

Cheyenne city

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DEMOGRAPHICS

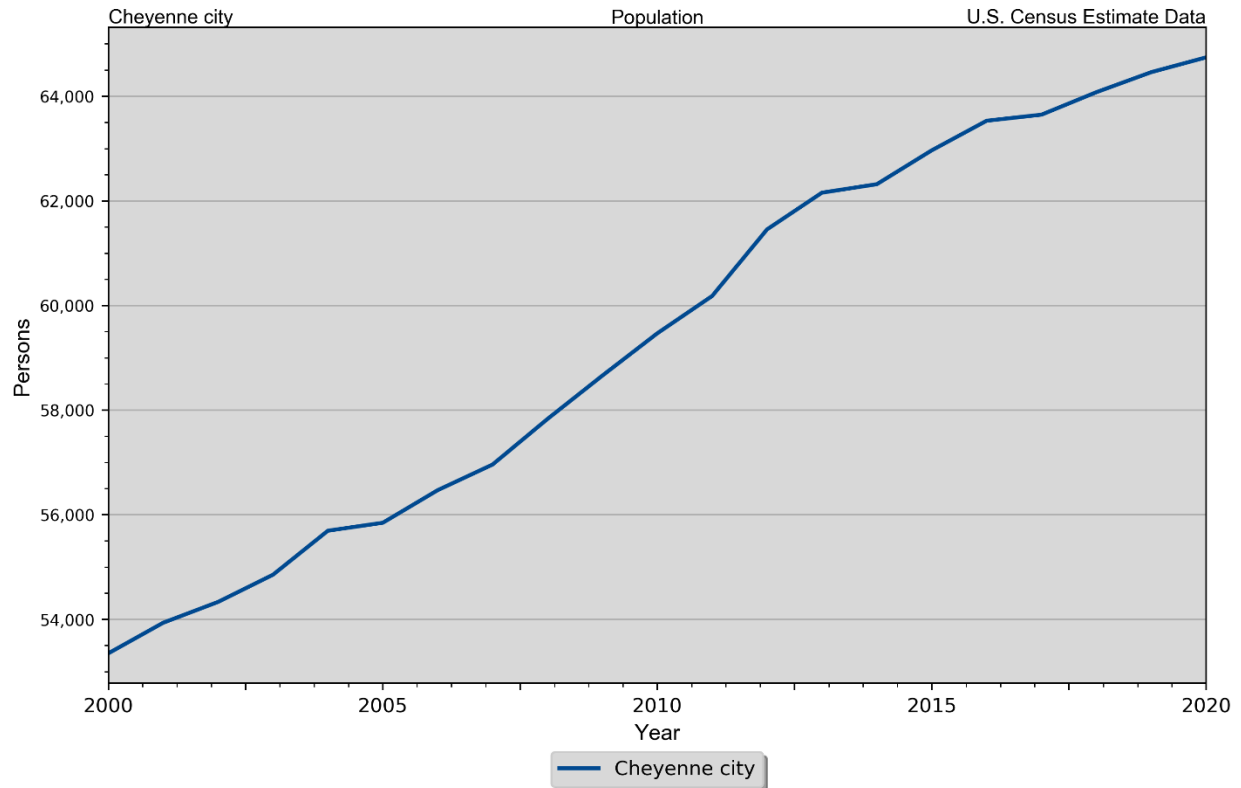
Population Estimates

Table III.3.1, at right shows the population for Cheyenne city. The 2020 estimates indicate that Cheyenne city's population increased from 59,466 in 2010 to 64,742 in 2020, or by 8.9 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Cheyenne city. Although a city may span several counties, for the county level data pieces, Laramie County was selected.

Table III.3.1 Population Estimates Cheyenne city Census Population Estimates		
Year	Population	Percent Yearly Change
2000	53,349	-
2001	53,934	1.1%
2002	54,332	0.7%
2003	54,852	1%
2004	55,693	1.5%
2005	55,845	0.3%
2006	56,468	1.1%
2007	56,958	0.9%
2008	57,829	1.5%
2009	58,658	1.4%
2010	59,466	1.4%
2011	60,180	1.2%
2012	61,453	2.1%
2013	62,155	1.1%
2014	62,317	0.3%
2015	62,964	1%
2016	63,530	0.9%
2017	63,646	0.2%
2018	64,076	0.7%
2019	64,459	0.6%
2020	64,742	0.4%

Diagram III.3.1
Population



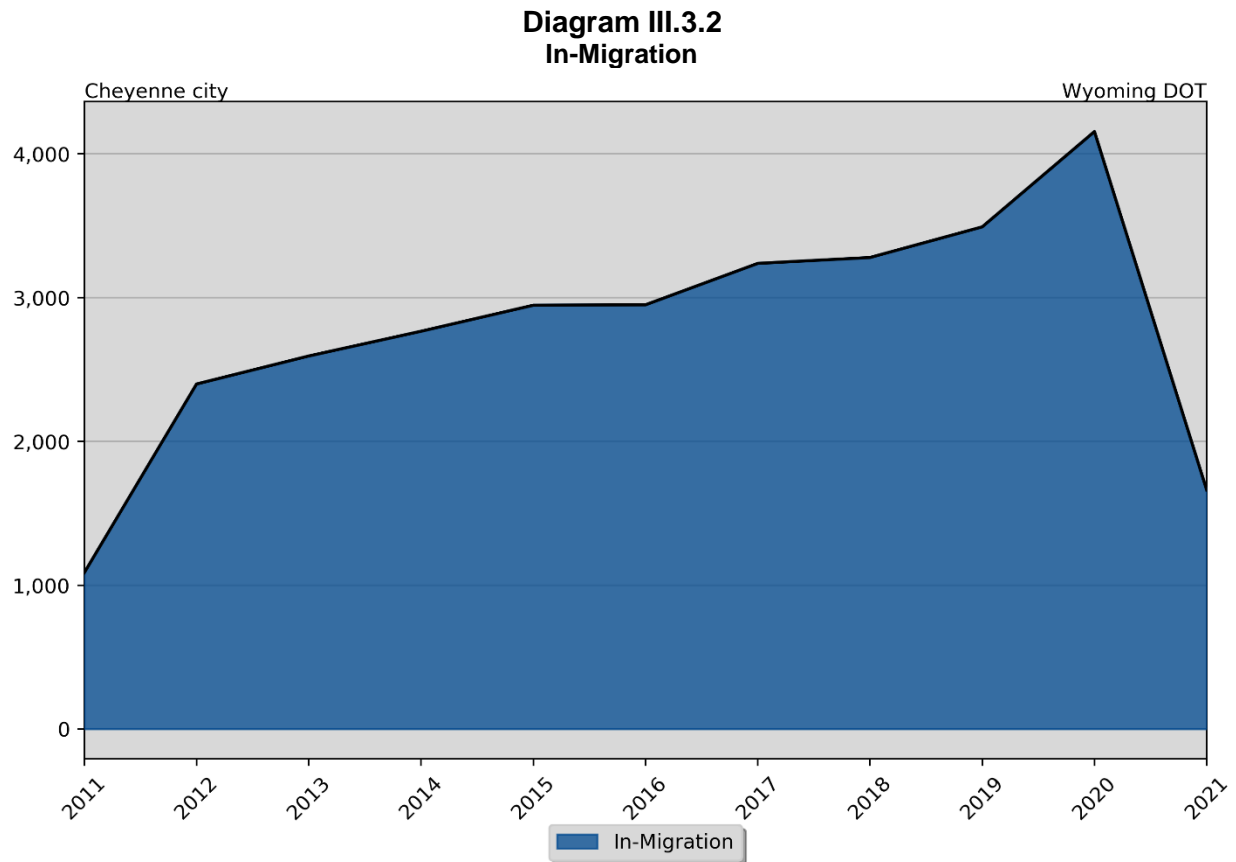
Population Migration Trends

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

Table III.3.2 shows in-migration between 2011 and the first half of 2021 for Cheyenne city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Laramie County to display net- and out-migration.

Table III.3.2 In-Migration by Age Cohort Cheyenne city Wyoming DOT Data											
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021(p)
In											
14-17	14	23	29	38	36	38	35	48	37	77	24
18-22	135	298	329	342	353	326	377	351	354	410	200
23-25	118	271	269	304	326	275	293	285	279	368	153
26-35	298	707	738	812	896	905	939	900	1,010	1,171	458
36-45	230	447	445	515	551	519	591	557	613	744	292
46-55	160	323	370	378	387	403	389	478	487	570	191
56-65	85	220	274	221	261	314	375	381	439	477	204
66 +	47	110	140	156	137	170	239	279	273	338	140
Total	1,087	2,399	2,594	2,766	2,947	2,950	3,238	3,279	3,492	4,155	1,662

The shaded area in Diagram III.3.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 4,155 people entering Cheyenne city.



The driver's license total exchanges since 2000 for Laramie County are presented in Diagram III.3.3, and showed a net migration of 11,049 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 the first half of 2021, there were 1,743 in-migrants, 1,957 out-migrants for a net out-migration of -214 people. The maximum net migration occurred in 2010 with 1,327 people entering and the lowest net migration occurred in 2018 with 793 entering Laramie County.

Three of the most recent five years in Laramie County have been reported as having negative net-migration by the Wyoming DOT. This means that there is a significant outward-migration trend which could be of concern if it continues. Despite a majority of the past five years in Laramie County reporting a negative net-migration, the overall net-migration trend is positive, with a net 348 persons entering since 2017. Wyoming DOT data indicates that there was a net decrease of 214 people in the most recent year.

Diagram III.3.3
Migration Trends

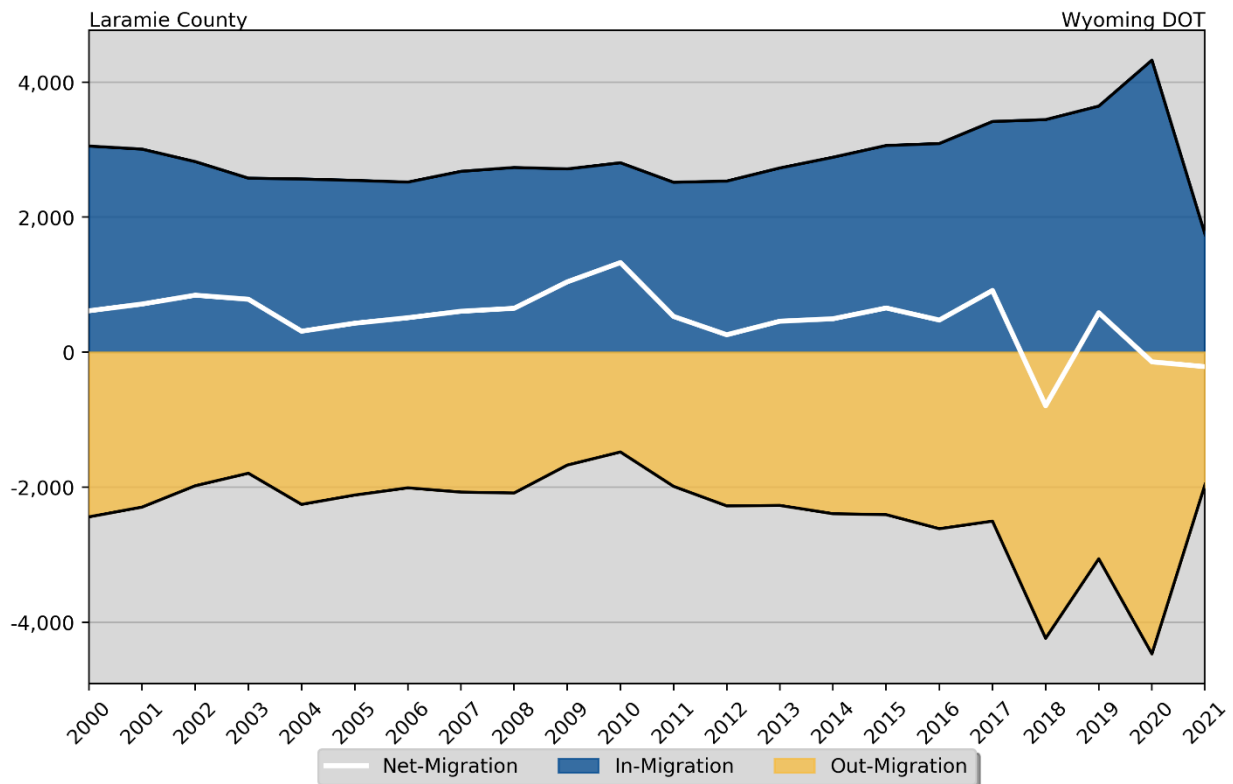


Table III.3.3, shows net-migration for Laramie County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 18 to 22, with 42 persons entering Laramie County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 98 persons leaving Laramie County.

Table III.3.3
Net-Migration by Age Range
Laramie County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Net														
14-17	-10	1	13	3	-5	-7	5	9	12	16	9	-10	38	0
18-22	84	164	160	114	66	143	137	160	124	156	46	103	130	42
23-25	10	104	137	28	46	59	65	115	15	70	-60	32	-3	11
26-35	217	323	401	143	107	107	181	247	192	275	-238	126	-285	-98
36-45	152	209	212	145	51	63	99	116	69	197	-269	47	-51	-97
46-55	172	127	209	100	38	63	38	43	32	53	-149	127	49	-68
56-65	22	75	130	-11	-35	48	-56	-21	34	111	-116	138	-5	5
66 +	3	39	65	7	-10	-17	26	-14	-2	36	-16	21	-16	-9
Total	650	1,042	1,327	529	258	459	495	655	476	914	-793	584	-143	-214

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 data⁵, 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.

Population Characteristics

The Cheyenne city population by race and ethnicity is shown in Table III.3.4. The white population represented 89.5 percent of the population in 2019, compared with black populations accounting for 2 percent of the population in 2019. Hispanic households represented 14.7 percent of the population in 2019.

Table III.3.4 Population by Race and Ethnicity Cheyenne city 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	51,999	87.4%	56,897	89.5%
Black	1,715	2.9%	1,262	2%
American Indian	570	1%	507	0.8%
Asian	732	1.2%	975	1.5%
Native Hawaiian/ Pacific Islander	118	0.2%	210	0.3%
Other	2,380	4%	1,258	2%
Two or More Races	1,952	3.3%	2,498	3.9%
Total	59,466	100.0%	63,607	100.0%
Non-Hispanic	50,872	85.5%	54,244	85.3%
Hispanic	8,594	14.5%	9,363	14.7%

The change in race and ethnicity between 2010 and 2019 is shown in Table III.3.5. During this time, the total non-Hispanic population was 54,244 persons in 2019, while the Hispanic population was 9,363.

Table III.3.5 Population by Race and Ethnicity Cheyenne city 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	46,818	92%	49,907	92%
Black	1,567	3.1%	1,149	2.1%
American Indian	371	0.7%	433	0.8%
Asian	698	1.4%	967	1.8%
Native Hawaiian/ Pacific Islander	95	0.2%	95	0.2%
Other	71	0.1%	0	0%
Two or More Races	1,252	2.5%	1,693	3.1%
Total Non-Hispanic	50,872	100.0%	54,244	100.0%
Hispanic				
White	5,181	60.3%	6,990	74.7%
Black	148	1.7%	113	1.2%
American Indian	199	2.3%	74	0.8%
Asian	34	0.4%	8	0.1%
Native Hawaiian/ Pacific Islander	23	0.3%	115	1.2%
Other	2,309	26.9%	1,258	13.4%
Two or More Races	700	8.1%	805	8.6%
Total Hispanic	8,594	100.0	9,363	100.0%
Total Population	59,466	100.0%	63,607	100.0%

Cohorts

Table III.3.6 shows the population distribution in Cheyenne city by age. In 2010, children under the age of 5 accounted for 7.4 percent of the total population, which compared to 6.1 percent in 2019.

Table III.3.6 Population Distribution by Age Cheyenne city 2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	4,386	7.4	3,909	6.1
5 to 19	11,291	19	11,432	18
20 to 24	4,197	7.1	4,284	6.7
25 to 34	8,705	14.6	10,657	16.8
35 to 54	15,617	26.3	14,815	23.3
55 to 64	7,234	12.2	7,871	12.4
65 or Older	8,036	13.5	10,639	16.7
Total	59,466	100%	63,607	100%

Table III.3.7 shows the population in Cheyenne city by age and gender. In 2010, there were 8,705 people aged 25 to 34, made up of 4,445 men, and 4,260 women. In comparison, in 2019, there were 10,657 people in the 25 to 34 age cohort, with 5,680 men and 4,977 women.

Table III.3.7 Population by Age and Gender Cheyenne city 2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACS			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	2,237	2,149	4,386	7.4%	2,041	1,868	3,909	6.1%
5 to 19	5,734	5,557	11,291	19%	5,748	5,684	11,432	18%
20 to 24	2,123	2,074	4,197	7.1%	2,304	1,980	4,284	6.7%
25 to 34	4,445	4,260	8,705	14.6%	5,680	4,977	10,657	16.8%
35 to 54	7,841	7,776	15,617	26.3%	7,883	6,932	14,815	23.3%
55 to 64	3,544	3,690	7,234	12.2%	3,738	4,133	7,871	12.4%
65 and Older	3,406	4,630	8,036	13.5%	4,594	6,045	10,639	16.7%
Total	29,330	30,136	59,466	100%	31,988	31,619	63,607	100%

Diagram III.3.4
Population Distribution by Age
Cheyenne city
2010 Census and 2019 Five-Year ACS Data

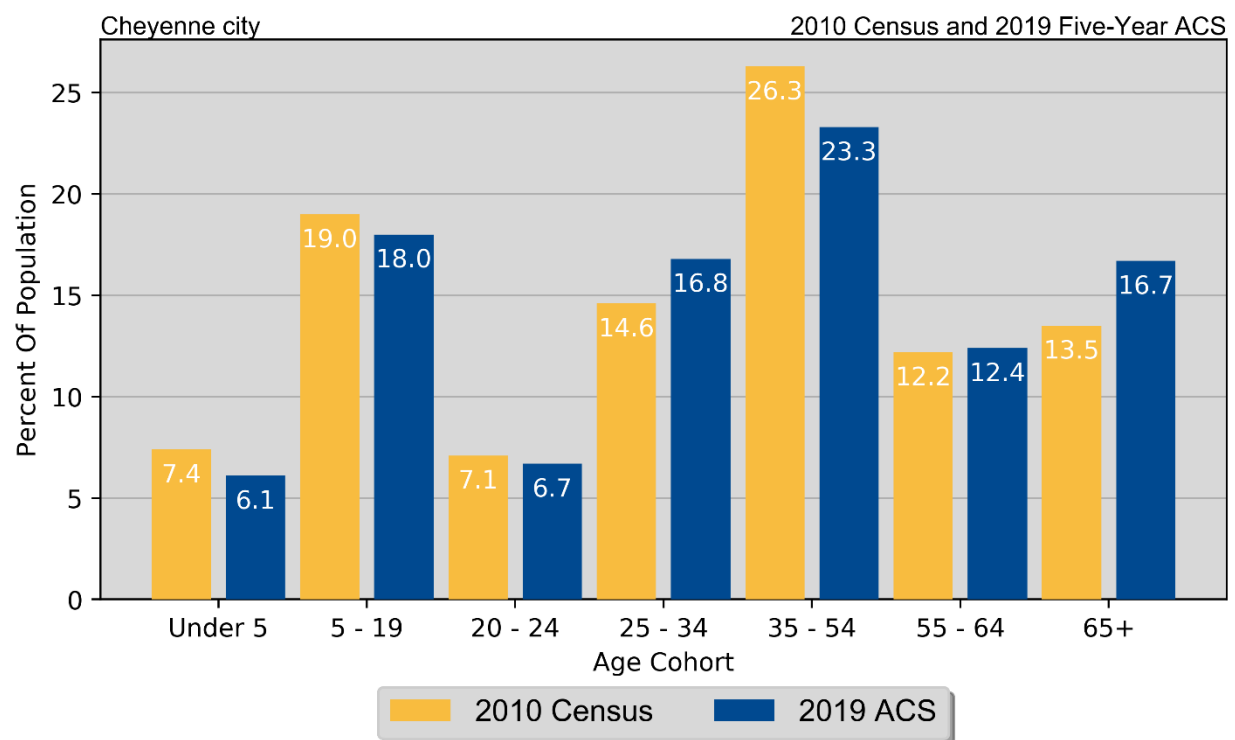
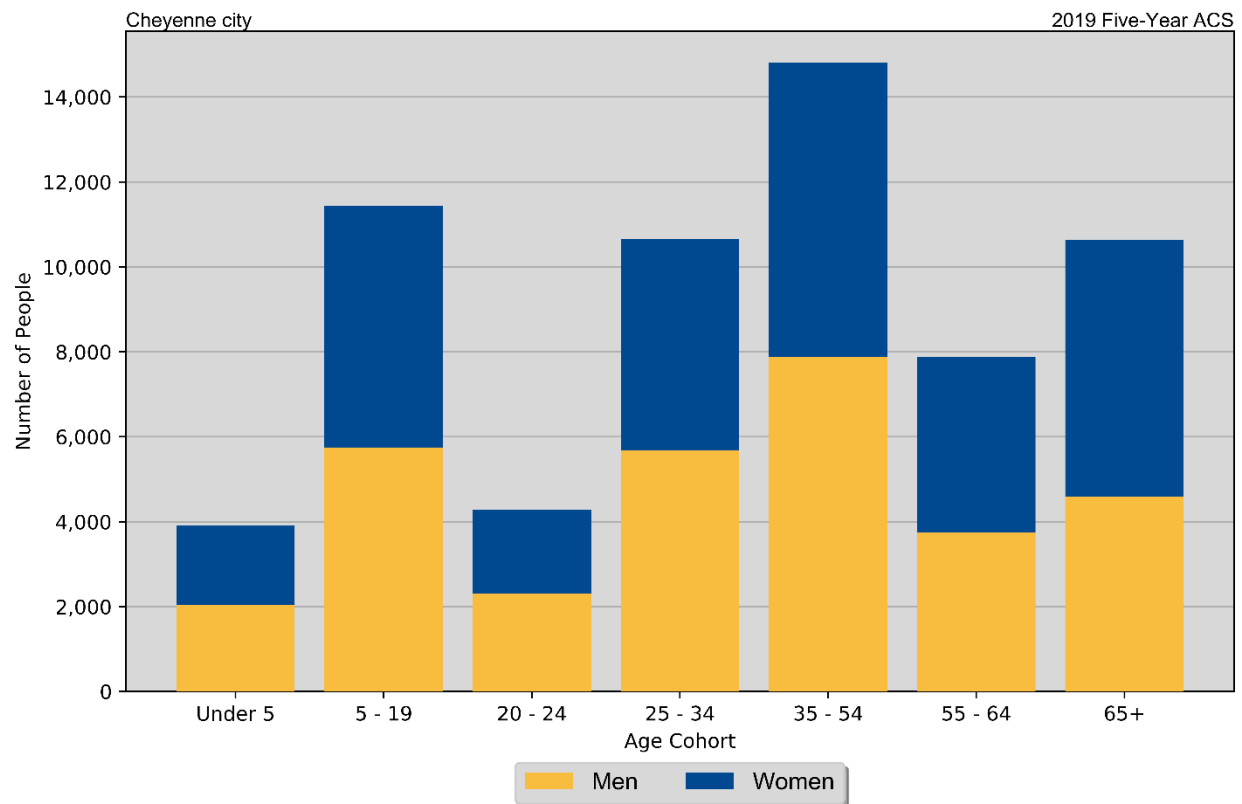


Diagram III.3.5
Population Distribution by Age and Gender
Cheyenne city
2019 Five-Year ACS



Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.3.8, between 2000 and 2010, the institutionalized population changed -2.3 percent in Cheyenne city, from 651 people in 2000 to 636 in 2010.

Table III.3.8 Group Quarters Population Cheyenne city 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	157	24.1%	269	42.3%	71.3%
Juvenile Facilities	.	.	21	3.3%	.
Nursing Homes	472	72.5%	330	51.9%	-30.1%
Other Institutions	22	3.4%	16	2.5%	-27.3%
Total	651	100.0%	636	100.0%	-2.3%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	340	100%	229	100%	-32.6%
Total	340	100.0%	229	100.0%	-32.6%
Group Quarters Population	991	100.0%	865	100.0%	-12.7%

Foreign Born Populations

The number of foreign-born persons is shown in Table III.3.9. An estimated 0.7 percent of the population was born in Mexico , some 0.3 percent were born in Philippines , and another 0.2 percent were born in India .

Table III.3.9 Place of Birth for the Foreign-Born Population Cheyenne city 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	415	0.7%
#2 country of origin	Philippines	216	0.3%
#3 country of origin	India	125	0.2%
#4 country of origin	West Indies	91	0.1%
#5 country of origin	China, excluding Hong Kong and Taiwan	84	0.1%
#6 country of origin	Yemen	82	0.1%
#7 country of origin	Germany	80	0.1%
#8 country of origin	England	74	0.1%
#9 country of origin	Canada	70	0.1%
#10 country of origin	Korea	55	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table III.3.10. An estimated 0.8 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Tagalog .

Table III.3.10 Limited English Proficiency and Language Spoken at Home Cheyenne city 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	500	0.8%
#2 LEP Language	Tagalog	119	0.2%
#3 LEP Language	Other Indo-European languages	107	0.2%
#4 LEP Language	Arabic	82	0.1%
#5 LEP Language	Chinese	51	0.1%
#6 LEP Language	French, Haitian, or Cajun	49	0.1%
#7 LEP Language	Korean	15	0%
#8 LEP Language	German or other West Germanic languages	13	0%
#9 LEP Language	Vietnamese	12	0%
#10 LEP Language	Other Asian and Pacific Island languages	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.3.11, below. The disability rate for females was 13.8 percent, compared to 12.9 percent for males. The disability rate grew precipitously higher with age, with 48.7 percent of those over 75 experiencing a disability.

Table III.3.11 Disability by Age Cheyenne city 2019 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	20	1%	15	0.8%	35	0.9%
5 to 17	365	7.2%	282	5.4%	647	6.3%
18 to 34	429	5.5%	346	4.8%	775	5.2%
35 to 64	1,384	12.4%	1,575	14.4%	2,959	13.4%
65 to 74	905	33.1%	806	25.4%	1,711	28.9%
75 or Older	832	49.5%	1,263	48.2%	2,095	48.7%
Total	3,935	12.9%	4,287	13.8%	8,222	13.4%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.3.12. Some 6.9 percent have an ambulatory disability, 5.1 have an independent living disability, and 1.7 percent have a self-care disability.

Table III.3.12 Total Disabilities Tallied: Aged 5 and Older Cheyenne city 2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	3,117	5.1%
Vision disability	1,122	1.8%
Cognitive disability	2,785	4.8%
Ambulatory disability	3,952	6.9%
Self-Care disability	969	1.7%
Independent living difficulty	2,415	5.1%

Education and Employment

Education and employment data from the Cheyenne city 2019 Five-Year ACS is presented in Table III.3.13, Table III.3.14, and Table III.3.15. In 2019, 32,986 people were in the labor force, including 31,213 employed and 1,773 unemployed people. The unemployment rate for Cheyenne city was estimated at 5.4 percent in 2019.

Table III.3.13 Employment, Labor Force and Unemployment Cheyenne city 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	31,213
Unemployed	1,773
Labor Force	32,986
Unemployment Rate	5.4%

Table III.3.14 and Table III.3.15 show educational attainment in Cheyenne city. In 2019, 93 percent of households had a high school education or greater, including 27.5 percent with a high school diploma or equivalent, 37.3 percent with some college, 17.6 percent with a Bachelor's Degree, and 10.6 percent with a graduate or professional degree.

Table III.3.14 High School or Greater Education Cheyenne city 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	45,927
Total Households	27,344
Percent High School or Above	93%

Table III.3.15 Educational Attainment Cheyenne city 2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	3,466	7%
High School or Equivalent	13,580	27.5%
Some College or Associates Degree	18,427	37.3%
Bachelor's Degree	8,670	17.6%
Graduate or Professional Degree	5,250	10.6%
Total Population Above 18 years	49,393	100.0%

Commuting Patterns

Table III.3.16 shows the place of work by county of residence. In 2010 96.5 percent of residents worked within the county they reside with 0.8 percent working outside their home county. This compares to 96 percent of residents in 2019 who worked within the county in which they resided and 0.9 percent of residents worked outside their home county but still within the state.

Table III.3.16 Place of Work Cheyenne city 2010 and 2019 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	28,718	96.5%	30,389	96%
Worked outside county of residence	250	0.8%	292	0.9%
Worked outside state of residence	786	2.6%	982	3.1%
Total	29,754	100.0%	31,663	100.0%

Table III.3.17 shows the aggregate travel time to work based on place of work and residence. In Cheyenne city the total aggregate travel time was 437,400 minutes, with residents working in their home county spending a total of 372,475 minutes traveling.

Table III.3.17 Aggregate Travel Time to Work (in Minutes) Cheyenne city 2010 & 2019 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	342,595	86.7%	372,475	85.2%
Worked outside county of residence	11,995	3%	10,650	2.4%
Worked outside State of residence	40,575	10.3%	54,275	12.4%
Aggregate travel time to work (in minutes):	395,170	100.0%	437,400	100.0%

Table III.3.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 395,170 minutes. Residents working within their home county spent an average of 12.3 minutes commuting to work, with those working outside their county of residence spending an average of 36.5 minutes on their commute.

Table III.3.18
Average Travel Time to Work (in Minutes)
 Cheyenne city
 2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	11.9	12.3
Worked outside county of residence	48	36.5
Worked outside State of residence	51.6	55.3
Average travel time to work (in minutes):	13.3	13.8

Table III.3.19 shows the means of transportation to work. In 2019, 83.3 percent of commuters drove alone in a car, truck, or van. Only 10.1 percent carpooled, with an additional 0.6 percent taking public transportation. Also, there were 1,048 persons or 3.3 percent who worked from home.

Table III.3.19
Means of Transportation to Work
 Cheyenne city
 2010 & 2019 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	25,330	85.1%	26,390	83.3%
Car, truck, or van: Carpooled:	2,400	8.1%	3,194	10.1%
Public transportation (excluding taxicab):	264	0.9%	184	0.6%
Taxicab	29	0.1%	31	0.1%
Motorcycle	123	0.4%	59	0.2%
Bicycle	155	0.5%	162	0.5%
Walked	517	1.7%	370	1.2%
Other means	154	0.5%	225	0.7%
Worked at home	782	2.6%	1,048	3.3%
Total	29,754	100.0%	31,663	100.0%

Table III.3.20 shows the breakdown of the means of transportation by tenure. In 2019, 60.4 percent of commuters owned their home and commuted alone by car, which compares to 60.1 percent in 2010. There were also 7,285 renters who drove alone in 2019 and accounted for 23.1 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0 percent of the population, which compares to 167 renters, or 0.5 percent taking public transportation.

Table III.3.20 Means Of Transportation To Work By Tenure Cheyenne city 2010 & 2019 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	17,808	60.1%	19,082	60.4%
Renter	7,504	25.3%	7,285	23.1%
Car, truck, or van - carpooled:				
Owner	1,539	5.2%	2,284	7.2%
Renter	829	2.8%	897	2.8%
Public transportation (excluding taxicab):				
Owner	115	0.4%	13	0%
Renter	139	0.5%	167	0.5%
Walked:				
Owner	306	1%	93	0.3%
Renter	205	0.7%	267	0.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	378	1.3%	428	1.4%
Renter	46	0.2%	49	0.2%
Worked at home:				
Owner	653	2.2%	770	2.4%
Renter	129	0.4%	269	0.9%
Total:	29,651	100.0%	31,604	100.0%

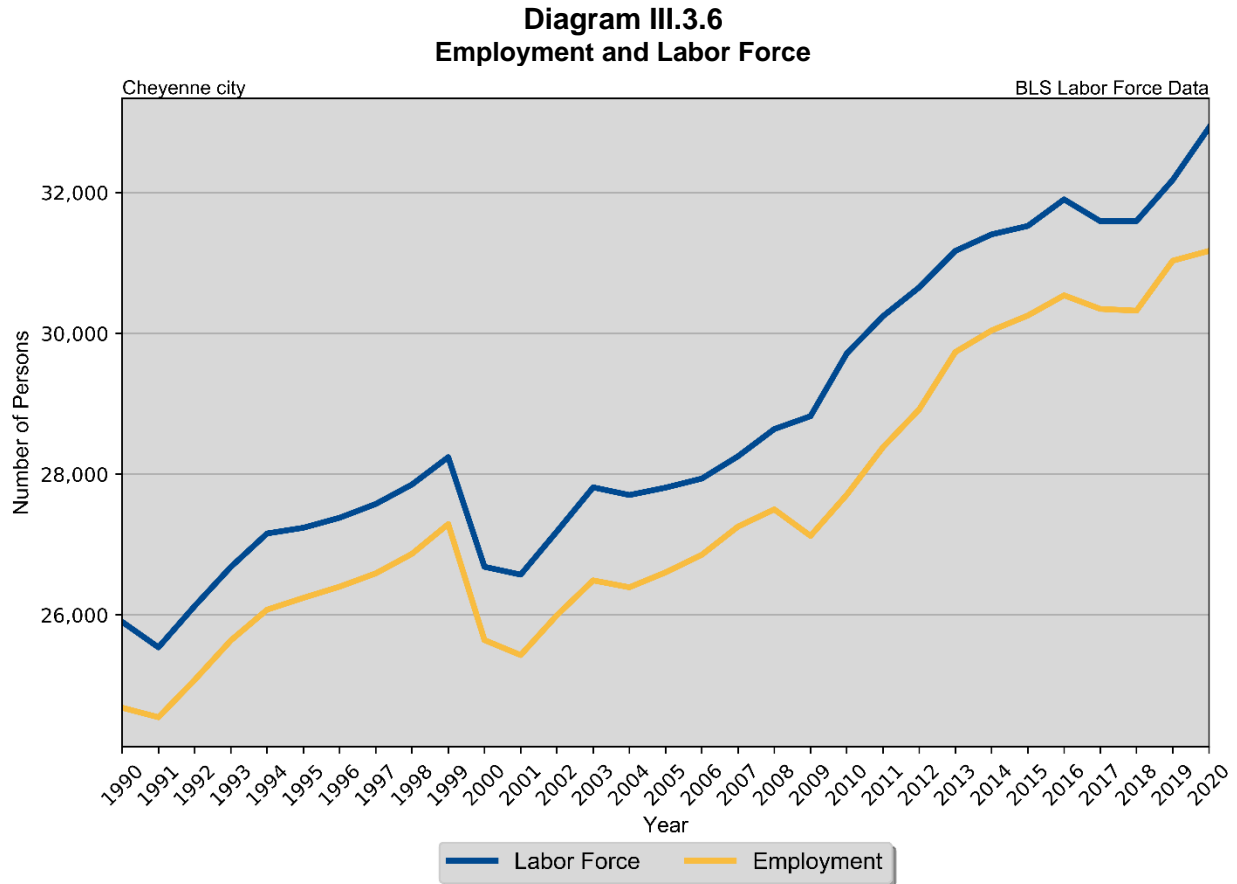
ECONOMICS

Labor Force

Table III.3.21, shows the labor force statistics for Cheyenne city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 3.4 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.8 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Cheyenne city increased from 3.6 percent in 2019 to 5.3 percent in 2020, which compared to a statewide increase to 5.8 percent.

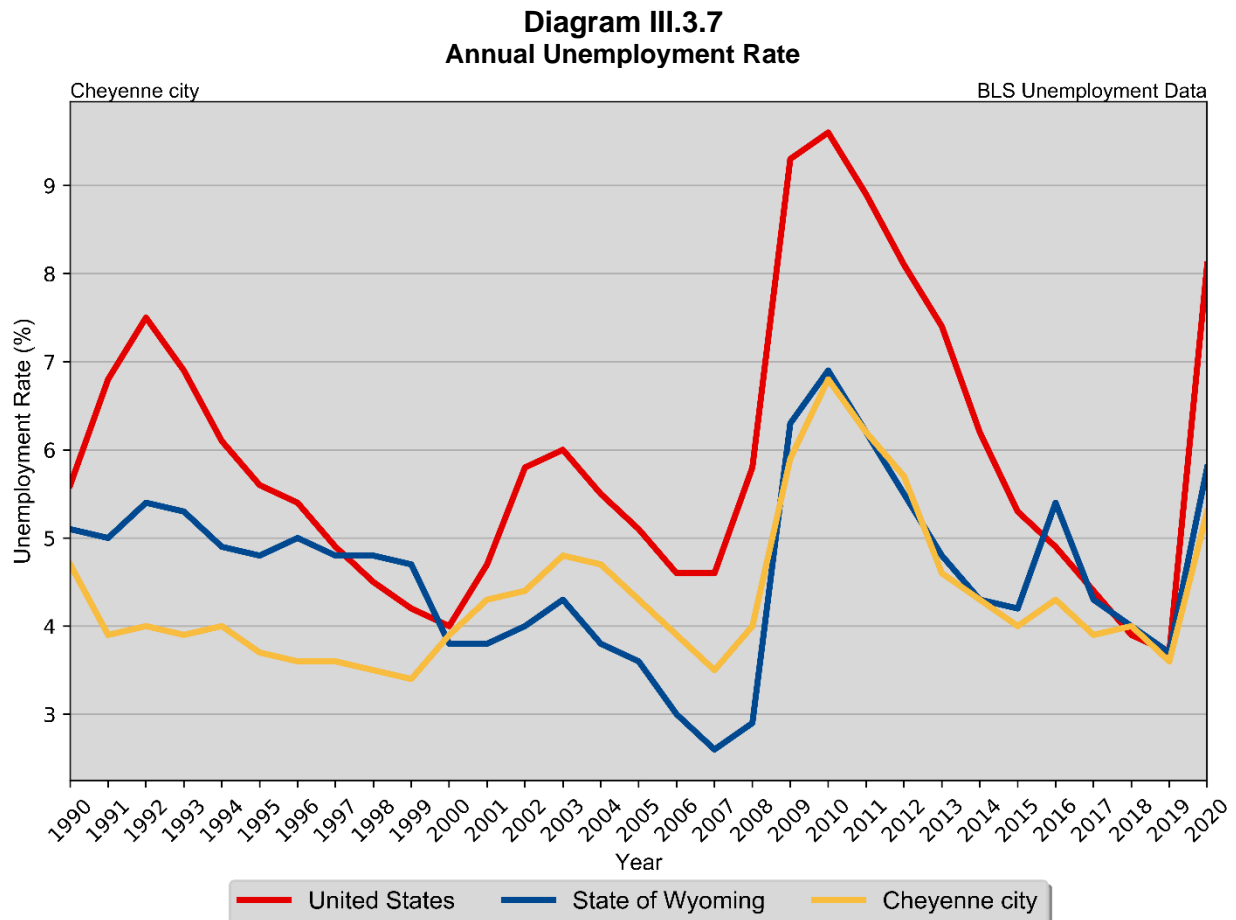
Table III.3.21 Labor Force Statistics Cheyenne city 1990 - 2020 BLS Data					
Year	Cheyenne city				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,220	24,680	25,900	4.7%	5.1%
1991	993	24,545	25,538	3.9%	5%
1992	1,050	25,075	26,125	4%	5.4%
1993	1,044	25,637	26,681	3.9%	5.3%
1994	1,083	26,073	27,156	4%	4.9%
1995	996	26,241	27,237	3.7%	4.8%
1996	979	26,400	27,379	3.6%	5%
1997	986	26,589	27,575	3.6%	4.8%
1998	985	26,867	27,852	3.5%	4.8%
1999	951	27,289	28,240	3.4%	4.7%
2000	1,041	25,641	26,682	3.9%	3.8%
2001	1,143	25,428	26,571	4.3%	3.8%
2002	1,191	25,994	27,185	4.4%	4%
2003	1,322	26,489	27,811	4.8%	4.3%
2004	1,311	26,391	27,702	4.7%	3.8%
2005	1,204	26,603	27,807	4.3%	3.6%
2006	1,083	26,853	27,936	3.9%	3%
2007	999	27,254	28,253	3.5%	2.6%
2008	1,141	27,498	28,639	4%	2.9%
2009	1,700	27,122	28,822	5.9%	6.3%
2010	2,007	27,705	29,712	6.8%	6.9%
2011	1,862	28,380	30,242	6.2%	6.2%
2012	1,734	28,918	30,652	5.7%	5.5%
2013	1,437	29,734	31,171	4.6%	4.8%
2014	1,365	30,040	31,405	4.3%	4.3%
2015	1,273	30,252	31,525	4%	4.2%
2016	1,363	30,539	31,902	4.3%	5.4%
2017	1,246	30,346	31,592	3.9%	4.3%
2018	1,274	30,321	31,595	4%	4%
2019	1,148	31,031	32,179	3.6%	3.7%
2020	1,751	31,170	32,921	5.3%	5.8%

Diagram III.3.6, shows the employment and labor force for Cheyenne city. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 31,170 persons, with the labor force reaching 32,921, indicating there were a total of 1,751 unemployed persons.



Unemployment

Diagram III.3.7, shows the unemployment rate for both the State and Cheyenne city. During the 1990's the average rate for Cheyenne city was 3.8 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.4 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.8 percent. Over the course of the entire period the Cheyenne city had an average unemployment rate that lower than the State, 4.4 percent for Cheyenne city, versus 4.6 statewide.



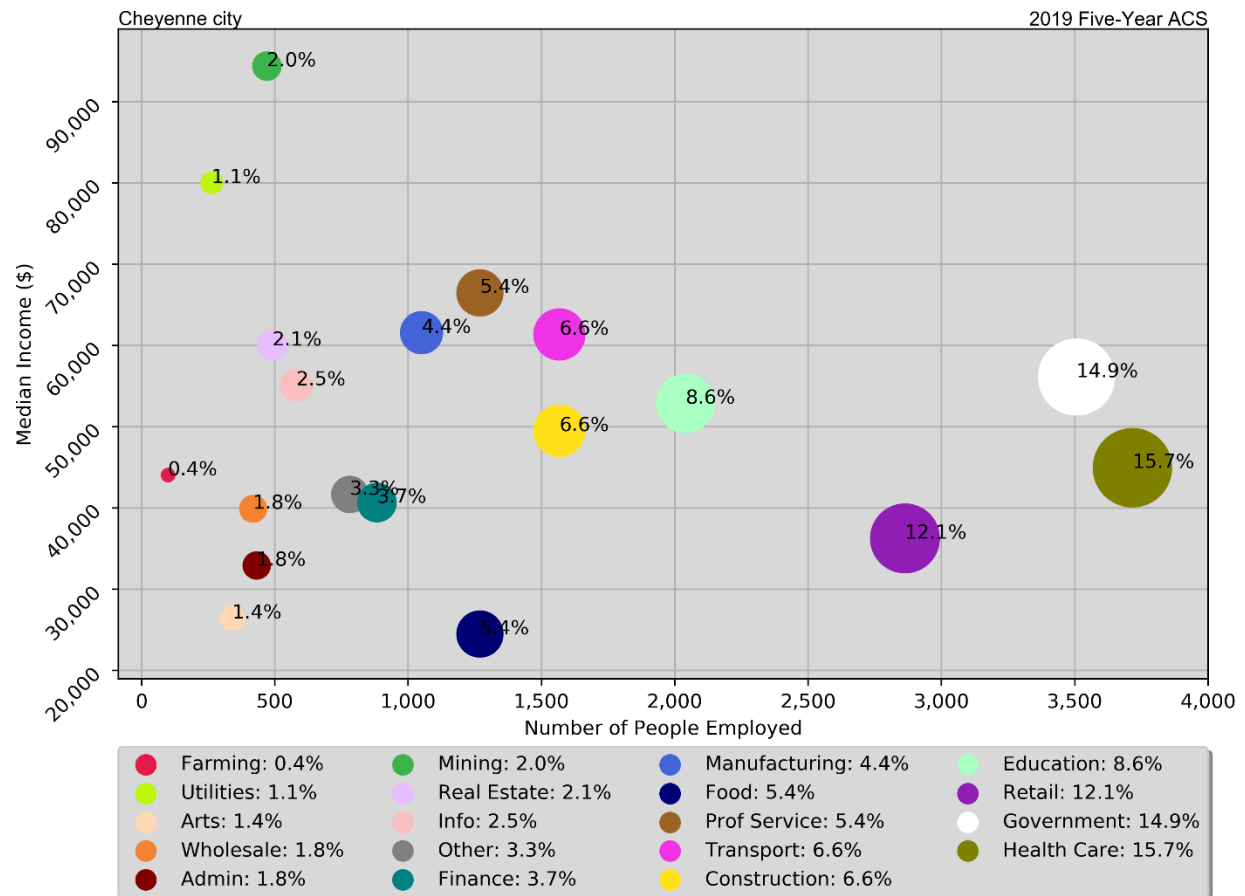
Earnings and Employment by Industry

Table III.3.22 shows employment and median earnings by industry for Cheyenne city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Cheyenne city was Health Care, which employed 3,716 people and paid a median salary of 44,970 dollars. The highest paying industry in Cheyenne city was the Mining industry, which paid a median salary of 94,412 dollars in 2019. This data is also displayed in Diagram III.3.8.

Table III.3.22 City Level Employment by Industry Cheyenne city 2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	432	1.8%	\$32,958
Arts, entertainment, and recreation	340	1.4%	\$26,432
Construction	1,567	6.6%	\$49,531
Educational services ⁶	2,040	8.6%	\$52,914
Agriculture, forestry, fishing and hunting	99	0.4%	\$44,083
Finance and insurance	883	3.7%	\$40,680
Accommodation and food services	1,268	5.4%	\$24,500
Health care and social assistance	3,716	15.7%	\$44,970
Information	580	2.5%	\$55,158
Management of companies and enterprises	0	0%	\$
Manufacturing	1,050	4.4%	\$61,610
Mining, quarrying, and oil and gas extraction	470	2%	\$94,412
Other services, except public administration	781	3.3%	\$41,694
Prof Service	1,269	5.4%	\$66,516
Government	3,506	14.9%	\$56,155
Real estate and rental and leasing	491	2.1%	\$60,035
Retail Trade	2,863	12.1%	\$36,276
Transportation and warehousing	1,566	6.6%	\$61,399
Utilities	263	1.1%	\$80,045
Wholesale trade	418	1.8%	\$39,939

⁶ Includes both Public and Private Education

Diagram III.3.8
Earnings and Employment by Industry



Earnings: Laramie County

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies.

Table III.3.23, 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 17,562 jobs in 2019. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 9 percent to 4,633 jobs.

Table III.3.23
Employment by Industry
Laramie County
BEA Table CA25 Data

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	1,135	1,323	1,354	1,385	1,400	1,430	1,388	1,415	1.9%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	0	649	922	956	945	1,059	1,121	1,065	-5%
Utilities	143	155	173	204	214	195	193	178	-7.8%
Construction	3,553	4,393	4,328	4,364	4,149	4,080	4,249	4,633	9%
Manufacturing	1,609	1,588	1,575	1,596	1,565	0	1,579	1,656	4.9%
Wholesale trade	1,008	1,227	1,393	1,464	1,260	1,269	1,290	1,363	5.7%
Retail trade	6,659	7,028	6,838	7,160	7,194	6,979	6,648	6,642	-0.1%
Transportation and warehousing	3,468	3,765	4,236	4,232	3,923	4,033	4,184	4,338	3.7%
Information	1,242	1,384	1,438	1,415	1,410	0	1,301	1,273	-2.2%
Finance and insurance	3,421	3,800	3,715	3,791	4,170	4,692	5,787	5,951	2.8%
Real estate and rental and leasing	2,916	3,108	3,294	3,348	3,478	3,686	4,134	4,304	4.1%
Professional and technical services	2,706	2,891	2,966	3,098	3,185	3,366	3,426	3,558	3.9%
Management of companies and enterprises	198	233	275	0	0	0	0	361	0%
Administrative and waste services	2,487	2,585	2,577	2,477	2,501	2,817	2,935	2,852	-2.8%
Educational services	566	594	593	602	620	603	561	582	3.7%
Health care and social assistance	4,768	4,808	4,777	4,717	4,951	5,153	5,278	5,301	0.4%
Arts, entertainment, and recreation	768	0	0	850	958	1,031	1,053	0	-100%
Accommodation and food services	4,195	4,446	4,675	4,752	4,628	4,660	4,704	4,900	4.2%
Other services, except public administration	2,508	2,916	2,728	2,717	2,689	2,703	2,806	2,859	1.9%
Government and government enterprises	17,529	17,647	17,428	17,498	17,648	17,578	17,571	17,562	-0.1%
Total	61,441	65,591	66,331	67,107	67,590	68,805	70,779	72,107	1.9%

Table III.3.24, shows the real average earnings per job by industry for Laramie County. In 2019, the utilities industry had the highest average earnings reaching 135,730 dollars. Between 2018 and 2019 the utilities industry saw the largest percentage increase, rising by 5.7 percent to 135,730 dollars.

Table III.3.24
Real Earnings Per Job by Industry
Laramie County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	34,101	27,516	30,332	12,581	10,069	9,719	9,606	9,569	-0.4%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	0	116,374	70,391	48,279	38,825	71,215	104,109	108,879	4.6%
Utilities	118,217	123,377	120,873	120,074	118,078	124,313	128,453	135,730	5.7%
Construction	55,276	61,392	62,202	62,038	59,863	59,863	61,327	64,068	4.5%
Manufacturing	73,866	88,372	101,399	103,955	97,901	0	93,167	94,115	1%
Wholesale trade	66,468	70,258	65,317	56,444	62,109	68,727	72,631	74,039	1.9%
Retail trade	33,721	34,543	34,497	34,825	34,481	34,486	34,764	35,214	1.3%
Transportation and warehousing	74,456	76,946	70,863	71,094	67,242	67,877	65,431	65,025	-0.6%
Information	65,861	67,245	63,930	67,106	63,999	0	66,129	66,527	0.6%
Finance and insurance	36,518	36,137	37,710	38,804	34,481	29,786	24,973	25,143	0.7%
Real estate and rental and leasing	24,393	39,149	34,367	35,929	32,680	25,591	22,132	22,861	3.3%
Professional and technical services	58,222	60,249	60,927	59,703	61,783	64,423	66,683	66,629	-0.1%
Management of companies and enterprises	35,274	40,805	29,335	0	0	0	0	26,635	0%
Administrative and waste services	28,327	32,281	33,497	33,249	32,826	32,890	35,060	36,927	5.3%
Educational services	26,710	26,620	25,300	22,307	20,465	22,961	25,510	26,874	5.3%
Health care and social assistance	59,112	61,096	61,330	62,561	61,466	60,294	60,348	60,173	-0.3%
Arts, entertainment, and recreation	10,966	0	0	9,662	10,545	12,372	11,584	0	0%
Accommodation and food services	22,553	29,031	25,285	26,116	26,899	25,522	26,998	27,732	2.7%
Other services, except public administration	37,505	37,514	36,057	36,486	36,473	36,522	37,095	37,197	0.3%
Government and government enterprises	81,085	84,414	85,751	86,369	85,215	86,409	86,724	86,362	-0.4%
Total	55,254	58,401	57,802	57,340	55,602	55,480	55,465	55,711	0.4%

Diagram III.3.9, shows real average earnings per job for Laramie County from 1990 to 2019. Over this period the average earning per job for Laramie County was 49,792 dollars, which was higher than the statewide average of 48,885 dollars over the same period.

Diagram III.3.9
Real Average Earnings Per Job

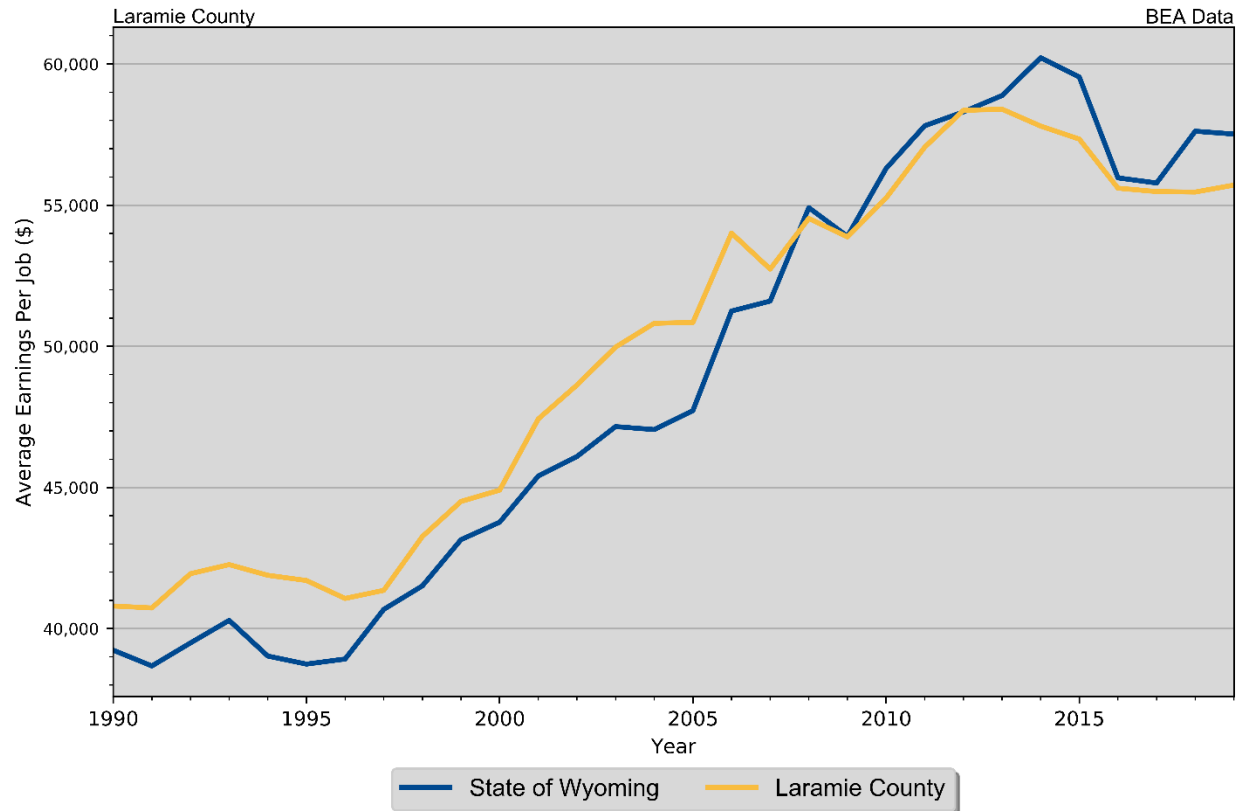
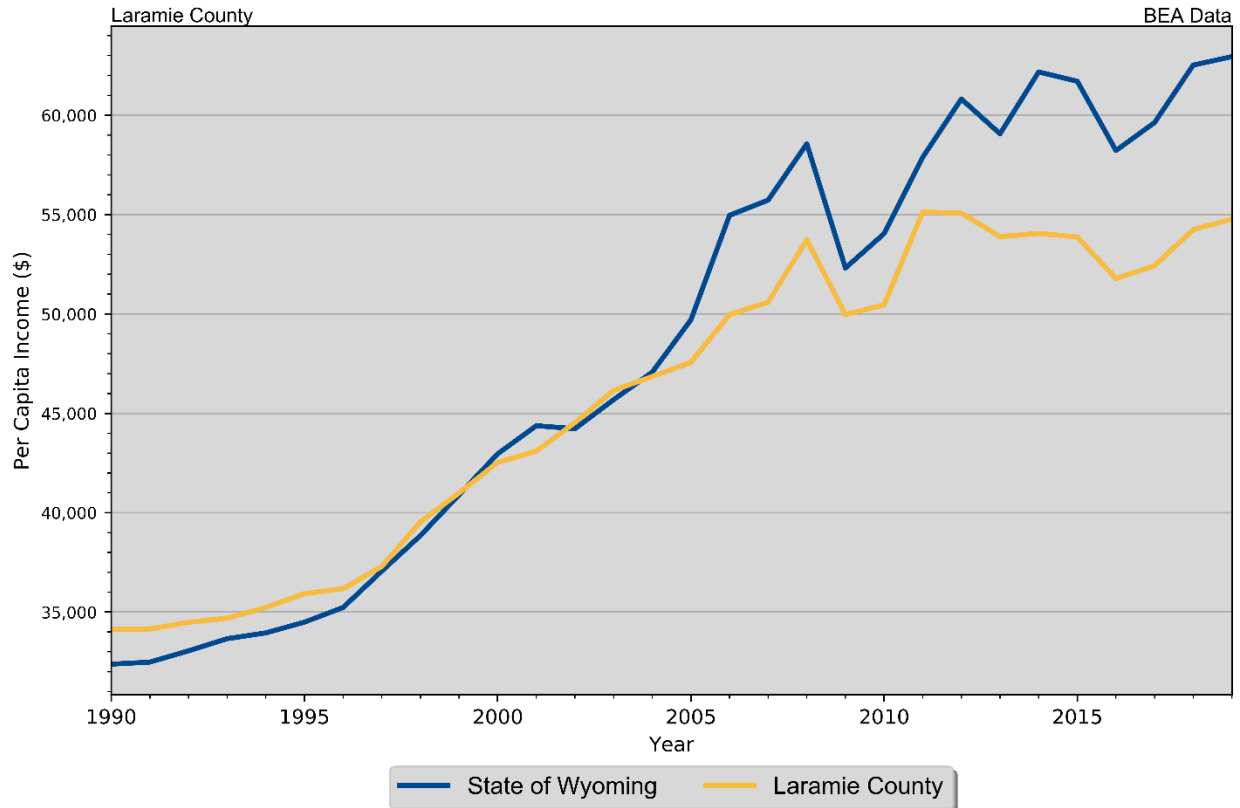


Diagram III.3.10, shows real per capita income for the Laramie County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Laramie County was 45,777 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

Diagram III.3.10
Real Per Capita Income



Poverty

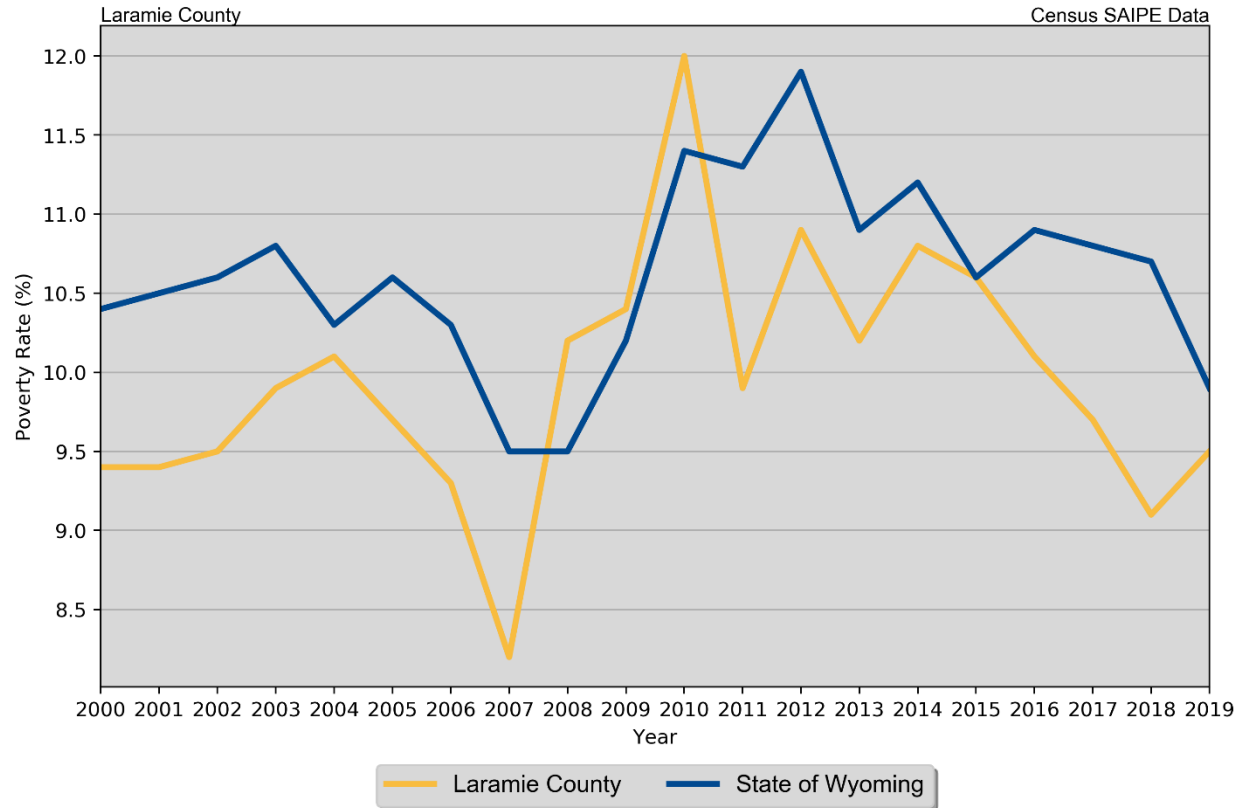
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 10,849 in 2010 to 9,194 in 2019, with the poverty rate reaching 9.5 percent in 2019. This compared to a state poverty rate of 9.9 percent and a national rate of 12.3 percent in 2019. Table III.3.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.3.11.

The rate of poverty for Cheyenne city is shown in Table III.3.26. In 2019, the poverty rate was 10.4 percent meaning there were an estimated 6,482 people living in poverty, compared to 5,318 persons living in poverty in 2010. In 2019, some 15.4 percent of those in poverty were under age 6 and 9.6 percent were 65 or older.

Table III.3.25 Persons in Poverty Laramie County 2000–2019 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%
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%
2019	9,194	9.5%

Table III.3.26 Poverty by Age Cheyenne city 2000 Census SF3 & 2019 Five-Year ACS Data				
Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	916	18.1	722	15.4%
6 to 17	933	9.9	1,055	11.3%
18 to 64	3,247	9.2	3,729	9.7%
65 or Older	222	3	976	9.6%
Total	5,318	100.0%	6,482	100.0%
Poverty Rate	9.3%	.	10.4%	.

Diagram III.3.11
Poverty Rates



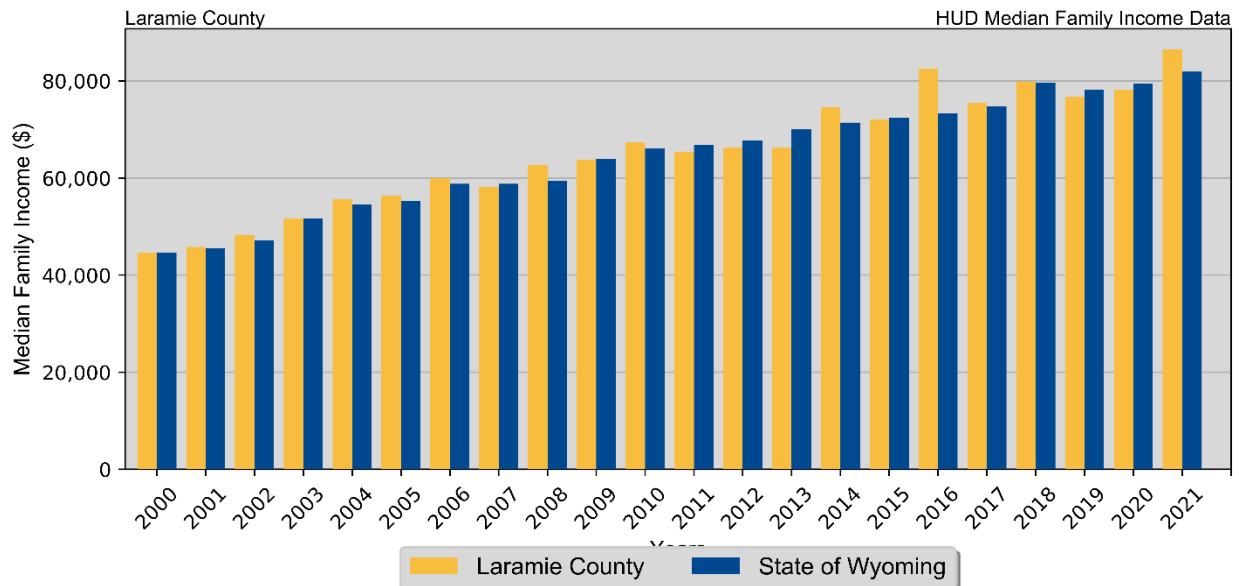
Household Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI) and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.3.46 shows that the HUD estimated MFI for Laramie County was \$86,400 in 2021. This compared to Wyoming's MFI of \$81,900. Diagram III.3.12, illustrates the estimated MFI for 2000 through 2021 in Laramie County.

Table III.3.27
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
2020	78,100	79,500
2021	86,400	81,900

Diagram III.3.12
Estimated Median Family Income



HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Cheyenne city increased from 165 authorizations in 2019 to 188 in 2020.

The real value of single-family building permits increased from 215,262 dollars in 2019 to 260,325 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,270 dollars from 344,472 dollars in 2019 to 370,742 dollars in 2020. Additional details are given in Table III.3.28.

Table III.3.28
Building Permits and Valuation
Cheyenne city
Census Bureau Data, 1980–2020

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	225	12	84	136	457	131,529	78,772
1981	118	6	28	56	208	112,708	63,530
1982	114	14	36	54	218	98,861	77,089
1983	264	52	244	5	565	97,412	46,166
1984	145	0	4	0	149	105,917	0
1985	111	0	68	36	215	112,013	46,846
1986	242	4	16	11	273	101,475	57,526
1987	149	0	24	0	173	125,223	0
1988	119	2	0	162	283	143,492	69,805
1989	70	0	20	0	90	146,346	0
1990	49	0	0	0	49	158,987	0
1991	51	0	0	0	51	160,701	0
1992	136	0	4	8	148	150,569	43,081
1993	168	4	16	0	188	163,690	0
1994	217	0	4	12	233	148,678	60,533
1995	168	22	4	14	208	136,369	61,942
1996	189	2	68	292	551	156,638	58,184
1997	165	6	17	198	386	136,960	71,353
1998	197	24	4	121	346	138,452	61,455
1999	170	0	4	30	204	152,188	47,810
2000	143	0	0	0	143	168,432	0
2001	150	0	4	56	210	170,567	64,606
2002	259	0	0	20	279	172,843	81,442
2003	435	16	120	21	592	168,315	74,947
2004	736	4	40	88	868	190,885	78,672
2005	693	0	44	132	869	201,101	87,412
2006	492	2	4	11	509	222,307	84,842
2007	311	0	0	0	311	207,709	0
2008	160	0	36	6	202	156,038	71,403
2009	166	2	0	216	384	202,304	99,105
2010	238	0	0	0	238	196,002	0
2011	197	0	0	0	197	194,623	0
2012	259	0	0	0	259	163,627	0
2013	278	4	0	156	438	177,268	86,959
2014	185	0	3	95	283	193,901	92,326
2015	229	0	52	0	281	200,518	0
2016	194	0	10	33	237	207,793	130,280
2017	224	6	76	102	408	197,563	127,216
2018	213	0	51	97	361	198,927	87,311
2019	165	0	24	22	211	215,262	98,224
2020	188	0	16	76	280	260,325	164,161

Diagram III.3.13
Single-Family Permits

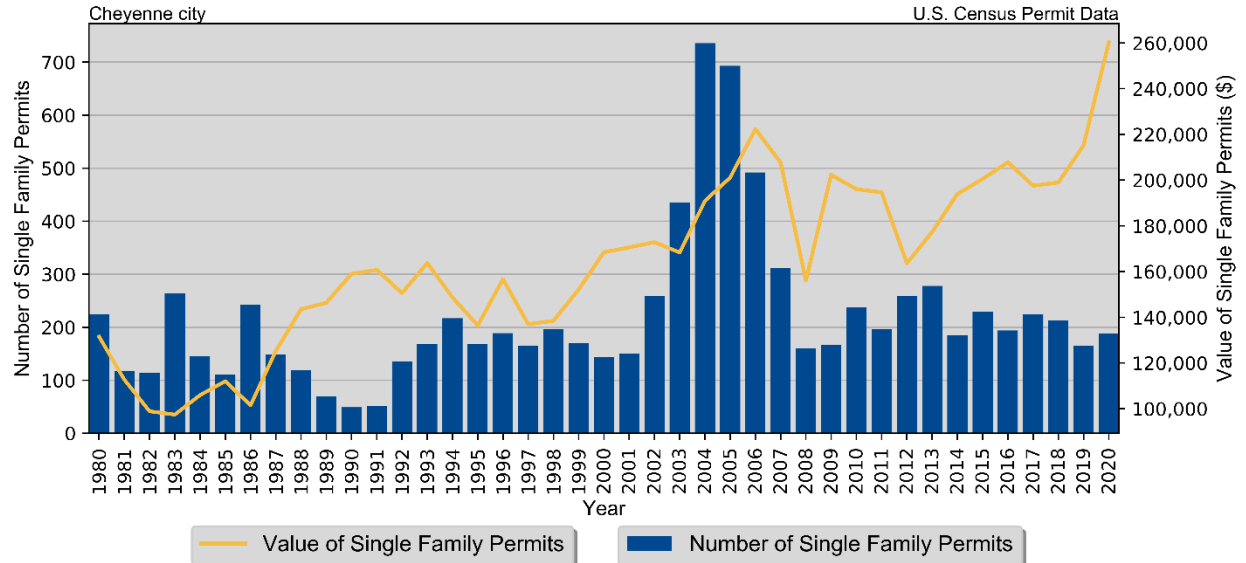
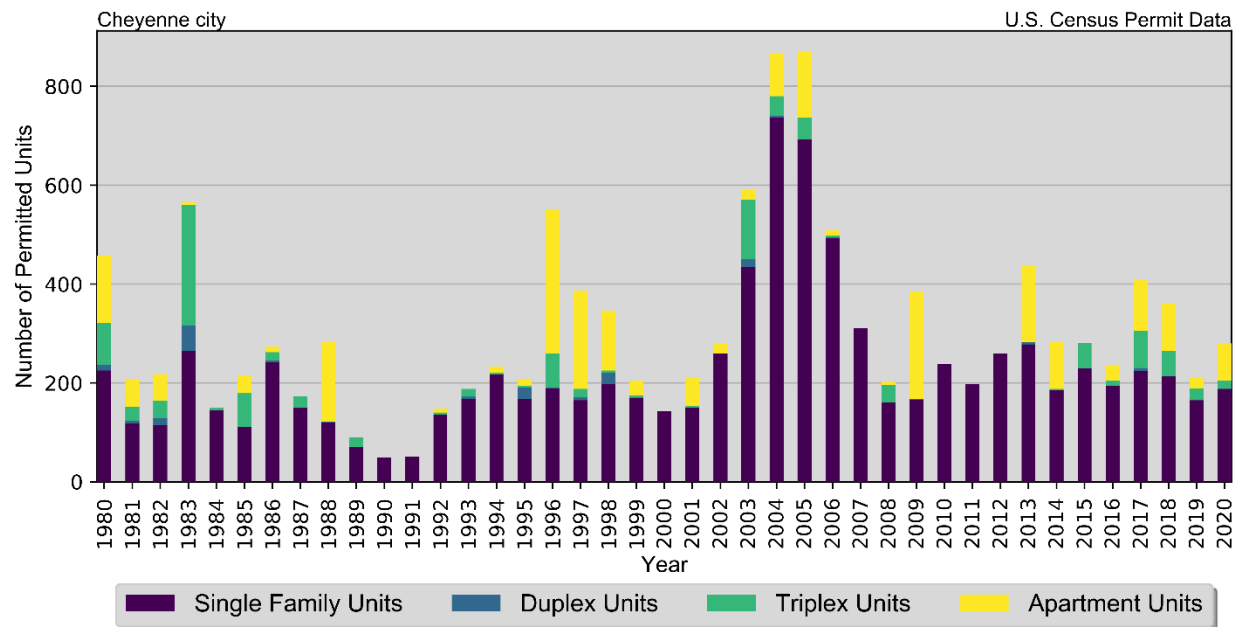


Diagram III.3.14
Total Permits by Unit Type



Housing Characteristics

Households by type and tenure are shown in Table II.3.29. Family households represented 60.6 percent of households, while non-family households accounted for 39.4 percent. These changed from 59.7 and 40.3 percent, respectively.

Table II.3.29 Household Type by Tenure Cheyenne city 2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	15,269	59.7%	16,561	60.6%
Married-Couple Family	11,018	72.2%	12,402	74.9%
Owner-Occupied	9,123	82.8%	10,255	82.7%
Renter-Occupied	1,895	17.2%	2,147	17.3%
Other Family	4,251	27.8%	4,159	25.7%
Male Householder, No Spouse Present	1,190	28%	1,313	28.6%
Owner-Occupied	659	55.4%	857	65.3%
Renter-Occupied	531	44.6%	456	34.7%
Female Householder, No Spouse Present	3,061	72%	2,846	73.6%
Owner-Occupied	1,454	47.5%	1,569	55.1%
Renter-Occupied	1,607	52.5%	1,277	44.9%
Non-Family Households	10,288	40.3%	10,783	39.4%
Owner-Occupied	5,065	49.2%	5,344	49.6%
Renter-Occupied	5,223	50.8%	5,439	50.4%
Total	25,557	100.0%	27,344	100.0%

Table II.3.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 26,618 housing units, compared with 29,823 in 2019. Single-family units accounted for 73.2 percent of units in 2019, compared to 71.5 in 2010. Apartment units accounted for 12.9 percent in 2019, compared to 11.3 percent in 2010.

Table II.3.30 Housing Units by Type Cheyenne city 2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	19,029	71.5%	21,837	73.2%
Duplex	927	3.5%	933	3.1%
Tri- or Four-Plex	2,853	10.7%	2,467	8.3%
Apartment	3,021	11.3%	3,843	12.9%
Mobile Home	779	2.9%	729	2.4%
Boat, RV, Van, Etc.	9	0%	14	0%
Total	26,618	100.0%	29,823	100.0%

Table II.3.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 29,823 housing units. An estimated 65.9 percent were owner-occupied, and 8.3 percent were vacant.

Table II.3.31 Housing Units by Tenure Cheyenne city 2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	25,557	93.7%	27,344	91.7%
Owner-Occupied	16,301	63.8%	18,025	65.9%
Renter-Occupied	9,256	36.2%	9,319	34.1%
Vacant Housing Units	1,726	6.3%	2,479	8.3%
Total Housing Units	27,283	100.0%	29,823	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.3.32. Households earning more than 100,000 dollars per year represented 26.9 percent of households in 2019, compared to 15.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.2 percent of households in 2019, compared to 10.1 percent in 2010.

Table II.3.32 Households by Income Cheyenne city 2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,427	10.1%	2,529	9.2%
\$15,000 to \$19,999	1,101	4.6%	1,289	4.7%
\$20,000 to \$24,999	1,471	6.1%	997	3.6%
\$25,000 to \$34,999	2,621	11%	2,351	8.6%
\$35,000 to \$49,999	4,206	17.6%	2,945	10.8%
\$50,000 to \$74,999	5,014	21%	5,614	20.5%
\$75,000 to \$99,999	3,366	14.1%	4,265	15.6%
\$100,000 or More	3,718	15.5%	7,354	26.9%
Total	23,924	100.0%	27,344	100.0%

Table II.3.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 11.6 percent of households in 2010 and 12.3 percent of households in 2019. Housing units built in 1939 or earlier represented 13.3 percent of households in 2019 and 12.5 percent of households in 2010.

Table II.3.33 Households by Year Home Built Cheyenne city 2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,999	12.5%	3,628	13.3%
1940 to 1949	1,723	7.2%	1,587	5.8%
1950 to 1959	3,756	15.7%	3,762	13.8%
1960 to 1969	3,570	14.9%	3,873	14.2%
1970 to 1979	4,215	17.6%	3,922	14.3%
1980 to 1989	2,428	10.1%	2,952	10.8%
1990 to 1999	2,447	10.2%	2,202	8.1%
2000 to 2009	2,786	11.6%	3,362	12.3%
2010 or Later	.	.	2,056	7.5%
Total	23,924	100.0%	27,344	100.0%

The distribution of unit types by race are shown in Table II.3.34. An estimated 76.6 percent of white households occupy single-family homes, compared to 73.1 percent of black households. Some 11.8 percent of white households occupied apartments, compared to 4 percent of black households. An estimated 72.5 percent of Asian, and 53.2 percent of American Indian households occupy single-family homes.

Table II.3.34
Distribution of Units in Structure by Race
 Cheyenne city
 2019 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	76.6%	73.1%	53.2%	72.5%	81.5%	85.4%	55.7%
Duplex	2.2%	7.3%	0%	0%	0%	0%	0%
Tri- or Four-Plex	6.8%	15.6%	18.1%	2.9%	18.5%	3.8%	32.9%
Apartment	11.8%	4%	20.5%	24.5%	0%	10.8%	7.9%
Mobile Home	2.5%	0%	8.2%	0%	0%	0%	3.6%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2019 are shown in Table II.3.35. An estimated 38.3 percent of vacant units were for rent in 2010. In addition, some 18.9 percent of vacant units were for sale. “Other” vacant units represented 28.4 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 2019, for rent units accounted for 22 percent of vacant units, while for sale units accounted for 6.5 percent. “Other” vacant units accounted for 49.7 percent of vacant units, representing a total of 1,232 “other” vacant units.

Table II.3.35
Disposition of Vacant Housing Units
 Cheyenne city
 2010 Census & 2019 Five-Year ACS Data

Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	661	38.3%	545	22%
For Sale	326	18.9%	162	6.5%
Rented Not Occupied	44	2.5%	145	5.8%
Sold Not Occupied	51	3%	25	1%
For Seasonal, Recreational, or Occasional Use	151	8.7%	370	14.9%
For Migrant Workers	2	0.1%	0	0%
Other Vacant	491	28.4%	1,232	49.7%
Total	1,726	100.0%	2,479	100.0%

Table II.3.36 shows the number of households in the county by number of bedrooms and tenure. There were 376 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.45 percent of total households in Cheyenne city. In Cheyenne city the 9,770 households with three bedrooms accounted for 35.73 percent of all households, and there were 2,431 five-bedroom or more households, which accounted for 8.89 percent of all households.

Table II.3.36 Households by Number of Bedrooms Cheyenne city 2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	66	376	442	1.62%
One	358	2,505	2,863	10.47%
Two	2,824	3,316	6,140	22.45%
Three	7,630	2,140	9,770	35.73%
Four	4,846	852	5,698	20.84%
Five or more	2,301	130	2,431	8.89%
Total	18,025	9,319	27,344	100.0

The age of a structure influences its value. As shown in Table II.3.37, structures built in 1939 or earlier had a median value of, 172,500 while structures built between 1950 and 1959 had a median value of 184,700 and those built between 1990 to 1999 had a median value of 253,300. 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 295,400 and, 343,800 respectively. The total median value in Cheyenne city was, 214,300.

Table II.3.37 Owner Occupied Median Value by Year Structure Built Cheyenne city 2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	172,500
1940 to 1949	152,000
1950 to 1959	184,700
1960 to 1969	208,900
1970 to 1979	198,200
1980 to 1989	241,400
1990 to 1999	253,300
2000 to 2009	272,200
2010 to 2013	295,400
2014 or later	343,800
Median Value	214,300

Household mortgage status is reported in Table II.3.38. In, Cheyenne city households with a mortgage accounted for 69.4 percent of all households or 12,510 housing units, and the remaining 60.6 percent or 10,917 units had no mortgage. Of those units with a mortgage, 1,525 had either a second mortgage or home equity loan, 68 had both a second mortgage and home equity loan, and 10,917 or 60.6 percent had no second mortgage or no home equity loan.

Table II.3.38 Mortgage Status Cheyenne city 2019 Five-Year ACS Data		
Mortgage Status	Cheyenne city	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	12,510	69.4
With either a second mortgage or home equity loan, but not both	1,525	8.5
Second mortgage only	834	4.6
Home equity loan only	691	3.8
Both second mortgage and home equity loan	68	0.4
No second mortgage and no home equity loan	10,917	60.6
Housing units without a mortgage	5,515	30.6
Total	18,025	100.0%

Table II.3.39 lists the Cheyenne city median rent as \$792 and the median home value as \$214,300 in 2019.

Table II.3.39 Median Rent Cheyenne city 2019 Five-Year ACS Data	
Place	Rent
Median Rent	\$792
Median Home Value	\$214,300

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.3.40. In 2019, an estimated 0.8 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table II.3.40 Overcrowding and Severe Overcrowding Cheyenne city 2010 & 2019 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	15,241	99.2%	122	0.8%	0	0%	15,363
2019 Five-Year ACS	17,820	98.9%	160	0.9%	45	0.2%	18,025
Renter							
2010 Five-Year ACS	8,427	98.4%	134	1.6%	0	0%	8,561
2019 Five-Year ACS	9,209	98.8%	69	0.7%	41	0.4%	9,319
Total							
2010 Five-Year ACS	23,668	98.9%	256	1.1%	0	0%	23,924
2019 Five-Year ACS	27,029	98.8%	229	0.8%	86	0.3%	27,344

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.3.41 and Table II.3.42, below.

There were a total of 38 households with incomplete plumbing facilities in 2019, representing 0.1 percent of households in Cheyenne city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table II.3.41 Households with Incomplete Plumbing Facilities 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	23,915	27,306
Lacking Complete Plumbing Facilities	9	38
Total Households	23,924	27,344
Percent Lacking	0%	0.1%

There were 280 households lacking complete kitchen facilities in 2019, compared to 205 households in 2010. This was a change from 0.9 percent of households in 2010 to 1 percent in 2019.

Table II.3.42 Households with Incomplete Kitchen Facilities Cheyenne city 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	23,719	27,064
Lacking Complete Kitchen Facilities	205	280
Total Households	23,924	27,344
Percent Lacking	0.9%	1%

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.3.43, in Cheyenne city 16.1 percent of households had a cost burden and 11.8 percent had a severe cost burden. Some 23.5 percent of renters were cost burdened, and 23.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.6 percent and a severe cost burden rate of 5 percent. Owner occupied households with a mortgage had a cost burden rate of 14.7 percent, and severe cost burden at 6.3 percent.

Table II.3.43
Cost Burden and Severe Cost Burden by Tenure
 Cheyenne city
 2010 & 2019 Five-Year ACS Data

2010 & 2019 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	7,627	70.9%	2,311	21.5%	810	7.5%	10	0.1%	10,758
2019 Five-Year ACS	9,842	78.7%	1,840	14.7%	791	6.3%	37	0.3%	12,510
Owner Without a Mortgage									
2010 Five-Year ACS	4,301	93.4%	155	3.4%	124	2.7%	25	0.5%	4,605
2019 Five-Year ACS	4,840	87.8%	362	6.6%	278	5%	35	0.6%	5,515
Renter									
2010 Five-Year ACS	5,053	59%	1,467	17.1%	1,454	17%	587	6.9%	8,561
2019 Five-Year ACS	4,632	49.7%	2,191	23.5%	2,158	23.2%	338	3.6%	9,319
Total									
2010 Five-Year ACS	16,981	71%	3,933	16.4%	2,388	10%	622	2.6%	23,924
2019 Five-Year ACS	19,314	70.6%	4,393	16.1%	3,227	11.8%	410	1.5%	27,344

Comprehensive Housing Affordability Strategy (CHAS)

The following tables show Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. To make this dataset more accessible to the average user the income brackets were replaced with actual HUD Area Median Family Income (HAMFI/MFI) from Laramie County. Below is a table showing the MFI breakdown:

Laramie County MFI	
Income Bracket	Actual Income
0 – 30% MFI	\$0 to \$25,920
30.1 – 50% MFI	\$25,921 to \$43,200
50.1 – 80% MFI	\$43,201 to \$69,120
80.1 – 100% MFI	\$69,121 to \$86,400
Above 100% MFI	Above \$86,400

Housing Problems by Income, Race, and Tenure

Table III.3.44 through Table III.3.49 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 Cheyenne city, housing problems are faced by 2,510 white homeowner households, 30 black homeowner households, 50 Asian homeowner households, and 288 Hispanic homeowner households.

Table III.3.44 Percent of Homeowner Households with Housing Problems by Income and Race Cheyenne city 2013–2017 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 \$25,920	87.5%	33.3%	0%	0%	0%	0%	85.3%	82.8%
\$25,921 to \$43,200	58.9%	0%	0%	0%	0%	100%	33.3%	56.3%
\$43,201 to \$69,120	31.3%	0%	0%	0%	0%	85.7%	27.9%	31.9%
\$69,121 to \$86,400	21.2%	22.2%	0%	0%	0%	0%	2.4%	19.3%
Above \$86,400	3.2%	0%	45.5%	0%	0%	15.4%	0.4%	3.4%
Total	17.3%	9.1%	23.9%	0%	0%	45.3%	17.1%	17.6%
Without Housing Problems								
\$0 to \$25,920	5.5%	33.3%	0%	0%	0%	100%	8.8%	9.3%
\$25,921 to \$43,200	41.1%	0%	0%	0%	0%	0%	66.7%	43.7%
\$43,201 to \$69,120	68.7%	100%	100%	0%	0%	14.3%	72.1%	68.1%
\$69,121 to \$86,400	78.8%	77.8%	100%	0%	0%	0%	97.6%	80.7%
Above \$86,400	96.8%	100%	54.5%	100%	0%	84.6%	99.6%	96.6%
Total	82.4%	87.9%	74.2%	100%	0%	54.7%	82.3%	82%

Table III.3.45 Homeowner Households with Housing Problems by Income and Race Cheyenne city 2013–2017 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 \$25,920	560	10	0	0	0	0	145	715
\$25,921 to \$43,200	680	0	0	0	0	10	50	740
\$43,201 to \$69,120	660	0	0	0	0	90	85	835
\$69,121 to \$86,400	325	20	0	0	0	0	4	349
Above \$86,400	285	0	50	0	0	20	4	359
Total	2,510	30	50	0	0	120	288	2,998
Without Housing Problems								
\$0 to \$25,920	35	10	0	0	0	20	15	80
\$25,921 to \$43,200	475	0	0	0	0	0	100	575
\$43,201 to \$69,120	1,450	20	75	0	0	15	220	1,780
\$69,121 to \$86,400	1,210	70	20	0	0	0	160	1,460
Above \$86,400	8,760	190	60	50	0	110	895	10,065
Total	11,930	290	155	50	0	145	1,390	13,960
Not Computed								
\$0 to \$25,920	45	10	4	0	0	0	10	69
\$25,921 to \$43,200	0	0	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0	0	0
Total	45	10	4	0	0	0	10	69
Total								
\$0 to \$25,920	640	30	4	0	0	20	170	864
\$25,921 to \$43,200	1,155	0	0	0	0	10	150	1,315
\$43,201 to \$69,120	2,110	20	75	0	0	105	305	2,615
\$69,121 to \$86,400	1,535	90	20	0	0	0	164	1,809
Above \$86,400	9,045	190	110	50	0	130	899	10,424
Total	14,485	330	209	50	0	265	1,688	17,027

In total, some 4,220 renter households face housing problems in Cheyenne city. Of these, some 3,340 white renter households, 85 black renter households, 20 Asian renter households, and 615 Hispanic renter households face housing problems.

Table III.3.46 Renter Households with Housing Problems by Income and Race Cheyenne city 2013–2017 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 \$25,920	1,305	35	0	55	0	15	230	1,640
\$25,921 to \$43,200	855	10	0	35	0	0	310	1,210
\$43,201 to \$69,120	910	40	0	40	0	15	60	1,065
\$69,121 to \$86,400	165	0	0	0	0	0	15	180
Above \$86,400	105	0	20	0	0	0	0	125
Total	3,340	85	20	130	0	30	615	4,220
Without Housing Problems								
\$0 to \$25,920	175	10	0	0	0	0	80	265
\$25,921 to \$43,200	255	0	0	0	0	0	90	345
\$43,201 to \$69,120	1,050	75	15	25	0	15	85	1,265
\$69,121 to \$86,400	555	25	0	0	0	65	105	750
Above \$86,400	1,890	185	0	0	0	25	200	2,300
Total	3,925	295	15	25	0	105	560	4,925
Not Computed								
\$0 to \$25,920	75	0	0	0	0	0	0	75
\$25,921 to \$43,200	0	0	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0	0	0
Total	75	0	0	0	0	0	0	75
Total								
\$0 to \$25,920	1,555	45	0	55	0	15	310	1,980
\$25,921 to \$43,200	1,110	10	0	35	0	0	400	1,555
\$43,201 to \$69,120	1,960	115	15	65	0	30	145	2,330
\$69,121 to \$86,400	720	25	0	0	0	65	120	930
Above \$86,400	1,995	185	20	0	0	25	200	2,425
Total	7,340	380	35	155	0	135	1,175	9,220

Table III.3.47
Percent of Renter Households with Housing Problems by Income and Race
 Cheyenne city
 2013–2017 HUD CHAS Data

2010-2017 ACS Census Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$25,920	83.9%	77.8%	0%	100%	0%	100%	74.2%	82.8%
\$25,921 to \$43,200	77%	100%	0%	100%	0%	0%	77.5%	77.8%
\$43,201 to \$69,120	46.4%	34.8%	0%	61.5%	0%	50%	41.4%	45.7%
\$69,121 to \$86,400	22.9%	0%	0%	0%	0%	0%	12.5%	19.4%
Above \$86,400	5.3%	0%	100%	0%	0%	0%	0%	5.2%
Total	45.5%	22.4%	57.1%	83.9%	0%	22.2%	52.3%	45.8%
Without Housing Problems								
\$0 to \$25,920	11.3%	22.2%	0%	0%	0%	0%	25.8%	13.4%
\$25,921 to \$43,200	23%	0%	0%	0%	0%	0%	22.5%	22.2%
\$43,201 to \$69,120	53.6%	65.2%	100%	38.5%	0%	50%	58.6%	54.3%
\$69,121 to \$86,400	77.1%	100%	0%	0%	0%	100%	87.5%	80.6%
Above \$86,400	94.7%	100%	0%	0%	0%	100%	100%	94.8%
Total	53.5%	77.6%	42.9%	16.1%	0%	77.8%	47.7%	53.4%

Overall, there are 7,218 households, or 27.5 percent of households with housing problems in Cheyenne city. This includes 5,850 white households, 115 black households, 70 Asian households, 130 American Indian, 0 Pacific Islander, and 150 “other” race households with housing problems. In addition, there are 903 Hispanic households with housing problems. This is shown in Table III.3.48 and Table III.3.49.

Table III.3.48
Percent of Total Households with Housing Problems by Income and Race
 Cheyenne city
 2013–2017 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 \$25,920	85%	60%	0%	100%	0%	42.9%	78.1%	82.8%
\$25,921 to \$43,200	67.8%	100%	0%	100%	0%	100%	65.5%	67.9%
\$43,201 to \$69,120	38.6%	29.6%	0%	61.5%	0%	77.8%	32.2%	38.4%
\$69,121 to \$86,400	21.7%	17.4%	0%	0%	0%	0%	6.7%	19.3%
Above \$86,400	3.5%	0%	53.8%	0%	0%	12.9%	0.4%	3.8%
Total	26.8%	16.2%	28.7%	63.4%	0%	37.5%	31.5%	27.5%
Without Housing Problems								
\$0 to \$25,920	9.6%	26.7%	0%	0%	0%	57.1%	19.8%	12.1%
\$25,921 to \$43,200	32.2%	0%	0%	0%	0%	0%	34.5%	32.1%
\$43,201 to \$69,120	61.4%	70.4%	100%	38.5%	0%	22.2%	67.8%	61.6%
\$69,121 to \$86,400	78.3%	82.6%	100%	0%	0%	100%	93.3%	80.7%
Above \$86,400	96.5%	100%	46.2%	100%	0%	87.1%	99.6%	96.2%
Total	72.6%	82.4%	69.7%	36.6%	0%	62.5%	68.1%	72%

Table III.3.49
Total Households with Housing Problems by Income and Race
 Cheyenne city
 2013–2017 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 \$25,920	1,865	45	0	55	0	15	375	2,355
\$25,921 to \$43,200	1,535	10	0	35	0	10	360	1,950
\$43,201 to \$69,120	1,570	40	0	40	0	105	145	1,900
\$69,121 to \$86,400	490	20	0	0	0	0	19	529
Above \$86,400	390	0	70	0	0	20	4	484
Total	5,850	115	70	130	0	150	903	7,218
Without Housing Problems								
\$0 to \$25,920	210	20	0	0	0	20	95	345
\$25,921 to \$43,200	730	0	0	0	0	0	190	920
\$43,201 to \$69,120	2,500	95	90	25	0	30	305	3,045
\$69,121 to \$86,400	1,765	95	20	0	0	65	265	2,210
Above \$86,400	10,650	375	60	50	0	135	1,095	12,365
Total	15,855	585	170	75	0	250	1,950	18,885
Not Computed								
\$0 to \$25,920	120	10	4	0	0	0	10	144
\$25,921 to \$43,200	0	0	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0	0	0
Total	120	10	4	0	0	0	10	144
Total								
\$0 to \$25,920	2,195	75	4	55	0	35	480	2,844
\$25,921 to \$43,200	2,265	10	0	35	0	10	550	2,870
\$43,201 to \$69,120	4,070	135	90	65	0	135	450	4,945
\$69,121 to \$86,400	2,255	115	20	0	0	65	284	2,739
Above \$86,400	11,040	375	130	50	0	155	1,099	12,849
Total	21,825	710	244	205	0	400	2,863	26,247

Table III.3.50 through Table III.3.53 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 2,580 white households, 25 black households, 45 Asian households, as well as 394 Hispanic households.

Table III.3.50 Percent of Homeowner Households with Severe Housing Problems by Income and Race Cheyenne city 2013–2017 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 \$25,920	60.9%	33.3%	0%	0%	0%	0%	9.1%	48.3%
\$25,921 to \$43,200	37.7%	0%	0%	0%	0%	0%	0%	33.1%
\$43,201 to \$69,120	5%	0%	0%	0%	0%	0%	1.3%	4.2%
\$69,121 to \$86,400	2.3%	0%	0%	0%	0%	0%	0%	1.9%
Above \$86,400	0.8%	0%	31.8%	0%	0%	0%	0%	1%
Total	7.1%	3	16.7%	0%	0%	0%	1.1%	6.5%
Without A Severe Housing Problems								
\$0 to \$25,920	32%	33.3%	0%	0%	0%	100%	84.8%	43.7%
\$25,921 to \$43,200	62.3%	0%	0%	0%	0%	100%	100%	66.9%
\$43,201 to \$69,120	95%	100%	100%	0%	0%	100%	98.7%	95.8%
\$69,121 to \$86,400	97.7%	100%	100%	0%	0%	0%	100%	98.1%
Above \$86,400	99.2%	100%	68.2%	100%	0%	100%	100%	99%
Total	92.5%	93.9%	81.3%	100%	0%	100%	98.3%	93.1%

Table III.3.51 Percent of Renter Households with Severe Housing Problems by Income and Race Cheyenne city 2013–2017 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 \$25,920	70.4%	33.3%	0%	100%	0%	0%	74.2%	70.5%
\$25,921 to \$43,200	25.7%	0%	0%	57.1%	0%	0%	32.5%	28%
\$43,201 to \$69,120	6.1%	0%	0%	0%	0%	0%	10.3%	5.8%
\$69,121 to \$86,400	0%	0%	0%	0%	0%	0%	0%	0%
Above \$86,400	2.3%	0%	50%	0%	0%	0%	0%	2.3%
Total	21%	3.9%	28.6%	48.4%	0%	0%	31.8%	21.9%
Without A Severe Housing Problems								
\$0 to \$25,920	24.8%	66.7%	0%	0%	0%	100%	25.8%	25.8%
\$25,921 to \$43,200	74.3%	100%	0%	42.9%	0%	0%	67.5%	72%
\$43,201 to \$69,120	93.9%	100%	100%	100%	0%	100%	89.7%	94.2%
\$69,121 to \$86,400	100%	100%	0%	0%	0%	100%	100%	100%
Above \$86,400	97.7%	100%	50%	0%	0%	100%	100%	97.7%
Total	77.9%	96.1%	71.4%	51.6%	0%	100%	68.2%	77.3%

Table III.3.52
Percent of Total Households with Severe Housing Problems by Income and Race
 Cheyenne city
 2013–2017 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 \$25,920	67.7%	33.3%	0%	100%	0%	0%	51.6%	63.8%
\$25,921 to \$43,200	31.8%	0%	0%	57.1%	0%	0%	23.6%	30.3%
\$43,201 to \$69,120	5.5%	0%	0%	0%	0%	0%	4.3%	4.9%
\$69,121 to \$86,400	1.6%	0%	0%	0%	0%	0%	0%	1.3%
Above \$86,400	1%	0%	34.6%	0%	0%	0%	0%	1.2%
Total	11.8%	3.5%	18.4%	36.6%	0%	0%	13.8%	11.9%
Without A Severe Housing Problems								
\$0 to \$25,920	26.9%	53.3%	0%	0%	0%	100%	46.3%	31.2%
\$25,921 to \$43,200	68.2%	100%	0%	42.9%	0%	100%	76.4%	69.7%
\$43,201 to \$69,120	94.5%	100%	100%	100%	0%	100%	95.7%	95.1%
\$69,121 to \$86,400	98.4%	100%	100%	0%	0%	100%	100%	98.7%
Above \$86,400	99%	100%	65.4%	100%	0%	100%	100%	98.8%
Total	87.6%	95.1%	79.9%	63.4%	0%	100%	85.9%	87.6%

Table III.3.53
Total Households with Severe Housing Problems by Income and Race
 Cheyenne city
 2013–2017 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 \$25,920	1,485	25	0	55	0	0	245	1,810
\$25,921 to \$43,200	720	0	0	20	0	0	130	870
\$43,201 to \$69,120	225	0	0	0	0	0	19	244
\$69,121 to \$86,400	35	0	0	0	0	0	0	35
Above \$86,400	115	0	45	0	0	0	0	160
Total	2,580	25	45	75	0	0	394	3,119
Without A Severe Housing Problems								
\$0 to \$25,920	590	40	0	0	0	35	220	885
\$25,921 to \$43,200	1,545	10	0	15	0	10	420	2,000
\$43,201 to \$69,120	3,840	135	90	65	0	140	425	4,695
\$69,121 to \$86,400	2,220	115	20	0	0	65	290	2,710
Above \$86,400	10,925	375	85	50	0	155	1,100	12,690
Total	19,120	675	195	130	0	405	2,455	22,980
Not Computed								
\$0 to \$25,920	120	10	4	0	0	0	10	144
\$25,921 to \$43,200	0	0	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0	0	0
Total	120	10	4	0	0	0	10	144
Total								
\$0 to \$25,920	2,195	75	4	55	0	35	475	2,839
\$25,921 to \$43,200	2,265	10	0	35	0	10	550	2,870
\$43,201 to \$69,120	4,065	135	90	65	0	140	444	4,939
\$69,121 to \$86,400	2,255	115	20	0	0	65	290	2,745
Above \$86,400	11,040	375	130	50	0	155	1,100	12,850
Total	21,820	710	244	205	0	405	2,859	26,243

Housing problems are explored by type and income in Table III.3.54 and Table III.3.55. More than 4,100 households have a cost burden and 2,640 have a severe cost burden. Some 2,205 renter households are impacted by cost burdens, and 1,735 are impacted by severe cost burdens. On the other hand, some 1,895 owner-occupied households have cost burdens, and 905 have severe cost burdens. Overall, there are 18,890 households without a housing problem.

Table III.3.54 Percent of Housing Problems by Income and Tenure Cheyenne city 2013–2017 HUD CHAS Data						
Housing Problem	\$0 to \$25,920	\$25,921 to \$43,200	\$43,201 to \$69,120	\$69,121 to \$86,400	Above \$86,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0.8%	0.6%	0%	0%	0.1%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	1.4%	0%	0.1%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	1.9%	1.1%	0.6%	0.8%	0.9%
Housing cost burden greater than 50% of income (and none of the above problems)	48.3%	30.4%	2.7%	0%	0.2%	5.3%
Housing cost burden greater than 30% of income (and none of the above problems)	34.9%	22.8%	27.7%	17.4%	2.4%	11.1%
Zero/negative income (and none of the above problems)	7.6%	0%	0%	0%	0%	0.4%
Has none of the 4 housing problems	9.3%	44.1%	67.9%	80.7%	96.5%	82%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	2.5%	0.6%	4.1%	0%	1.4%	2.1%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0.4%	0.1%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1.3%	2.3%	0.6%	0%	0.4%	0.9%
Housing cost burden greater than 50% of income (and none of the above problems)	66.7%	25.1%	1.1%	0%	0%	18.8%
Housing cost burden greater than 30% of income (and none of the above problems)	12.4%	49.8%	40%	19.3%	2.9%	23.9%
Zero/negative income (and none of the above problems)	3.8%	0%	0%	0%	0%	0.8%
Has none of the 4 housing problems	13.4%	22.2%	54.2%	80.7%	94.8%	53.4%
Total	100%	100%	100%	100%	100%	100%

Table III.3.55
Housing Problems by Income and Tenure
 Cheyenne city
 2013–2017 HUD CHAS Data

Housing Problem	\$0 to \$25,920	\$25,921 to \$43,200	\$43,201 to \$69,120	\$69,121 to \$86,400	Above \$86,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	15	0	0	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	25	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	25	30	10	85	150
Housing cost burden greater than 50% of income (and none of the above problems)	415	400	70	0	20	905
Housing cost burden greater than 30% of income (and none of the above problems)	300	300	725	315	255	1,895
Zero/negative income (and none of the above problems)	65	0	0	0	0	65
Has none of the 4 housing problems	80	580	1,775	1,460	10,065	13,960
Total	860	1,315	2,615	1,810	10,425	17,025
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	50	10	95	0	35	190
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	35	15	0	10	85
Housing cost burden greater than 50% of income (and none of the above problems)	1,320	390	25	0	0	1,735
Housing cost burden greater than 30% of income (and none of the above problems)	245	775	935	180	70	2,205
Zero/negative income (and none of the above problems)	75	0	0	0	0	75
Has none of the 4 housing problems	265	345	1,265	755	2,300	4,930
Total	1,980	1,555	2,335	935	2,425	9,230
Total						
Lacking complete plumbing or kitchen facilities	50	20	110	0	35	215
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	25	10	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	60	45	10	95	235
Housing cost burden greater than 50% of income (and none of the above problems)	1,735	790	95	0	20	2,640
Housing cost burden greater than 30% of income (and none of the above problems)	545	1,075	1,660	495	325	4,100
Zero/negative income (and none of the above problems)	140	0	0	0	0	140
Has none of the 4 housing problems	345	925	3,040	2,215	12,365	18,890
Total	2,840	2,870	4,950	2,745	12,850	26,255

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 28.1 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 82.8 percent of elderly non-family and 0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.3.56.

Table III.3.57 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 2,304 renter occupied households faced cost burdens, compared to 1,885 owner occupied households. Of these, there are 260 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.3.56 Owner-Occupied Households by Income and Family Status and Cost Burden Cheyenne city 2013–2017 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$25,920	20	0	0	35	25	80
\$25,921 to \$43,200	170	55	65	275	50	615
\$43,201 to \$69,120	445	375	205	520	275	1,820
\$69,121 to \$86,400	330	605	180	155	230	1,500
Above \$86,400	1,895	5,515	675	725	1,340	10,150
Total	2,860	6,550	1,125	1,710	1,920	14,165
Cost Burden						
\$0 to \$25,920	160	15	0	100	25	300
\$25,921 to \$43,200	55	40	0	150	55	300
\$43,201 to \$69,120	30	230	85	120	255	720
\$69,121 to \$86,400	30	170	20	35	55	310
Above \$86,400	55	60	15	0	125	255
Total	330	515	120	405	515	1,885
Severe Cost Burden						
\$0 to \$25,920	140	65	0	140	70	415
\$25,921 to \$43,200	95	105	4	120	75	399
\$43,201 to \$69,120	30	4	0	10	25	69
\$69,121 to \$86,400	0	0	0	0	0	0
Above \$86,400	0	15	0	0	4	19
Total	265	189	4	270	174	902
Cost Burden Not Computed						
\$0 to \$25,920	25	0	0	15	25	65
\$25,921 to \$43,200	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0
Total	25	0	0	15	25	65
Total						
\$0 to \$25,920	345	80	0	290	145	860
\$25,921 to \$43,200	320	200	69	545	180	1,314
\$43,201 to \$69,120	505	609	290	650	555	2,609
\$69,121 to \$86,400	360	775	200	190	285	1,810
Above \$86,400	1,950	5,590	690	725	1,469	10,424
Total	3,480	7,254	1,249	2,400	2,634	17,017

Table III.3.57 Renter-Occupied Households by Income and Family Status and Cost Burden Cheyenne city 2013–2017 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$25,920	0	15	15	80	170	280
\$25,921 to \$43,200	35	60	40	45	180	360
\$43,201 to \$69,120	35	560	40	165	520	1,320
\$69,121 to \$86,400	15	295	35	15	390	750
Above \$86,400	155	960	85	160	960	2,320
Total	240	1,890	215	465	2,220	5,030
Cost Burden						
\$0 to \$25,920	0	60	0	85	115	260
\$25,921 to \$43,200	10	265	75	90	355	795
\$43,201 to \$69,120	0	275	35	140	515	965
\$69,121 to \$86,400	15	100	0	0	65	180
Above \$86,400	4	10	10	35	45	104
Total	29	710	120	350	1,095	2,304
Severe Cost Burden						
\$0 to \$25,920	15	410	100	295	550	1,370
\$25,921 to \$43,200	15	130	45	110	100	400
\$43,201 to \$69,120	0	10	0	35	0	45
\$69,121 to \$86,400	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0
Total	30	550	145	440	650	1,815
Cost Burden Not Computed						
\$0 to \$25,920	0	25	0	4	40	69
\$25,921 to \$43,200	0	0	0	0	0	0
\$43,201 to \$69,120	0	0	0	0	0	0
\$69,121 to \$86,400	0	0	0	0	0	0
Above \$86,400	0	0	0	0	0	0
Total	0	25	0	4	40	69
Total						
\$0 to \$25,920	15	510	115	464	875	1,979
\$25,921 to \$43,200	60	455	160	245	635	1,555
\$43,201 to \$69,120	35	845	75	340	1,035	2,330
\$69,121 to \$86,400	30	395	35	15	455	930
Above \$86,400	159	970	95	195	1,005	2,424
Total	299	3,175	480	1,259	4,005	9,218

In total, some 4,190 households face cost burdens, and 2,719 face severe cost burdens. This includes 1,890 owner households and 2,300 renter households with a cost burden, as seen in Table III.3.58.

Table III.3.58 Households with Cost Burden by Tenure and Race Cheyenne city 2013–2017 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	12,095	1,470	870	45	14,480
Black	290	20	10	10	330
Asian	185	15	4	4	208
American Indian	50	0	0	0	50
Pacific Islander	0	0	0	0	0
Other Race	150	120	0	0	270
Hispanic	1,390	265	25	10	1,690
Total	14,160	1,890	909	69	17,028
Renter-Occupied					
White	4,015	1,885	1,360	75	7,335
Black	295	70	15	0	380
Asian	25	10	0	0	35
American Indian	25	55	75	0	155
Pacific Islander	0	0	0	0	0
Other Race	105	35	0	0	140
Hispanic	570	245	360	0	1,175
Total	5,035	2,300	1,810	75	9,220
Total					
White	16,110	3,355	2,230	120	21,815
Black	585	90	25	10	710
Asian	210	25	4	4	243
American Indian	75	55	75	0	205
Pacific Islander	0	0	0	0	0
Other Race	255	155	0	0	410
Hispanic	1,960	510	385	10	2,865
Total	19,195	4,190	2,719	144	26,248

Lead-Based Paint Risks

Table III.3.59 shows the risk of lead-based paint for households with young children present. There are an estimated 1,930 households built between 1940 and 1979 with young children present, and 460 built prior to 1939.

Table III.3.59 Vintage of Households by Income and Presence of Young Children Cheyenne city 2013–2017 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 \$25,920	50	485	535
\$25,921 to \$43,200	75	400	475
\$43,201 to \$69,120	250	545	795
\$69,121 to \$86,400	25	210	235
Above \$86,400	60	1,235	1,295
Total	460	2,875	3,335
Built 1940 to 1979			
\$0 to \$25,920	150	1,200	1,350
\$25,921 to \$43,200	310	1,280	1,590
\$43,201 to \$69,120	255	2,270	2,525
\$69,121 to \$86,400	315	1,290	1,605
Above \$86,400	900	5,200	6,100
Total	1,930	11,240	13,170
Built 1980 or Later			
\$0 to \$25,920	200	750	950
\$25,921 to \$43,200	115	695	810
\$43,201 to \$69,120	170	1,455	1,625
\$69,121 to \$86,400	240	665	905
Above \$86,400	1,020	4,430	5,450
Total	1,745	7,995	9,740
Total			
\$0 to \$25,920	400	2,435	2,835
\$25,921 to \$43,200	500	2,375	2,875
\$43,201 to \$69,120	675	4,270	4,945
\$69,121 to \$86,400	580	2,165	2,745
Above \$86,400	1,980	10,865	12,845
Total	4,135	22,110	26,245

Elderly Housing Needs

Table III.3.60 shows the rate of housing problems for elderly households. Some 1,370 elderly and 940 extra-elderly households have housing problems. Of these, some 500 elderly households with housing problems have incomes less than 30 percent HAMFI, and 440 extra-elderly households have incomes below 30 percent HAMFI.

Table III.3.60 Households with Housing Problems by Income and Elderly Status Cheyenne city 2013–2017 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$25,920	500	440	1,405	2,345
\$25,921 to \$43,200	410	270	1,270	1,950
\$43,201 to \$69,120	315	180	1,410	1,905
\$69,121 to \$86,400	70	10	445	525
Above \$86,400	75	40	365	480
Total	1,370	940	4,895	7,205
Without Housing Problems				
\$0 to \$25,920	75	60	210	345
\$25,921 to \$43,200	185	335	405	925
\$43,201 to \$69,120	920	375	1,745	3,040
\$69,121 to \$86,400	460	220	1,535	2,215
Above \$86,400	2,415	940	9,010	12,365
Total	4,055	1,930	12,905	18,890
Not Computed				
\$0 to \$25,920	25	19	95	139
\$25,921 to \$43,200	0	0	0	0
\$43,201 to \$69,120	0	0	0	0
\$69,121 to \$86,400	0	0	0	0
Above \$86,400	0	0	0	0
Total	25	19	95	139
Total				
\$0 to \$25,920	600	519	1,710	2,829
\$25,921 to \$43,200	595	605	1,675	2,875
\$43,201 to \$69,120	1,235	555	3,155	4,945
\$69,121 to \$86,400	530	230	1,980	2,740
Above \$86,400	2,490	980	9,375	12,845
Total	5,450	2,889	17,895	26,234

Survey of Rental Properties

From June 2021 through July of 2021, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.3.61 presents some basic statistics about the completed surveys.

Table III.3.61 Survey of Rental Properties Cheyenne city 2021A Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019A	168	4,827	3	145
2019B	167	4,241	3.2	134
2020A	161	4,254	2.3	97
2020B	83	2,548	3.1	78
2021A	109	2,646	1.7	44

Table III.3.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 254 single-family units in Cheyenne city, with 6 of them available. This translates into a vacancy rate of 2.4 percent in Cheyenne city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 1,881 apartment units reported in the survey, with 30 of them available, which resulted in a vacancy rate of 1.6 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

Table III.3.62 Rental Vacancy Survey by Type Cheyenne city 2021A Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	254	6	2.4%
Apartments	1,881	30	1.6%
Mobile Homes	25	0	0%
"Other" Units	91	0	0%
Don't Know	316	5	1.6%
Total	2,646	44	1.7%

Table III.3.63, reports units by bedroom size. As can be seen there were 528 two-bedroom apartment units and 197 three-bedroom units. Overall, the 653 two bedroom units accounted for 24.7 percent of all units, and the 323 three bedroom units accounted for 12.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,379 units listed as "Don't Know." Additional details for additional unit types are reported.

Table III.3.63 Rental Units by Bedroom Size Cheyenne city 2021A Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	5	2	0	0	·	7
One	29	219	0	6	·	256
Two	53	528	10	48	·	653
Three	67	197	14	31	·	323
Four	18	0	0	4	·	22
Don't Know	76	935	1	2	316	1,379
Total	254	1,881	25	91	316	2,646

Table III.3.64 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 4.5 percent.

Table III.3.65 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 0.6 percent.

Table III.3.64 Single-Family Units by Bedroom Size Cheyenne city 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	5	0	0%
One	29	0	0%
Two	53	0	0%
Three	67	3	4.5%
Four	18	0	0%
Don't know	76	3	3.9%
Total	254	6	2.4%

Table III.3.65 Apartment Units by Bedroom Size Cheyenne city 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	2	0	0%
One	219	6	2.7%
Two	528	3	0.6%
Three	197	0	0%
Four	0	0	0%
Don't know	935	21	2.2%
Total	1,881	30	1.6%

Average market-rate rents by unit type are shown in Table III.3.66. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.3.66 Average Market Rate Rents by Bedroom Size Cheyenne city 2021A Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$488	\$0	\$0	\$488
One	\$796	\$706	\$0	\$614	\$732
Two	\$910	\$868	\$783	\$1,062	\$898
Three	\$1,287	\$1,054	\$878	\$1,329	\$1,227
Four	\$1,436	\$0	\$0	\$2,198	\$1,605
Total	\$1,261.8	\$836.7	\$814.2	\$1,345.1	\$1,085.5

Table III.3.67, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.3.67 Average Assisted Rate Rents by Bedroom Size Cheyenne city 2021A Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$290	\$0	\$0	\$290
Two	\$0	\$484	\$0	\$0	\$484
Three	\$0	\$555	\$0	\$0	\$555
Four	\$0	\$720	\$0	\$0	\$720
Total	\$1,987.5	\$514.7	\$0	\$0	\$1,496.6

Table III.3.68, shows vacancy rates for single-family units by average rental rates for Cheyenne city. The most common rent for single-family units was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 2.4 percent.

Table III.3.68 Single-Family Market Rate Rents by Vacancy Status Cheyenne city 2021A Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	12	0	0%
\$750 to \$999	22	0	0%
\$1,000 to \$1,249	60	2	3.3%
\$1,250 to \$1,499	84	2	2.4%
Above \$1,500	19	1	5.3%
Missing	57	1	1.8%
Total	254	6	2.4%

The average rent and availability of apartment units is displayed in Table III.3.69. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 2.4 percent.

Table III.3.69 Apartment Market Rate Rents by Vacancy Status Cheyenne city 2021A Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	201	1	0.5%
\$750 to \$999	882	21	2.4%
\$1,000 to \$1,249	382	0	0%
\$1,250 to \$1,499	12	1	8.3%
Above \$1,500	0	0	0%
Missing	404	7	1.7%
Total	1,881	30	1.6%

Respondents were asked if utilities are included in the rent and as shown in Table III.3.70, 59 respondents, or 62.8 percent, included some sort of utility in the rent.

Table III.3.70 Are there any utilities included with the rent? Cheyenne city 2021A Survey of Rental Properties	
Period	Respondent
Yes	59
No	35
% Offering Utilities	62.8%

The type of utility included in the rent is shown in Table III.3.71. There were 199 respondents who included electricity, 111 respondents who included natural gas, 2,052 respondents who included water and sewer and 2,050 respondents included trash collection in the rent.

Table III.3.71 Which utilities are included with the rent? Cheyenne city 2021A Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	199
Natural Gas	111
Water/Sewer	2,052
Trash Collection	2,050

Perceived Need for Housing Units

Table III.3.72, shows the number of survey respondents who keep a waiting list. As can be seen 11 respondents said they keep a waitlist, with an estimated 140 number of persons on the wait list.

Table III.3.73, shows the condition of rental units by unit type for Cheyenne city. 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 1,702 units were in good condition, or 64.3 percent and 20 units, or 0.8 percent, being in average condition. Details by unit type and condition are displayed.

Table III.3.72 Do you keep a waiting list? Cheyenne city 2021A Survey of Rental Properties	
Period	Respondent
Yes	11
No	83
Waitlist Size	140

Table III.3.73 Condition by Unit Type Cheyenne city 2021A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	20	0.8%
Good	1,702	64.3%
Excellent	665	25.1%
Don't Know	0	0%
Total	2,646	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.3.74, 8 respondents said they would prefer more single family units, 4 respondents wanted more apartment units, and 9 respondents indicated they would prefer more units of any type.

Table III.3.74 If you had the opportunity to own/manage more units, how many would you prefer Cheyenne city 2021A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	8
Duplex Units	3
Apartments	4
Mobile homes	0
Other	1
All types	9
Total	25

2020 Household Forecast

The 2020 Housing Needs Forecast reports housing demand projections from 2019 to 2050, with 2019 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 2019 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

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

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.3.75, shows the current CHAS housing problem estimates for the period of 2013-2017. 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

Table III.3.75 Households with Housing Problems by Income Cheyenne city 2013-2017 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	715	1,640	2,355
30.1-50% HAMFI	740	1,210	1,950
50.1-80% HAMFI	840	1,060	1,900
80.1-95% HAMFI	325	140	465
95 – 115% HAMFI	170	85	255
115.1% HAMFI or more	210	80	290
Total	3,000	4,215	7,215
Without Housing Problems			
30% HAMFI or less	80	265	345
30.1-50% HAMFI	575	345	920
50.1-80% HAMFI	1,775	1,265	3,040
80.1-95% HAMFI	1,000	510	1,510
95 – 115% HAMFI	1,910	650	2,560
115.1% HAMFI or more	8,615	1,890	10,505
Total	13,955	4,925	18,880
Not Computed			
30% HAMFI or less	65	75	140
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	65	75	140
Total			
30% HAMFI or less	860	1,980	2,840
30.1-50% HAMFI	1,315	1,555	2,870
50.1-80% HAMFI	2,615	2,325	4,940
80.1-95% HAMFI	1,325	650	1,975
95 – 115% HAMFI	2,080	735	2,815
115.1% HAMFI or more	8,825	1,970	10,795
Total	17,020	9,215	26,235

be seen there were a total of 3,000 owner occupied and 4,215 renter occupied households experiencing a housing problem.

Table III.3.76, shows the total estimated housing by tenure for Cheyenne city. As can be seen, in 2030 there are estimated to be a total of 20,110 owner and 10,547 renter occupied households or a total of 30,657 households. By 2050 there are estimated to be 24,223 owner, 12,055 renter for a total of 36,278 households in Cheyenne city.

Table III.3.77, below shows the incremental housing demand for Cheyenne city. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2020, 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.

Table III.3.76 Total Estimated Housing Forecast Cheyenne city Strong Growth Scenario			
Year	Owner	Renter	Total
2020	18,294	9,832	28,126
2025	19,183	10,186	29,369
2030	20,110	10,547	30,657
2035	21,075	10,914	31,989
2040	22,081	11,288	33,369
2045	23,130	11,668	34,798
2050	24,223	12,055	36,278

As can be seen in 2030 an estimated additional 2,289 owner-occupied and 1,162 renter occupied households will be needed above current 2020 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Cheyenne city will see an additional 9,072 households, of which 897 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 1,657 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.3.77
Incremental Housing Demand Forecast
 Cheyenne city
 Strong Growth Scenario

Income Level (FI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0	0	69	116	164	215	268	323
10%	0	105	177	251	329	410	495
20%	0	209	352	500	655	816	984
30%	0	106	178	253	332	413	498
40%	0	166	280	398	521	649	782
50%	0	706	1,187	1,687	2,209	2,753	3,319
0	0	1,362	2,289	3,254	4,260	5,309	6,402
Renter							
0	0	172	250	329	409	491	574
10%	0	135	196	258	321	385	451
20%	0	202	293	386	480	576	674
30%	0	57	82	108	134	161	188
40%	0	64	93	122	152	182	213
50%	0	171	248	327	407	488	571
0	0	801	1,162	1,529	1,903	2,283	2,670
Total							
0	0	241	365	493	624	759	897
10%	0	240	373	509	650	795	945
20%	0	411	645	886	1,135	1,392	1,657
30%	0	163	260	361	466	574	687
40%	0	230	372	520	672	831	995
50%	0	877	1,435	2,014	2,616	3,241	3,890
0	0	2,163	3,451	4,783	6,163	7,592	9,072

Table III.3.78 shows the Incremental Total Housing Need Forecast for Cheyenne city. 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 2020, the base year, the total housing need set at the 8,354 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 9,543 owner and 6,963 renter occupied households for a total of 16,506 quality households.

Table III.3.78
Incremental Total Housing Need Forecast
 Cheyenne city
 Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	773	817	864	913	964	1,017	1,072
30.1-50%	811	880	952	1,026	1,104	1,185	1,269
50.1-80%	952	1,089	1,231	1,379	1,534	1,695	1,863
80.1-95%	377	446	518	594	672	754	839
95.1-115%	236	344	458	576	699	827	960
115+%	465	926	1,407	1,907	2,429	2,973	3,539
Total	3,614	4,503	5,430	6,395	7,401	8,450	9,543
Renter							
0-30%	1,766	1,842	1,920	1,999	2,079	2,161	2,244
30.1-50%	1,308	1,367	1,428	1,490	1,553	1,618	1,683
50.1-80%	1,192	1,282	1,373	1,465	1,560	1,656	1,753
80.1-95%	174	199	225	250	277	304	331
95.1-115%	122	150	179	209	238	269	300
115+%	177	253	330	408	488	570	652
Total	4,740	5,094	5,455	5,822	6,196	6,576	6,963
Total							
0-30%	2,539	2,660	2,784	2,912	3,043	3,178	3,316
30.1-50%	2,119	2,248	2,380	2,517	2,657	2,803	2,952
50.1-80%	2,145	2,370	2,604	2,845	3,094	3,351	3,616
80.1-95%	551	645	743	844	949	1,057	1,170
95.1-115%	358	495	637	784	937	1,095	1,260
115+%	642	1,179	1,737	2,315	2,917	3,542	4,192
Total	8,354	9,597	10,885	12,217	13,597	15,026	16,506