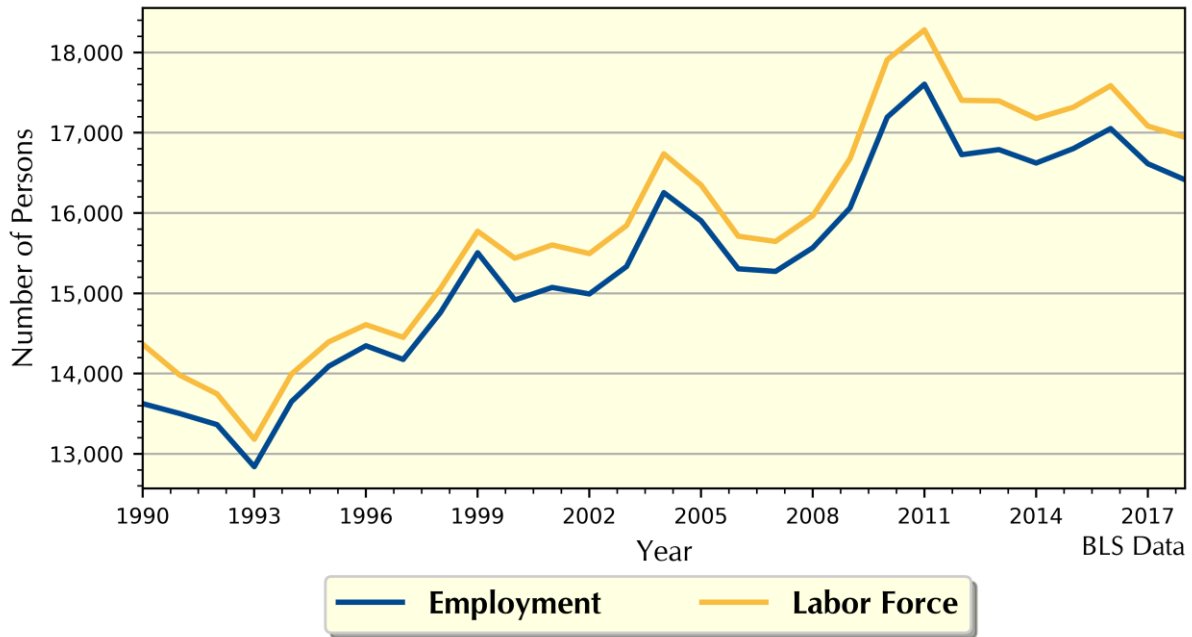
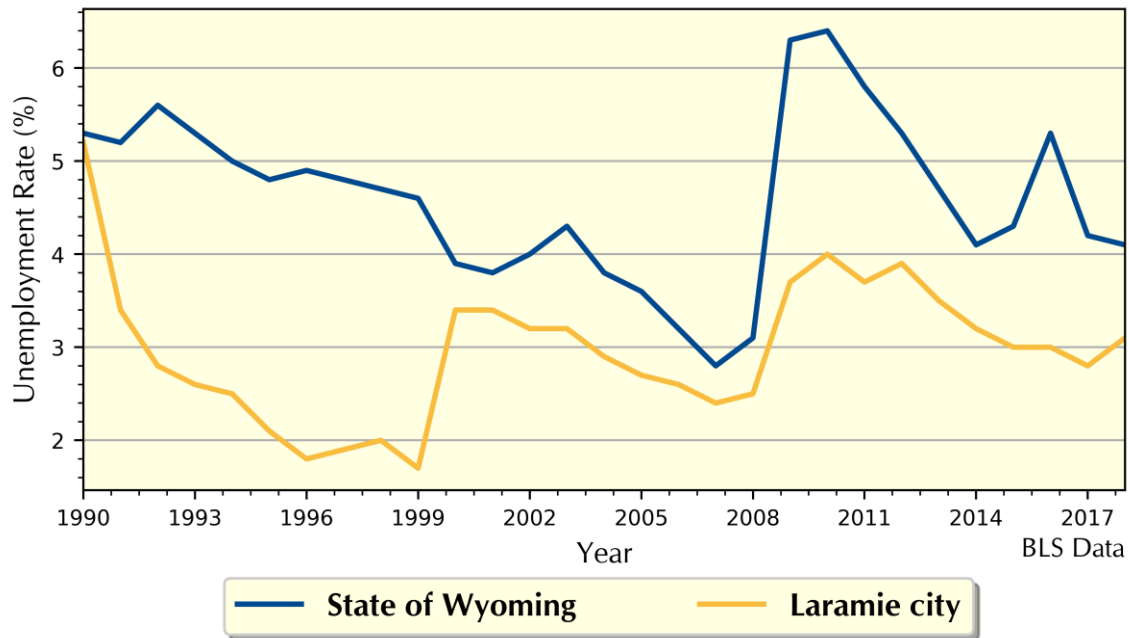


Diagram III.15.5 shows the unemployment rate for both the State and Laramie city. During the 1990's the average rate for Laramie city was 2.6 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.0 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 3.4 percent. Over the course of the entire period the Laramie city had an average unemployment rate that lower than the State, 3.0 percent for Laramie city, versus 4.6 statewide.

Diagram III.15.5
Annual Unemployment Rate
 Laramie city



County Level Earnings and Employment

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 III.15.15 shows the total employment by industry for the Albany County. The most recent estimates show the government and government enterprises industry was the largest employer in Albany County, with employment reaching 8,173 jobs in 2017. Between 2016 and 2017 the utilities industry saw the largest percentage increase, rising by 18.2 percent to 52 jobs.

Table III.15.15
Employment by Industry
Albany County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	516	543	553	552	554	571	573	593	3.5
Forestry, fishing, related activities, and other	113	115	111	123	132	105	112	108.0	-3.6
Mining	151	139	192	215	241	266	232	247	6.5
Utilities	36	37	36	36	38	42	44	52	18.2
Construction	1,134	0	0	943	1,027	1,105	1,177	1,208	2.6
Manufacturing	410	415	409	404	403	457	513	536	4.5
Wholesale trade	198	203	195	215	197	214	228	240	5.3
Retail trade	2,144	2,134	2,087	2,134	2,121	2,154	2,171	2,130	-1.9
Transportation and warehousing	275	282	288	303	299	324	304	333	9.5
Information	201	208	202	203	200	178	192	186	-3.1
Finance and insurance	788	837	822	892	811	849	884	928	5.0
Real estate and rental and leasing	987	1,059	1,075	1,048	1,061	1,093	1,132	1,168	3.2
Professional and technical services	1,402	1,372	1,396	1,367	1,445	1,467	1,419	1,415	-0.3
Management of companies and enterprises	0	0	0	0	0	17	0	0	0
Administrative and waste services	0	0	0	0	0	557	0	0	0
Educational services	621	558	511	524	515	430	409	401	-2.0
Health care and social assistance	1,939	2,014	1,965	1,961	1,901	1,905	1,960	1,866	-4.8
Arts, entertainment, and recreation	440	476	454	460	467	441	490	479	-2.2
Accommodation and food services	1,881	1,936	2,004	2,075	2,109	2,081	2,051	2,054	0.1
Other services, except public administration	882	919	902	926	883	947	976	959	-1.7
Government and government enterprises	8,008	8,124	8,297	8,281	8,204	8,409	8,386	8,173	-2.5
Total	22,700	23,042	22,997	23,207	23,181	23,612	23,902	23,708	-0.8

Table III.15.16 shows the real average earnings per job by industry for Albany County. In 2017, the wholesale trade industry had the highest average earnings reaching 68,668 dollars. Between 2016 and 2017 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 20.9 percent to 20,452 dollars.

Table III.15.16									
Real Earnings Per Job by Industry									
Albany County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	5,073	27,571	17,961	33,903	49,614	47,852	32,878	25,111	-23.6
Forestry, fishing, related activities, and other	10,875	17,227	19,114	14,844	18,445	15,881	16,914	20,452	20.9
Mining	21,867	34,057	32,191	34,291	39,069	33,155	28,224	29,395	4.1
Utilities	102,121	105,536	96,896	99,775	101,587	91,045	85,585	68,082	-20.5
Construction	47,218	0	0	52,265	49,756	54,223	51,896	52,318	0.8
Manufacturing	50,402	49,697	52,263	50,866	51,871	47,726	48,350	48,146	-0.4
Wholesale trade	50,459	47,039	48,418	45,230	55,112	61,270	65,061	68,668	5.5
Retail trade	28,203	28,655	28,338	27,561	28,543	29,134	29,662	28,871	-2.7
Transportation and warehousing	62,554	67,156	63,434	73,951	67,431	64,219	56,192	57,815	2.9
Information	46,026	41,505	39,466	37,066	37,698	36,621	31,732	34,702	9.4
Finance and insurance	45,688	42,092	43,337	41,913	44,945	42,480	42,702	41,438	-3.0
Real estate and rental and leasing	21,092	23,139	22,546	21,834	21,490	21,453	21,279	18,586	-12.7
Professional and technical services	54,107	58,396	58,055	56,478	53,085	53,599	51,301	52,163	1.7
Management of companies and enterprises	0	0	0	0	0	20,820	0	0	0
Administrative and waste services	0	0	0	0	0	28,516	0	0	0
Educational services	35,374	38,141	35,421	34,036	30,671	28,202	26,605	26,085	-2.0
Health care and social assistance	46,102	45,621	45,421	44,447	44,155	45,137	43,223	43,804	1.3
Arts, entertainment, and recreation	9,945	9,924	9,597	7,596	8,752	7,503	6,294	6,731	6.9
Accommodation and food services	18,328	17,997	18,378	18,365	18,591	18,896	19,465	19,740	1.4
Other services, except public administration	33,422	31,479	32,410	30,695	32,720	33,764	34,228	35,342	3.3
Government and government enterprises	60,071	58,553	57,581	61,865	63,311	62,550	62,974	63,903	1.5
Total	43,440	44,179	43,361	44,739	45,552	45,694	44,774	44,739	-0.1

Diagram III.15.6 shows real average earnings per job for Albany County from 1990 to 2017. Over this period the average earning per job for Albany County was 38,274 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.15.6
Real Average Earnings Per Job
 Albany County

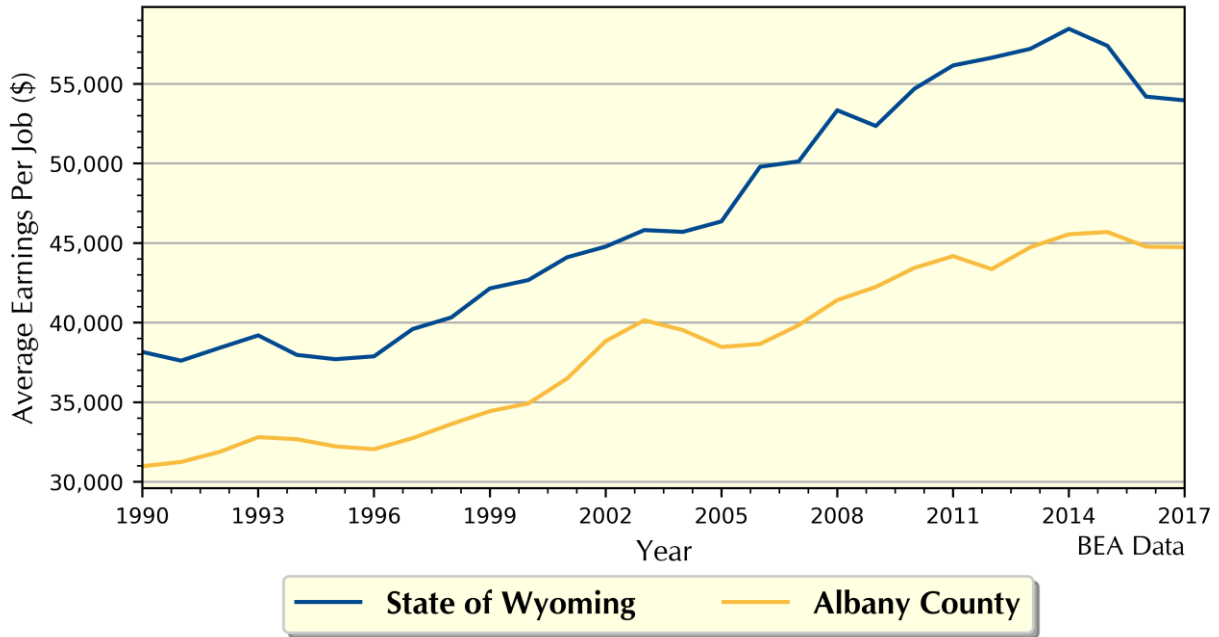
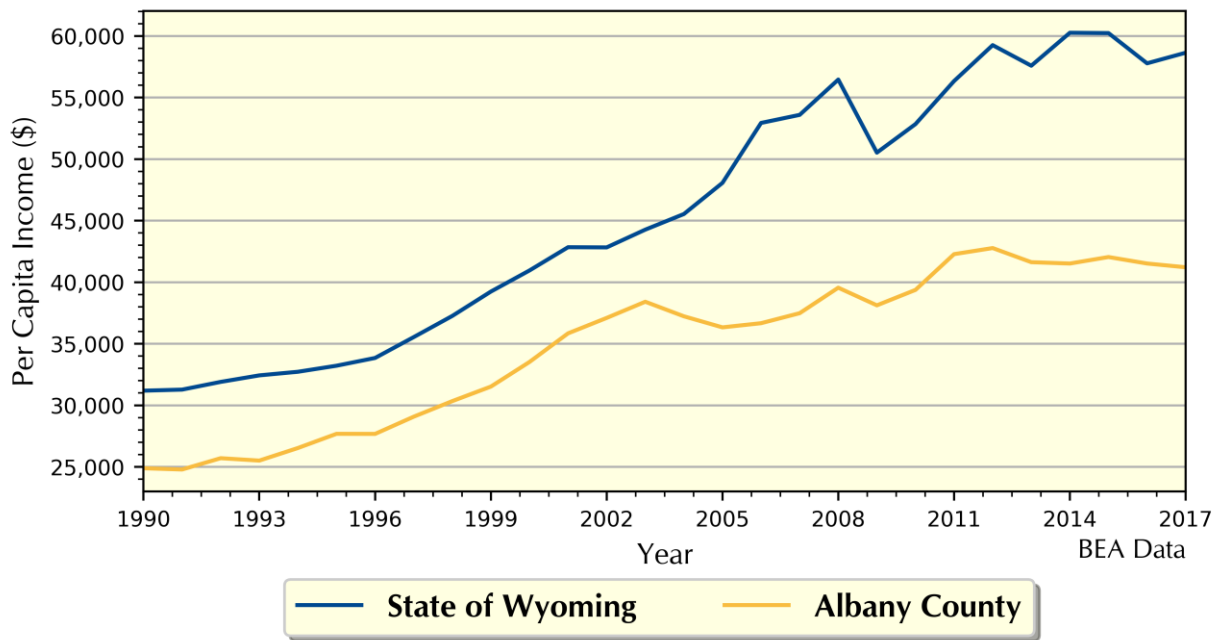


Diagram III.15.7 shows real per capita income for the Albany County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Albany County was 34,868 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.15.7
Real Per Capita Income
 Albany County



Poverty

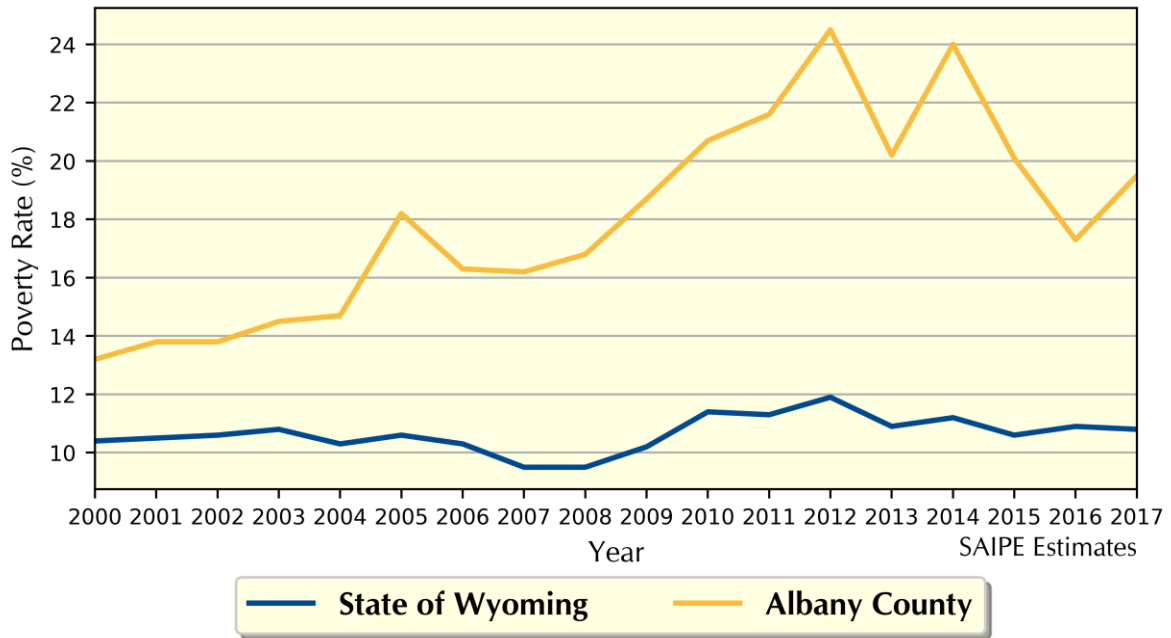
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 7,096 in 2010 to 7,075.0 in 2017, with the poverty rate reaching 19.5 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.15.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.15.8 on the following page.

The rate of poverty for Albany County is shown in Table III.15.18. In 2017, there were an estimated 7,764 people (26.0 percent) living in poverty, compared to 22.6 percent living in poverty in 2000. In 2017, some 4.4 percent of those in poverty were under age 6 and 3.1 percent were 65 or older.

Table III.15.17 Persons in Poverty Albany County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	3,904	13.2%
2001	4,073	13.8%
2002	4,103	13.8%
2003	4,244	14.5%
2004	4,232	14.7%
2005	5,167	18.2%
2006	4,556	16.3%
2007	4,839	16.2%
2008	5,084	16.8%
2009	5,881	18.7%
2010	7,096	20.7%
2011	7,511	21.6%
2012	8,559	24.5%
2013	7,110	20.2%
2014	8,547	24.0%
2015	7,181	20.1%
2016	6,229	17.3%
2017	7,075	19.5%

Table III.15.18 Poverty by Age City of Laramie 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	316	5.6%	343	4.4%
6 to 17	447	8.0%	271	3.5%
18 to 64	4,684	83.4%	6,910	89.0%
65 or Older	171	3.0%	240	3.1%
Total	5,618	100.0%	7,764	100.0%
Poverty Rate	22.6%	.	26.0%	.

Diagram III.15.8
Poverty Rates
Albany County



HOUSING

Housing Production

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 City of Laramie increased from 40 authorizations in 2017 to 51 in 2018.

The real value of single-family building permits increased from 162,295 dollars in 2016 to 172,303 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.15.19, as well as in Diagram III.15.9 and Diagram III.15.10.

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	124	4	4	6	138	88,091	52,219
1981	121	8	19	80	228	81,616	65,520
1982	92	8	28	134	262	71,792	21,945
1983	138	2	103	47	290	71,484	26,259
1984	54	0	47	78	179	84,754	22,710
1985	29	2	0	76	107	117,223	17,215
1986	13	0	0	0	13	80,767	0
1987	11	0	0	8	19	106,881	28,340
1988	11	2	0	0	13	188,434	0
1989	15	0	0	0	15	166,500	0
1990	12	0	4	8	24	150,457	36,755
1991	26	0	0	16	42	132,356	29,853
1992	28	0	16	0	44	160,848	0
1993	28	0	4	0	32	167,027	0
1994	44	0	39	69	152	171,093	39,545
1995	41	4	20	48	113	183,166	44,969
1996	45	2	12	12	71	159,062	66,436
1997	40	4	52	0	96	190,329	0
1998	32	4	4	34	74	193,875	49,255
1999	36	0	12	92	140	218,161	60,611
2000	39	2	0	0	41	185,659	0
2001	58	0	4	144	206	146,277	75,304
2002	80	2	8	0	90	142,990	0
2003	119	2	28	48	197	150,484	57,745
2004	130	2	16	182	330	172,019	53,562
2005	108	0	110	292	510	147,717	81,274
2006	77	6	92	75	250	164,371	77,674
2007	113	0	24	48	185	173,027	81,364
2008	86	0	18	12	116	182,700	69,266
2009	72	0	4	25	101	181,628	73,196
2010	90	0	0	32	122	179,101	67,253
2011	82	0	0	318	400	159,698	75,050
2012	63	0	0	87	150	138,747	58,764
2013	63	2	0	12	77	169,141	86,883
2014	51	0	0	0	51	175,486	0
2015	65	0	0	20	85	160,507	43,295
2016	60	4	0	24	88	162,295	32,003
2017	40	0	0	8	48	172,303	112,230
2018	51	0	0	47	98	196,867	118,059

Diagram III.15.9
Single-Family Permits
 City of Laramie

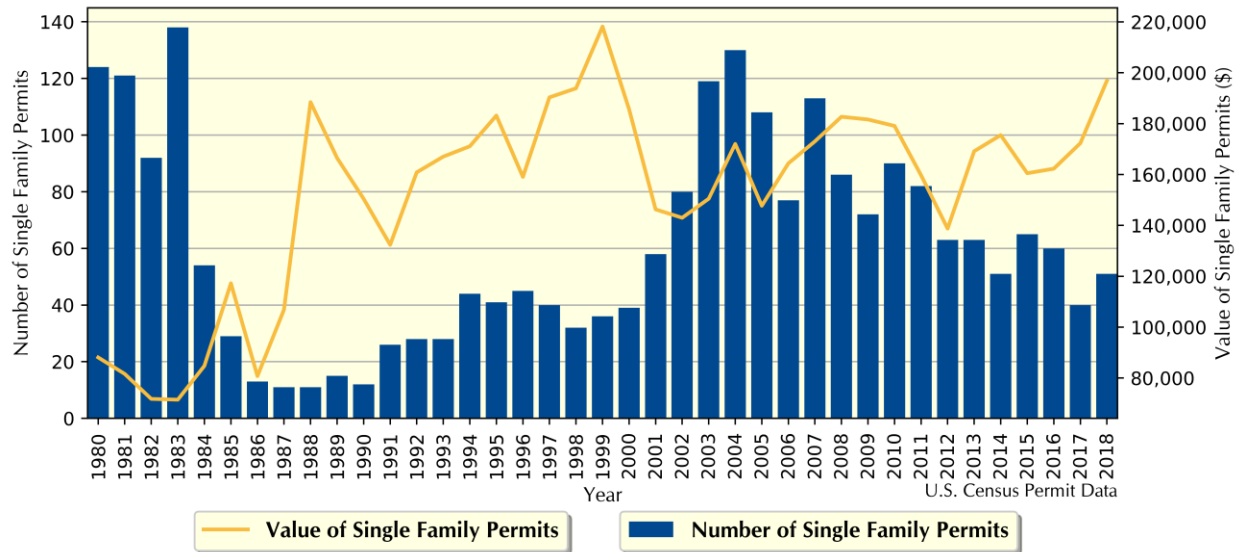
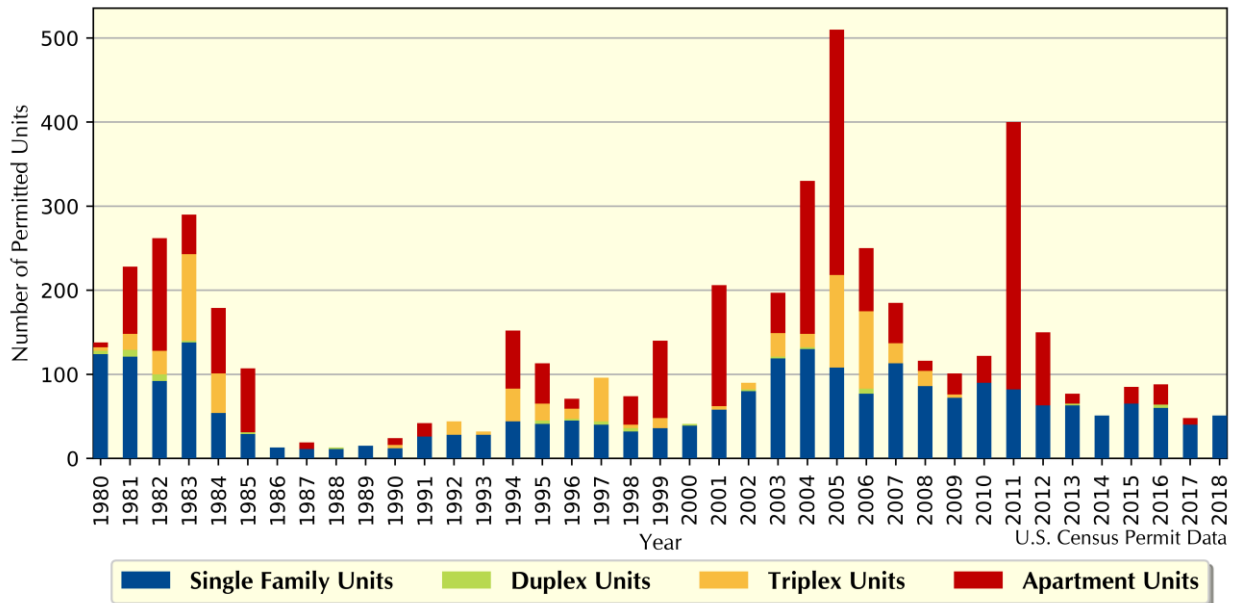


Diagram III.15.10
Total Permits by Unit Type
 City of Laramie



Housing Characteristics

Households by type and tenure are shown in Table III.15.20. Family households represented 44.1 percent of households, while non-family households accounted for 55.9 percent. These changed from 43.6 percent and 56.4 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,843	43.6%	5,944	44.1%
Married-Couple Family	4,418	75.6%	4,825	81.2%
Owner-Occupied	3,228	73.1%	3,502	72.6%
Renter-Occupied	1,190	26.9%	1,323	27.4%
Other Family	1,425	24.4%	1,119	24.0%
Male Householder, No Spouse Present	501	35.2%	501	44.8%
Owner-Occupied	235	46.9%	159	31.7%
Renter-Occupied	266	53.1%	342	68.3%
Female Householder, No Spouse Present	924	64.8%	618	82.6%
Owner-Occupied	398	43.1%	249	40.3%
Renter-Occupied	526	56.9%	369	59.7%
Non-Family Households	7,551	56.4%	7,524	55.9%
Owner-Occupied	2,153	28.5%	1,949	25.9%
Renter-Occupied	5,398	71.5%	5,575	74.1%
Total	13,394	100.0%	13,468	100.0%

Table III.15.21 below shows housing units by type in 2010 and 2017. In 2010, there were 14,178 housing units, compared with 15,104 in 2017. Single-family units accounted for 50.1 percent of units in 2017, compared to 51.1 in 2010. Apartment units accounted for 26.5 percent in 2017, compared to 19.3 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,245	51.1%	7,564	50.1%
Duplex	1,220	8.6%	809	5.4%
Tri- or Four-Plex	1,687	11.9%	1,770	11.7%
Apartment	2,731	19.3%	4,007	26.5%
Mobile Home	1,295	9.1%	943	6.2%
Boat, RV, Van, Etc.	0	0%	11	0.1%
Total	14,178	100.0%	15,104	100.0%

Table III.15.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 15,104 housing units. An estimated 43.5 percent were owner-occupied, and 10.8 percent were vacant.

Table III.15.22				
Housing Units by Tenure				
City of Laramie				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	13,394	93.6%	13,468	89.2%
Owner-Occupied	6,014	44.9%	5,859	43.5%
Renter-Occupied	7,380	55.1%	7,609	56.5%
Vacant Housing Units	913	6.4%	1,636	10.8%
Total Housing Units	14,307	100.0%	15,104	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.15.23. Households earning more than 100,000 dollars per year represented 16.4 percent of households in 2017, compared to 14.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 19.0 percent of households in 2017, compared to 21.6 percent in 2010.

Table III.15.23				
Households by Income				
City of Laramie				
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	2,661	21.6%	2,561	19.0%
\$15,000 to \$19,999	794	6.4%	955	7.1%
\$20,000 to \$24,999	840	6.8%	807	6.0%
\$25,000 to \$34,999	1,455	11.8%	1,613	12.0%
\$35,000 to \$49,999	1,567	12.7%	1,738	12.9%
\$50,000 to \$74,999	1,836	14.9%	2,268	16.8%
\$75,000 to \$99,999	1,390	11.3%	1,313	9.7%
\$100,000 or More	1,775	14.4%	2,213	16.4%
Total	12,318	100.0%	13,468	100.0%

Table III.15.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 9.8 percent of households in 2010 and 18.7 percent of households in 2017. Housing units built in 1939 or earlier represented 15.4 percent of households in 2017 and 16.2 percent of households in 2010.

Table III.15.24				
Households by Year Home Built				
City of Laramie				
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	2,001	16.2%	2,074	15.4%
1940 to 1949	508	4.1%	512	3.8%
1950 to 1959	1,648	13.4%	1,315	9.8%
1960 to 1969	1,506	12.2%	1,314	9.8%
1970 to 1979	2,524	20.5%	2,257	16.8%
1980 to 1989	1,704	13.8%	1,152	8.6%
1990 to 1999	1,219	9.9%	1,559	11.6%
2000 to 2009	1,208	9.8%	2,523	18.7%
2010 or Later	.	.	762	5.7%
Total	12,318	100.0%	13,468	100.0%

The distribution of unit types by race are shown in Table III.15.25. An estimated 55.2 percent of white households occupy single-family homes, while 21.5 percent of black households do. Some 21.8 percent of white households occupied apartments, while 66.7 percent of black households do. An estimated 36.9 percent of Asian, and 42.9 percent of American Indian households occupy single-family homes.

Table III.15.25							
Distribution of Units in Structure by Race							
City of Laramie							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	55.2%	21.5%	42.9%	36.9%	0%	51.4%	28.5%
Duplex	5.0%	2.5%	0%	0%	0%	6.1%	5.8%
Tri- or Four-Plex	11.7%	9.3%	0%	12.8%	0%	0%	23.8%
Apartment	21.8%	66.7%	0%	50.3%	0%	23.2%	32.2%
Mobile Home	6.2%	0%	57.1%	0%	0%	19.3%	9.7%
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 units between 2010 and 2017 are shown in Table III.15.26. By 2017, for rent units accounted for 41.1 percent of vacant units, while for sale units accounted for 5.2 percent. “Other” vacant units accounted for 27.7 percent of vacant units, representing a total of 453 “other” vacant units.

Table III.15.26				
Disposition of Vacant Housing Units				
City of Laramie				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	334	36.6%	672	41.1%
For Sale	101	11.1%	85	5.2%
Rented Not Occupied	26	2.8%	263	16.1%
Sold Not Occupied	29	3.2%	0	0%
For Seasonal, Recreational, or Occasional Use	97	10.6%	163	10.0%
For Migrant Workers	0	0%	0	0%
Other Vacant	326	35.7%	453	27.7%
Total	913	100.0%	1,636	100.0%

Table III.15.27, below shows the number of households in the county by number of bedrooms and tenure. There were 587 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 11.4 percent of total households in City of Laramie. In City of Laramie the 4,197 households with three bedrooms accounted for 30.6 percent of all households, and there were only 837 five-bedroom or more households, which accounted for 20.2 percent of all households.

Table III.15.27				
Households by Number of Bedrooms				
City of Laramie				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	19	587	674	100.0
One	141	1,343	1,727	4.5
Two	962	2,885	4,615	11.4
Three	2,357	1,634	4,197	30.6
Four	1,726	1,015	3,054	27.8
Five or more	654	145	837	20.2
Total	13,468	7,609	15,104	100.0

The age of a structure influences its value. As shown in Table III.15.28, structures built in 1939 or earlier had a median value of, 181,900 while structures built between 1950 and 1959 had a median value of 198,400 and those built between 1990 to 1999 had a median value of 143,200. 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 358,200 and, 492,900 respectively. The total median value in City of Laramie was 210,600.

Table III.15.28 Owner Occupied Median Value by Year Structure Built City of Laramie 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	181,900
1940 to 1949	191,800
1950 to 1959	198,400
1960 to 1969	232,300
1970 to 1979	199,400
1980 to 1989	205,500
1990 to 1999	143,200
2000 to 2009	256,600
2010 to 2013	358,200
2014 or later	492,900
Median Value	210,600

Household mortgage status is reported in Table III.15.29. In, City of Laramie households with a mortgage accounted for 61.7 percent of all households or 3,615 housing units, and the remaining 54.7 percent or 3,207 units had no mortgage. Of those units with a mortgage, 408 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 3,207 or 54.7 percent had no second mortgage or no home equity loan.

Table III.15.29 Mortgage Status City of Laramie 2017 5-Year ACS Data		
Mortgage Status	City of Laramie	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,615	61.7
With either a second mortgage or home equity loan, but not both	408	7.0
Second mortgage only	205	3.5
Home equity loan only	203	3.5
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	3,207	54.7
Housing units without a mortgage	2,244	38.3
Total	5,859	100.0%

Table III.15.30 lists the City of Laramie median rent as \$682 and the median home value as \$210,600.

Table III.15.30 Median Rent City of Laramie 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$682
Median Home Value	\$210,600

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

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 III.15.31. In 2017, an estimated 0.8 percent of households were overcrowded, and an additional 1.8 percent were severely overcrowded.

Table III.15.31 Overcrowding and Severe Overcrowding City of Laramie 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	5,948	99.2%	48	0.8%	0	0%	5,996
2017 Five-Year ACS	5,830	99.5%	29	0.5%	0	0%	5,859
Renter							
2010 Five-Year ACS	6,261	99.0%	12	0.2%	49	0.8%	6,322
2017 Five-Year ACS	7,286	95.8%	75	1.0%	248	3.3%	7,609
Total							
2010 Five-Year ACS	12,209	99.1%	60	0.5%	49	0.4%	12,318
2017 Five-Year ACS	13,116	97.4%	104	0.8%	248	1.8%	13,468

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 7 households with incomplete plumbing facilities in 2017, representing 0.1 percent of households in City of Laramie. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

Table III.15.32		
Households with Incomplete Plumbing Facilities		
City of Laramie		
2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	12,288	13,461
Lacking Complete Plumbing Facilities	30	7
Total Households	12,318	13,468
Percent Lacking	0.2%	0.1%

There were 61 households lacking complete kitchen facilities in 2017, compared to 65 households in 2010. This was a change from 0.5 percent of households in 2010 to 0.5 percent in 2017.

Table III.15.33		
Households with Incomplete Kitchen Facilities		
City of Laramie		
2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	12,253	13,407
Lacking Complete Kitchen Facilities	65	61
Total Households	12,318	13,468
Percent Lacking	0.5%	0.5%

Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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 City of Laramie 17.9 percent of households had a cost burden and 20.6 percent had a severe cost burden. Some 22.7 percent of renters were cost burdened, and 31.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.3 percent and a severe cost burden rate of 2.1 percent. Owner occupied households with a mortgage had a cost burden rate of 15.6 percent, and severe cost burden at 8.6 percent.

Table III.15.34
Cost Burden and Severe Cost Burden by Tenure

City of Laramie
 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	2,648	67.7%	779	19.9%	485	12.4%	0	0%	3,912
2017 Five-Year ACS	2,738	75.7%	565	15.6%	312	8.6%	0	0%	3,615
Owner Without a Mortgage									
2010 Five-Year ACS	1,859	89.2%	124	6.0%	93	4.5%	8	0.4%	2,084
2017 Five-Year ACS	2,079	92.6%	118	5.3%	47	2.1%	0	0%	2,244
Renter									
2010 Five-Year ACS	2,568	40.6%	1,111	17.6%	2,180	34.5%	463	7.3%	6,322
2017 Five-Year ACS	3,051	40.1%	1,724	22.7%	2,412	31.7%	422	5.5%	7,609
Total									
2010 Five-Year ACS	7,075	57.4%	2,014	16.4%	2,758	22.4%	471	3.8%	12,318
2017 Five-Year ACS	7,868	58.4%	2,407	17.9%	2,771	20.6%	422	3.1%	13,468

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.15.35 shows that the HUD estimated MFI for Albany County was \$71,000 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.15.11, illustrates the estimated MFI for 2000 through 2018 in Albany County.

Year	MFI	State of Wyoming MFI
2000	43,000	44,700
2001	43,500	45,500
2002	45,200	47,200
2003	50,600	51,600
2004	53,600	54,500
2005	54,050	55,250
2006	57,400	58,800
2007	56,700	58,800
2008	58,100	59,450
2009	63,200	63,900
2010	67,000	66,100
2011	71,100	66,800
2012	72,100	67,700
2013	74,500	70,000
2014	73,700	71,400
2015	72,500	72,400
2016	69,700	73,300
2017	68,300	74,700
2018	71,000	79,600

Table III.15.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 545 owner-occupied and 1,700 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 425 owner-occupied 2,605 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 7,350 households without a housing problem.

**Diagram III.15.11
Estimated Median Family Income
Albany County vs. Wyoming
HUD Data: 2000 - 2019**

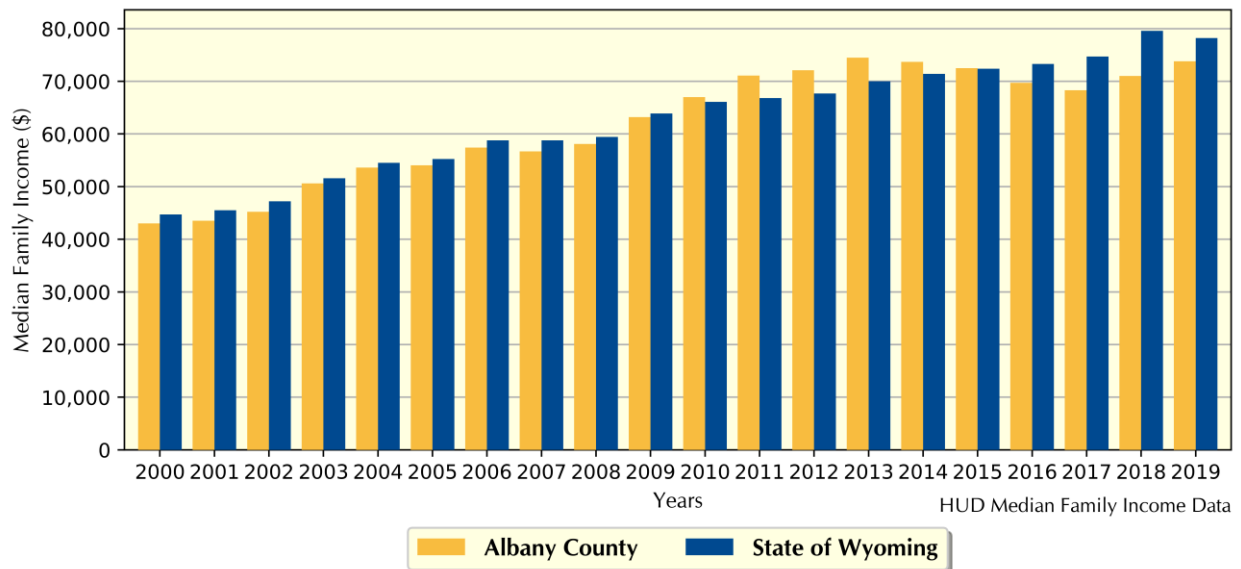


Table III.15.36
Housing Problems by Income and Tenure

City of Laramie
 2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	20	0	15	0	45
Housing cost burden greater than 50% of income (and none of the above problems)	335	45	20	25	0	425
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	80	90	180	125	70	545
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	30	200	620	595	3,035	4,480
Total	459	365	820	760	3,105	5,509
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	20	0	10	0	45
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	170	40	0	0	0	210
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	0	0	25	0	60
Housing cost burden greater than 50% of income (and none of the above problems)	2,290	245	70	0	0	2,605
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	525	815	315	30	15	1,700
Zero/negative income (and none of the above problems)	180	0	0	0	0	180
Has none of the 4 housing problems	110	425	775	790	770	2,870
Total	3,325	1,545	1,160	855	785	7,670
Total						
Lacking complete plumbing or kitchen facilities	15	30	0	10	0	55
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	170	40	0	0	0	210
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	20	0	40	0	105
Housing cost burden greater than 50% of income (and none of the above problems)	2,625	290	90	25	0	3,030
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	605	905	495	155	85	2,245
Zero/negative income (and none of the above problems)	184	0	0	0	0	184
Has none of the 4 housing problems	140	625	1,395	1,385	3,805	7,350
Total	3,784	1,910	1,980	1,615	3,890	13,179

Survey of Rental Properties

From May through June of 2019, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.15.37 presents some basic statistics about the completed surveys.

Table III.15.37 Survey of Rental Properties City of Laramie 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	135	3,219	5.3	172

Table III.15.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 199 single-family units in City of Laramie, with 6 of them available. This translates into a vacancy rate of 3.0 percent in City of Laramie, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 2,633 apartment units reported in the survey, with 146 of them available, which resulted in a vacancy rate of 5.5 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.15.38 Rental Vacancy Survey by Type City of Laramie 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	199	6	3.0%
Apartments	2,633	146	5.5%
Mobile Homes	77	0	0%
"Other" Units	75	1	1.3%
Don't Know	111	15	13.5%
Total	3,219	172	5.3%

Table III.15.39, reports units by bedroom size. As can be seen there were 642 two bedroom apartment units and 178 three bedroom units. Overall, the 783 two bedroom units accounted for 24.3 percent of all units, and the 282 three bedroom units accounted for 8.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,622 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.15.39 Rental Units by Bedroom Size City of Laramie 2019 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	168	0	0	.	171
One	1	307	4	0	.	331
Two	36	642	28	28	.	783
Three	36	178	31	17	.	282
Four	12	14	0	0	.	27
Don't Know	107	1,324	14	30	111	1,622
Total	199	2,633	77	75	111	3,219

Table III.15.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 2.8 percent.

Table III.15.40 Single-Family Units by Bedroom Size City of Laramie 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	36	1	2.8%
Three	36	0	0%
Four	12	0	0%
Don't know	107	5	4.7%
Total	199	6	3.0%

Table III.15.41 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 5.9 percent.

Table III.15.41 Apartment Units by Bedroom Size City of Laramie 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	168	7	4.2%
One	307	8	2.6%
Two	642	38	5.9%
Three	178	22	12.4%
Four	14	1	7.1%
Don't know	1,324	70	5.3%
Total	2,633	146	5.5%

Average market-rate rents by unit type are shown in Table III.15.42. 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 III.15.42 Average Market Rate Rents by Bedroom Size City of Laramie 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$486	\$.	\$.	\$487
One	\$550	\$580	\$480	\$.	\$570
Two	\$892	\$730	\$691	\$810	\$776
Three	\$1,150	\$962	\$793	\$1,200	\$1,053
Four	\$1,400	\$1,040	\$.	\$.	\$1,294
Total	\$1151.2	\$711.3	\$726.7	\$997.5	\$888.5

Table III.15.43 shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.15.43					
Average Assisted Rate Rents by Bedroom Size					
City of Laramie					
2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$544.0	\$0	\$0	\$544.0
Two	\$0	\$653.0	\$600.0	\$0	\$626.5
Three	\$0	\$752.0	\$0	\$0	\$752.0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$1450.0	\$649.7	\$600.0	\$0	\$1174.9

Table III.15.44 shows vacancy rates for single-family units by average rental rates for City of Laramie. The most common rent for single-family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.15.44			
Single-Family Market Rate Rents by Vacancy Status			
City of Laramie			
2019 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	19	1	5.3%
\$750 to \$999	17	0	0%
\$1,000 to \$1,249	66	5	7.6%
\$1,250 to \$1,499	84	0	0%
Above \$1,500	9	0	0%
Missing	4	0	0%
Total	199	6	3.0%

The average rent and availability of apartment units is displayed in Table III.15.45. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 3.6 percent.

Table III.15.45 Apartment Market Rate Rents by Vacancy Status City of Laramie 2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	93	4	4.3%
\$500 to \$749	662	44	6.6%
\$750 to \$999	838	30	3.6%
\$1,000 to \$1,249	110	12	10.9%
\$1,250 to \$1,499	609	38	6.2%
Above \$1,500	0	0	0%
Missing	321	18	5.6%
Total	2,633	146	5.5%

Respondents were asked if utilities are included in the rent and as shown in Table III.15.46, 86 respondents, or 72.9 percent, included some sort of utility in the rent.

Table III.15.46 Are there any utilities included with the rent? City of Laramie 2019 Survey of Rental Properties	
Period	Respondent
Yes	86
No	32
% Offering Utilities	72.9%

The type of utility included in the rent is shown in Table III.15.47. There were 632 respondents who included electricity, 621 respondents who included natural gas, 2,323 respondents who included water and sewer and 2,266 respondents included trash collection in the rent.

Table III.15.47 Which utilities are included with the rent? City of Laramie 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	632
Natural Gas	621
Water/Sewer	2,323
Trash Collection	2,266

Perceived Need for Housing Units

Table III.15.48 shows the number of survey respondents who keep a waiting list. As can be seen 18 respondents said they keep a waitlist, with an estimated 85 number of persons on the wait list.

Table III.15.48 Do you keep a waiting list? City of Laramie 2019A Survey of Rental Properties	
Period	Respondent
Yes	18
No	100
Waitlist Size	85

Table III.15.49 shows the condition of rental units by unit type for City of Laramie. 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 1,727 units were in good condition, or 53.7 percent and 255 units, or 7.9 percent, being in average condition. Details by unit type and condition are displayed.

Table III.15.49 Condition by Unit Type City of Laramie 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	12.0	0.4%
Average	255	7.9%
Good	1,727	53.7%
Excellent	882	27.4%
Don't Know	0	0%
Total	3,219	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 III.15.50, 4 respondents said they would prefer more single family units, 10 respondents wanted more apartment units, and 31 respondents indicated they would prefer more units of any type.

Table III.15.50 If you had the opportunity to own/manage more units, how many would you prefer City of Laramie 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	4
Duplex Units	2
Apartments	10
Mobile homes	1
Other	1
All types	31
Total	49

2018 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 2017 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 III.15.51 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

Table III.15.51 Households with Housing Problems by Income City of Laramie 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	425	3,030	3,455
30.1-50% HAMFI	160	1,115	1,275
50.1-80% HAMFI	200	380	580
80.1-95% HAMFI	125	70.0	195
95 – 115% HAMFI	105	0	105
115.1% HAMFI or more	4	15.0	19
Total	1,019	4,610	5,629
Without Housing Problems			
30% HAMFI or less	30	115	145
30.1-50% HAMFI	205	425	630
50.1-80% HAMFI	615	775	1,390
80.1-95% HAMFI	360	660	1,020
95 – 115% HAMFI	670	370	1,040
115.1% HAMFI or more	2,600	540	3,140
Total	4,480	2,885	7,365
Not Computed			
30% HAMFI or less	4.0	180.0	184
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	4.0	180.0	184
Total			
30% HAMFI or less	459	3,325	3,784
30.1-50% HAMFI	365	1,540	1,905
50.1-80% HAMFI	815	1,155	1,970
80.1-95% HAMFI	485	730	1,215
95 – 115% HAMFI	775	370	1,145
115.1% HAMFI or more	2,604	555	3,159
Total	5,503	7,675	13,178

horizon. As can be seen there were a total of 1,019 owner occupied and 4,610 renter occupied households experiencing a housing problem.

Table III.15.52 shows the total estimated housing by tenure for City of Laramie. As can be seen, in 2030 there are estimated to be a total of 6,454 owner and 8,272 renter occupied households or a total of 14,726 households. By 2050 there are estimated to be 6,946 owner, 8,853 renter for a total of 15,799 households in City of Laramie.

Year	Owner	Renter	Total
2017	5,772	7,712	13,484
2020	6,032	7,786	13,818
2025	6,254	8,040	14,294
2030	6,454	8,272	14,726
2035	6,624	8,474	15,098
2040	6,756	8,635	15,391
2045	6,861	8,759	15,620
2050	6,946	8,853	15,799

Table III.15.53, below shows the incremental housing demand for City of Laramie. 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 682 owner-occupied and 560 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 City of Laramie will see an additional 2,315 households, of which 592 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 346 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.15.53
Incremental Housing Demand Forecast
 City of Laramie
 Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	22.0	40.0	57	71	82	91	98
30.1-50%	0	17.0	32.0	45	57	65	72	78
50.1-80%	0	39.0	71	101	126	146	161	174
80.1-95%	0	23.0	42.0	60	75	87	96	103
95.1-115%	0	37.0	68	96	120	139	153	165
115+%	0	123	228	323	403	466	515	556
Total	0	260	482	682	852	984	1,089	1,174
Renter								
0-30%	0	32.0	142	243	330	400	454	494
30.1-50%	0	15.0	66	112	153	185	210	229
50.1-80%	0	11.0	49	84	115	139	158	172
80.1-95%	0	7.0	31.0	53.0	72	88	100	109
95.1-115%	0	4.0	16.0	27.0	37	44	50	55
115+%	0	5.0	24	40	55	67	76	83
Total	0	74	328	560	762	923	1,047	1,141
Total								
0-30%	0	54.0	182	299	401	482	544	592
30.1-50%	0	32.0	98	158	209	250	282	307
50.1-80%	0	50	121	185	241	285	319	346
80.1-95%	0	30.0	74	113	148	175	196	212
95.1-115%	0	40.0	84	123	157	183	204	220
115+%	0	128	252	363	458	532	591	638
Total	0	334	810	1,242	1,614	1,907	2,136	2,315

Table III.15.54 shows the Incremental Total Housing Need Forecast for City of Laramie. 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 5,701 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 2,243 owner and 5,773 renter occupied households for a total of 8,016 quality households.

Table III.15.54
Incremental Total Housing Need Forecast
 City of Laramie
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	446	467	486	503	517	528	537	544
30.1-50%	168	185	200	213	224	233	240	246
50.1-80%	210	248	281	311	336	356	371	384
80.1-95%	131	154	174	191	206	218	227	235
95.1-115%	110	147	178	206	230	249	263	275
115+%	4	127	232	327	407	470	520	560
Total	1,069	1,329	1,551	1,751	1,921	2,053	2,158	2,243
Renter								
0-30%	3,045	3,077	3,187	3,287	3,375	3,444	3,498	3,539
30.1-50%	1,120	1,135	1,186	1,233	1,273	1,306	1,330	1,349
50.1-80%	382	393	431	466	497	521	539	554
80.1-95%	70.0	77.0	102	124	143	158	170	179
95.1-115%	0	4.0	16.0	27	37	44	50	55
115+%	15.0	20	39	56	70	82	91	98
Total	4,632	4,706	4,960	5,192	5,394	5,555	5,679	5,773
Total								
0-30%	3,490	3,544	3,673	3,790	3,892	3,972	4,035	4,083
30.1-50%	1,288	1,320	1,386	1,446	1,498	1,539	1,571	1,595
50.1-80%	592	641	712	777	832	876	910	937
80.1-95%	201	231	275	315	349	376	397	413
95.1-115%	110	150	194	233	267	293	314	330
115+%	19	148	271	382	478	552	610	657
Total	5,701	6,035	6,511	6,943	7,315	7,608	7,837	8,016