Laramie County

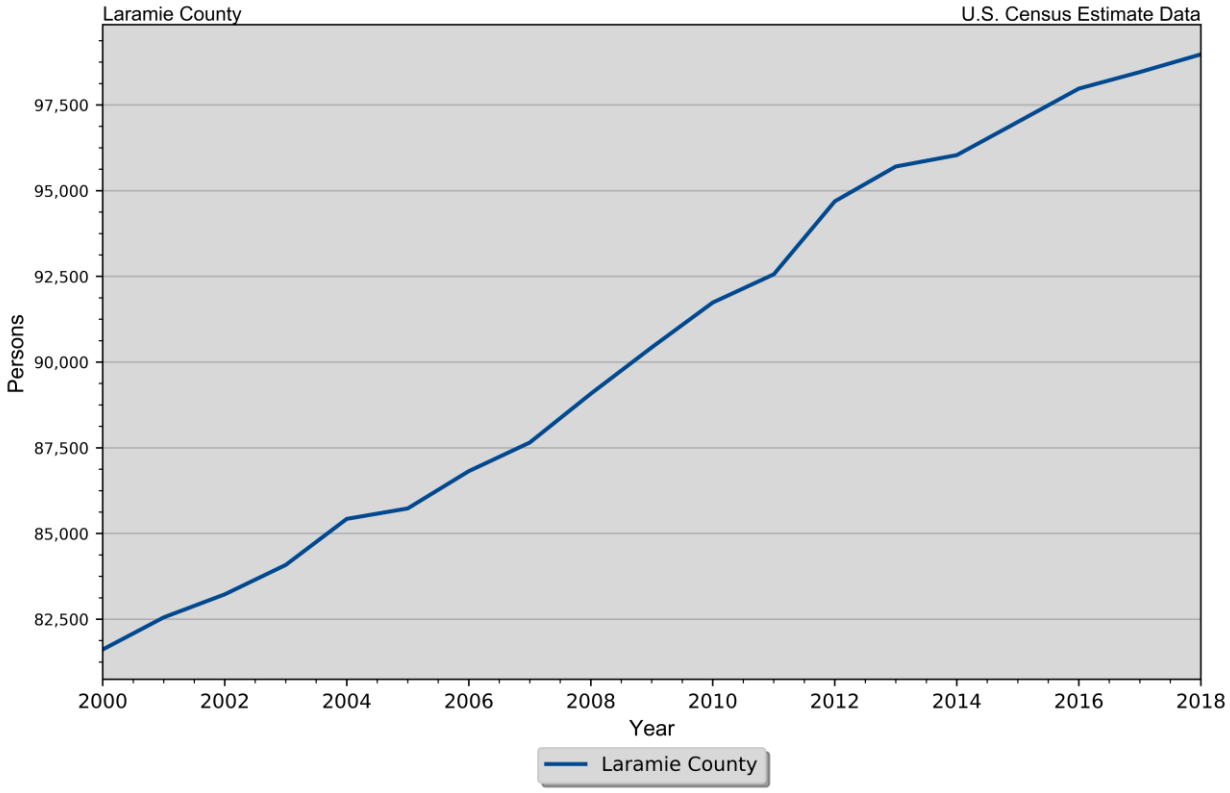
Demographics

The Census Bureau's current census estimates for each year since the 2010 Census are presented in Table II.11.1. The 2018 estimates indicate that the Laramie County's population increased from 91,738 in 2010 to 98,976 in 2018, or by 8.0 percent. The 2018 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2018 Five-year ACS estimates. Population trends for Laramie County since 2000 are displayed below in Diagram II.11.1.

Table II.11.1
Population Estimates
Laramie County
2010-2018 Census Data and Intercensal Estimates

2010 Census	**91,738**
2011 Population Estimate	92,561
2012 Population Estimate	94,690
2013 Population Estimate	95,706
2014 Population Estimate	96,038
2015 Population Estimate	97,006
2016 Population Estimate	97,978
2017 Population Estimate	98,460
2018 Population Estimate	**98,976**

Diagram II.11.1
Population



Population Estimates

The Census Bureau's current estimates indicate that Laramie County's population increased from 91,738 in 2010 to 98,976 in 2018, or by 7.9 percent. This compares to a statewide population change of 2.5 percent over the period. The number of people from 25 to 34 years of age increased by 19.0 percent, and the number of people from 55 to 64 years of age increased by 11.0 percent.

Between 2010 and 2018 the white population increased by 7.0 percent, while the black population increased by 12.9 percent. The Hispanic population increased from 11,978 to 14,644 people between 2010 and 2018 or by 22.3 percent. These data are presented in Table II.11.2.

Table II.11.2
Profile of Population Characteristics
Laramie County vs. State of Wyoming
2010 Census and 2018 Current Census Estimates

Subject	Laramie County			State of Wyoming		
	2010 Census	Jul-18	% Change	2010 Census	Jul-18	% Change
Population	**91,738**	**98,976**	**7.9%**	**563,626**	**577,737**	**2.5%**
			Age			
Under 14 years	18,847	19,320	2.5%	113,371	112,863	-0.4%
15 to 24 years	12,470	12,482	0.1%	78,460	74,279	-5.3%
25 to 34 years	12,355	14,699	19.0%	77,649	77,778	0.2%
35 to 44 years	11,391	12,192	7.0%	66,966	72,713	8.6%
45 to 54 years	13,554	11,528	-14.9%	83,577	64,880	-22.4%
55 to 64 years	11,616	12,891	11.0%	73,513	79,849	8.6%
65 and Over	11,505	15,864	37.9%	70,090	95,375	36.1%
			Race			
White	84,803	90,736	7.0%	529,110	534,943	1.1%
Black	2,401	2,711	12.9%	5,135	7,557	47.2%
American Indian and Alaskan Native	1,082	1,158	7.0%	14,457	15,860	9.7%
Asian	1,061	1,352	27.4%	4,649	6,213	33.6%
Native Hawaiian or Pacific Islander	165.0	133.0	-19.4%	521.0	572.0	9.8%
Two or more races	2,226	2,886	29.6%	9,754	12,592	29.1%
			Ethnicity (of any race)			
Hispanic or Latino	11,978	14,644	22.3%	50,231	58,227	15.9%

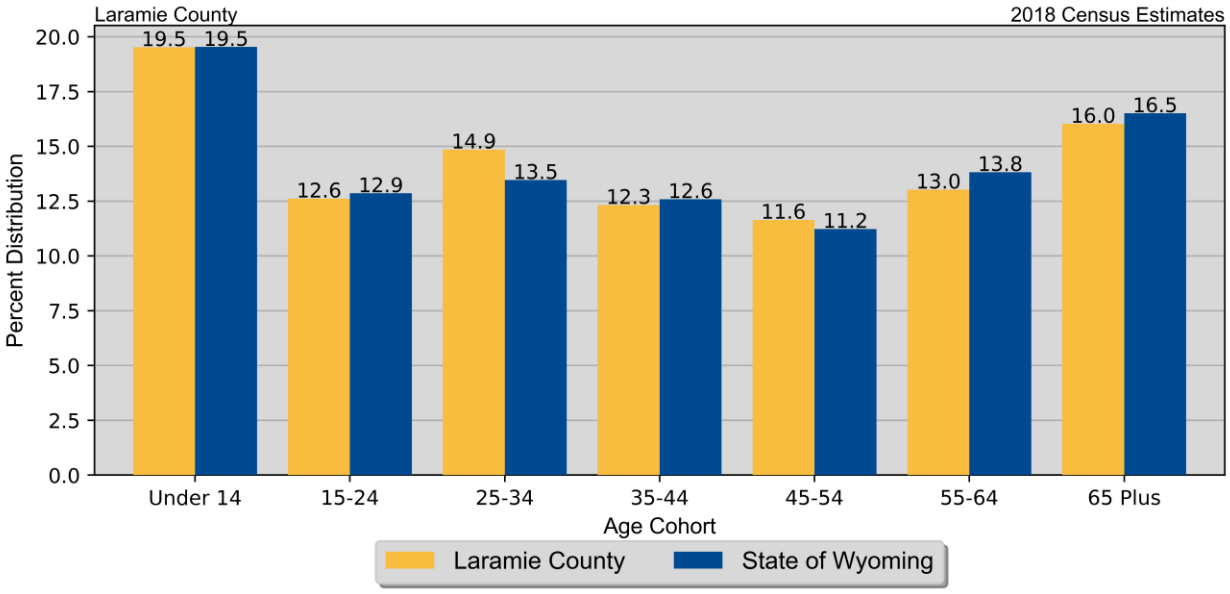
Table II.11.3, presents the population of Laramie County by age and gender from the 2010 Census and 2018 current census estimates. The 2010 Census count showed a total of 45,875 men, who accounted for 50.0 percent of the population, and 45,863 women, representing the remaining 50.0 percent of the population. In 2018 there were 50,170 men, accounting for 50.7 percent of the population and 48,806 women, representing the remaining 49.3 percent of the population.

Table II.11.3
Population by Age and Gender
Laramie County
2010 Census and Current Census Estimates

Age	2010 Census			2018 Current Census Estimates			% Change 10-18
	Male	Female	Total	Male	Female	Total	
Under 14 years	9,646	9,201	18,847	9,971	9,349	19,320	2.5%
15 to 24 years	6,439	6,031	12,470	6,673	5,809	12,482	0.1%
25 to 44 years	6,284	6,071	12,355	7,647	7,052	14,699	19.0%
45 to 54 years	5,893	5,498	11,391	6,356	5,836	12,192	7.0%
55 to 64 years	6,669	6,885	13,554	5,881	5,647	11,528	-14.9%
65 and Over	5,773	5,843	11,616	6,263	6,628	12,891	11.0%
Total	**45,875**	**45,863**	**91,738**	**50,170**	**48,806**	**98,976**	**7.9%**
% of Total	50.0%	50.0%	.	50.7%	49.3%	.	

Diagram II.11.2 displays the percentage of the population by age in Laramie County compared to the state.

Diagram II.11.2
Age Cohorts

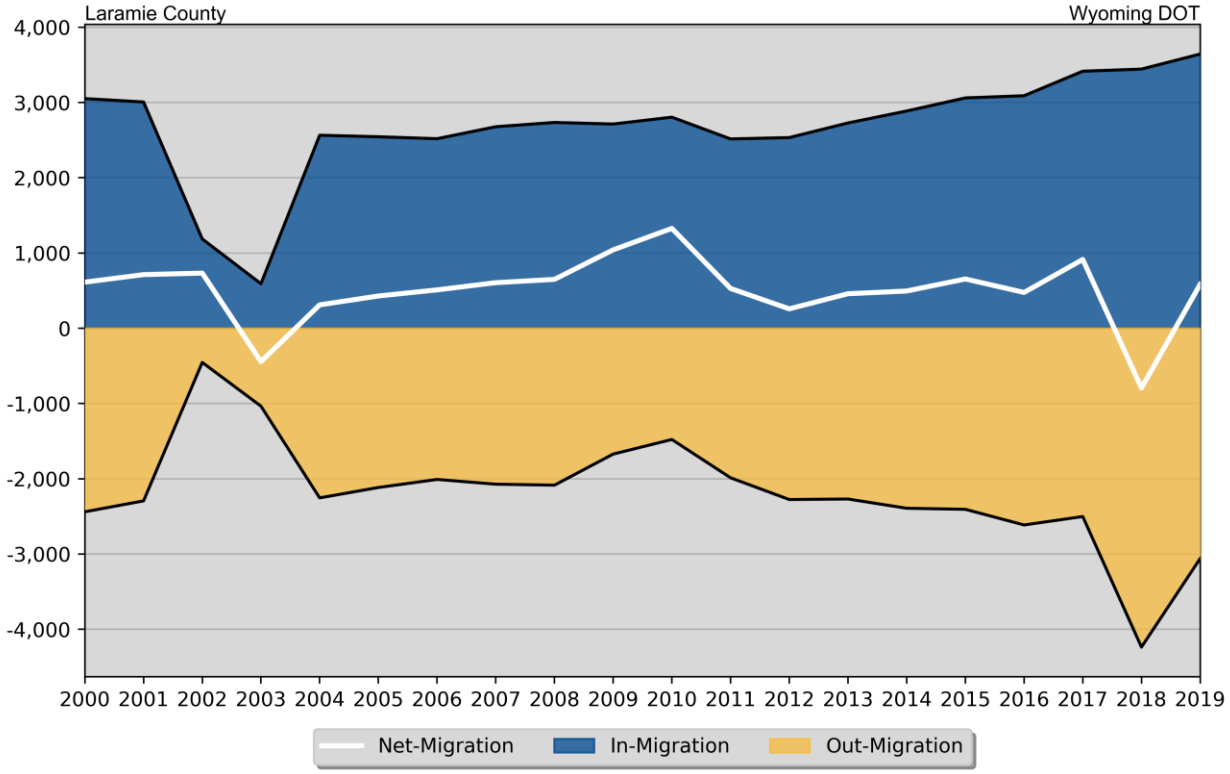


Population Migration Trends

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.

The shaded areas in Diagram II.11.3 represents in and out- migration, with the line depicting net migration. The maximum net migration occurred in 2010 with 1,327 people entering and the lowest net migration occurred in 2018 with 793 leaving Laramie County.

Diagram II.11.3
Migration Trends



The driver's license total exchanges since 2000 for Laramie County are presented in Table II.11.4, and showed a net migration of 10,068 persons over the time period. In 2008, there were a total of 2,735 in-migrations and 2,085 out-migrations, for a net-migration of 650 people. In 2019, there were 3,644 in-migrants, 3,060 out-migrants for a net in-migration of 584 people.

Over the past five years, there was only one year with negative net-migration in Laramie County, which could indicate a generally healthy inflow of people into the county. Since 2015, Laramie County has experienced a net growth of 1,836 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net increase of 584 people in the most recent year.

Table II.11.4
Driver's Licenses Exchanged and Surrendered
Laramie County
WYDOT Data, 2000 – 2019(p)

Year	In-Migrants	Out-Migrants	Net Change
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	1,187	454	733
2003	592	1,035	-443
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
2019	3,644	3,060	584
Total	53,719	43,651	10,068

The WYDOT data also collects gender and age information. Table II.11.5, shows in- and out-migration by gender. In the most recent 2019 data, 42.0 percent of net-migrants, or 245 persons were male, with the remaining 58.0 percent, or 339 persons were female.

Table II.11.5
Migration by Gender
Laramie County
Wyoming DOT Data

Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
In-Migration											
Male	1,277	1,358	1,195	1,184	1,273	1,355	1,410	1,451	1,667	1,623	1,704
Female	1,437	1,447	1,321	1,350	1,455	1,532	1,651	1,639	1,749	1,821	1,940
Total	**2,714**	**2,805**	**2,516**	**2,534**	**2,728**	**2,887**	**3,061**	**3,090**	**3,416**	**3,444**	**3,644**
Out-Migration											
Male	834	689	957	1,056	1,043	1,096	1,132	1,248	1,168	2,000	1,459
Female	838	789	1,030	1,220	1,226	1,296	1,274	1,366	1,334	2,237	1,601
Total	**1,672**	**1,478**	**1,987**	**2,276**	**2,269**	**2,392**	**2,406**	**2,614**	**2,502**	**4,237**	**3,060**
Net-Migration											
Male	443	669	238	128	230	259	278	203	499	-377	245
Female	599	658	291	130	229	236	377	273	415	-416	339
Total	**1,042**	**1,327**	**529**	**258**	**459**	**495**	**655**	**476**	**914**	**-793**	**584**

Table II.11.6, shows net-migration for Laramie County by age cohort. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 127 persons entering Laramie County. Those in the age range of 16 to 17 had the lowest levels of net migration, with 10 persons leaving Laramie County.

Table II.11.6
Migration by Age Cohort
Laramie County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
						In						
14-17	29	25	31	27	25	30	40	38	42	37	53	37
18-22	332	357	320	314	319	349	356	368	341	390	367	373
23-25	286	319	321	255	283	282	312	336	283	304	293	286
26-35	796	770	819	703	736	766	842	935	943	980	939	1,049
36-45	531	500	514	492	465	463	544	567	541	617	595	639
46-55	458	389	390	408	348	394	395	403	426	428	502	518
56-65	211	232	279	208	238	292	232	272	332	401	402	455
66 +	92	122	131	109	120	152	166	142	182	259	293	287
Total	**2,735**	**2,714**	**2,805**	**2,516**	**2,534**	**2,728**	**2,887**	**3,061**	**3,090**	**3,416**	**3,444**	**3,644**
						Out						
14-17	39	24	18	24	30	37	35	29	30	21	44	47
18-22	248	193	160	200	253	206	219	208	217	234	321	270
23-25	276	215	184	227	237	223	247	221	268	234	353	254
26-35	579	447	418	560	629	659	661	688	751	705	1,177	923
36-45	379	291	302	347	414	400	445	451	472	420	864	592
46-55	286	262	181	308	310	331	357	360	394	375	651	391
56-65	189	157	149	219	273	244	288	293	298	290	518	317
66 +	89	83	66	102	130	169	140	156	184	223	309	266
Total	**2,085**	**1,672**	**1,478**	**1,987**	**2,276**	**2,269**	**2,392**	**2,406**	**2,614**	**2,502**	**4,237**	**3,060**
						Net						
14-17	-10	1	13	3	-5	-7	5	9	12	16	9	-10
18-22	84	164	160	114	66	143	137	160	124	156	46	103
23-25	10	104	137	28	46	59	65	115	15	70	-60	32
26-35	217	323	401	143	107	107	181	247	192	275	-238	126
36-45	152	209	212	145	51	63	99	116	69	197	-269	47
46-55	172	127	209	100	38	63	38	43	32	53	-149	127
56-65	22	75	130	-11	-35	48	-56	-21	34	111	-116	138
66 +	3	39	65	7	-10	-17	26	-14	-2	36	-16	21
Total	**650**	**1,042**	**1,327**	**529**	**258**	**459**	**495**	**655**	**476**	**914**	**-793**	**584**

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 data[31], 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.

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The Laramie County population by race and ethnicity is shown in Table II.11.7. The white population increased by 7.0 percent, representing 88.9 percent of the population in 2018, compared with the black population, which increased by 12.9 percent and accounted for 2.5 percent of the population. The Hispanic population represented 14.5 percent of the population, which increased from 11,978 to 14,644 people between 2010 and 2018, or by 22.3 percent.

Table II.11.7
Population by Race and Ethnicity
Laramie County
2010 Census & 2018 Five-Year ACS

Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	81,205	88.5%	86,891	88.9%
Black	2,248	2.5%	2,411	2.5%
American Indian	878	1.0%	707	0.7%
Asian	976	1.1%	1,090	1.1%
Native Hawaiian/ Pacific Islander	142	0.2%	202	0.2%
Other	3,478	3.8%	2,879	2.9%
Two or More Races	2,811	3.1%	3,512	3.6%
Total	**91,738**	**100.0%**	**97,692**	**100.0%**
Non-Hispanic	79,760	86.9%	83,554	85.5%
Hispanic	11,978	13.1%	14,138	14.5%

The change in race and ethnicity between 2010 and 2018 is shown in Table II.11.8. In 2018 the total non-Hispanic population was 83,554 persons and the Hispanic population was 14,138 persons.

Table II.11.8
Population by Race and Ethnicity
Laramie County
2010 Census & 2018 Five-Year ACS

Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	74,120	92.9%	77,066	92.2%
Black	2,063	2.6%	2,267	2.7%
American Indian	595	0.7%	644	0.8%
Asian	935	1.2%	1,083	1.3%
Native Hawaiian/ Pacific Islander	119	0.1%	110	0.1%
Other	115	0.1%	44	0.1%
Two or More Races	1,813	2.3%	2,340	2.8%
Total Non-Hispanic	**79,760**	**100.0%**	**83,554**	**100.0%**
Hispanic				
White	7,085	59.2%	9,825	69.5%
Black	185	1.5%	144	1.0%
American Indian	283	2.4%	63	0.4%
Asian	41	0.3%	7	0%
Native Hawaiian/ Pacific Islander	23	0.2%	92	0.7%
Other	3,363	28.1%	2,835	20.1%
Two or More Races	998	8.3%	1,172	8.3%
Total Hispanic	**11,978**	**100.0**	**14,138**	**100.0%**
Total Population	**91,738**	**100.0%**	**97,692**	**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 II.11.9, between 2000 and 2010, the institutionalized population changed -71.5 percent in Laramie County, from 2,313 people in 2000 to 659 in 2010. The non-institutionalized population changed -0.2%, from 987 in 2000 to 985 in 2010.

Table II.11.9
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%	-31.0%
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%**

Foreign Born Populations

The number of foreign born persons are shown in Table II.11.10. An estimated 1.4 percent of the population was born in Mexico, some 0.3 percent were born in Philippines, and another 0.2 percent were born in Germany .

Table II.11.10
Place of Birth for the Foreign-Born Population
Laramie County
2018 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,370	1.4%
#2 country of origin	Philippines	250	0.3%
#3 country of origin	Germany	176	0.2%
#4 country of origin	Canada	114	0.1%
#5 country of origin	Korea	110	0.1%
#6 country of origin	India	106	0.1%
#7 country of origin	England	98	0.1%
#8 country of origin	West Indies	71	0.1%
#9 country of origin	China excluding Hong Kong and Taiwan	56	0.1%
#10 country of origin	South Africa	56	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table II.11.11. An estimated 1.7 percent (1,513 people) of the population speaks Spanish at home, followed by 0.1 percent (94 people) speaking Other Indo-European languages .

Table II.11.11
Limited English Proficiency and Language Spoken at Home
Laramie County
2018 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,513	1.7%
#2 LEP Language	Other Indo-European languages	94	0.1%
#3 LEP Language	Tagalog	87	0.1%
#4 LEP Language	French, Haitian, or Cajun	85	0.1%
#5 LEP Language	Chinese	56	0.1%
#6 LEP Language	Arabic	48	0.1%
#7 LEP Language	Other and unspecified languages	46	0.1%
#8 LEP Language	Korean	29	0%
#9 LEP Language	German or other West Germanic languages	26	0%
#10 LEP Language	Other Asian and Pacific Island languages	9	0%

Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table II.11.12, below. The disability rate for females was 12.8 percent, compared to 13.9 percent for males. The disability rate grew precipitously higher with age, with 49.5 percent of those over 75 experiencing a disability.

Table II.11.12
Disability by Age
Laramie County
2018 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	100	3.2%	14	0.5%	114	1.8%
5 to 17	559	6.6%	532	6.6%	1,091	6.6%
18 to 34	752	6.8%	578	5.5%	1,330	6.2%
35 to 64	2,380	13.5%	2,361	13.1%	4,741	13.3%
65 to 74	1,411	33.3%	1,121	25.4%	2,532	29.3%
75 or Older	1,315	54.8%	1,491	45.6%	2,806	49.5%
Total	**6,517**	**13.9%**	**6,097**	**12.8%**	**12,614**	**13.4%**

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table II.11.13. Some 6.3 percent have an ambulatory disability, 4.4 have an independent living disability, and 1.5 percent have a self-care disability.

Table II.11.13
Total Disabilities Tallied: Aged 5 and Older
Laramie County
2018 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	4,905	5.2%
Vision disability	1,789	1.9%
Cognitive disability	4,253	4.8%
Ambulatory disability	5,516	6.3%
Self-Care disability	1,306	1.5%
Independent living disability	3,152	4.4%

Education and Employment

Education and employment data from the Laramie County 2018 Five-Year ACS is presented in Table II.11.14, Table II.11.15, and Table II.11.16. In 2018, 49,621 people were in the labor force, including 46,993 employed and 2,628 unemployed people. The unemployment rate for Laramie County was estimated at 5.3 percent in 2018.

Table II.11.14
Employment, Labor Force and Unemployment
Laramie County
2018 Five-Year ACS Data

Employment Status	2018 Five-Year ACS
Employed	46,993
Unemployed	2,628
Labor Force	**49,621**
Unemployment Rate	5.3%

Table II.11.15 and Table II.11.16 show educational attainment in Laramie County. In 2018, 94.1 percent of households had a high school education or greater, including 27.5 percent with a high school diploma or equivalent, 38.4 percent with some college, 17.1 percent with a Bachelor's Degree, and 9.0 percent with a graduate or professional degree.

Table II.11.15
High School or Greater Education
Laramie County
2018 Five-Year ACS Data

Education Level	Households
High School or Greater	36,878
Total Households	39,179
Percent High School or Above	**94.1%**

Table II.11.16
Educational Attainment
Laramie County
2018 Five-Year ACS Data

Education Level	2018 Five-Year ACS	Percent
Less Than High School	5,980	8.0%
High School or Equivalent	20,626	27.5%
Some College or Associates Degree	28,741	38.4%
Bachelor's Degree	12,823	17.1%
Graduate or Professional Degree	6,750	9.0%
Total Population Above 18 years	**74,920**	**100.0%**

Commuting Patterns

Table II.11.17 shows the place of work by county of residence. In 2010 95.5 percent of residents worked within the county they reside with 1.5 percent working outside their home county. This compares to 95.9 percent of residents in 2018 who worked within the county in which they resided and 1.1 percent of residents worked outside their home county but still within the state.

Table II.11.17
Place of Work
Laramie County
2010 and 2018 Five-Year ACS Data

Place of work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	44,198	95.5%	46,230	95.9%
Worked outside county of residence	674	1.5%	543	1.1%
Worked outside state of residence	1,395	3.0%	1,433	3.0%
Total	**46,267**	**100.0%**	**48,206**	**100.0%**

Table II.11.18 shows the aggregate travel time to work based on place of work and residence. In Laramie County the total aggregate travel time was 729,445 minutes, with residents working in their home county spending a total of 621,695 minutes traveling.

Table II.11.18
Aggregate Travel Time to Work (in Minutes)
Laramie County
2010 & 2018 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	599,810	85.2%	621,695	85.2%
Worked outside county of residence	32,335	4.6%	31,275	4.3%
Worked outside State of residence	71,480	10.2%	76,475	10.5%
Aggregate travel time to work (in minutes):	**703,620**	**100.0%**	**729,445**	**100.0%**

Table II.11.19 shows the average travel time to work based on place of work and residence. In 2018 the overall aggregate travel time was 703,620 minutes. Residents working within their home county spent an average of 13.4 minutes commuting to work, with those working outside their county of residence spending an average of 57.6 minutes on their commute.

Table II.11.19 Average Travel Time to Work (in Minutes) Laramie County 2010 & 2018 Five-Year ACS Data		
Place of Work	**2010 Five-Year ACS**	**2018 Five-Year ACS**
Worked in county of residence	13.6	13.4
Worked outside county of residence	48.0	57.6
Worked outside State of residence	51.2	53.4
Average travel time to work (in minutes):	**15.2**	**15.1**

Table II.11.20 shows the means of transportation to work. In 2018, 81.9 percent of commuters drove alone in a car, truck, or van. Only 9.7 percent carpooled, with an additional 0.5 percent taking public transportation. Also, there were 1,948 persons or 4.0 percent who worked from home.

Table II.11.20 Means of Transportation to Work Laramie County 2010 & 2018 Five-Year ACS Data				
Means	**2010 Five-Year ACS**	**% of Total**	**2018 Five-Year ACS**	**% of Total**
Car, truck, or van: Drove alone	38,343	82.9%	39,476	81.9%
Car, truck, or van: Carpooled:	4,305	9.3%	4,698	9.7%
Public transportation (excluding taxicab):	319	0.7%	262	0.5%
Taxicab	45	0.1%	35	0.1%
Motorcycle	135	0.3%	68	0.1%
Bicycle	155	0.3%	140	0.3%
Walked	743	1.6%	1,106	2.3%
Other means	444	1.0%	473	1.0%
Worked at home	1,778	3.8%	1,948	4.0%
Total	**46,267**	**100.0%**	**48,206**	**100.0%**

Table II.11.21 shows the breakdown of the means of transportation by tenure. In 2018, 60.2 percent of commuters owned their home and commuted alone by car, which compares to 61.5 percent in 2010. There were also 10,409 renters who drove alone in 2018 and accounted for 22.0 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.1 percent of the population, which compares to 212 renters, or 0.4 percent taking public transportation.

Table II.11.21
Means Of Transportation To Work By Tenure
Laramie County
2010 & 2018 Five-Year ACS Data

Tenure	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	27,961	61.5%	28,526	60.2%
Renter	9,934	21.9%	10,409	22.0%
Car, truck, or van - carpooled:				
Owner	2,835	6.2%	3,428	7.2%
Renter	1,235	2.7%	1,182	2.5%
Public transportation (excluding taxicab):				
Owner	145	0.3%	40	0.1%
Renter	143	0.3%	212	0.4%
Walked:				
Owner	450	1.0%	470	1.0%
Renter	245	0.5%	505	1.1%
Taxicab, motorcycle, bicycle, or other means:				
Owner	586	1.3%	555	1.2%
Renter	152	0.3%	152	0.3%
Worked at home:				
Owner	1,464	3.2%	1,415	3.0%
Renter	309	0.7%	519	1.1%
Total:	**45,459**	**100.0%**	**47,413**	**100.0%**

Economics

Labor Force

Table II.11.22 shows labor force statistics for Laramie County between 1990 and 2018. The unemployment rate in Laramie County was 3.9 percent in 2018, with 1,847 unemployed persons and 47,682 in the labor force. The statewide unemployment rate in 2018 was 4.1 percent. In 2018, 45,835 people were employed, 1,847 were unemployed, and the labor force totaled 47,682 people.

Table II.11.22
Labor Force Statistics
Laramie County
1990 - 2018 BLS Data

Year	Laramie County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	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	2,105	46,599	48,704	4.3%	4.1%
2015	1,942	46,726	48,668	4.0%	4.3%
2016	2,031	46,805	48,836	4.2%	5.3%
2017	1,765	46,440	48,205	3.7%	4.2%
2018	1,847	45,835	47,682	3.9%	4.1%

Diagram II.11.4, 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 45,835 persons, with the labor force reaching 47,682, indicating there were a total of 1,847 unemployed persons

Diagram II.11.4
Employment and Labor Force

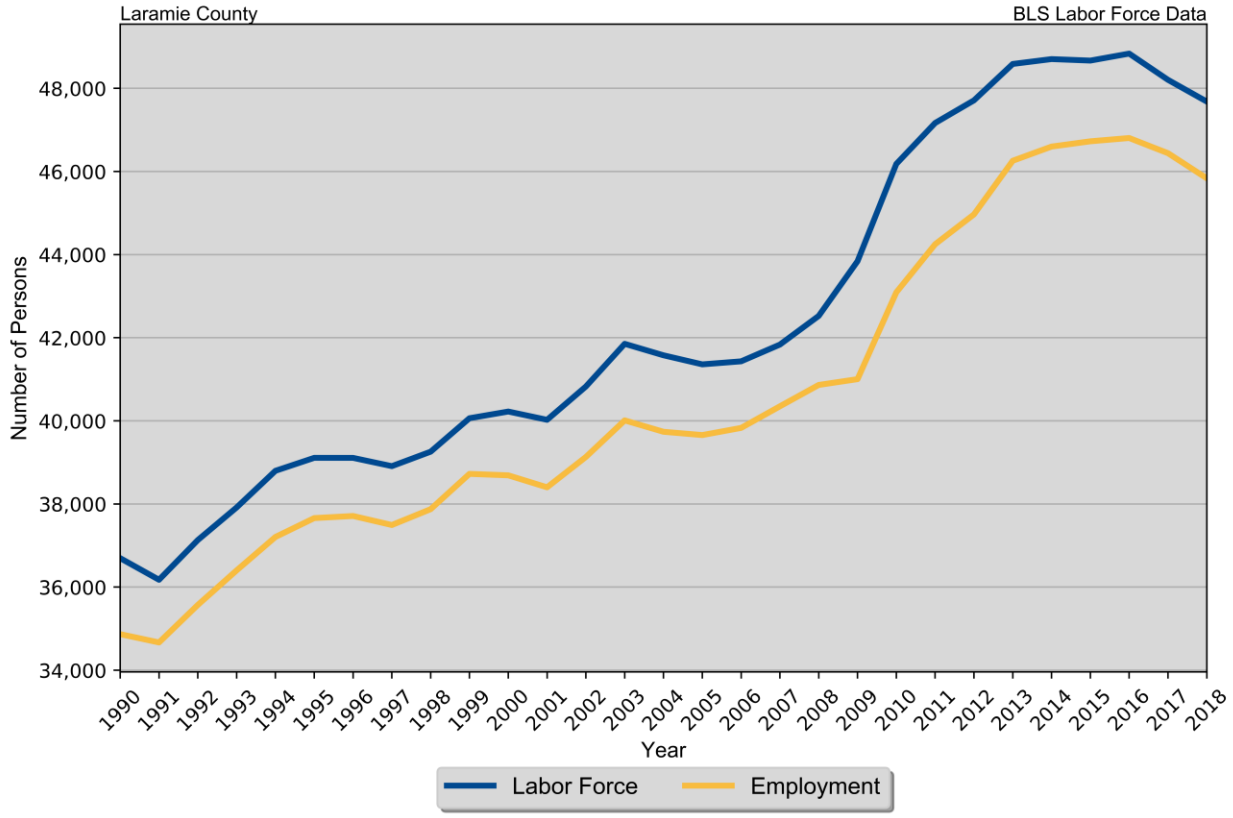
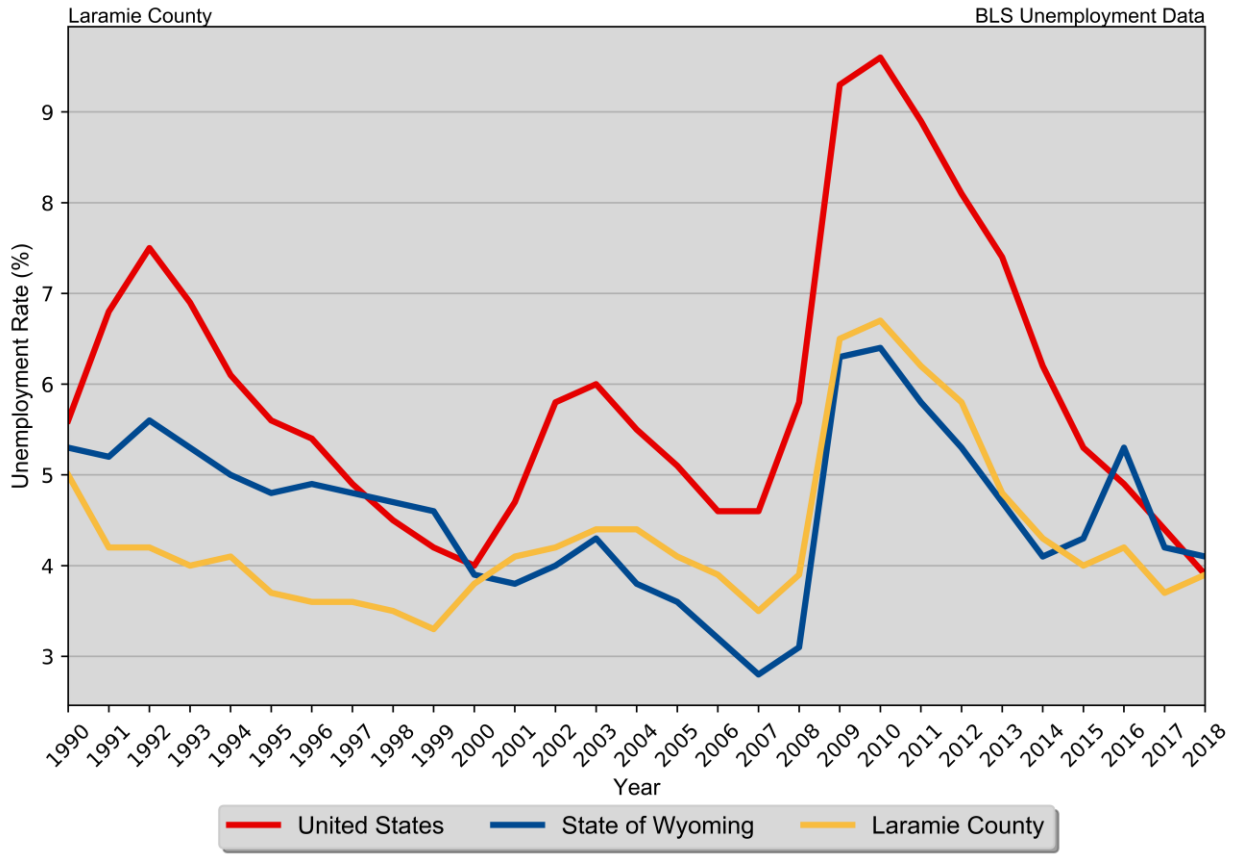


Diagram II.11.5, shows the unemployment rate for both the State and Laramie County. During the 1990's the average rate for Laramie County was 3.9 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.8 percent. Over the course of the entire period the Laramie County had an average unemployment rate lower than the State, 4.4 percent for Laramie County, versus 4.6 statewide.

Diagram II.11.5
Annual Unemployment Rate



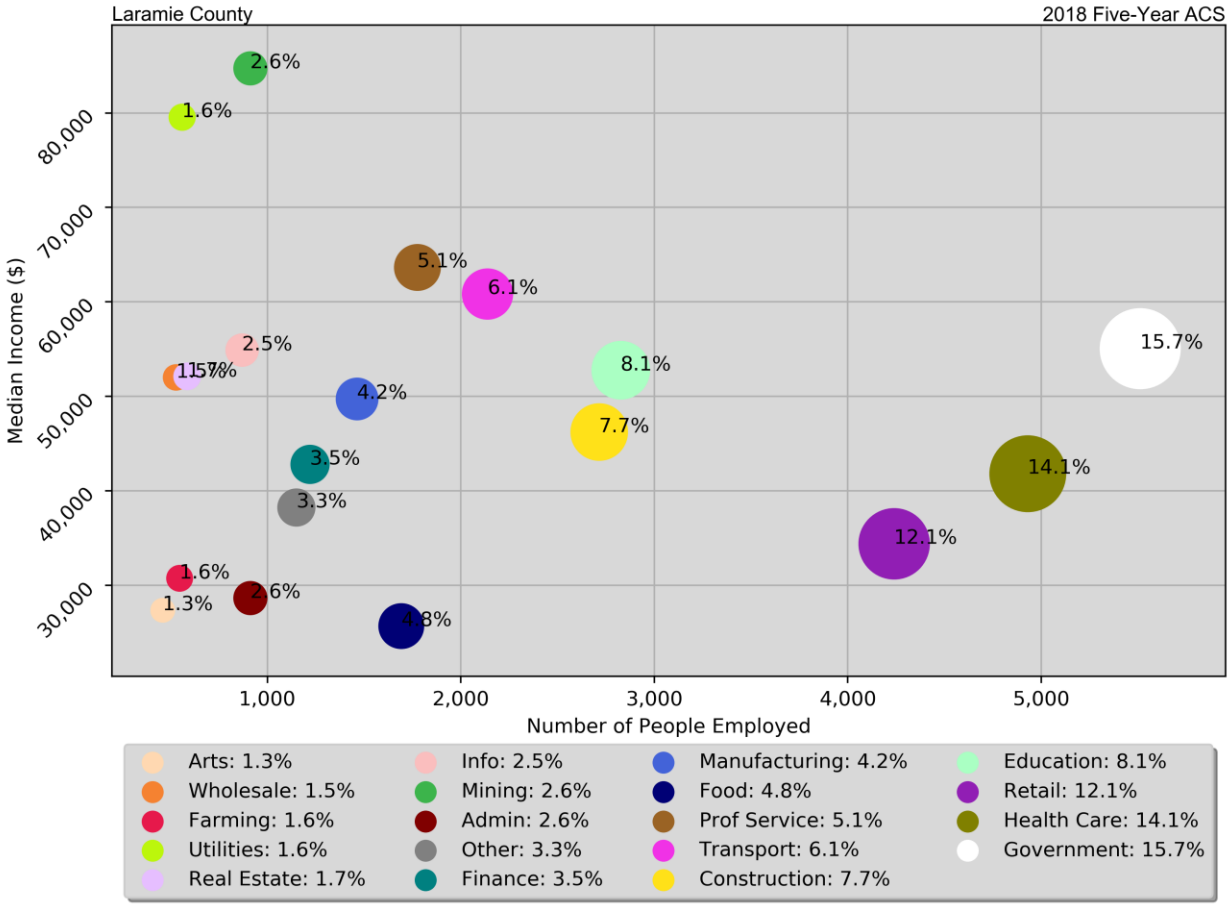
Earnings and Employment by Industry

Table II.11.23 shows earnings and employment by industry in Laramie County as reported by the 2018 five year ACS. This data is also displayed in Diagram II.11.6.

Table II.11.23
Employment by Industry
Laramie County
2018 Five Year ACS Data

Industry	Total Employment	Percent of Employment	Median Earnings
Farming	545	2%	$30,736
Mining	911	3%	$84,753
Construction	2,714	8%	$46,217
Manufacturing	1,462	4%	$49,737
Wholesale	528	2%	$52,000
Retail	4,239	12%	$34,406
Transport	2,137	6%	$60,847
Utilities	558	2%	$79,571
Info	869	2%	$54,899
Finance	1,220	3%	$42,804
Real Estate	585	2%	$52,120
Prof Service	1,774	5%	$63,678
Management	11	0%	$0
Admin	912	3%	$28,671
Education	2,825	8%	$52,779
Health Care	4,929	14%	$41,820
Arts	458	1%	$27,360
Food	1,691	5%	$25,702
Other	1,150	3%	$38,245
Government	5,510	16%	$55,079

Diagram II.11.6
Earnings and Employment by Industry



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 II.11.24, shows total real earnings by industry for Laramie County. In 2018, the government and government enterprises industry had the largest total real earnings ($1,479,170,000). Between 2017 and 2018, the mining industry saw the largest percentage increase of 26.3 percent, to $92,261,000.

Table II.11.24
Real Earnings by Industry
Laramie County
BEA Table CA-5N Data (1,000's of 2018 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	37,602	79,301	42,270	42,894	52,876	31,012	23,386	32,061	26,154	-18.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0
Mining	0	0	0	73,372	63,021	44,556	35,525	73,045	92,261	26.3
Utilities	16,424	17,366	17,248	18,578	20,306	23,614	24,426	23,647	24,352	3.0
Construction	190,803	202,824	227,778	261,999	261,416	261,851	240,488	234,779	247,575	5.5
Manufacturing	115,466	136,679	123,244	136,331	155,078	160,455	148,559	0	148,737	0
Wholesale trade	65,091	67,402	84,343	83,747	88,352	80,041	76,140	84,901	85,880	1.2
Retail trade	218,150	235,896	251,792	235,840	229,057	240,981	239,983	232,508	222,112	-4.5
Transportation and warehousing	250,859	265,844	276,194	281,436	291,485	290,805	255,091	264,372	276,122	4.4
Information	79,469	82,758	86,591	90,412	89,269	91,555	87,349	84,817	83,332	-1.8
Finance and insurance	121,370	118,922	128,524	133,402	136,034	142,129	139,186	135,609	139,595	2.9
Real estate and rental and leasing	69,104	96,283	118,057	118,204	109,928	116,521	110,154	91,512	90,246	-1.4
Professional and technical services	153,061	160,731	171,115	169,211	175,476	178,951	190,612	209,703	219,091	4.5
Management of companies and enterprises	6,785	5,798	7,858	9,236	7,833	0	0	0	0	0
Administrative and waste services	68,443	69,804	75,883	81,065	83,821	79,563	79,463	89,411	97,366	8.9
Educational services	14,687	15,211	15,598	15,361	14,568	13,150	12,265	12,722	12,215	-4.0
Health care and social assistance	273,820	279,367	298,661	285,370	284,491	285,270	294,622	299,939	308,237	2.8
Arts, entertainment, and recreation	8,182	8,633	9,141	0	0	7,909	9,756	12,287	13,266	8.0
Accommodation and food services	91,917	94,942	106,283	125,387	114,782	118,999	119,569	114,059	125,193	9.8
Other services, except public administration	91,383	96,515	100,566	106,269	95,516	95,748	94,805	95,148	98,875	3.9
Government and government enterprises	1,380,850	1,379,654	1,396,534	1,447,149	1,451,184	1,457,631	1,462,855	1,476,127	1,479,170	0.2
Total	**3,298,165**	**3,482,077**	**3,603,904**	**3,728,795**	**3,736,004**	**3,729,836**	**3,654,191**	**3,716,756**	**3,801,286**	**2.3**

Table II.11.25, shows the total employment by industry for the Laramie County. The most recent estimates show the government and government enterprises industry was the largest employer in Laramie County, with employment reaching 17,601 jobs in 2018. Between 2017 and 2018 the mining industry saw the largest percentage increase, rising by 13.0 percent to 1,197 jobs.

Table II.11.25
Employment by Industry
Laramie County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	1,135	1,253	1,334	1,319	1,345	1,369	1,379	1,409	1,371	-2.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0
Mining	0	0	0	649	922	956	945	1,059	1,197	13.0
Utilities	143	142	146	155	173	204	214	195	191	-2.1
Construction	3,553	3,728	3,896	4,393	4,328	4,364	4,149	4,080	4,257	4.3
Manufacturing	1,609	1,669	1,551	1,588	1,575	1,596	1,565	0	1,574	0
Wholesale trade	1,008	1,062	1,176	1,227	1,393	1,463	1,262	1,274	1,251	-1.8
Retail trade	6,659	6,740	6,767	7,028	6,838	7,160	7,194	6,979	6,721	-3.7
Transportation and warehousing	3,468	3,660	3,687	3,765	4,236	4,231	3,923	4,216	4,393	4.2
Information	1,242	1,286	1,345	1,384	1,438	1,415	1,410	1,352	1,308	-3.3
Finance and insurance	3,421	3,682	3,659	3,800	3,715	3,791	4,170	4,692	4,809	2.5
Real estate and rental and leasing	2,916	2,963	2,951	3,108	3,294	3,348	3,478	3,686	3,798	3.0
Professional and technical services	2,706	2,695	2,774	2,891	2,966	3,098	3,185	3,366	3,390	0.7
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	2,477	2,501	2,818	2,989	6.1
Educational services	566	558	546	594	593	602	619	599	573	-4.3
Health care and social assistance	4,768	4,817	4,812	4,808	4,777	4,717	4,951	5,153	5,303	2.9
Arts, entertainment, and recreation	768	806	854	0	0	850	958	1,031	1,092	5.9
Accommodation and food services	4,195	4,299	4,337	4,446	4,675	4,752	4,628	4,660	4,712	1.1
Other services, except public administration	2,508	2,658	2,707	2,916	2,728	2,717	2,690	2,705	2,758	2.0
Government and government enterprises	17,529	17,526	17,523	17,647	17,428	17,504	17,651	17,595	17,601	0
Total	**61,441**	**62,826**	**63,565**	**65,587**	**66,322**	**67,095**	**67,574**	**68,988**	**69,933**	**1.4**

Table II.11.26, shows the real average earnings per job by industry for Laramie County. These figures are calculated by dividing the total real earning displayed in Tables II.11.18 and II.11.19, by industry. In 2018, the utilities industry had the highest average earnings reaching 127,497 dollars. Between 2017 and 2018 the mining industry saw the largest percentage increase, rising by 11.7 percent to 77,077 dollars.

Table II.11.26
Real Earnings Per Job by Industry
Laramie County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	33,129	63,289	31,686	32,520	39,313	22,653	16,959	22,754	19,077	-16.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0
Mining	0	0	0	113,053	68,353	46,607	37,592	68,976	77,077	11.7
Utilities	114,850	122,299	118,137	119,857	117,373	115,756	114,142	121,265	127,497	5.1
Construction	53,702	54,406	58,465	59,640	60,401	60,002	57,963	57,544	58,157	1.1
Manufacturing	71,762	81,893	79,461	85,851	98,462	100,536	94,926	0	94,496	0
Wholesale trade	64,575	63,467	71,720	68,253	63,426	54,710	60,333	66,642	68,649	3.0
Retail trade	32,760	34,999	37,209	33,557	33,498	33,657	33,359	33,315	33,047	-0.8
Transportation and warehousing	72,335	72,635	74,910	74,751	68,811	68,732	65,025	62,707	62,855	0.2
Information	63,985	64,353	64,380	65,327	62,078	64,703	61,950	62,735	63,709	1.6
Finance and insurance	35,478	32,298	35,125	35,106	36,618	37,491	33,378	28,902	29,028	0.4
Real estate and rental and leasing	23,698	32,495	40,006	38,032	33,372	34,803	31,672	24,827	23,761	-4.3
Professional and technical services	56,563	59,641	61,685	58,530	59,163	57,763	59,847	62,300	64,629	3.7
Management of companies and enterprises	34,269	33,323	57,783	39,641	28,485	0	0	0	0	0
Administrative and waste services	27,520	27,855	29,630	31,360	32,527	32,121	31,773	31,729	32,575	2.7
Educational services	25,949	27,260	28,567	25,861	24,567	21,843	19,815	21,239	21,318	0.4
Health care and social assistance	57,429	57,996	62,066	59,353	59,554	60,477	59,508	58,207	58,125	-0.1
Arts, entertainment, and recreation	10,654	10,711	10,704	0	0	9,305	10,184	11,917	12,148	1.9
Accommodation and food services	21,911	22,085	24,506	28,202	24,552	25,042	25,836	24,476	26,569	8.6
Other services, except public administration	36,437	36,311	37,150	36,444	35,013	35,241	35,243	35,175	35,850	1.9
Government and government enterprises	78,775	78,720	79,697	82,005	83,267	83,274	82,877	83,895	84,039	0.2
Total	**53,680**	**55,424**	**56,696**	**56,853**	**56,331**	**55,590**	**54,077**	**53,875**	**54,356**	**0.9**

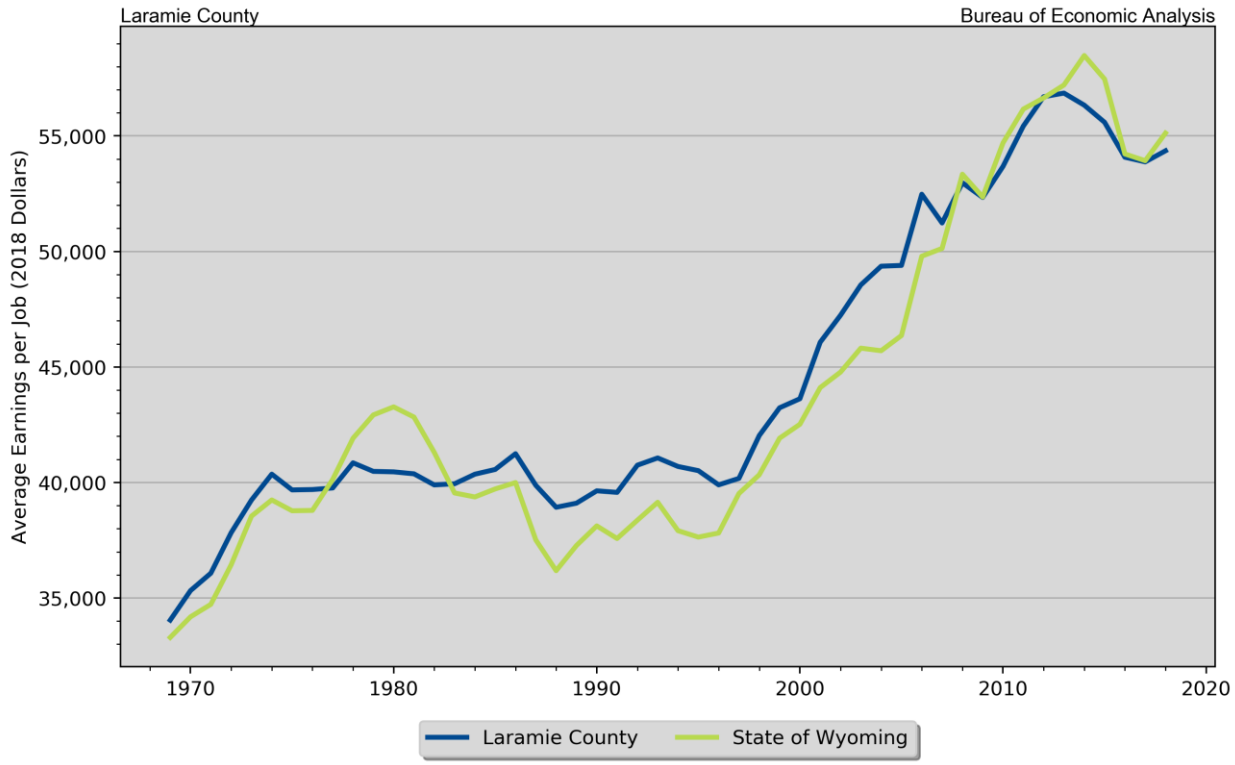
Table II.11.27 shows total employment and real personal income for the years of 1969 to 2018. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was $5,150,637,000, a 2.8 percent change between 2017 and 2018. Total employment was 61,441 in 2010 and 69,933 in 2018, a change of 1.4 percent over the period.

Table II.11.27
Total Employment and Real Personal Income
Laramie County
BEA Data 1969 Through 2018

Year	1,000s of 2018 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	958,354	67,732	-3,566	230,177	86,359	1,203,592	21,635	28,151	34,043
1970	1,008,875	72,363	-4,751	258,534	96,074	1,286,370	22,719	28,563	35,321
1971	1,058,997	78,352	-7,630	274,421	104,101	1,351,537	23,325	29,358	36,074
1972	1,178,857	90,269	-13,442	287,190	106,814	1,469,150	24,487	31,164	37,826
1973	1,328,591	116,063	-21,682	316,433	117,195	1,624,474	26,011	33,858	39,238
1974	1,394,699	122,796	-24,477	332,594	122,493	1,702,513	26,279	34,558	40,360
1975	1,377,422	121,072	-26,564	336,601	135,529	1,701,916	26,324	34,715	39,678
1976	1,417,375	130,308	-30,862	350,315	142,902	1,749,422	26,667	35,707	39,695
1977	1,457,389	133,733	-33,842	364,630	147,416	1,801,861	27,172	36,652	39,762
1978	1,596,133	149,155	-40,885	395,054	153,417	1,954,564	29,174	39,071	40,851
1979	1,670,202	164,055	-46,617	409,721	164,149	2,033,400	29,399	41,258	40,481
1980	1,723,258	167,086	-50,773	449,342	175,269	2,130,010	30,872	42,593	40,460
1981	1,729,406	179,382	-47,178	486,283	189,160	2,178,290	31,040	42,834	40,375
1982	1,721,757	181,317	-46,724	523,655	199,207	2,216,578	31,164	43,159	39,894
1983	1,674,283	174,054	-44,370	523,412	220,579	2,199,851	30,173	41,915	39,944
1984	1,711,828	182,738	-44,637	548,921	219,253	2,252,627	30,714	42,415	40,359
1985	1,726,782	187,759	-44,731	561,236	224,320	2,279,848	31,187	42,570	40,564
1986	1,751,285	191,856	-42,982	570,204	238,166	2,324,817	31,243	42,461	41,245
1987	1,721,890	189,743	-40,155	568,775	240,890	2,301,658	30,648	43,181	39,876
1988	1,710,383	201,557	-39,802	573,970	244,088	2,287,082	30,690	43,939	38,927
1989	1,731,779	203,050	-39,108	605,615	257,317	2,352,552	31,935	44,287	39,104
1990	1,754,303	212,550	-38,343	657,500	267,034	2,427,944	33,180	44,257	39,639
1991	1,792,079	219,567	-36,285	631,430	286,426	2,454,084	33,173	45,286	39,572
1992	1,878,406	229,261	-36,088	616,406	310,820	2,540,284	33,502	46,097	40,749
1993	1,952,772	236,858	-33,093	601,192	328,137	2,612,151	33,708	47,556	41,062
1994	1,990,342	243,092	-27,787	636,527	343,944	2,699,933	34,226	48,911	40,693
1995	2,000,140	241,723	-22,006	686,664	352,127	2,775,202	34,902	49,370	40,513
1996	1,986,496	240,573	-17,173	727,908	361,112	2,817,769	35,140	49,791	39,897
1997	2,019,981	245,494	-14,044	783,912	366,087	2,910,442	36,232	50,275	40,178
1998	2,138,738	258,076	-12,133	856,282	368,569	3,093,378	38,416	50,884	42,032
1999	2,240,304	269,999	-10,090	885,398	379,968	3,225,582	39,818	51,821	43,232
2000	2,334,274	276,918	-3,946	922,698	404,568	3,380,676	41,316	53,509	43,624
2001	2,430,506	286,814	-10,753	887,953	435,019	3,455,911	41,862	52,757	46,070
2002	2,580,497	298,193	-23,937	877,749	464,332	3,600,448	43,262	54,629	47,237
2003	2,707,874	316,094	-33,398	916,156	495,564	3,770,102	44,838	55,774	48,551
2004	2,793,591	329,219	-40,664	942,597	521,400	3,887,705	45,510	56,596	49,361
2005	2,851,119	332,797	-47,109	952,138	537,573	3,960,924	46,201	57,722	49,394
2006	3,080,521	397,054	-57,994	1,026,669	562,770	4,214,912	48,549	58,704	52,476
2007	3,130,581	407,269	-60,896	1,059,653	585,964	4,308,032	49,148	61,107	51,232
2008	3,297,736	414,035	-68,582	1,163,400	670,807	4,649,325	52,194	62,254	52,972
2009	3,225,206	415,382	-89,769	944,924	724,693	4,389,672	48,542	61,625	52,336
2010	3,298,165	415,968	-103,112	962,551	780,005	4,521,640	49,023	61,441	53,680
2011	3,482,077	387,739	-123,240	1,210,751	776,491	4,958,341	53,568	62,826	55,425
2012	3,603,904	408,229	-147,493	1,255,652	762,480	5,066,314	53,504	63,565	56,696
2013	3,728,795	460,331	-166,838	1,151,319	764,787	5,017,733	52,429	65,587	56,853
2014	3,736,004	471,382	-165,477	1,162,132	792,198	5,053,476	52,620	66,322	56,331
2015	3,729,836	469,614	-165,452	1,163,212	823,913	5,081,894	52,387	67,095	55,590
2016	3,654,191	464,733	-164,795	1,063,655	847,368	4,935,686	50,375	67,574	54,077
2017	3,716,756	468,555	-165,795	1,056,398	869,922	5,008,727	50,870	68,988	53,876
2018	3,801,286	475,959	-172,199	1,101,825	895,684	5,150,637	52,039	69,933	54,356

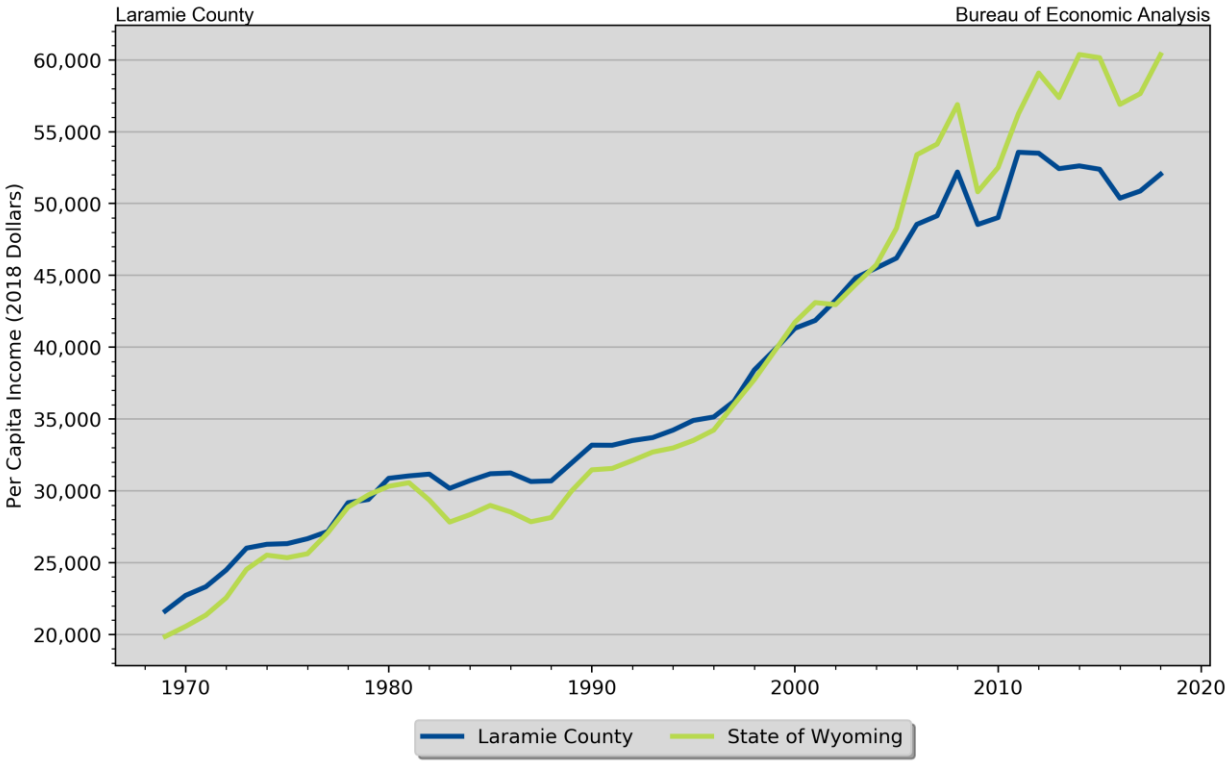
Diagram II.11.7, shows real average earnings per job for Laramie County from 1990 to 2018. Over this period the average earning per job for Laramie County was 48,197 dollars, which was higher than the statewide average of 47,143 dollars over the same period.

Diagram II.11.7
Real Average Earnings per Job



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.11.8 shows real per capita income for Laramie County from 1990 to 2018 of $44,156, which was lower than the statewide average of $46,349 over the same period.

Diagram II.11.8
Real per Capita Income



Quarterly Census of Employment and Wages

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. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through June 2019 and are presented in Table II.11.28, with 2019 data being considered preliminary. Between 2017 and 2018, total annual employment increased from 45625.0 persons in 2017 to 45996.0 in 2018, a change of 0.8 percent.

Table II.11.28
Total Monthly Employment
Laramie County
BLS QCEW Data, 2001–2018(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019(p)
Jan	41,159	41,503	42,495	43,113	44294.0	45124.0	44816.0	45077.0	44769.0	46082.0
Feb	41,544	41,776	42,848	43,503	44574.0	45483.0	45069.0	45142.0	44899.0	46096.0
Mar	41,725	42,338	43,000	43,812	45159.0	45788.0	45289.0	45209.0	45143.0	46028.0
Apr	42,024	43,044	43,327	44,388	45617.0	46056.0	45575.0	45344.0	45535.0	46446.0
May	42,548	43,337	43,907	45,480	46207.0	46507.0	45884.0	45851.0	45867.0	46720.0
Jun	42,992	43,729	44,195	46,053	46449.0	46642.0	46241.0	46082.0	46470.0	47129.0
Jul	42,893	43,561	43,961	45,957	46285.0	46638.0	45921.0	46080.0	46419.0	
Aug	43,099	43,487	43,856	45,536	46180.0	46271.0	45636.0	45859.0	46243.0	
Sep	42,966	43,650	44,355	45,532	46561.0	46366.0	45554.0	45918.0	46346.0	
Oct	42,873	43,664	44,363	46,040	46723.0	46343.0	45616.0	45698.0	**46515.0**	
Nov	42,669	43,566	44,367	45,555	46269.0	46265.0	45794.0	45665.0	**46918.0**	
Dec	42,696	43,523	44,282	45,356	46289.0	45987.0	45648.0	45576.0	**46828.0**	
Annual	**42,432**	**43,098**	**43,746**	**45,027**	**45884.0**	**46123.0**	**45587.0**	**45625.0**	45996.0	
% Change	-1.4%	1.6%	1.5%	2.9%	1.9%	0.5%	-1.2%	0.1%	**0.8%**	

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 874.0 dollars in 2017. In 2018, average weekly wages saw an increased of 3.8 percent over the prior year, rising to 907.0 dollars, or by 33.0 dollars. These data are shown in Table II.11.29.

Table II.11.29
Average Weekly Wages
Laramie County
BLS QCEW Data, 2001–2018

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2002	546	534	549	588	554	4.5%
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	820.0	795.0	827.0	858.0	825.0	1.7%
2015	829.0	807.0	843.0	887.0	842.0	2.1%
2016	824.0	824.0	872.0	878.0	850.0	1.0%
2017	851.0	863.0	865.0	918.0	874.0	2.8%
2018	889.0	888.0	895.0	954.0	907.0	3.8%
2019(p)	917.0	918.0				

Total business establishments reported by the QCEW are displayed in Table II.11.30. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 3.8 percent, from 3618.0 to 3652.0 establishments. The most recent preliminary 2018 estimates show there were 3626.0 business establishments in the second quarter of 2018.

Table II.11.30
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	3536.0	3525.0	3550.0	3550.0	3540.0	1.3%
2015	3587.0	3619.0	3630.0	3575.0	3603.0	1.8%
2016	3583.0	3599.0	3593.0	3581.0	3589.0	-0.4%
2017	3571.0	3606.0	3637.0	3656.0	3618.0	0.8%
2018	3619.0	3626.0	3660.0	3703.0	3652.0	0.9%
2019(p)	3741.0	3799.0				

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 10,849 in 2010 to 8839 in 2018, with the poverty rate reaching 9.1 percent in 2018. This compared to a state poverty rate of 10.7 percent and a national rate of 13.1 percent in 2018. Table II.11.31, at right, presents poverty data for the county.

The rate of poverty for Laramie County is shown in Table II.11.32. In 2018, there were an estimated 9,540 people (10.0 percent) living in poverty, compared to 9.1 percent living in poverty in 2000. In 2018, some 12.3 percent of those in poverty were under age 6 and 12.3 percent were 65 or older. This data is also displayed in Diagram II.11.9 on the following page.

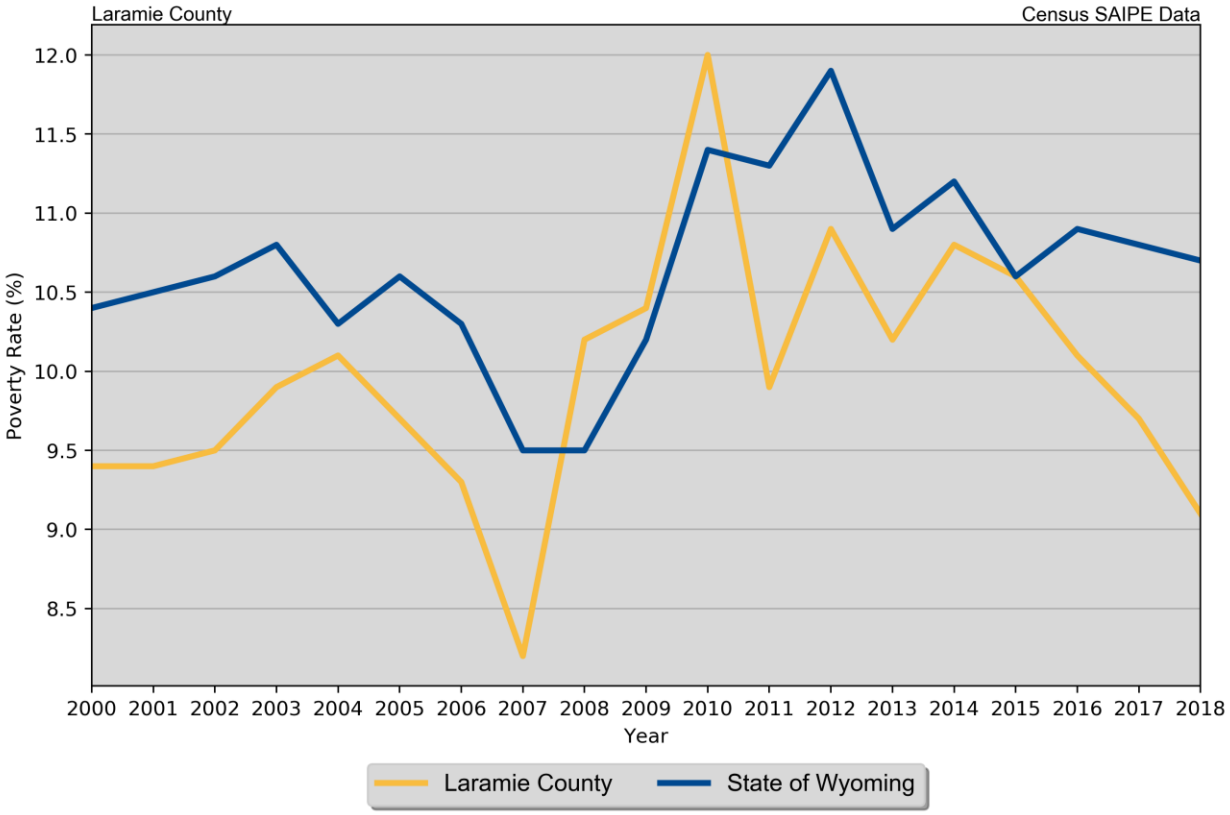
Table II.11.31
Persons in Poverty
Laramie County
2000–2018 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	7,423	9.4%
2001	7,550	9.4%
2002	7,716	9.5%
2003	8,119	9.9%
2004	8,323	10.1%
2005	7,894	9.7%
2006	7,603	9.3%
2007	6,805	8.2%
2008	8,582	10.2%
2009	8,927	10.4%
2010	10,849	12.0%
2011	9,008	9.9%
2012	10,118	10.9%
2013	9,627	10.2%
2014	10,165	10.8%
2015	10,084	10.6%
2016	9,697	10.1%
2017	9,294	9.7%
2018	8,839	9.1%

Table II.11.32
Poverty by Age
Laramie County
2000 Census SF3 & 2018 Five-Year ACS Data

Age	2000 Census		2018 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	773	10.9%	1,171	12.3%
6 to 17	1,726	24.3%	1,552	16.3%
18 to 64	4,034	56.8%	5,647	59.2%
65 or Older	571	8.0%	1,170	12.3%
Total	**7,104**	**100.0%**	**9,540**	**100.0%**
Poverty Rate	**9.1%**	**.**	**10.0%**	**.**

Diagram II.11.9
Poverty Rates



Housing

EADIV

According to the Wyoming cost of living index, real average apartment rents in Laramie County increased by 4.84 percent from second quarter of 2018 to second quarter of 2019, from $792.63 to $831.0. During that same period, detached single-family home rents increased by 6.05 percent, rents for mobile homes on lots increased by 1.96 percent, and rents for mobile home lots decreased by 4.53 percent.

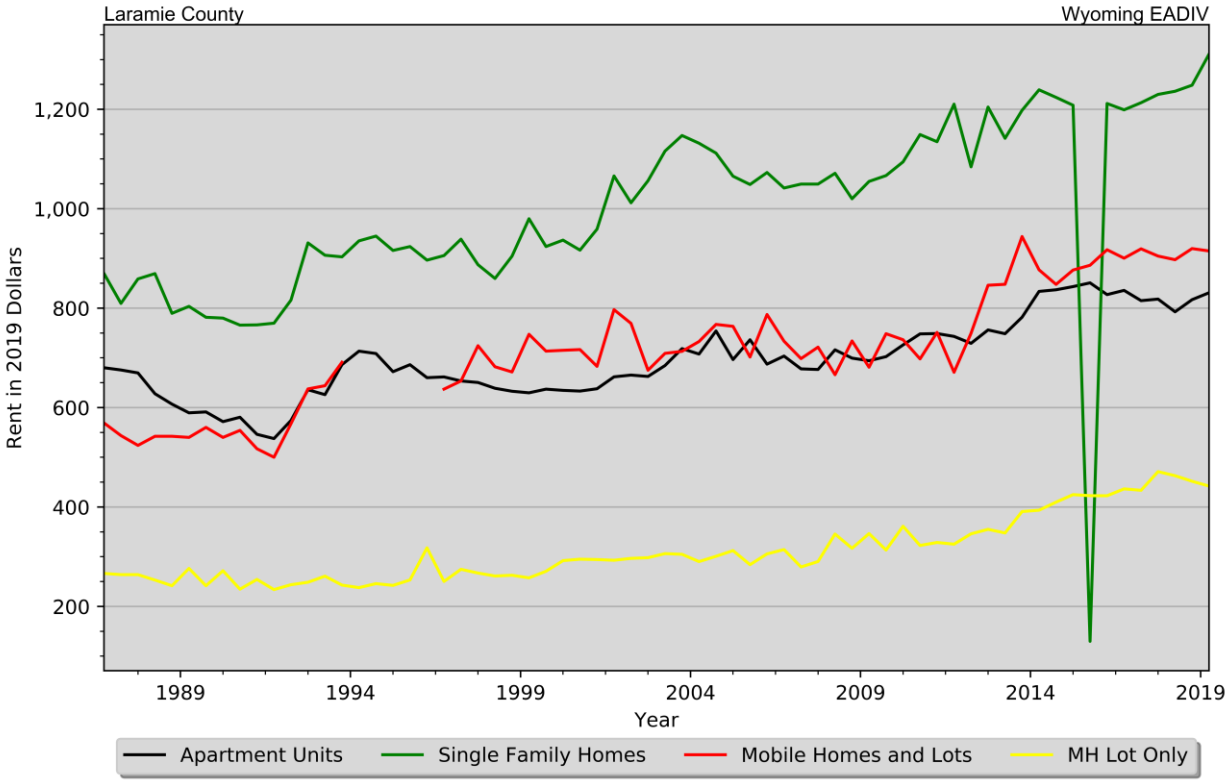
Beginning in fourth quarter of 1986 rental prices for apartment units experienced an average annual increase of 0.61 percent, while rental prices for single family homes experienced an average annual increase of 1.25 percent since fourth quarter of 1986.

Table II.11.33 and Diagram II.11.10, below, present the Laramie County data for each rental type.

Table II.11.33
Semiannual Average Monthly Rental Prices
Laramie County
EAD Data, 2000:Q2 – 2019:Q2, Real 2019 Dollars

Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	634.62	936.83	715.21	292.13
Q4.00	633.18	916.68	716.65	295.01
Q2.01	637.85	958.88	682.91	294.28
Q4.01	661.79	1065.9	796.96	292.88
Q2.02	665.37	1011.92	769.34	296.65
Q4.02	662.6	1056.28	675.08	298.03
Q2.03	684.54	1115.95	709.04	306.21
Q4.03	718.56	1147.25	713.12	304.84
Q2.04	707.66	1131.73	732.84	290.22
Q4.04	754.04	1111.85	767.29	300.82
Q2.05	696.57	1065.42	763.4	312.3
Q4.05	736.41	1048.71	701.71	284.03
Q2.06	687.38	1072.85	787.18	305.64
Q4.06	703.59	1041.67	733.53	314.37
Q2.07	677.84	1049.56	698.49	279.4
Q4.07	676.63	1049.56	721.57	290.33
Q2.08	716.16	1071.26	666.11	345.57
Q4.08	699.48	1020.02	734.03	316.97
Q2.09	694.18	1054.87	681.17	346.5
Q4.09	702.46	1066.7	748.58	313.39
Q2.10	725.98	1094.22	736.5	361.23
Q4.10	748.19	1149.17	697.92	322.66
Q2.11	748.88	1134.78	751.17	328.64
Q4.11	743.16	1210.35	671.02	325.2
Q2.12	729.21	1084.27	749.44	346.07
Q4.12	756.18	1204.49	846.07	355.06
Q2.13	748.59	1141.66	847.96	347.8
Q4.13	781.72	1197.97	944.02	390.86
Q2.14	833.69	1239.16	877.06	393.54
Q4.14	836.95	1223.98	847.79	409.8
Q2.15	843.35	1208.15	876.61	424.89
Q4.15	850.86	129.83	886.27	422.75
Q2.16	827.23	1211.64	917.49	422.64
Q4.16	835.72	1198.9	900.5	436.44
Q2.17	815.09	1213.26	919.32	433.6
Q4.17	818.22	1229.94	904.73	471.13
Q2.18	792.63	1236.26	897.44	462.96
Q4.18	817.05	1248.47	919.82	451.77
Q2.19	831.0	1311.0	915.0	442.0

Diagram II.11.10
Average Rents



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 Laramie County increased from 389 authorizations in 2017 to 391 in 2018.

The real value of single-family building permits increased from 179,553 dollars in 2017 to 187,823 dollars in 2018. This compares to an increase in permit value statewide, with values rising from 331348 dollars in 2017 to 367953 dollars in 2018. Additional details are given in Table II.11.34 as well as in Diagram II.11.11 and Diagram II.11.12.

Table II.11.34
Building Permits and Valuation
Laramie County
Census Bureau Data, 1980–2018

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	131,845	76,509
1981	170	6	28	56	260	120,518	61,711
1982	150	14	36	54	254	114,704	74,890
1983	334	52	244	5	635	104,927	44,849
1984	226	0	4	0	230	113,657	0
1985	214	2	68	36	320	103,730	45,510
1986	377	4	16	11	408	93,411	55,883
1987	190	0	24	0	214	125,230	0
1988	160	2	0	162	324	139,156	67,821
1989	100	0	20	0	120	153,299	0
1990	79	0	0	0	79	167,175	0
1991	91	0	0	0	91	166,760	0
1992	229	2	4	8	243	161,666	41,852
1993	263	4	16	0	283	169,463	0
1994	353	0	4	12	369	161,511	58,805
1995	258	22	4	14	298	157,354	60,172
1996	302	2	68	292	664	162,608	56,525
1997	254	6	17	198	475	159,609	69,321
1998	320	24	4	121	469	159,738	59,707
1999	289	0	4	30	323	176,421	46,442
2000	245	0	0	0	245	195,251	0
2001	257	2	4	56	319	200,133	62,756
2002	446	12	0	20	478	184,264	79,113
2003	622	16	120	21	779	182,740	72,812
2004	744	4	40	88	876	185,301	76,419
2005	696	0	44	132	872	194,994	84,917
2006	492	2	4	11	509	215,986	82,430
2007	316	0	0	0	316	200,896	0
2008	160	0	36	6	202	151,581	69,363
2009	169	2	0	216	387	194,673	96,273
2010	238	0	0	0	238	190,420	0
2011	275	0	4	0	279	206,662	0
2012	347	0	24	0	371	167,714	0
2013	410	4	68	156	638	185,115	84,478
2014	305	0	3	95	403	191,755	89,652
2015	388	0	52	0	440	194,825	0
2016	433	0	10	33	476	184,200	126,302
2017	389	6	76	102	573	179,553	123,313
2018	391	0	51	97	539	187,823	84,753

Diagram II.11.11
Single-Family Permits

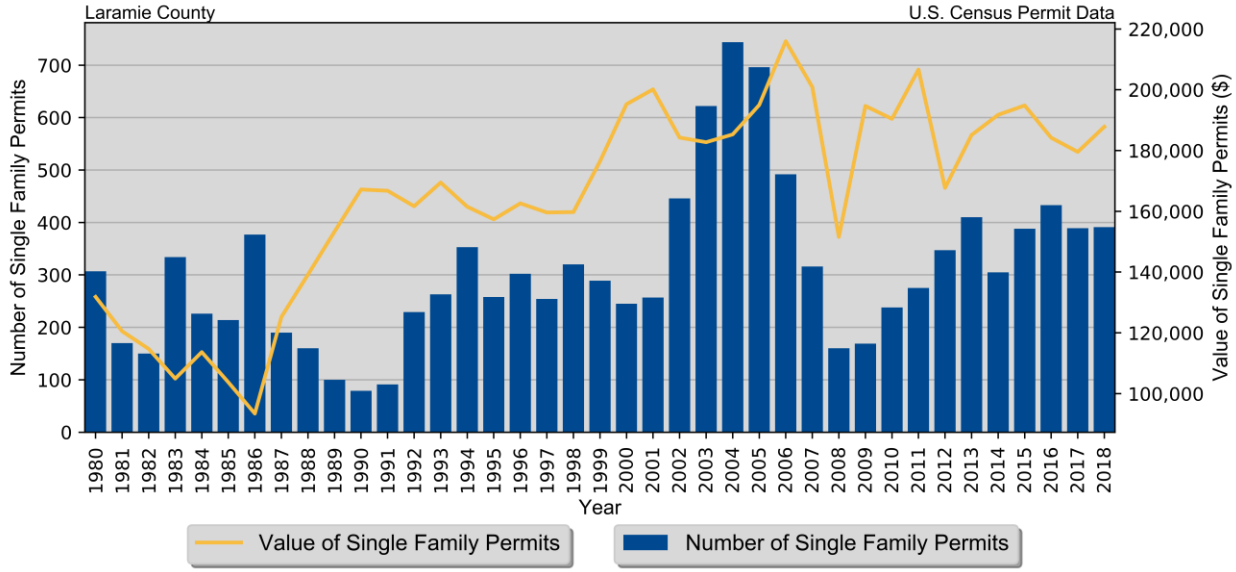
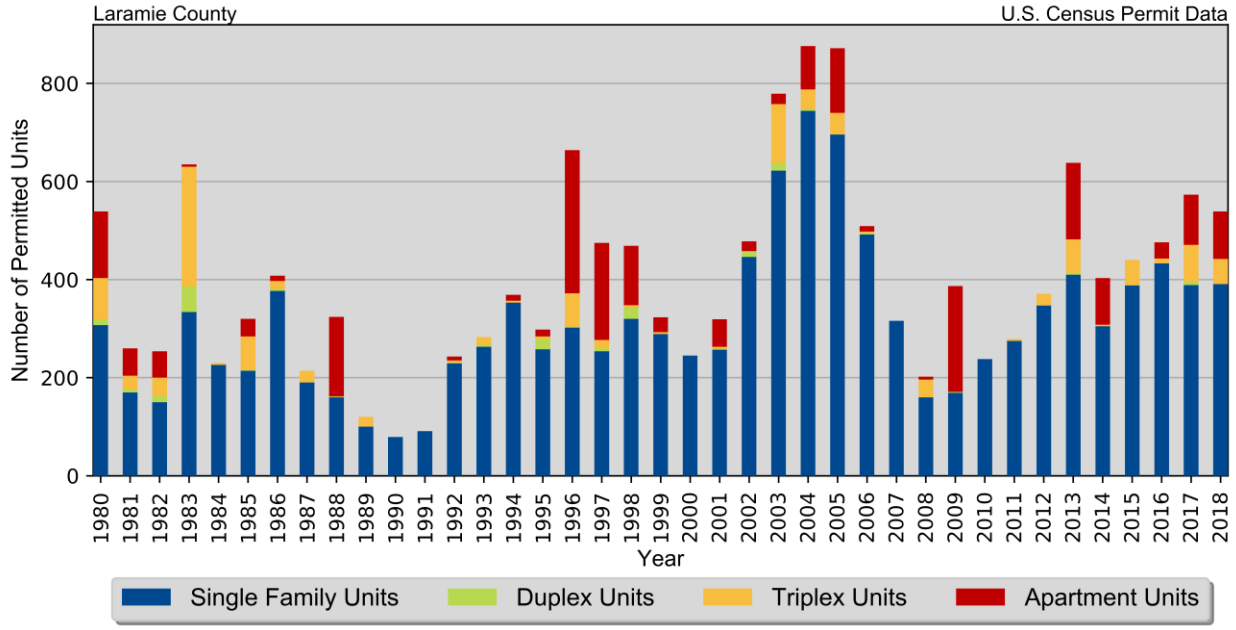


Diagram II.11.12
Total Permits by Unit Type



Housing Characteristics

Households by type and tenure are shown in Table II.11.35. 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.

Table II.11.35
Household Type by Tenure
Laramie County
2010 Census SF1 & 2018 Five-Year ACS Data

Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	24,340	64.8%	26,007	66.4%
Married-Couple Family	18,530	76.1%	20,132	77.4%
Owner-Occupied	15,267	82.4%	16,588	82.4%
Renter-Occupied	3,263	17.6%	3,544	17.6%
Other Family	5,810	23.9%	5,875	22.3%
Male Householder, No Spouse Present	1,789	30.8%	1,993	30.5%
Owner-Occupied	1,067	59.6%	1,295	65.0%
Renter-Occupied	722	40.4%	698	35.0%
Female Householder, No Spouse Present	4,021	69.2%	3,882	68.4%
Owner-Occupied	2,009	50.0%	2,163	55.7%
Renter-Occupied	2,012	50.0%	1,719	44.3%
Non-Family Households	13,236	35.2%	13,172	33.6%
Owner-Occupied	7,190	54.3%	7,286	55.3%
Renter-Occupied	6,046	45.7%	5,886	44.7%
Total	**37,576**	**100.0%**	**39,179**	**100.0%**

Table II.11.36, below, shows housing units by type in 2010 and 2018. In 2010, there were 39,674 housing units, compared with 42,922 in 2018. Single-family units accounted for 73.3 percent of units in 2018, compared to 70.4 in 2010. Apartment units accounted for 9.1 percent in 2018, compared to 8.1 percent in 2010.

Table II.11.36
Housing Units by Type
Laramie County
2010 & 2018 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	27,926	70.4%	**31,445**	73.3%
Duplex	1,118	2.8%	1,084	2.5%
Tri- or Four-Plex	3,051	7.7%	2,443	5.7%
Apartment	3,199	8.1%	3,908	9.1%
Mobile Home	4,323	10.9%	4,028	9.4%
Boat, RV, Van, Etc.	57	0.1%	14	0%
Total	**39,674**	**100.0%**	**42,922**	**100.0%**

Table II.11.37 shows housing units by tenure from 2010 to 2018. By 2018, there were 42,922 housing units. An estimated 69.8 percent were owner-occupied, and 8.7 percent were vacant.

Table II.11.37
Housing Units by Tenure
Laramie County
2010 Census & 2018 Five-Year ACS Data

Tenure	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	37,576	92.9%	39,179	91.3%
Owner-Occupied	25,533	68.0%	27,332	69.8%
Renter-Occupied	12,043	32.0%	11,847	30.2%
Vacant Housing Units	2,886	7.1%	3,743	8.7%
Total Housing Units	**40,462**	**100.0%**	**42,922**	**100.0%**

Households by income for the 2010 and 2018 Five-Year ACS are shown in Table II.11.38. Households earning more than 100,000 dollars per year represented 27.7 percent of households in 2018, compared to 17.2 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.2 percent of households in 2018, compared to 9.5 percent in 2000.

Table II.11.38
Households by Income
Laramie County
2010 & 2018 Five-Year ACS Data

Income	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $15,000	3,416	9.5%	3,207	8.2%
$15,000 to $19,999	1,606	4.5%	1,749	4.5%
$20,000 to $24,999	2,059	5.8%	1,822	4.7%
$25,000 to $34,999	3,807	10.6%	3,382	8.6%
$35,000 to $49,999	5,936	16.6%	4,788	12.2%
$50,000 to $74,999	7,868	22.0%	7,648	19.5%
$75,000 to $99,999	4,928	13.8%	5,745	14.7%
$100,000 or More	6,170	17.2%	10,838	27.7%
Total	**35,790**	**100.0%**	**39,179**	**100.0%**

Table II.11.39 shows households by year home built for the 2010 and 2018 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 14.3 percent of households in 2010 and 14.5 percent of households in 2018. Housing units built in 1939 or earlier represented 11.2 percent of households in 2018 and 10.8 percent of households in 2010.

Table II.11.39
Households by Year Home Built
Laramie County
2010 & 2018 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	3,861	10.8%	4,380	11.2%
1940 to 1949	2,059	5.8%	1,914	4.9%
1950 to 1959	4,349	12.2%	4,392	11.2%
1960 to 1969	4,185	11.7%	3,708	9.5%
1970 to 1979	7,089	19.8%	6,781	17.3%
1980 to 1989	4,409	12.3%	5,070	12.9%
1990 to 1999	4,723	13.2%	4,685	12.0%
2000 to 2009	5,115	14.3%	5,676	14.5%
2010 or Later	.	.	2,573	6.6%
Total	**35,790**	**100.0%**	**39,179**	**100.0%**

The distribution of unit types by race are shown in Table II.11.40. An estimated 76.7 percent of white households occupy single-family homes, compared to 78.5 percent of black households. Some 7.9 percent of white households occupied apartments, compared to 4.9 percent of black households. An estimated 70.6 percent of Asian, and 52.0 percent of American Indian households occupy single-family homes.

Table II.11.40
Distribution of Units in Structure by Race
Laramie County
2018 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76.7%	78.5%	52.0%	70.6%	0%	56.9%	48.1%
Duplex	2.0%	4.5%	0%	0%	0%	0%	1.4%
Tri- or Four-Plex	4.8%	9.9%	9.5%	0%	0%	2.8%	28.4%
Apartment	7.9%	4.9%	14.0%	20.1%	0%	17.4%	7.4%
Mobile Home	8.6%	2.2%	24.4%	9.3%	100.0%	22.8%	14.7%
Boat, RV, Van, Etc.	0%	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 2018 are shown in Table II.11.41. An estimated 30.3 percent of vacant units were for rent in 2010. In addition, some 17.6 percent of vacant units were for sale. "Other" vacant units represented 34.2 percent of vacant units in 2010. "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.

By 2018, for rent units accounted for 19.1 percent of vacant units, while for sale units accounted for 7.8 percent. "Other" vacant units accounted for 40.8 percent of vacant units, representing a total of 1,527 "other" vacant units.

Table II.11.41
Disposition of Vacant Housing Units
Laramie County
2010 Census & 2018 Five-Year ACS Data

Disposition	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	875	30.3%	715	19.1%
For Sale	509	17.6%	293	7.8%
Rented Not Occupied	55	1.9%	306	8.2%
Sold Not Occupied	87	3.0%	159	4.2%
For Seasonal, Recreational, or Occasional Use	368	12.8%	743	19.9%
For Migrant Workers	4	0.1%	0	0%
Other Vacant	988	34.2%	1,527	40.8%
Total	**2,886**	**100.0%**	**3,743**	**100.0%**

Table II.11.42, shows the number of households in the county by number of bedrooms and tenure. There were 228 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 8.6 percent of total households in Laramie County. In Laramie County the 17,163 households with three bedrooms accounted for 21.6 percent of all households, and there were only 3,714 five-bedroom or more households, which accounted for 19.9 percent of all households.

Table II.11.42
Households by Number of Bedrooms
Laramie County
2018 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	91	228	512	100
One	352	2,754	3,707	1.2
Two	4,390	3,968	9,286	8.6
Three	12,193	3,608	17,163	21.6
Four	6,995	981	8,540	40.0
Five or more	3,311	308	3,714	19.9
Total	**39,179**	**11,847**	**42,922**	**100.0**

The age of a structure influences its value. As shown in Table II.11.43, structures built in 1939 or earlier had a median value of, 171,000 while structures built between 1950 and 1959 had a median value of 174,300 and those built between 1990 to 1999 had a median value of 266,400. 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 325,600 and, 340,900 respectively. The total median value in Laramie County was, 214,000.

Table II.11.43
Owner Occupied Median Value by Year Structure Built
Laramie County
2018 Five-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	171,000
1940 to 1949	163,400
1950 to 1959	174,300
1960 to 1969	195,400
1970 to 1979	188,400
1980 to 1989	218,700
1990 to 1999	266,400
2000 to 2009	288,700
2010 to 2013	325,600
2014 or later	340,900
Median Value	**214,000**

Household mortgage status is reported in Table II.11.44. In, Laramie County households with a mortgage accounted for 64.7 percent of all households or 17,674 housing units, and the remaining 55.2 percent or 15,099 units had no mortgage. Of those units with a mortgage, 2,448 had either a second mortgage or home equity loan, 127 had both a second mortgage and home equity loan, and 15,099 or 55.2 percent had no second mortgage or no home equity loan.

Table II.11.44
Mortgage Status
Laramie County
2018 Five-Year ACS Data

Mortgage Status	Laramie County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	17,674	64.7
With either a second mortgage or home equity loan, but not both	2,448	9.0
Second mortgage only	986	3.6
Home equity loan only	1,462	5.3
Both second mortgage and home equity loan	127	0.5
No second mortgage and no home equity loan	15,099	55.2
Housing units without a mortgage	9,658	35.3
Total	**27,332**	**100.0%**

Table II.11.45 lists the Laramie County median rent as $781 and the median home value as $214,000.

Table II.11.45
Median Rent
Laramie County
2018 Five-Year ACS Data

Place	Rent
Median Rent	$781
Median Home Value	$214,000

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 II.11.46. In 2018, an estimated 1.2 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table II.11.46
Overcrowding and Severe Overcrowding
Laramie County
2010 & 2018 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	24,412	98.9%	251	1.0%	26	0.1%	24,689
2018 Five-Year ACS	26,960	98.6%	302	1.1%	70	0.3%	27,332
Renter							
2010 Five-Year ACS	10,914	98.3%	175	1.6%	12	0.1%	11,101
2018 Five-Year ACS	11,627	98.1%	179	1.5%	41	0.3%	11,847
Total							
2010 Five-Year ACS	35,326	98.7%	426	1.2%	38	0.1%	35,790
2018 Five-Year ACS	38,587	98.5%	481	1.2%	111	0.3%	39,179

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. This data is displayed in Table II.11.47 and Table II.11.48, below.

There were a total of 81 households with incomplete plumbing facilities in 2018, representing 0.2 percent of households in Laramie County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2010.

Table II.11.47
Households with Incomplete Plumbing Facilities
2010 and 2018 Five-Year ACS Data

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Plumbing Facilities	35,654	39,098
Lacking Complete Plumbing Facilities	136	81
Total Households	**35,790**	**39,179**
Percent Lacking	**0.4%**	**0.2%**

There were 287 households lacking complete kitchen facilities in 2018, compared to 287 households in 2010. This was a change from 0.8 percent of households in 2010 to 0.7 percent in 2018.

Table II.11.48
Households with Incomplete Kitchen Facilities
Laramie County
2010 and 2018 Five-Year ACS Data

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Kitchen Facilities	35,503	38,892
Lacking Complete Kitchen Facilities	287	287
Total Households	**35,790**	**39,179**
Percent Lacking	**0.8%**	**0.7%**

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.

As seen in Table II.11.49, in Laramie County 15.9 percent of households had a cost burden and 11.1 percent had a severe cost burden. Some 23.3 percent of renters were cost burdened, and 20.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.3 percent and a severe cost burden rate of 6.1 percent. Owner occupied households with a mortgage had a cost burden rate of 15.7 percent, and severe cost burden at 7.8 percent.

Table II.11.49
Cost Burden and Severe Cost Burden by Tenure
Laramie County
2010 & 2018 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
2018 Five-Year ACS	13,471	76.2%	2,767	15.7%	1,371	7.8%	65	0.4%	17,674
Owner Without a Mortgage									
2010 Five-Year ACS	7,031	90.9%	339	4.4%	209	2.7%	154	2.0%	7,733
2018 Five-Year ACS	8,257	85.5%	708	7.3%	588	6.1%	105	1.1%	9,658
Renter									
2010 Five-Year ACS	6,071	54.7%	1,715	15.4%	1,811	16.3%	1,504	13.5%	11,101
2018 Five-Year ACS	6,057	51.1%	2,761	23.3%	2,406	20.3%	623	5.3%	11,847
Total									
2010 Five-Year ACS	25,067	70.0%	5,403	15.1%	3,652	10.2%	1,668	4.7%	35,790
2018 Five-Year ACS	27,785	70.9%	6,236	15.9%	4,365	11.1%	793	2.0%	39,179

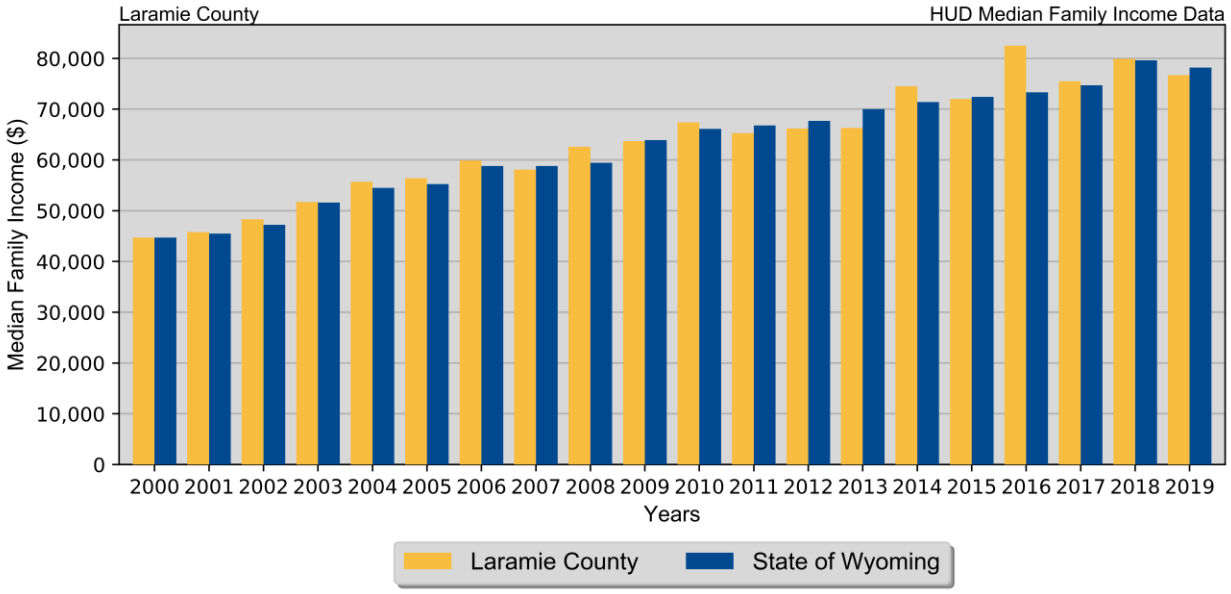
Housing Problems by Income

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 II.11.50 shows that the HUD estimated MFI for Laramie County was $76,700 in 2019. This compared to Wyoming's MFI of $78,200. Diagram II.11.13, illustrates the estimated MFI for 2000 through 2018.

Table II.11.50
Median Family Income
Laramie County
2000–2019 HUD MFI

Year	MFI	State of Wyoming MFI
2000	44,700	44,700
2001	45,800	45,500
2002	48,300	47,200
2003	51,700	51,600
2004	55,700	54,500
2005	56,400	55,250
2006	59,900	58,800
2007	58,100	58,800
2008	62,600	59,450
2009	63,700	63,900
2010	67,400	66,100
2011	65,300	66,800
2012	66,200	67,700
2013	66,300	70,000
2014	74,500	71,400
2015	72,000	72,400
2016	82,500	73,300
2017	75,500	74,700
2018	79,900	79,600
2019	76,700	78,200

Diagram II.11.13
Estimated Median Family Income



Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Housing Problems by Income, Race, and Tenure

Table II.11.51 through Table II.11.56 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing).). In Laramie County, housing problems are faced by 4,245 White homeowner households, 70 Black homeowner households, 65 Asian homeowner households, and 495 Hispanic homeowner households.

Table II.11.51
Percent of Homeowner Households with Housing Problems by Income and Race
Laramie County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $23,010	82.9%	28.6%	36.4%	100.0%	0%	0%	76.1%	78.3%
$23,011 to $38,350	55.0%	100.0%	0%	0%	0%	100.0%	35.2%	53.0%
$38,351 to $61,360	35.3%	31.2%	0%	0%	100.0%	53.8%	28.8%	34.4%
$61,361 to $76,700	19.7%	0%	71.4%	0%	0%	0%	10.4%	18.9%
Above $76,700	4.8%	9.8%	30.8%	0%	0%	9.1%	1.6%	4.7%
Total	**19.3%**	**16.7%**	**28.9%**	**45.0%**	**100.0%**	**24.1%**	**19.1%**	**19.6%**
Without Housing Problems								
$0 to $23,010	9.8%	42.9%	27.3%	0%	0%	100.0%	17.4%	13.3%
$23,011 to $38,350	45.0%	0%	0%	0%	0%	0%	64.8%	47.0%
$38,351 to $61,360	64.7%	68.8%	100.0%	0%	0%	46.2%	71.2%	65.6%
$61,361 to $76,700	80.3%	100.0%	28.6%	0%	0%	0%	89.6%	81.1%
Above $76,700	95.2%	90.2%	69.2%	100.0%	0%	90.9%	98.4%	95.3%
Total	**80.3%**	**81.0%**	**62.2%**	**55.0%**	**0%**	**75.9%**	**80.3%**	**79.9%**

Table II.11.52
Homeowner Households with Housing Problems by Income and Race
Laramie County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $23,010	1,015	10	20	45	0	0	175	1,265
$23,011 to $38,350	930	15	0	0	0	15	95	1,055
$38,351 to $61,360	1,185	25	0	0	25	35	180	1,450
$61,361 to $76,700	480	0	25	0	0	0	25	530
Above $76,700	635	20	20	0	0	15	20	710
Total	**4,245**	**70**	**65**	**45**	**25**	**65**	**495**	**5,010**
Without Housing Problems								
$0 to $23,010	120	15	15	0	0	25	40	215
$23,011 to $38,350	760	0	0	0	0	0	175	935
$38,351 to $61,360	2,170	55	70	0	0	30	445	2,770
$61,361 to $76,700	1,960	85	10	0	0	0	215	2,270
Above $76,700	12,615	185	45	55	0	150	1,200	14,250
Total	**17,625**	**340**	**140**	**55**	**0**	**205**	**2,075**	**20,440**
Not Computed								
$0 to $23,010	90	10	20	0	0	0	15	135
$23,011 to $38,350	0	0	0	0	0	0	0	0
$38,351 to $61,360	0	0	0	0	0	0	0	0
$61,361 to $76,700	0	0	0	0	0	0	0	0
Above $76,700	0	0	0	0	0	0	0	0
Total	**90**	**10**	**20**	**0**	**0**	**0**	**15**	**135**
Total								
$0 to $23,010	1,225	35	55	45	0	25	230	1,615
$23,011 to $38,350	1,690	15	0	0	0	15	270	1,990
$38,351 to $61,360	3,355	80	70	0	25	65	625	4,220
$61,361 to $76,700	2,440	85	35	0	0	0	240	2,800
Above $76,700	13,250	205	65	55	0	165	1,220	14,960
Total	**21,960**	**420**	**225**	**100**	**25**	**270**	**2,585**	**25,585**

In total, some 4,803 renter households face housing problems in Laramie County. Of these, some 3,655 white renter households, 145 black renter households, 40 Asian renter households, and 860 Hispanic renter households face housing problems.

Table II.11.53
Renter Households with Housing Problems by Income and Race
Laramie County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $23,010	1,305	50	0	25	0	35	395	**1,810**
$23,011 to $38,350	1,210	20	20	15	0	4	320	**1,589**
$38,351 to $61,360	895	50	0	4	0	20	120	**1,089**
$61,361 to $76,700	120	25	0	0	0	0	15	**160**
Above $76,700	125	0	20	0	0	0	10	**155**
Total	**3,655**	**145**	**40**	**44**	**0**	**59**	**860**	**4,803**
Without Housing Problems								
$0 to $23,010	200	15	0	0	0	0	100	**315**
$23,011 to $38,350	360	0	4	0	0	0	240	**604**
$38,351 to $61,360	1,545	160	35	15	0	50	280	**2,085**
$61,361 to $76,700	670	45	0	0	0	30	100	**845**
Above $76,700	2,635	155	0	15	0	4	170	**2,979**
Total	**5,410**	**375**	**39**	**30**	**0**	**84**	**890**	**6,828**
Not Computed								
$0 to $23,010	100	0	0	4	0	0	35	**139**
$23,011 to $38,350	0	0	0	0	0	0	0	**0**
$38,351 to $61,360	0	0	0	0	0	0	0	**0**
$61,361 to $76,700	0	0	0	0	0	0	0	**0**
Above $76,700	0	0	0	0	0	0	0	**0**
Total	**100**	**0**	**0**	**4**	**0**	**0**	**35**	**139**
Total								
$0 to $23,010	1,605	65	0	29	0	35	530	**2,264**
$23,011 to $38,350	1,570	20	24	15	0	4	560	**2,193**
$38,351 to $61,360	2,440	210	35	19	0	70	400	**3,174**
$61,361 to $76,700	790	70	0	0	0	30	115	**1,005**
Above $76,700	2,760	155	20	15	0	4	180	**3,134**
Total	**9,165**	**520**	**79**	**78**	**0**	**143**	**1,785**	**11,770**

Table II.11.54
Percent of Renter Households with Housing Problems by Income and Race
Laramie County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $23,010	81.3%	76.9%	0%	86.2%	0%	100.0%	74.5%	79.9%
$23,011 to $38,350	77.1%	100.0%	83.3%	100.0%	0%	100.0%	57.1%	72.5%
$38,351 to $61,360	36.7%	23.8%	0%	21.1%	0%	28.6%	30.0%	34.3%
$61,361 to $76,700	15.2%	35.7%	0%	0%	0%	0%	13.0%	15.9%
Above $76,700	4.5%	0%	100.0%	0%	0%	0%	5.6%	4.9%
Total	**39.9%**	**27.9%**	**50.6%**	**56.4%**	**0%**	**41.3%**	**48.2%**	**40.8%**
Without Housing Problems								
$0 to $23,010	12.5%	23.1%	0%	0%	0%	0%	18.9%	13.9%
$23,011 to $38,350	22.9%	0%	16.7%	0%	0%	0%	42.9%	27.5%
$38,351 to $61,360	63.3%	76.2%	100.0%	78.9%	0%	71.4%	70.0%	65.7%
$61,361 to $76,700	84.8%	64.3%	0%	0%	0%	100.0%	87.0%	84.1%
Above $76,700	95.5%	100.0%	0%	100.0%	0%	100.0%	94.4%	95.1%
Total	**59.0%**	**72.1%**	**49.4%**	**38.5%**	**0%**	**58.7%**	**49.9%**	**58.0%**

Overall, there are 9,813 households, or 26.3% of households with housing problems in Laramie County. This includes 7,900 White households, 215 Black households, 105 Asian households, 89 American Indian, 25 Pacific Islander, and 124 "other" race households with housing problems. In addition, there are 1,355 Hispanic households with housing problems. This is shown in Table II.11.55 and Table II.11.56.

Table II.11.55
Percent of Total Households with Housing Problems by Income and Race
Laramie County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $23,010	82.0%	60.0%	36.4%	94.6%	0%	58.3%	75.0%	79.3%
$23,011 to $38,350	65.6%	100.0%	83.3%	100.0%	0%	100.0%	50.0%	63.2%
$38,351 to $61,360	35.9%	25.9%	0%	21.1%	100.0%	40.7%	29.3%	34.3%
$61,361 to $76,700	18.6%	16.1%	71.4%	0%	0%	0%	11.3%	18.1%
Above $76,700	4.7%	5.6%	47.1%	0%	0%	8.9%	2.1%	4.8%
Total	**25.4%**	**22.9%**	**34.5%**	**50.0%**	**100.0%**	**30.0%**	**31.0%**	**26.3%**
Without Housing Problems								
$0 to $23,010	11.3%	30.0%	27.3%	0%	0%	41.7%	18.4%	13.7%
$23,011 to $38,350	34.4%	0%	16.7%	0%	0%	0%	50.0%	36.8%
$38,351 to $61,360	64.1%	74.1%	100.0%	78.9%	0%	59.3%	70.7%	65.7%
$61,361 to $76,700	81.4%	83.9%	28.6%	0%	0%	100.0%	88.7%	81.9%
Above $76,700	95.3%	94.4%	52.9%	100.0%	0%	91.1%	97.9%	95.2%
Total	**74.0%**	**76.1%**	**58.9%**	**47.8%**	**0%**	**70.0%**	**67.8%**	**73.0%**

Table II.11.56
Total Households with Housing Problems by Income and Race
Laramie County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $23,010	2,320	60	20	70	0	35	570	3,075
$23,011 to $38,350	2,140	35	20	15	0	19	415	2,644
$38,351 to $61,360	2,080	75	0	4	25	55	300	2,539
$61,361 to $76,700	600	25	25	0	0	0	40	690
Above $76,700	760	20	40	0	0	15	30	865
Total	**7,900**	**215**	**105**	**89**	**25**	**124**	**1,355**	**9,813**
Without Housing Problems								
$0 to $23,010	320	30	15	0	0	25	140	530
$23,011 to $38,350	1,120	0	4	0	0	0	415	1,539
$38,351 to $61,360	3,715	215	105	15	0	80	725	4,855
$61,361 to $76,700	2,630	130	10	0	0	30	315	3,115
Above $76,700	15,250	340	45	70	0	154	1,370	17,229
Total	**23,035**	**715**	**179**	**85**	**0**	**289**	**2,965**	**27,268**
Not Computed								
$0 to $23,010	190	10	20	4	0	0	50	274
$23,011 to $38,350	0	0	0	0	0	0	0	0
$38,351 to $61,360	0	0	0	0	0	0	0	0
$61,361 to $76,700	0	0	0	0	0	0	0	0
Above $76,700	0	0	0	0	0	0	0	0
Total	**190**	**10**	**20**	**4**	**0**	**0**	**50**	**274**
Total								
$0 to $23,010	2,830	100	55	74	0	60	760	3,879
$23,011 to $38,350	3,260	35	24	15	0	19	830	4,183
$38,351 to $61,360	5,795	290	105	19	25	135	1,025	7,394
$61,361 to $76,700	3,230	155	35	0	0	30	355	3,805
Above $76,700	16,010	360	85	70	0	169	1,400	18,094
Total	**31,125**	**940**	**304**	**178**	**25**	**413**	**4,370**	**37,355**

Table II.11.57 through Table II.11.60 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 3,225 white households, 44 black households, 59 Asian households, as well as 674 Hispanic homeowner households.

Table II.11.57
Percent of Homeowner Households with Severe Housing Problems by Income and Race
Laramie County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $23,010	57.1%	28.6%	36.4%	100.0%	0%	0%	39.1%	53.6%
$23,011 to $38,350	32.2%	0%	0%	0%	0%	0%	18.5%	29.9%
$38,351 to $61,360	5.8%	0%	0%	0%	100.0%	0%	3.2%	5.7%
$61,361 to $76,700	1.6%	0%	71.4%	0%	0%	0%	1.7%	2.5%
Above $76,700	0.6%	0%	6.8%	0%	0%	0%	0%	0.6%
Total	**7.1%**	**2.4**	**22.4%**	**45.0%**	**100.0%**	**0%**	**6.3%**	**7.2%**
Without A Severe Housing Problems								
$0 to $23,010	35.5%	42.9%	27.3%	0%	0%	100.0%	54.3%	38.1%
$23,011 to $38,350	67.8%	100.0%	0%	0%	0%	100.0%	81.5%	70.1%
$38,351 to $61,360	94.2%	100.0%	100.0%	0%	0%	100.0%	96.8%	94.3%
$61,361 to $76,700	98.4%	100.0%	28.6%	0%	0%	0%	98.3%	97.5%
Above $76,700	99.4%	100.0%	93.2%	100.0%	0%	100.0%	100.0%	99.4%
Total	**92.5%**	**95.3%**	**68.5%**	**55.0%**	**0%**	**100.0%**	**93.1%**	**92.2%**

Table II.11.58
Percent of Renter Households with Severe Housing Problems by Income and Race
Laramie County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $23,010	65.6%	50.0%	0%	86.2%	0%	42.9%	73.6%	67.0%
$23,011 to $38,350	28.0%	0%	0%	0%	0%	0%	17.9%	24.7%
$38,351 to $61,360	3.5%	0%	0%	0%	0%	0%	2.5%	3.0%
$61,361 to $76,700	1.9%	5.8%	0%	0%	0%	0%	0%	1.9%
Above $76,700	2.7%	0%	50.0%	0%	0%	0%	5.6%	3.0%
Total	**18.2%**	**6.6%**	**13.3%**	**31.6%**	**0%**	**10.1%**	**28.5%**	**19.2%**
Without A Severe Housing Problems								
$0 to $23,010	28.1%	50.0%	0%	0%	0%	57.1%	19.8%	26.8%
$23,011 to $38,350	72.0%	100.0%	100.0%	100.0%	0%	100.0%	82.1%	**75.3%**
$38,351 to $61,360	96.5%	100.0%	100.0%	100.0%	0%	100.0%	97.5%	**97.0%**
$61,361 to $76,700	98.1%	94.2%	0%	0%	0%	100.0%	100.0%	**98.1%**
Above $76,700	97.3%	100.0%	50.0%	100.0%	0%	100.0%	94.4%	**97.0%**
Total	**80.7%**	**93.4%**	**86.7%**	**63.3%**	**0%**	**89.9%**	**69.6%**	**79.6%**

Table II.11.59
Percent of Total Households with Severe Housing Problems by Income and Race
Laramie County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $23,010	61.9%	42.1%	36.4%	94.6%	0%	25.0%	63.2%	61.4%
$23,011 to $38,350	30.2%	0%	0%	0%	0%	0%	18.1%	27.2%
$38,351 to $61,360	4.8%	0%	0%	0%	100.0%	0%	2.9%	4.5%
$61,361 to $76,700	1.7%	2.6%	71.4%	0%	0%	0%	1.1%	2.3%
Above $76,700	1.0%	0%	17.7%	0%	0%	0%	0.7%	1.0%
Total	**10.4%**	**4.7%**	**20.1%**	**39.1%**	**100.0%**	**3.5%**	**15.4%**	**11.0%**
Without A Severe Housing Problems								
$0 to $23,010	31.3%	47.4%	27.3%	0%	0%	75.0%	30.3%	31.5%
$23,011 to $38,350	69.8%	100.0%	100.0%	100.0%	0%	100.0%	81.9%	72.8%
$38,351 to $61,360	95.2%	100.0%	100.0%	100.0%	0%	100.0%	97.1%	95.5%
$61,361 to $76,700	98.3%	97.4%	28.6%	0%	0%	100.0%	98.9%	97.7%
Above $76,700	99.0%	100.0%	82.3%	100.0%	0%	100.0%	99.3%	99.0%
Total	**89.0%**	**94.2%**	**73.1%**	**58.7%**	**0%**	**96.5%**	**83.4%**	**88.3%**

Table II.11.60
Total Households with Severe Housing Problems by Income and Race
Laramie County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $23,010	1,750	40	20	70	0	15	480	2,375
$23,011 to $38,350	985	0	0	0	0	0	150	1,135
$38,351 to $61,360	280	0	0	0	25	0	30	335
$61,361 to $76,700	55	4	25	0	0	0	4	88
Above $76,700	155	0	14	0	0	0	10	179
Total	**3,225**	**44**	**59**	**70**	**25**	**15**	**674**	**4,112**
Without A Severe Housing Problems								
$0 to $23,010	885	45	15	0	0	45	230	1,220
$23,011 to $38,350	2,275	35	20	15	0	19	680	3,044
$38,351 to $61,360	5,515	290	105	20	0	145	995	7,070
$61,361 to $76,700	3,175	150	10	0	0	30	355	3,720
Above $76,700	15,855	365	65	70	0	169	1,390	17,914
Total	**27,705**	**885**	**215**	**105**	**0**	**408**	**3,650**	**32,968**
Not Computed								
$0 to $23,010	190	10	20	4	0	0	50	274
$23,011 to $38,350	0	0	0	0	0	0	0	0
$38,351 to $61,360	0	0	0	0	0	0	0	0
$61,361 to $76,700	0	0	0	0	0	0	0	0
Above $76,700	0	0	0	0	0	0	0	0
Total	**190**	**10**	**20**	**4**	**0**	**0**	**50**	**274**
Total								
$0 to $23,010	2,825	95	55	74	0	60	760	3,869
$23,011 to $38,350	3,260	35	20	15	0	19	830	4,179
$38,351 to $61,360	5,795	290	105	20	25	145	1,025	7,405
$61,361 to $76,700	3,230	154	35	0	0	30	359	3,808
Above $76,700	16,010	365	79	70	0	169	1,400	18,093
Total	**31,120**	**939**	**294**	**179**	**25**	**423**	**4,374**	**37,354**

Housing problems are explored by type and income in Table II.11.61 and Table II.11.62. More than 5,695 households have a cost burden and 3,469 have a severe cost burden. Some 2,540 renter households are impacted by cost burdens, and 1,884 are impacted by severe cost burdens. On the other hand, some 3,155 owner-occupied households have cost burdens, and 1,585 have severe cost burdens. Overall there are 27,285 households without a housing problem.

Table II.11.61
Percent of Housing Problems by Income and Tenure
Laramie County
2012–2016 HUD CHAS Data

Housing Problem	$0 to $23,010	$23,011 to $38,350	$38,351 to $61,360	$61,361 to $76,700	Above $76,700	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	16.7%	66.7%	21.4%	100.0%	0%	23.4%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	100.0%	0%	0%	0%	0%	23.1%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70.6%	42.3%	50.0%	70.0%	53.3%	55.3%
Housing cost burden greater that 50% of income (and none of the above problems)	35.3%	55.1%	91.1%	88.2%	100.0%	45.7%
Housing cost burden greater than 30% of income (and none of the above problems)	57.6%	30.6%	54.8%	76.9%	91.2%	55.4%
Zero/negative income (and none of the above problems)	50.0%	0%	0%	0%	0%	50.0%
Has none of the 4 housing problems	41.1%	60.9%	57.1%	72.8%	82.7%	74.9%
Total	41.8%	47.7%	57.0%	73.5%	82.6%	68.5%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	83.3%	33.3%	78.6%	0%	100.0%	76.6%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	100.0%	0%	0%	100.0%	76.9%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	29.4%	57.7%	50.0%	30.0%	46.7%	44.7%
Housing cost burden greater that 50% of income (and none of the above problems)	64.7%	44.9%	8.9%	11.8%	0%	54.3%
Housing cost burden greater than 30% of income (and none of the above problems)	42.4%	69.4%	45.2%	23.1%	8.8%	44.6%
Zero/negative income (and none of the above problems)	50.0%	0%	0%	0%	0%	50.0%
Has none of the 4 housing problems	58.9%	39.1%	42.9%	27.2%	17.3%	25.1%
Total	**58.2%**	**52.3%**	**43.0%**	**26.5%**	**17.4%**	**31.5%**

Table II.11.62
Housing Problems by Income and Tenure
Laramie County
2012–2016 HUD CHAS Data

Housing Problem	$0 to $23,010	$23,011 to $38,350	$38,351 to $61,360	$61,361 to $76,700	Above $76,700	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	10	20	15	4	0	49
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	15	0	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	55	20	35	40	210
Housing cost burden greater that 50% of income (and none of the above problems)	785	515	205	30	50	1,585
Housing cost burden greater than 30% of income (and none of the above problems)	400	460	1,210	465	620	3,155
Zero/negative income (and none of the above problems)	140	0	0	0	0	140
Has none of the 4 housing problems	220	935	2,770	2,270	14,255	20,450
Total	**1,630**	**1,985**	**4,220**	**2,804**	**14,965**	**25,604**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	50	10	55	0	45	160
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	30	0	0	20	50
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	75	20	15	35	170
Housing cost burden greater that 50% of income (and none of the above problems)	1,440	420	20	4	0	1,884
Housing cost burden greater than 30% of income (and none of the above problems)	295	1,045	1,000	140	60	2,540
Zero/negative income (and none of the above problems)	140	0	0	0	0	140
Has none of the 4 housing problems	315	600	2,085	850	2,985	6,835
Total	**2,265**	**2,180**	**3,180**	**1,009**	**3,145**	**11,779**
Total						
Lacking complete plumbing or kitchen facilities	60	30	70	4	45	209
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	15	30	0	0	20	65
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	85	130	40	50	75	380
Housing cost burden greater that 50% of income (and none of the above problems)	2,225	935	225	34	50	3,469
Housing cost burden greater than 30% of income (and none of the above problems)	695	1,505	2,210	605	680	5,695
Zero/negative income (and none of the above problems)	280	0	0	0	0	280
Has none of the 4 housing problems	535	1,535	4,855	3,120	17,240	27,285
Total	**3,895**	**4,165**	**7,400**	**3,813**	**18,110**	**37,383**

Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 30.2 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 74.6 percent of elderly non-family and 77.8 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.11.63

Table II.11.64 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 2,695 renter occupied households faced cost burdens, compared to 3,224 owner occupied households. Of these, there are 315 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table II.11.63
Owner-Occupied Households by Income and Family Status and Cost Burden
Laramie County
2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $23,010	15	60	0	105	55	235
$23,011 to $38,350	210	95	125	445	135	1,010
$38,351 to $61,360	830	845	130	625	360	2,790
$61,361 to $76,700	580	970	205	235	315	2,305
Above $76,700	3,050	8,240	910	720	1,370	14,290
Total	4,685	10,210	1,370	2,130	2,235	20,630
Cost Burden						
$0 to $23,010	125	45	0	205	70	445
$23,011 to $38,350	95	40	4	230	95	464
$38,351 to $61,360	120	450	230	110	320	1,230
$61,361 to $76,700	70	210	40	35	110	465
Above $76,700	160	300	55	0	105	620
Total	570	1,045	329	580	700	3,224
Severe Cost Burden						
$0 to $23,010	130	270	35	220	165	820
$23,011 to $38,350	165	115	4	100	130	514
$38,351 to $61,360	30	65	15	40	50	200
$61,361 to $76,700	10	15	0	0	0	25
Above $76,700	0	15	0	0	35	50
Total	335	480	54	360	380	1,609
Cost Burden Not Computed						
$0 to $23,010	25	10	10	40	50	135
$23,011 to $38,350	0	0	0	0	0	0
$38,351 to $61,360	0	0	0	0	0	0
$61,361 to $76,700	0	0	0	0	0	0
Above $76,700	0	0	0	0	0	0
Total	25	10	10	40	50	135
Total						
$0 to $23,010	295	385	45	570	340	1,635
$23,011 to $38,350	470	250	133	775	360	1,988
$38,351 to $61,360	980	1,360	375	775	730	4,220
$61,361 to $76,700	660	1,195	245	270	425	2,795
Above $76,700	3,210	8,555	965	720	1,510	14,960
Total	**5,615**	**11,745**	**1,763**	**3,110**	**3,365**	**25,598**

Table II.11.64
Renter-Occupied Households by Income and Family Status and Cost Burden
Laramie County
2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $23,010	40	55	20	90	120	325
$23,011 to $38,350	50	125	115	60	265	615
$38,351 to $61,360	35	980	95	255	780	2,145
$61,361 to $76,700	25	455	70	0	315	865
Above $76,700	215	1,355	230	130	1,105	3,035
Total	365	2,970	530	535	2,585	6,985
Cost Burden						
$0 to $23,010	0	95	10	90	120	315
$23,011 to $38,350	35	425	145	90	445	1,140
$38,351 to $61,360	0	450	30	70	450	1,000
$61,361 to $76,700	25	65	20	0	30	140
Above $76,700	20	10	10	30	30	100
Total	80	1,045	215	280	1,075	2,695
Severe Cost Burden						
$0 to $23,010	45	560	60	195	620	1,480
$23,011 to $38,350	0	135	55	155	85	430
$38,351 to $61,360	0	0	0	25	4	29
$61,361 to $76,700	0	0	0	4	0	4
Above $76,700	0	0	0	0	0	0
Total	45	695	115	379	709	1,943
Cost Burden Not Computed						
$0 to $23,010	35	10	0	20	70	135
$23,011 to $38,350	35	0	0	0	0	0
$38,351 to $61,360	0	0	0	0	0	0
$61,361 to $76,700	0	0	0	0	0	0
Above $76,700	0	0	0	0	0	0
Total	35	10	0	20	70	135
Total						
$0 to $23,010	120	720	90	395	930	2,255
$23,011 to $38,350	85	685	315	305	795	2,185
$38,351 to $61,360	35	1,430	125	350	1,234	3,174
$61,361 to $76,700	50	520	90	4	345	1,009
Above $76,700	235	1,365	240	160	1,135	3,135
Total	**525**	**4,720**	**860**	**1,214**	**4,439**	**11,758**

In total, some 5,905 households face cost burdens, and 3,560 face severe cost burdens. This includes 3,210 owner households and 2,695 renter households with a cost burden, as seen in Table II.11.65.

Table II.11.65
Households with Cost Burden by Tenure and Race
Laramie County
2012–2016 HUD CHAS Data

Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	17,750	2,695	1,425	90	21,960
Black	340	60	10	10	420
Asian	160	15	25	20	220
American Indian	55	45	0	0	100
Pacific Islander	0	0	25	0	25
Other Race	210	65	0	0	275
Hispanic	2,110	330	130	15	2,585
Total	**20,625**	**3,210**	**1,615**	**135**	**25,585**
Renter-Occupied					
White	5,520	2,120	1,420	100	9,160
Black	380	105	30	0	515
Asian	45	30	0	0	75
American Indian	30	20	25	4	79
Pacific Islander	0	0	0	0	0
Other Race	90	50	15	0	155
Hispanic	930	370	455	35	1,790
Total	**6,995**	**2,695**	**1,945**	**139**	**11,774**
Total					
White	23,270	4,815	2,845	190	31,120
Black	720	165	40	10	935
Asian	205	45	25	20	295
American Indian	85	65	25	4	179
Pacific Islander	0	0	25	0	25
Other Race	300	115	15	0	430
Hispanic	3,040	700	585	50	4,375
Total	**27,620**	**5,905**	**3,560**	**274**	**37,359**

Lead-Based Paint Risks

Table II.11.66 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 2,310 households built between 1940 and 1979 with young children present, and 515 built prior to 1939.

Table II.11.66
Vintage of Households by Income and Presence of Young Children
Laramie County
2012–2016 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
$0 to $23,010	40	430	470
$23,011 to $38,350	90	525	615
$38,351 to $61,360	220	600	820
$61,361 to $76,700	25	255	280
Above $76,700	140	1,450	1,590
Total	515	3,260	3,775
Built 1940 to 1979			
$0 to $23,010	220	1,675	1,895
$23,011 to $38,350	345	1,775	2,120
$38,351 to $61,360	465	3,260	3,725
$61,361 to $76,700	375	1,595	1,970
Above $76,700	905	6,105	7,010
Total	2,310	14,410	16,720
Built 1980 or Later			
$0 to $23,010	420	1,100	1,520
$23,011 to $38,350	335	1,105	1,440
$38,351 to $61,360	625	2,235	2,860
$61,361 to $76,700	400	1,160	1,560
Above $76,700	1,515	7,985	9,500
Total	3,295	13,585	16,880
Total			
$0 to $23,010	680	3,205	3,885
$23,011 to $38,350	770	3,405	4,175
$38,351 to $61,360	1,310	6,095	7,405
$61,361 to $76,700	800	3,010	3,810
Above $76,700	2,560	15,540	18,100
Total	**6,120**	**31,255**	**37,375**

Elderly Housing Needs

Table II.11.67 shows the rate of housing problems for elderly households. Some 1,830 elderly and 1,040 extra-elderly households have housing problems. Of these, some 565 elderly households with housing problems have incomes less than 30 percent HAMFI, and 485 extra-elderly households have incomes below 30 percent HAMFI.

Table II.11.67
Households with Housing Problems by Income and Elderly Status
Laramie County
2012–2016 HUD CHAS Data

Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
$0 to $23,010	565	485	2,025	3,075
$23,011 to $38,350	610	305	1,725	2,640
$38,351 to $61,360	350	160	2,030	2,540
$61,361 to $76,700	125	40	525	690
Above $76,700	180	50	635	865
Total	1,830	1,040	6,940	9,810
Without Housing Problems				
$0 to $23,010	85	170	280	535
$23,011 to $38,350	320	460	755	1,535
$38,351 to $61,360	1,340	630	2,885	4,855
$61,361 to $76,700	750	360	2,005	3,115
Above $76,700	3,745	1,160	12,330	17,235
Total	6,240	2,780	18,255	27,275
Not Computed				
$0 to $23,010	85	34	155	274
$23,011 to $38,350	0	0	0	0
$38,351 to $61,360	0	0	0	0
$61,361 to $76,700	0	0	0	0
Above $76,700	0	0	0	0
Total	85	34	155	274
Total				
$0 to $23,010	735	689	2,460	3,884
$23,011 to $38,350	930	765	2,480	4,175
$38,351 to $61,360	1,690	790	4,915	7,395
$61,361 to $76,700	875	400	2,530	3,805
Above $76,700	3,925	1,210	12,965	18,100
Total	8,155	3,854	25,350	37,359

Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2018, the average sales price in Laramie County was $268,100. This represented a change of 6.5 percent from the previous year. Wyoming's average was $325,777, a change of 11.3 percent over the previous year. Table II.11.68 compares the average sales prices between 2000 and 2018.

Table II.11.68
Average Sales Prices
Laramie County vs. Wyoming
DOR Data, 2000–2018

Year	Average Price ($)	Median Sales Price	Number of Sales	Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	119,107	.	1,146	.	131,207	.
2001	123,583	.	1,366	3.8	128,771	-1.9
2002	131,599	.	1,356	6.5	138,295	7.4
2003	145,087	.	1,509	10.2	148,276	7.2
2004	155,467	.	1,518	7.2	159,558	7.6
2005	165,743	.	1,085	6.6	178,183	11.7
2006	179,338	.	1,705	8.2	219,438	23.2
2007	191,863	.	1,561	7.0	265,044	20.8
2008	202,304	.	1,094	5.4	256,045	-3.4
2009	193,759	.	929	-4.2	241,622	-5.6
2010	208,842	189,000	959	7.8	250,958	3.9
2011	197,700	177,000	886	-5.3	241,301	-3.8
2012	206,659	187,000	971	4.5	266,406	10.4
2013	215,288	189,900	1,176	4.2	281,345	5.6
2014	220,878	200,000	1,288	2.6	263,432	2.6
2015	230,987	212,500	1,400	4.6	275,611	4.6
2016	235,903	215,000	1,398	2.1	280,428	1.7
2017	251,660	232,500	1,527	6.7	292,759	4.4
2018	268,100	245000.0	1,541	6.5	325,777	11.3

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.11.69, of the 3,002 loans in 2018, 2,014 loans were for Home Purchases, 101.0 were for Home Improvement and 791 were for refinancing.

Table II.11.69
Owner-Occupied Single-Family Home Loans by Loan Type
Laramie County
2008 – 2018 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Total
2008	1,362	192	1,563	3,117
2009	1,324	174	2,679	4,177
2010	1,153	149.0	2,002	3,304
2011	1,227	187.0	1,653	3,067
2012	1,448	211.0	2,590	4,249
2013	1,630	218.0	1,853	3,701
2014	1,741	209.0	797	2,747
2015	1,949	182.0	1,144	3,275
2016	1,902	242.0	1,462	3,606
2017	2,127	213.0	1,088	3,428
2018	2,014	101.0	791	3,002

Table II.11.70, shows the average loan value by loan type. In 2008, average home purchase loans was 184,621 dollars in 2012 and 210,760 dollars in 2018. Overall, average loans were 152,678 dollars in 2008 and 194,517 dollars in 2018.

Table II.11.70
Owner-Occupied Single-Family Home Loans by Average Loan Amount
Laramie County
2008 – 2017 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Total
2008	$161,171	$62,021	$156,413	$152,678
2009	$170,649	$67,603	$173,547	$168,215
2010	$184,524	$68,248	$167,198	$168,782
2011	$179,968	$64,037	$164,476	$164,550
2012	$184,621	$72,910	$172,195	$171,499
2013	$192,472	$82,835	$166,225	$172,873
2014	$201,496	$77,368	$163,427	$181,007
2015	$203,147	$89,489	$182,809	$189,726
2016	$207,731	$94,041	$193,860	$194,478
2017	$212,129	$112,362	$187,908	$198,242
2018	$210,760	$59,950	$183,154	$194,517

Table II.11.71, shows the total volume of owner-occupied single-family loans. In 2008, the average home purchase loans was 267,331,000 dollars in 2012 and 424,470,000 dollars in 2018. Overall, average loans were 475,897,000 dollars in 2008 and 583,940,000 dollars in 2018.

Table II.11.71
Total Volume of Owner-Occupied Single-Family Loans
Laramie County
2008 – 2017 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Total
2008	$219,515,000	$11,908,000	$244,474,000	$475,897,000
2009	$225,939,000	$11,763,000	$464,932,000	$702,634,000
2010	$212,756,000	$10,169,000	$334,730,000	$557,655,000
2011	$220,821,000	$11,975,000	$271,879,000	$504,675,000
2012	$267,331,000	$15,384,000	$445,986,000	$728,701,000
2013	$313,729,000	$18,058,000	$308,015,000	$639,802,000
2014	$350,804,000	$16,170,000	$130,251,000	$497,225,000
2015	$395,933,000	$16,287,000	$209,133,000	$621,353,000
2016	$395,104,000	$22,758,000	$283,424,000	$701,286,000
2017	$451,198,000	$23,933,000	$204,444,000	$679,575,000
2018	$424,470,000	$6,055,000	$144,875,000	$583,940,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2019.32 From November 2019 through January of 202033, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 174 surveys were completed by property managers in Laramie County. Of the 4,288 rental units surveyed 134 were vacant, indicating a vacancy rate of 3.1 percent. Table II.11.72 presents some basic statistics about the completed surveys. Diagram II.11.14 shows the historical vacancy rate from Laramie County and Wyoming over the period of June 2001 to December 2019.

Table II.11.72
Total Units, Vacant Units, and Vacancy Rate
Laramie County
RVS Data, December 2003 – December 2019

Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
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
2019a	185	5,089	148	2.9
2019b	174	4,288	134	3.1

[32] 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.
[33] Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.11.14
Vacancy Rates by Year

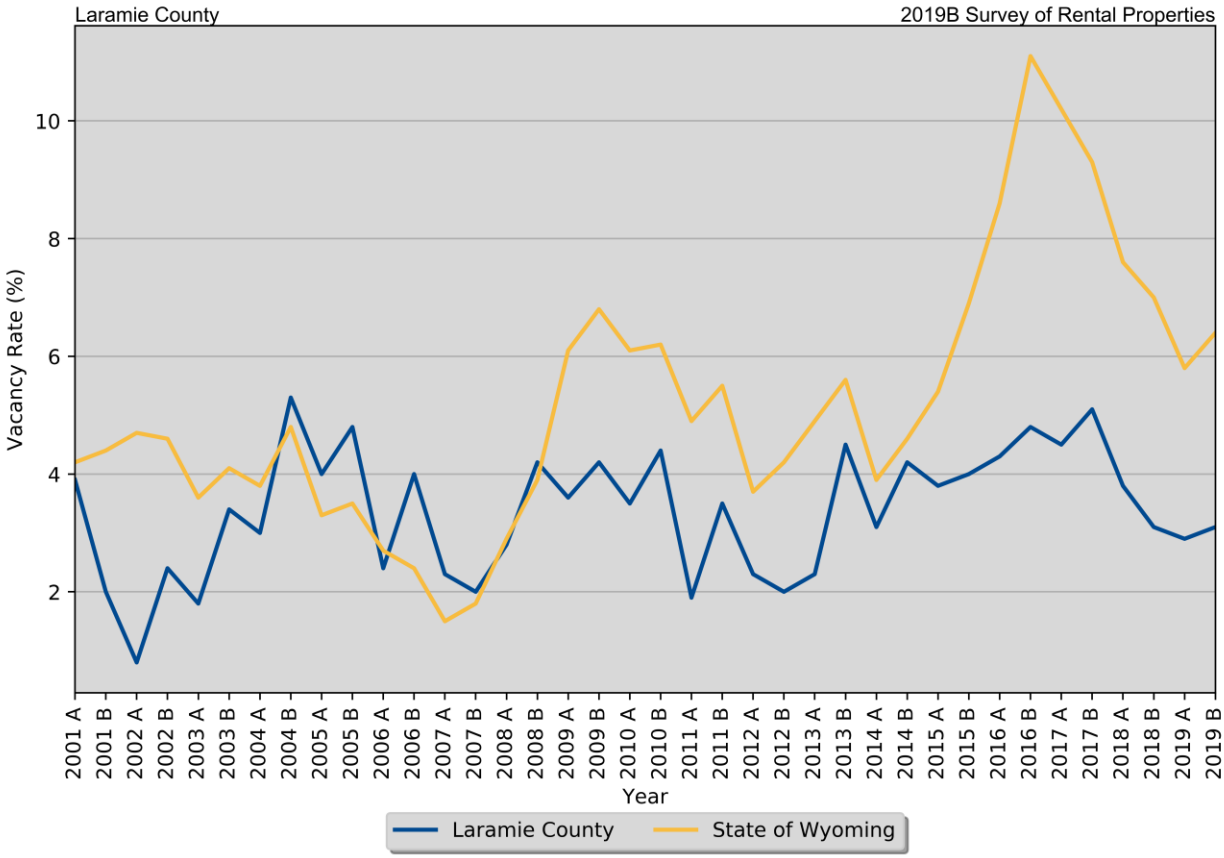


Diagram II.11.15 shows the average rent of single-family and apartment units in Laramie County. In 2019, rents for single-family units were $1215.2 and average rents for apartments were $782.1.

Diagram II.11.15
Average Rent of Single Family and Apartment Units

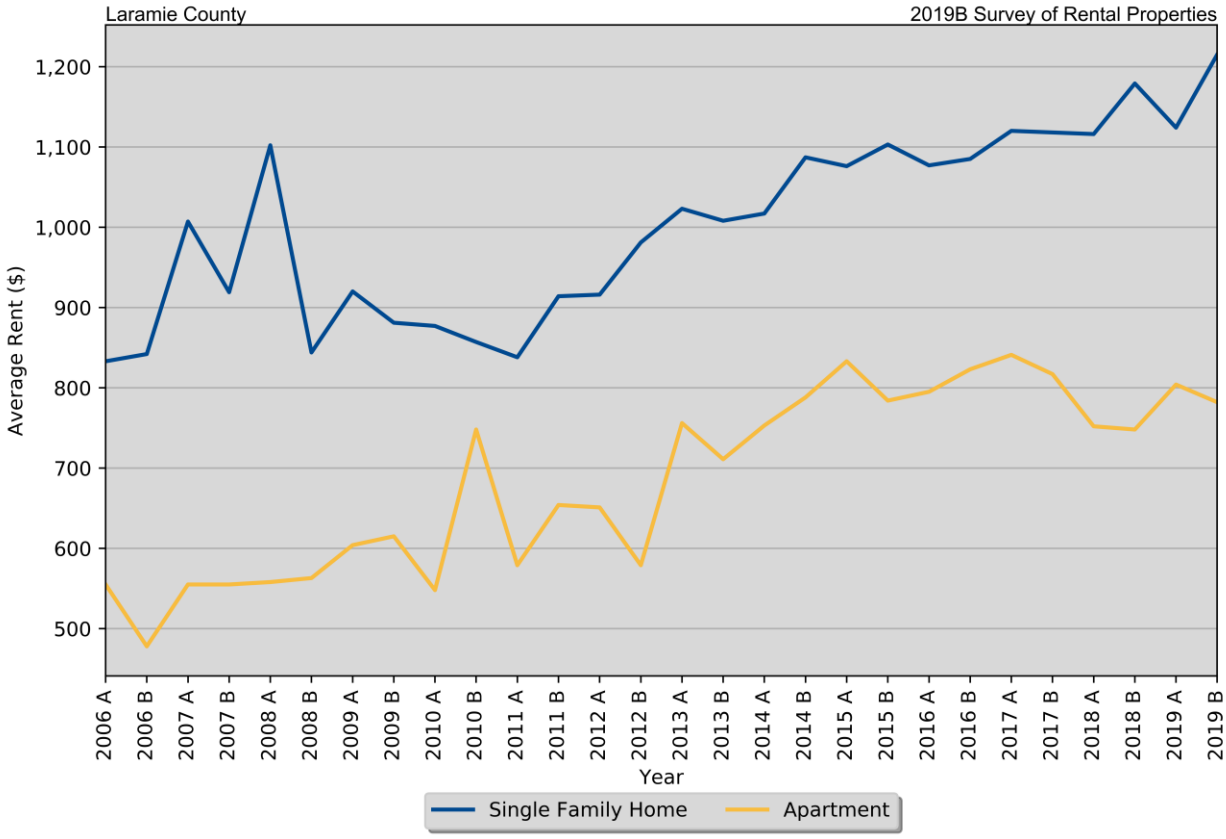


Table II.11.73, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 475 single family units in Laramie County, with 15 of them available. This translates into a vacancy rate of 3.2 percent in Laramie County, which compares to a single family vacancy rate of 3.9 percent for the State . There were 2,154 apartment units reported in the survey, with 61 of them available, which resulted in a vacancy rate of 2.8 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.11.73
Rental Vacancy Survey by Type
Laramie County
2019B Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	475	15	3.2%
Apartments	2,154	61	2.8%
Mobile Homes	253	3	1.2%
"Other" Units	76	4	5.3%
Don't Know	1,192	44	3.7%
Total	**4,288**	**134**	**3.1%**

Table II.11.74, reports units by bedroom size. As can be seen there were 936 two-bedroom apartment units and 224 three bedroom units. Overall, the 1,080 two-bedroom units accounted for 25.2 percent of all units, and the 566 three bedroom units accounted for 13.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,836 units listed as "Don't Know". Additional details for additional unit types are reported below.

Table II.11.74
Rental Units by Number of Bedrooms
Laramie County
2019B Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	5	3	18	0	0	.	26
One	26	22	689	1	0	.	738
Two	55	32	936	16	41	.	1,080
Three	58	33	224	231	20	.	566
Four	22	1	6	1	2	.	32
Five	14	0	0	0	0	.	14.0
Don't Know	295	47	281	4	13	1,192	1,836
Total	**475**	**138**	**2,154**	**253**	**76**	**1,192**	**4,288**

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.11.75, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.11.75
Available Rental Units by Number of Bedrooms
Laramie County
2019B 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	0	.	0
One	2	2	14	0	0		18
Two	3	3	24	1	2		33
Three	4	3	12	1	0		20
Four	0	0	0	0	0		0
Five	0	0	0	0	0		0
Don't Know	6	-1	11	1	2	44	63.0
Total	**15**	**7**	**61**	**3**	**4**	**44**	**134**

Table II.11.76, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 3.1 percent and three bedroom units had a vacancy rate of 3.1 percent.

Table II.11.76
Vacancy Rates by Number of Bedrooms
Laramie County
2019B 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%	0%		0
One	7.7%	9.1%	2.0%	0%	0%		2.4
Two	5.5%	9.4%	2.6%	6.2%	4.9%		3.1
Three	6.9%	9.1%	5.4%	0.4%	0%		3.5
Four	0%	0%	0%	0%	0%		0
Five	0%	0%	0%	0%	0%		0
Don't Know	2.0%	0%	3.9%	25.0%	15.4%	3.7%	3.4
Total	**3.2%**	**5.1%**	**2.8%**	**1.2%**	**5.3%**	**3.7%**	**134**

Table II.11.77 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 6.9 percent.

Table II.11.78 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 2.6 percent.

Table II.11.77
Single Family Units by Bedroom Size
Laramie County
2019B Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	5	0	0%
One	26	2	7.7%
Two	55	3	5.5%
Three	58	4	6.9%
Four	22	0	0%
Don't know	295	6	2.0%
Total	**475**	**15**	**3.2%**

Table II.11.78
Apartment Units by Bedroom Size
Laramie County
2019B Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	18	0	0%
One	689	14	2.0%
Two	936	24	2.6%
Three	224	12	5.4%
Four	6	0	0%
Don't know	281	11	3.9%
Total	**2,154**	**61**	**2.8%**

Average market-rate rents by unit type are shown in Table II.11.79. 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.11.79
Average Market Rate Rents by Bedroom Size
Laramie County
2019B Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$460	$487	$.	$.	$481
One	$700	$624	$670	$650	$.	$670
Two	$968	$879	$791	$833	$1,069	$883
Three	$1,259	$984	$998	$999	$1,234	$1,164
Four	$1,481	$1,200	$1,089	$1,300	$1,525	$1,445
Five	$1,672	$.	$.	$.	$.	$1671.7
Total	**$1215.2**	**$918.6**	**$782.1**	**$909.4**	**$1358.5**	**$1065.5**

Table II.11.80, shows vacancy rates for single family units by average rental rates for Laramie County. 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 3.3 percent.

Table II.11.80
Single Family Market Rate Rents by Vacancy Status
Laramie County
2019B Survey of Rental Properties

Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $750	27	2	7.4%
$750 to $1,000	48	4	8.3%
$1,000 to $1,250	130	2	1.5%
$1,250 to $1,500	211	7	3.3%
Above $1,500	46	0	0%
Missing	13	0	0%
Total	**475**	**15**	**3.2%**

The average rent and availability of apartment units is displayed in Table II.11.81. 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 1.8 percent.

Table II.11.81
Apartment Market Rate Rents by Vacancy Status
Laramie County
2019B Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	18	0	0%
$500 to $750	423	17	4.0%
$750 to $1,000	867	16	1.8%
$1,000 to $1,250	411	2	0.5%
$1,250 to $1,500	0	0	0%
Above $1,500	0	0	0%
Missing	435	26	6.0%
Total	**2,154**	**61**	**2.8%**

Table II.11.82, displays units designed to serve elderly occupants. In the most recent survey there were 164 units designed for elderly occupants, of which 8 units were available, which indicates a vacancy rate of 4.9.

Table II.11.82
Units Designed for Elderly Occupants
Laramie County
2019B Survey of Rental Properties

Elderly	Units
Elderly Units	164
Available Elderly Units	8
Elderly Vacancy Rate	**4.9%**

Table II.11.83, shows the number of estimated days an available unit is expected to be on the market. As can be seen 7 units, or 5.2 percent of available units are expected to be on the market for less than seven days. An additional 80 units, or 59.7 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 7 units, or 5.2 percent are expected to be on the market for 90 days.

Table II.11.83
Number of Estimated Days to Fill a Vacant Unit
Laramie County
2019B Survey of Rental Properties

Average Days	Number of Units	Percent of Total
Less than 7 days	7	5.2%
7 to 30 days	80	59.7%
31 to 60 days	4	3.0%
61 to 90 days	4	3.0%
More than 90 days	7	5.2%
Unknown	32	23.9%
Total	**134**	**100.0%**

Respondents were asked if utilities are included in the rent, responses are shown in Table II.11.84, 107 respondents, or 68.2 percent, included some sort of utility in the rent.

Table II.11.84
Are there any utilities included with the rent?
Laramie County
2019B Survey of Rental Properties

Period	Respondent
Yes	107
No	50
% Offering Utilities	**68.2%**

The type of utility included in the rent is shown in Table II.11.85. There were 363 respondents who included electricity, 242 respondents who included natural gas, 2,474 respondents who included water and sewer and 2,257 respondents included trash collection in the rent.

Table II.11.85
Which utilities are included with the rent?
Laramie County
2019B Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	363
Natural Gas	242
Propane	0
Water/Sewer	2,474
Trash Collection	2,257
Cable Television	371
Other	386

Perceived Need for Housing Units

Table II.11.86, shows the number of survey respondents who keep a waiting list. As can be seen 20 respondents said they keep a waitlist, with an estimated 183 number of persons on the wait list.

Table II.11.86
Do you keep a waiting list?
Laramie County
2019B Survey of Rental Properties

Period	Respondent
Yes	20
No	137
Waitlist Size	**183**

Table II.11.87, 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 1,555 units were in good condition, or 36.3 percent and 267 units, or 6.2 percent, being in average condition. Details by unit type and condition are displayed.

Table II.11.87
Condition by Unit Type
Laramie County
2019B Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	267	6.2%
Good	1,555	36.3%
Excellent	1,521	35.5%
Don't Know	0	0%
Total	**4,288**	**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.11.88, 25 respondents said they would prefer more single family units, 23 respondents wanted more apartment units, and 26 respondents indicated they would prefer more units of any type.

Table II.11.88
If you had the opportunity to own/manage more units, how many would you prefer
Laramie County
2019B Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	25
Duplex Units	4
Apartments	23
Mobile homes	1
Other	1
All types	26
Total	**80**

Table II.11.89, shows the most common answers from the 2019 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 78.0 respondents, with an average persons per household of 2.8 people. Of new residents to Laramie County, 58.9 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 43.6 percent of respondents owning their residence. The average mortgage payment in Laramie County was $1553.56 and the average rent was $989.79. When asked if they were satisfied with their current housing, 80.8 percent said they were satisfied with their current housing.

Table II.11.89
Most Replied Response
Laramie County
HNA Survey: Calendar Year 2019

Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	78.0
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (27.8%)
Marital status	Married (58.9%)
Primary reason for moving to Wyoming	Other reason (24.4%)
In which industry are you primarily employed	Retired (23.6%)
Highest education level completed	High School Diploma/GED (24.4%)
Total household income from all sources	$40,000 to $49,999 dollars (17.4%)
Current Housing Characteristics	
Current Residence	Single family home (62.8%)
Do you own or rent	Own (43.6%)
How many bedrooms (Average)	3.2
How many full bathrooms (Average)	2.1
Average mortgage payment	$1553.56
Average rental payment	$989.79
Are you satisfied with your current housing	Satisfied with current housing (80.8%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (42.9%)
Are you seeking to change your housing situation	Seeking different housing (77.8%)
What type of unit are you seeking	Single family home (57.1%)
Type of tenure seeking	Seeking to buy (50.0%)
If own, do you plan on building or buying	Build a new unit (50.0%)
Expected buying price	Not sure (100%)
Expected building price	$150,000 to $199,999 dollars (100%)
Expected rental price	(%)

For residents who are unsatisfied with their current housing, 42.9 percent were unsatisfied because the housing unit is too small.. When asked what type of unit they were seeking, the most common response, 57.1 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 50.0 percent wanted to buy and 50.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending Not sure if they were buying an existing unit, and $150,000 to $199,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, percent of respondents, anticipated spending .

2019 Household Forecast

The 2019 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2018 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.11.90, shows the current CHAS housing problem estimates for the period of 2012-2016. 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 5,000 owner occupied and 4,800 renter occupied households experiencing a housing problem.

Table II.11.90
Households with Housing Problems by Income
Laramie County
2012-2016 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	1,270	1,805	3,075
30.1-50% HAMFI	1,050	1,585	2,635
50.1-80% HAMFI	1,445	1,090	2,535
80.1-95% HAMFI	395	115.0	510
95 – 115% HAMFI	390	90.0	480
115.1% HAMFI or more	450	115.0	565
Total	5,000	4,800	9,800
Without Housing Problems			
30% HAMFI or less	220	315	535
30.1-50% HAMFI	935	600	1,535
50.1-80% HAMFI	2,770	2,080	4,850
80.1-95% HAMFI	1,610	625	2,235
95 – 115% HAMFI	2,465	740	3,205
115.1% HAMFI or more	12,445	2,465	14,910
Total	20,445	6,825	27,270
Not Computed			
30% HAMFI or less	140.0	140.0	280
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	140.0	140.0	280
Total			
30% HAMFI or less	1,630	2,260	3,890
30.1-50% HAMFI	1,985	2,185	4,170
50.1-80% HAMFI	4,215	3,170	7,385
80.1-95% HAMFI	2,005	740	2,745
95 – 115% HAMFI	2,855	830	3,685
115.1% HAMFI or more	12,895	2,580	15,475
Total	**25,585**	**11,765**	**37,350**

Table II.11.91, 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.

Table II.11.91
Total Estimated Housing Forecast
Laramie County
Strong Growth Scenario

Year	Owner	Renter	Total
2018	25,530	12,286	37,816
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.11.92, 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 3,439 owner-occupied and 1,667 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 11,801 households, of which 1,255 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 2,354 household's above current 2018 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.11.92
Incremental Housing Demand Forecast
Laramie County
Strong Growth Scenario

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	37.0	130.0	219	301	374	440	502
30.1-50%	0	45.0	158	267	366	455	536	612
50.1-80%	0	95.0	336	567	777	966	1,138	1,299
80.1-95%	0	45.0	160.0	270	370	460	541	618
95.1-115%	0	65.0	228	384	526	654	771	880
115+%	0	292	1,028	1,733	2,377	2,955	3,482	3,973
Total	**0**	**579**	**2,040**	**3,439**	**4,717**	**5,864**	**6,909**	**7,883**
Renter								
0-30%	0	53.0	188	320	444	556	659	753
30.1-50%	0	51.0	182	310	429	538	637	728
50.1-80%	0	75.0	264	449	622	780	924	1,056
80.1-95%	0	17.0	62.0	105.0	145	182	216	246
95.1-115%	0	20.0	69.0	118.0	163	204	242	276
115+%	0	61.0	215	366	506	635	752	859
Total	**0**	**277**	**981**	**1,667**	**2,309**	**2,895**	**3,430**	**3,918**
Total								
0-30%	0	90.0	318	539	744	930	1,099	1,255
30.1-50%	0	96.0	340	576	795	993	1,173	1,339
50.1-80%	0	170.0	600	1,016	1,399	1,746	2,062	2,354
80.1-95%	0	63.0	222	374	515	642	757	864
95.1-115%	0	84.0	297	501	689	859	1,013	1,156
115+%	0	353	1,243	2,099	2,884	3,590	4,234	4,832
Total	**0**	**856**	**3,021**	**5,106**	**7,026**	**8,759**	**10,339**	**11,801**

Table II.11.93 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 10,002 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 12,872 owner and 8,931 renter occupied households for a total of 21,803 quality households.

Table II.11.93
Incremental Total Housing Need Forecast
Laramie County
Strong Growth Scenario

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	1,267	1,304	1,397	1,486	1,568	1,641	1,707	1,769
30.1-50%	1,048	1,093	1,206	1,315	1,414	1,503	1,584	1,659
50.1-80%	1,442	1,537	1,778	2,008	2,219	2,408	2,580	2,741
80.1-95%	394	440	554	664	764	854	936	1,012
95.1-115%	389	454	617	773	916	1,044	1,160	1,269
115+%	449	741	1,477	2,182	2,826	3,405	3,931	4,422
Total	**4,989**	**5,568**	**7,029**	**8,428**	**9,706**	**10,853**	**11,898**	**12,872**
				Renter				
0-30%	1,885	1,938	2,073	2,205	2,328	2,441	2,544	2,638
30.1-50%	1,655	1,707	1,837	1,965	2,084	2,193	2,292	2,383
50.1-80%	1,138	1,213	1,403	1,587	1,760	1,918	2,062	2,194
80.1-95%	120.0	138.0	182	225	265	302	336	367
95.1-115%	94.0	114.0	163.0	212	257	298	336	370
115+%	120.0	181.0	335	486	626	755	872	979
Total	**5,013**	**5,290**	**5,994**	**6,680**	**7,322**	**7,908**	**8,443**	**8,931**
				Total				
0-30%	3,152	3,242	3,471	3,692	3,896	4,082	4,251	4,407
30.1-50%	2,703	2,799	3,043	3,279	3,498	3,696	3,876	4,042
50.1-80%	2,580	2,750	3,181	3,596	3,979	4,326	4,643	4,935
80.1-95%	514	577	736	889	1,029	1,156	1,271	1,378
95.1-115%	483	567	780	985	1,172	1,342	1,496	1,639
115+%	569	922	1,812	2,668	3,453	4,159	4,803	5,401
Total	**10,002**	**10,858**	**13,023**	**15,108**	**17,028**	**18,761**	**20,341**	**21,803**