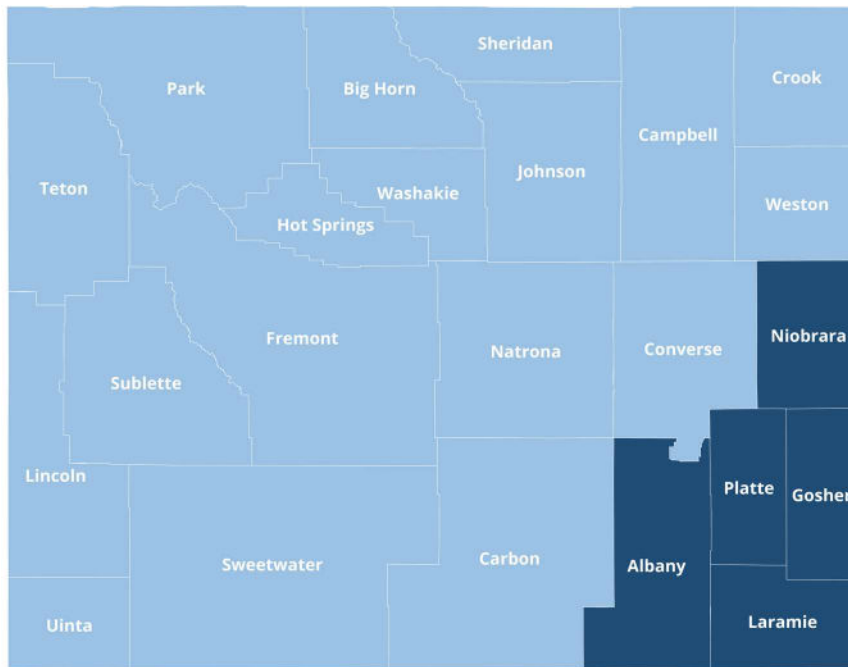


# SECTION V.

## Southeast Region

This regional summary provides demographic, economic, and housing market data for the Southeast Region. Wyoming’s Southeast Region is comprised of Albany county, Goshen county, Laramie county, Niobrara county, and Platte county.

### Southeast Region



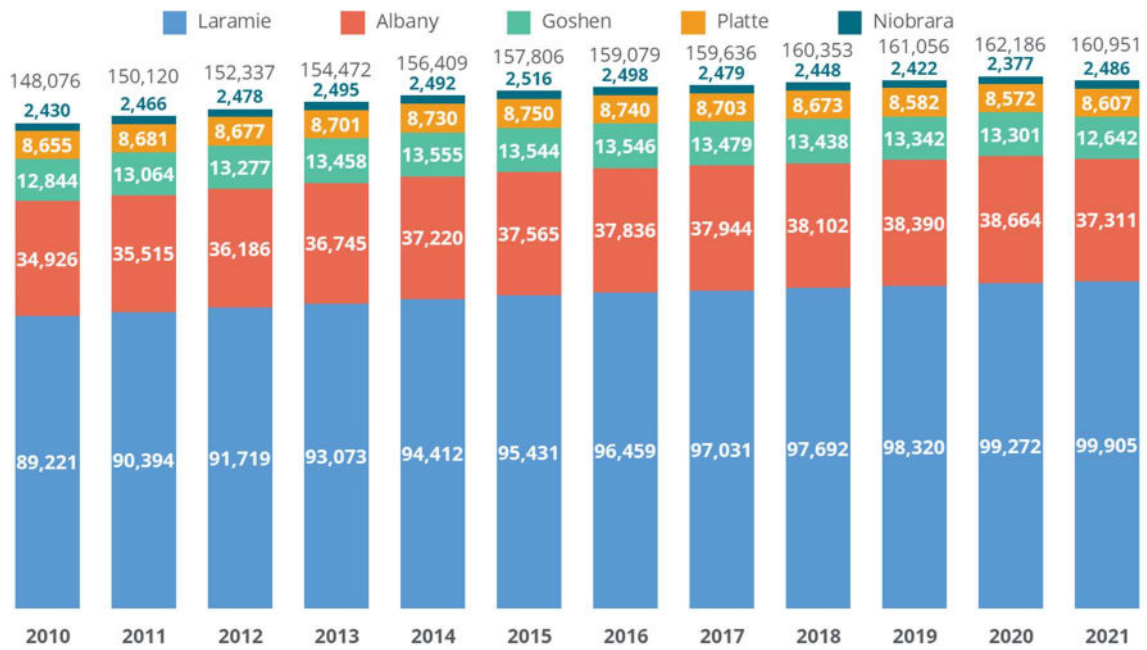
### Demographic Trends

**Population growth.** The population of Wyoming’s Southeast Region grew by around 8.7% from 2010 to 2021 as the State of Wyoming’s population grew by around 5.7%. As shown in Figure V-1, the Southeast Region’s population increased from 148,076 residents in 2010 to 160,951 residents in 2021. The Region’s population increased in each year studied until 2021, when the population decreased by 1,235 residents (less than 1%). Meanwhile, the State of Wyoming’s population grew each year from 2010 to 2017 and has modestly decreased since.

As of 2021, Wyoming’s Southeast Region is home to the most and least populous counties in the state—Laramie county and Niobrara county. The cities of Cheyenne, home to the state’s capitol, and Laramie, home to the University of Wyoming, are both located in Southeast Region counties (Laramie county and Albany county, respectively).

Laramie county and Albany county, the two most populous counties in the state, saw the largest growth in population between 2010 and 2021 at 12.0% and 6.8% respectively, indicating that the Region’s most metropolitan counties are also its fastest growing counties. Niobrara county’s population saw a slight increase over the time studied, while Platte county and Goshen county saw their populations decrease. Goshen county had the most significant decrease in population between 2010 and 2021 at -1.6%.

**Figure V-1.**  
**Population, Southeast Region, 2010-2021**

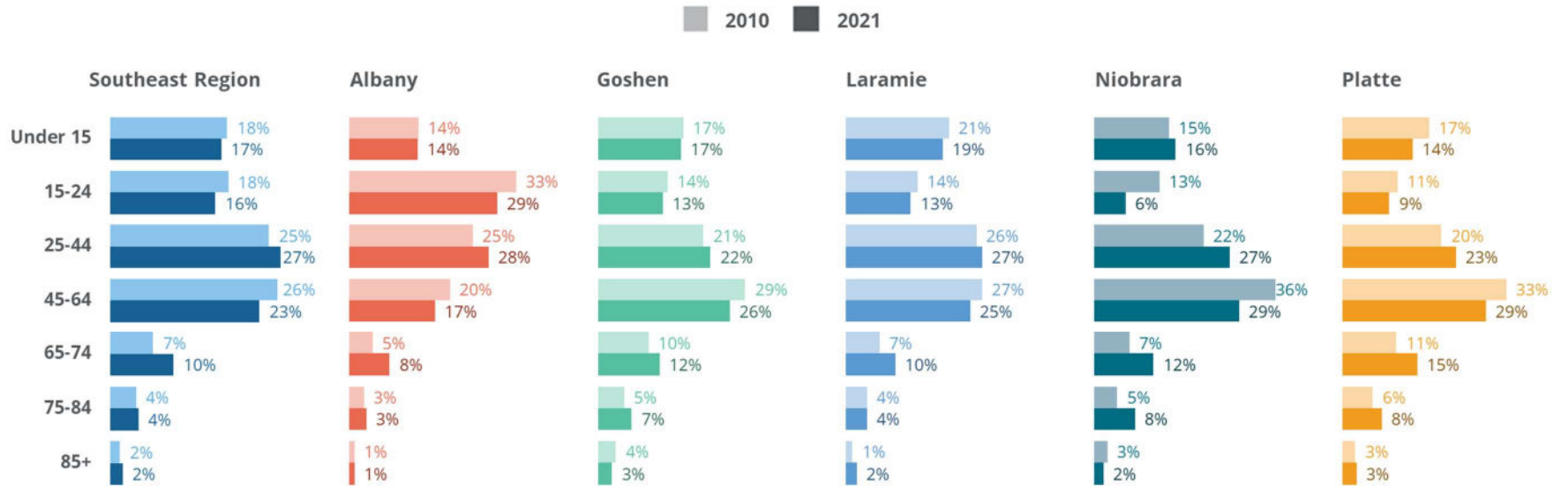


Source: 2010-2021 5-year ACS and Root Policy Research.

Laramie county experienced positive annual population growth for every year studied as Albany county experienced positive annual growth in each year except for 2021. Goshen, Niobrara, and Platte counties experienced positive or zero annual population growth until entering prolonged periods of zero or negative annual population growth beginning in the mid- to late- 2010s.

**Age distribution.** As shown in Figure V-2, between 2010 and 2021, the Southeast Region’s share of residents aged 65 and older increased by around four percentage points from 12% to 16%. The share of residents aged 65 and older increased in each county in the Southeast Region, with the most dramatic increases taking place in Niobrara and Platte counties at 8 percentage points and 7 percentage points, respectively. At the same time, the Region’s share of residents aged 25-64 remained relatively stable. The Southeast Region’s growing senior population underscores the importance of aging-friendly housing options moving forward, especially in Niobrara and Platte counties.

**Figure V-2.**  
**Age Distribution, Southeast Region, 2010 and 2021**

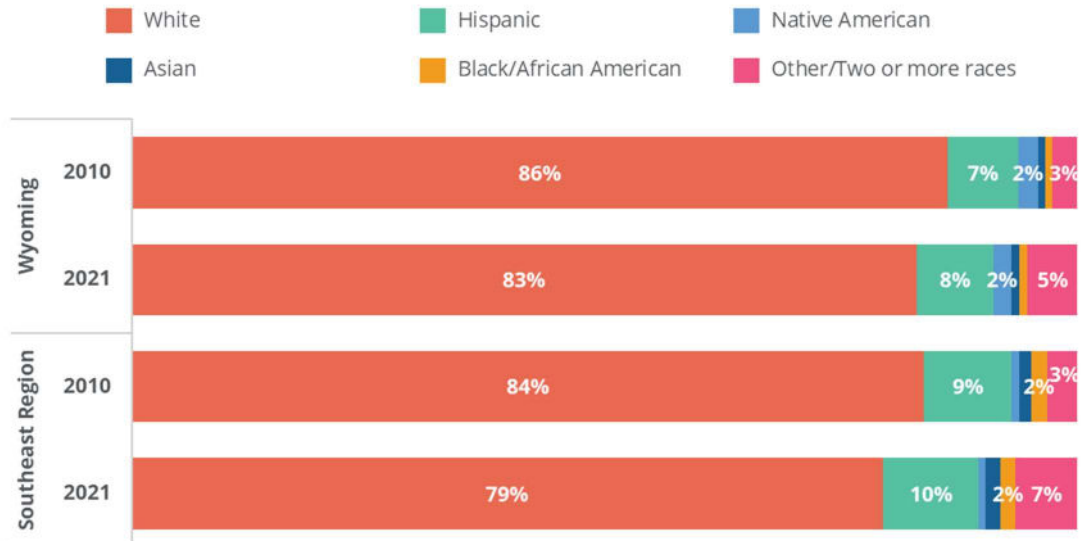


Source: 2010 and 2021 5-year ACS and Root Policy Research.

**Racial and ethnic distribution.** Figure V-3 shows the racial and ethnic distributions of the populations of Wyoming and Wyoming’s Southeast Region. While the Southeast Region’s population resembles that of Wyoming in terms of race and ethnicity, several differences are apparent. While 83% of Wyoming’s residents identify as non-Hispanic White compared to 79% of residents in the Southeast Region. The Southeast Region is home to slightly larger shares of Hispanic residents, Asian residents, Black/African American residents, and residents identifying as other/two or more races than Wyoming is.

The Southeast Region’s population has become more racially and ethnically diverse since 2010. The share of non-Hispanic White residents has decreased by five percentage points, while the shares of the population identifying as Hispanic and other/two or more races increased by one and four percentage points, respectively.

**Figure V-3.**  
**Race and Ethnicity, Wyoming and Southeast Region, 2010 and 2021**



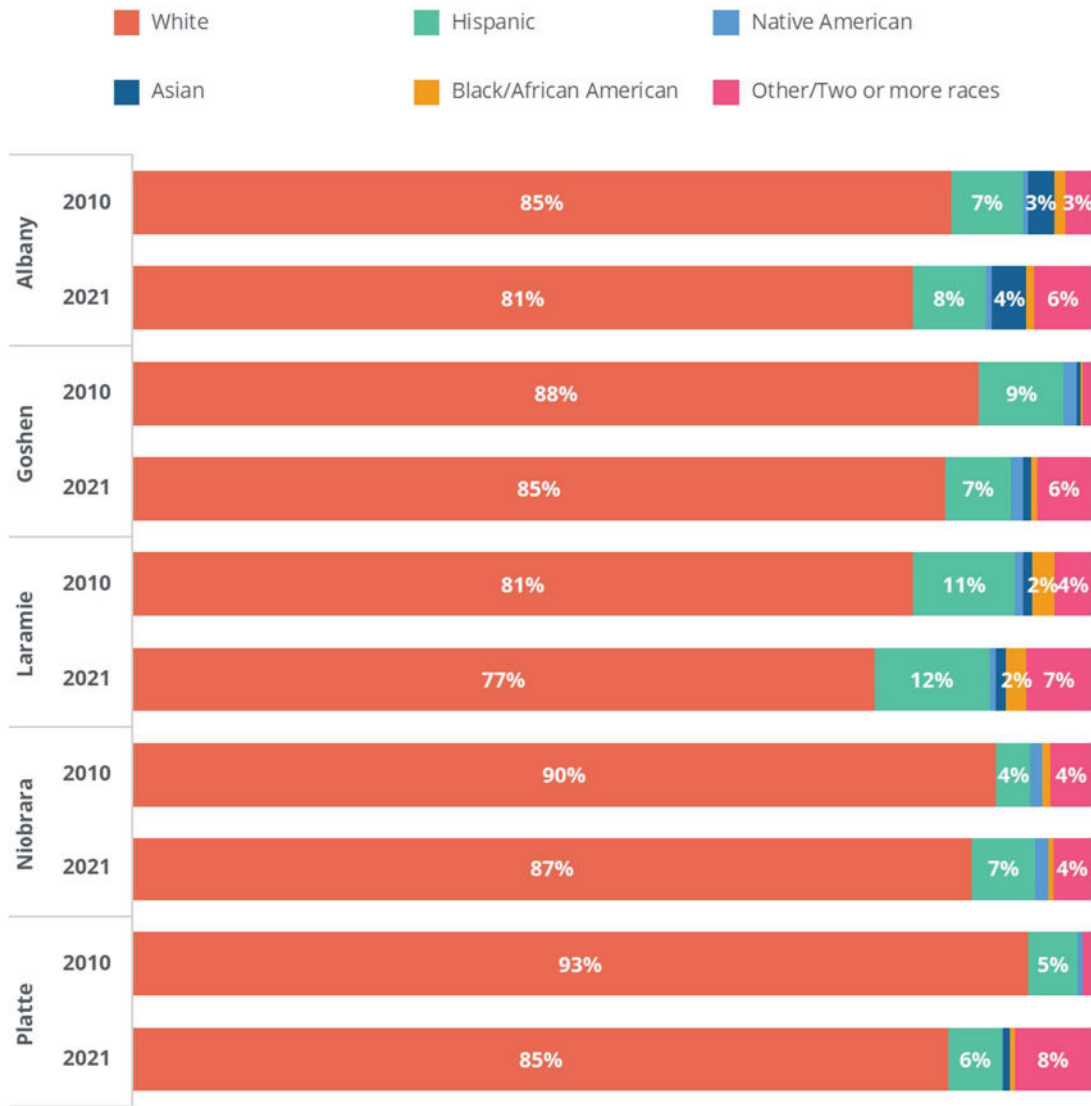
Note: The categories White, Native American, Asian, Black/African American, and Other/Two or more races include only non-Hispanic. The Hispanic category refers to Hispanics of any race. 0% and 1% labels are not shown.

Source: 2010 and 2021 5-year ACS and Root Policy Research.

Figure V-4 shows racial and ethnic distributions for each county within the Southeast Region in 2010 and 2021. The Southeast Region and each of its constituent counties have become more racially and ethnically diverse since 2010. Laramie county is the most racially and ethnically diverse county within the Southeast Region, while Niobrara county is the least racially and ethnically diverse county in the Region.

Laramie county is home to the Region’s largest shares of Hispanic and Black/African American residents, while Albany county is home to the region’s largest share of Asian residents. Goshen county and Platte county saw their shares of residents identifying as other/two or more races increase from 1% to 6% and 8%, respectively.

**Figure V-4.**  
**Race and Ethnicity, Southeast Region, Counties 2010 and 2021**



Note: The categories White, Native American, Asian, Black/African American, and Other/Two or more races include only non-Hispanic. The Hispanic category refers to Hispanics of any race. 0% and 1% labels are not shown.

Source: 2010 and 2021 5-year ACS and Root Policy Research.

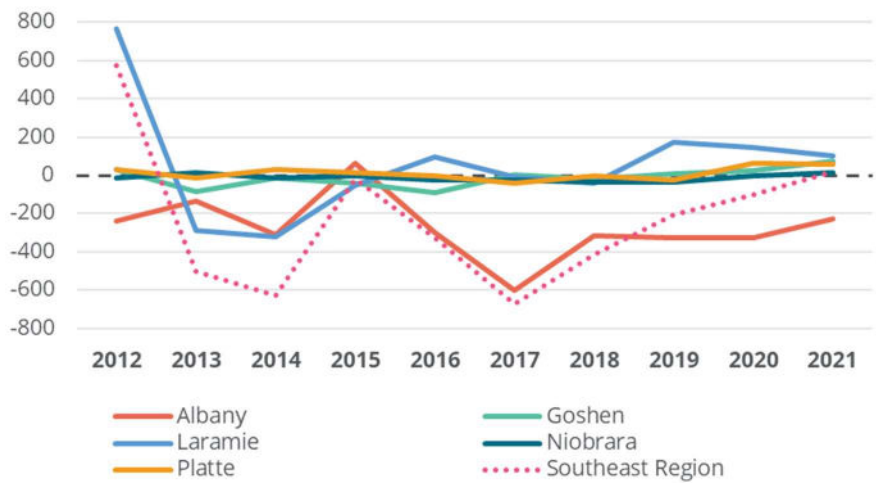
**Migration.** Figure V-5 shows net migration data based on year-to-year address changes reported on individual income tax returns filed with the IRS for each county in Wyoming’s Southeast Region from 2012 to 2021. Net migration<sup>1</sup> in the Southeast Region was positive

<sup>1</sup> Net migration is the difference between inflows and outflows, where inflows represent the number of new households who filed a return in the county and filed a return in a different county the previous year and outflows are the number of households who filed a return in a county other than the specified county and had filed a return in the

in 2012, negative each year from 2013 to 2020, and slightly positive in 2021. Over the time studied, the Southeast Region had a net migration of -2,274 households.

**Figure V-5.  
Net Migration,  
Southeast  
Region, Counties,  
2012-2021**

Source:  
Internal Revenue Service and  
Root Policy Research.



IRS data also provide the total adjusted gross income, which allows the estimation of the average adjusted gross income<sup>2</sup> for inflow and outflow returns each year. Figure V-6 shows the difference between the average income of in-migrants and the average income of out-migrants for each county in the Southeast Region from 2012 to 2021 to identify migration-driven trends in income. It should be noted that these are averages and can be skewed by a small number of very high income households in some of the years. Key trends are outlined here:

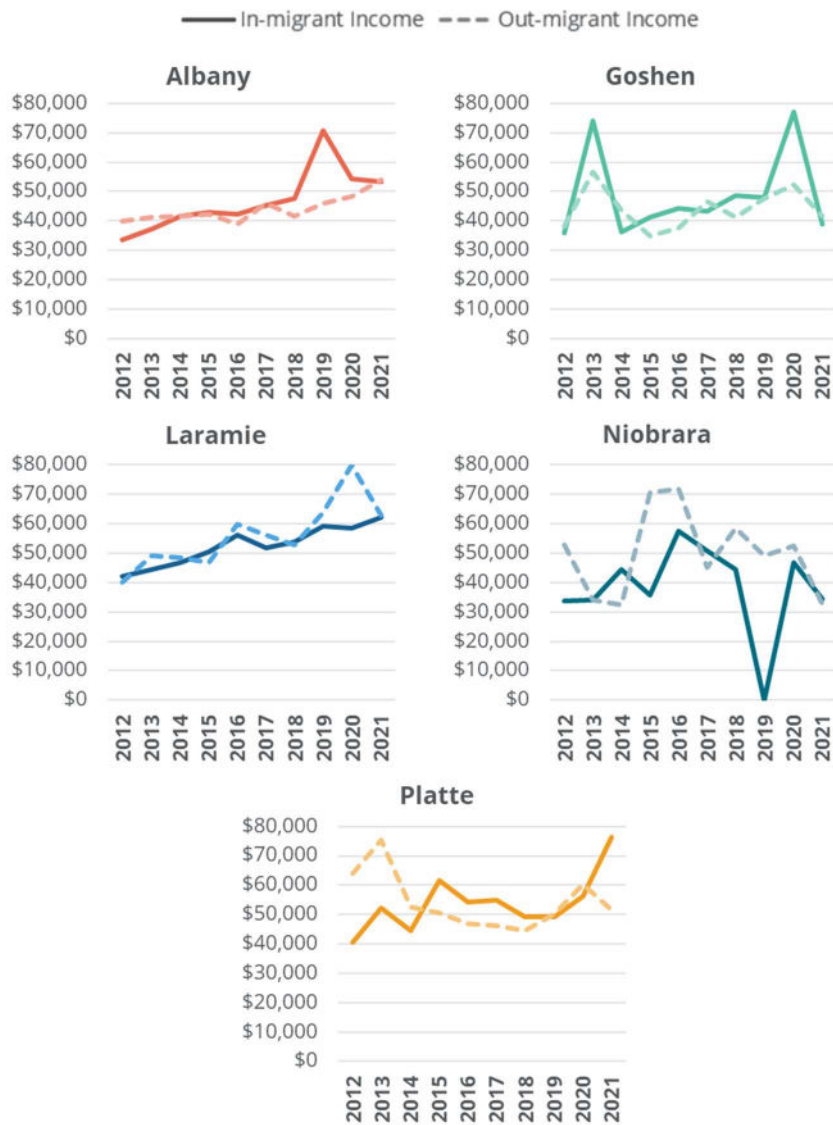
- Since 2018, in-migrants to Albany and Goshen counties have had higher average incomes than out-migrants from these counties.
- In Niobrara county out-migrant households have had higher average incomes than its in-migrant households in all years since 2018 except for 2021.
- In Laramie county the average income of out-migrants has been higher than the average income of in-migrants since 2019.
- Platte county’s in-migrants have had higher average incomes than its out-migrants for all years since 2015 except for 2019 and 2020.

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specified county the previous year. Tax returns where the taxpayer was claimed as a dependent on another tax return in the second year are excluded. Tax returns where the taxpayer was claimed as a dependent in the first year and filed in the second year as a non-dependent taxpayer are included; therefore, college students are included if they filed a tax return and were not claimed as a dependent.

<sup>2</sup> Adjusted Gross Income (AGI) is defined as gross income minus adjustments to income. Gross income includes your wages, dividends, capital gains, business income, retirement distributions as well as other income. Adjustments to Income include such items as Educator expenses, Student loan interest, Alimony payments or contributions to a retirement account.

**Figure V-6.**  
**Average Income of In-migrants and Out-migrants, Southeast Region, Counties 2012-2021**



Source: Internal Revenue Service and Root Policy Research.

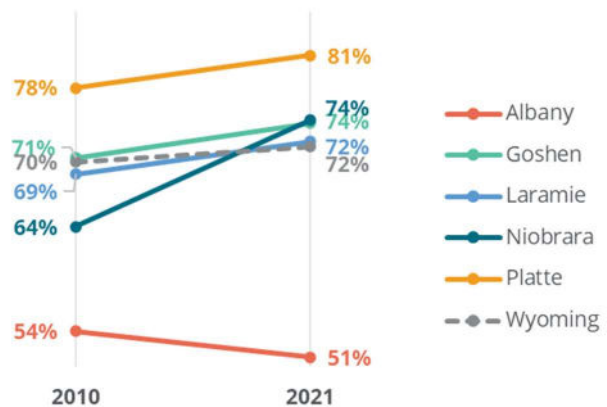
**Homeownership.** Homeownership rates for each county in the Southeast Region are shown in Figure V-7. As of 2021, Platte county has the highest homeownership rate in the Region. Platte, Niobrara, Goshen, and Laramie counties have homeownership rates higher than Wyoming’s 72% homeownership rate. Albany’s 51% homeownership rate is the lowest of any county in Wyoming.

Between 2010 and 2021, homeownership rates increased in Goshen, Laramie, and Platte counties by three percentage points each. Albany county’s homeownership rate fell by three percentage points from 54% to 51% over the time studied.

While it is estimated that Niobrara county saw a ten percentage point increase in homeownership over the time studied, it should be noted that this county's estimated homeownership rate had substantial margins of error in both 2010 and 2021. The populations of all counties in the region have aged since 2010, but Niobrara county saw the greatest increase in the share of the population aged 65+ (+8 percentage points). As individuals aged 65+ are more likely to be homeowners, this could result in an increased homeownership rate for Niobrara county.

**Figure V-7.**  
**Homeownership Rates,**  
**Southeast Region, Counties**  
**2010 and 2021**

Source:  
 2010 and 2021 5-year ACS and Root Policy  
 Research.



**Income and poverty.** Figure V-8 shows median income for homeowners and renters in each county in Wyoming’s Southeast Region. Key trends in median income by tenure are outlined here.

- In 2021, median renter income as a share of median owner income varies from around 34% in Albany county to around 77% in Niobrara county. Between 2010 and 2021, median income decreased as a share of owner income in Platte county, remained stable as a share of owner income in Albany, Goshen, and Laramie counties, and increased as a share of owner income in Niobrara county.
- From 2010 to 2021, median income for both owners and renters increased in Albany, Goshen, Laramie, and Platte counties. These increases may be partially migration-driven in Albany and Goshen counties as these counties received in-migrants with higher median incomes than those of their out-migrants in most years.
- Median income increased for renters and decreased for owners in Niobrara county over the time studied.
- In 2021, median incomes for homeowners in Albany and Laramie counties, the most populous counties in the Region, are higher than that of homeowners in Wyoming. Homeowner median incomes are lower than that of Wyoming in Goshen, Niobrara, and Platte counties. Niobrara County has the lowest median homeowner income of any county in Wyoming.



- Renter median incomes are lower than Wyoming’s median renter income in Albany, Goshen, and Platte counties. In fact, Platte County has the lowest median renter income of any county in Wyoming. Renters in Niobrara and Laramie counties have median incomes higher than renters in Wyoming.

**Figure V-8.  
Median Income by  
Tenure, Southeast Region,  
Counties, 2010 and 2021**

Source:  
2010 and 2021 5-year ACS and Root Policy  
Research.

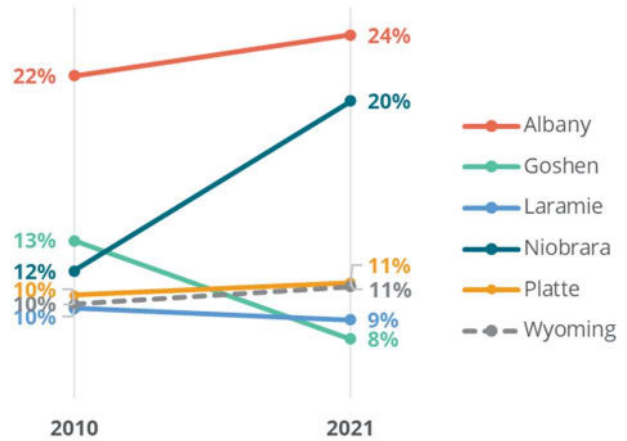
	Median Income		2010-2021 Change	
	2010	2021	Amount	Percent
<b>Albany</b>				
<b>Owner</b>	\$65,696	\$89,466	\$23,770	36%
<b>Renter</b>	\$23,579	\$30,500	\$6,921	29%
<b>Goshen</b>				
<b>Owner</b>	\$49,309	\$65,341	\$16,032	33%
<b>Renter</b>	\$29,211	\$38,971	\$9,760	33%
<b>Laramie</b>				
<b>Owner</b>	\$65,355	\$84,899	\$19,544	30%
<b>Renter</b>	\$32,095	\$42,763	\$10,668	33%
<b>Niobrara</b>				
<b>Owner</b>	\$59,688	\$51,417	-\$8,271	-14%
<b>Renter</b>	\$31,810	\$39,583	\$7,773	24%
<b>Platte</b>				
<b>Owner</b>	\$49,917	\$68,777	\$18,860	38%
<b>Renter</b>	\$25,152	\$26,880	\$1,728	7%
<b>Wyoming</b>				
<b>Owner</b>	\$64,489	\$81,875	\$17,386	27%
<b>Renter</b>	\$33,550	\$39,506	\$5,956	18%

Poverty rates for each county in Wyoming’s Southeast Region are presented in Figure V-9. In 2021, Goshen and Laramie counties had poverty rates lower than that of Wyoming. Albany, Niobrara, and Platte counties had poverty rates higher than that of the state in 2021. Albany’s poverty rate of 24% is the highest of any county in Wyoming, followed by Niobrara’s poverty rate of 20%.

Between 2010 and 2021, poverty rates increased by around nine percentage points in Niobrara county, by two percentage points in Albany county, and by one percentage point in Platte county. Goshen and Laramie counties saw their poverty rates decrease by five and one percentage points, respectively.

**Figure V-9.**  
**Poverty Rate, Southeast**  
**Region, Counties, 2010 and**  
**2021**

Source:  
 2010 and 2021 5-year ACS and Root Policy  
 Research.



## Economic Trends

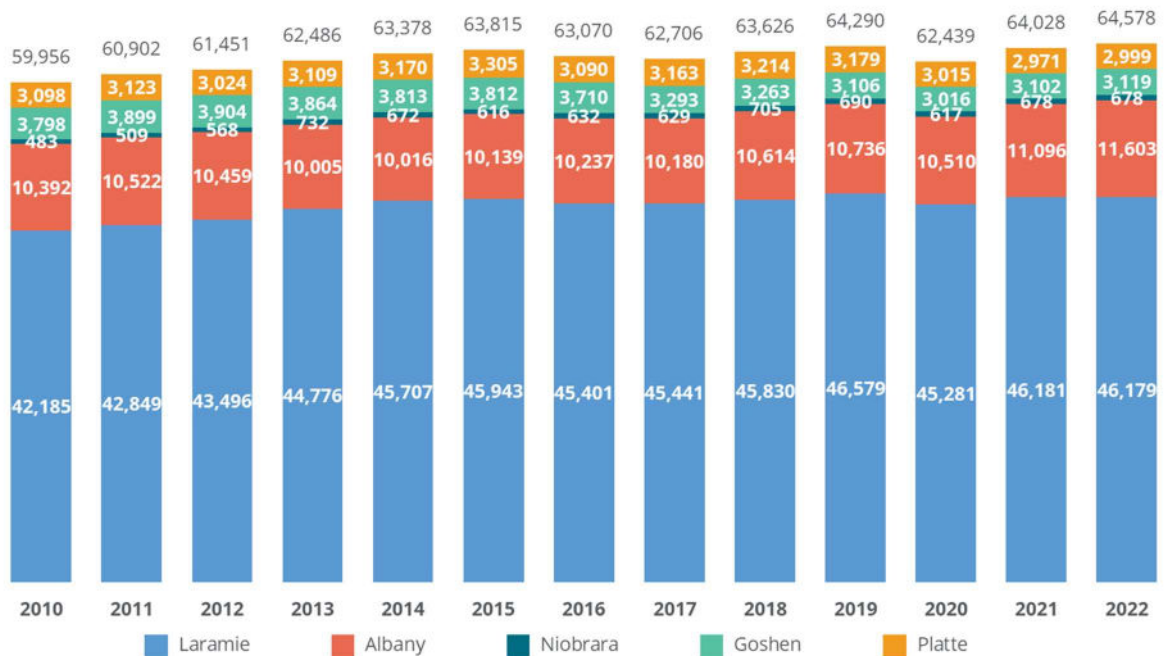
**Employment.** As shown in Figure V-10 below, total employment in the Southeast Region increased from 59,918 jobs in 2010 to 64,524 jobs in 2022, representing an increase of nearly 8%.

Total employment increased each year from 2011 until peaking at nearly 64,000 jobs in 2015. Total employment decreased with the energy sector contraction, then increased for two consecutive years, surpassing 64,000 in 2019. The pandemic prompted the Southeast Region’s largest single-year drop in employment: a loss of over 1,800 jobs between 2019 and 2020. The Region’s employment quickly recovered, adding nearly 1,600 jobs between 2020 and 2021. Positive employment growth continued in 2022, surpassing regional employment’s pre-pandemic peak.

Laramie county’s share of regional employment (72%) is outsized compared to its share of the regional population (62%). Platte county accounts for 5% of regional employment and 5% of the Region’s population. Each other county’s share of regional employment is smaller than its share of the regional population. Albany county is home to 23% of the Region’s population, but only accounts for 18% of employment in the Region. Goshen county accounts for 8% of the regional population but only 5% of regional employment. Niobrara county accounts for 2% of the regional population and 1% of regional employment.

Goshen and Platte counties experienced net decreases in total employment between 2010 and 2022, while all other counties in the Region saw increases in total employment.

**Figure V-10.**  
**Total Employment by County, Southeast Region, Counties, 2010 to 2022**



Source: Quarterly Census of Employment and Wages and Root Policy Research.

The three largest industries in the Southeast Region by employment are Education & Health Services (23% of total jobs); Trade, Transportation, & Utilities (22% of total jobs); and Leisure & Hospitality (13% of total jobs).

Figures V-11 through V-15 provides a detailed overview of employment within each constituent county of Wyoming’s Southeast Region. Figures are presented in the order of highest to lowest total employment.

As shown in Figure V-11, total employment in Laramie county grew by 9% (+3,994 jobs) between 2010 and 2022. In both 2010 and 2022, Laramie county’s three leading industries by employment are Education & Health Services (10,893 jobs); Trade, Transportation, & Utilities (10,060 jobs); and Public Administration (6,478 jobs).

Employment within the Trade, Transportation, & Utilities industry experienced the largest growth by employment (+1,408 jobs), followed by Professional & Business Services (+1,021 jobs). Only three sectors (Manufacturing, Information, and Public Administration) experienced a net loss of jobs between 2010 and 2022. Of these, Public Administration had the most significant decrease in employment (-497 jobs).

**Figure V-11.**  
**Employment by Industry, Laramie County, 2010 and 2022**

Laramie County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
<b>Goods Producing</b>	<b>4,375</b>	<b>4,996</b>	<b>621</b>	<b>14%</b>
<b>Natural Resources &amp; Mining</b>	335	738	403	120%
<b>Construction</b>	2,621	3,016	395	15%
<b>Manufacturing</b>	1,419	1,242	-177	-12%
<b>Service Providing</b>	<b>37,810</b>	<b>41,183</b>	<b>3,373</b>	<b>9%</b>
<b>Trade, Transportation, &amp; Utilities</b>	8,652	10,060	1,408	16%
<b>Information</b>	1,086	799	-287	-26%
<b>Financial Activities</b>	2,149	2,316	167	8%
<b>Professional &amp; Business Services</b>	3,277	4,289	1,012	31%
<b>Education &amp; Health Services</b>	10,123	10,893	770	8%
<b>Leisure &amp; Hospitality</b>	4,321	5,112	791	18%
<b>Other Services</b>	1,227	1,236	9	1%
<b>Public Administration</b>	6,975	6,478	-497	-7%
<b>All Industries</b>	<b>42,185</b>	<b>46,179</b>	<b>3,994</b>	<b>9%</b>

Source: Quarterly Census of Employment and Wages and Root Policy Research.

Figure V-12 below shows employment in Albany county, the second largest county in the Southeast Region in terms of population and employment. Total employment in the county grew by 1,211 jobs, or 12%, between 2010 and 2022.

Albany county's three largest sectors by employment are Education & Health Services (2,456 jobs), Leisure & Hospitality (2,326 jobs), and Trade, Transportation, & Utilities (2,302 jobs). Employment within the Education & Health Services industry experienced the largest total growth (+584 jobs), while Professional & Business Services and Leisure & Hospitality also added over 400 jobs each. Only two industries saw net job losses over the time studied: the Information industry lost 61 jobs, while Public Administration lost 634 jobs (62% of its 2010 employment).

**Figure V-12.**  
**Employment by Industry, Albany County, 2010 and 2022**

Albany County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
<b>Goods Producing</b>	<b>1,162</b>	<b>1,431</b>	<b>269</b>	<b>23%</b>
<b>Natural Resources &amp; Mining</b>	87	146	59	68%
<b>Construction</b>	751	770	19	3%
<b>Manufacturing</b>	324	515	191	59%
<b>Service Providing</b>	<b>9,230</b>	<b>10,172</b>	<b>942</b>	<b>10%</b>
<b>Trade, Transportation, &amp; Utilities</b>	2,118	2,302	184	9%
<b>Information</b>	144	83	-61	-42%
<b>Financial Activities</b>	603	712	109	18%
<b>Professional &amp; Business Services</b>	1,068	1,471	403	38%
<b>Education &amp; Health Services</b>	1,932	2,456	524	27%
<b>Leisure &amp; Hospitality</b>	1,919	2,326	407	21%
<b>Other Services</b>	418	428	10	2%
<b>Public Administration</b>	1,028	394	-634	-62%
<b>All Industries</b>	<b>10,392</b>	<b>11,603</b>	<b>1,211</b>	<b>12%</b>

Source: Quarterly Census of Employment and Wages and Root Policy Research.

Figure V-13 below shows employment detail for Goshen county. Across the time studied, total employment in the county decreased by 18%, or 679 jobs, likely prompting the county's negative net migration across the time studied. In 2022, the Education & Health Services industry had the largest employment in Goshen county (796 jobs), followed by Trade, Transportation, & Utilities (688 jobs) and Leisure & Hospitality (415 jobs). Education & Health Services and Trade, Transportation, & Utilities were also the two largest sectors by employment in 2010. Public Administration, the county's third largest industry by employment in 2010, experienced the greatest loss of employment between 2010 and 2022 (-404 jobs, or -61% of 2010 employment). While six industries lost over 30 jobs in the time studied, Leisure & Hospitality was the only industry to add over 30 jobs.

**Figure V-13.**  
**Employment by Industry, Goshen County, 2010 and 2022**

Goshen County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
<b>Goods Producing</b>	<b>673</b>	<b>486</b>	<b>-187</b>	<b>-28%</b>
<b>Natural Resources &amp; Mining</b>	142	148	6	4%
<b>Construction</b>	230	180	-50	-22%
<b>Manufacturing</b>	300	157	-143	-48%
<b>Service Providing</b>	<b>3,125</b>	<b>2,633</b>	<b>-492</b>	<b>-16%</b>
<b>Trade, Transportation, &amp; Utilities</b>	735	688	-47	-6%
<b>Information</b>	48	N/A	N/A	N/A
<b>Financial Activities</b>	189	178	-11	-6%
<b>Professional &amp; Business Services</b>	199	221	22	11%
<b>Education &amp; Health Services</b>	837	796	-41	-5%
<b>Leisure &amp; Hospitality</b>	343	415	72	21%
<b>Other Services</b>	112	77	-35	-31%
<b>Public Administration</b>	662	258	-404	-61%
<b>All Industries</b>	<b>3,798</b>	<b>3,119</b>	<b>-679</b>	<b>-18%</b>

Note: Data are unavailable for categories marked "N/A". In accordance with BLS policy, data are reported under a promise of confidentiality and are published in a way so as to protect the identifiable information of reporters. BLS withholds the publication employment and wage data for any industry level when necessary to protect the identity of employers.

Source: Quarterly Census of Employment and Wages and Root Policy Research.

As shown in Figure V-14 below, total employment in Platte county decreased by 99 jobs (-3% of 2010 employment) between 2010 and 2022.

In 2022 and in 2010, Platte county's three largest industries by employment are Trade, Transportation, & Utilities (894 jobs), Education & Health Services (680 jobs), and Leisure & Hospitality (427 jobs). Most industries experienced employment losses except for Natural Resources & Mining, manufacturing, and Professional & Business Services. Total job losses were largest in the Education & Health Services and Trade, Transportation, & Utilities industries, the county's two largest industries by employment.

**Figure V-14.**  
**Employment by Industry, Platte County, 2010 and 2022**

Platte County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
<b>Goods Producing</b>	<b>485</b>	<b>536</b>	<b>51</b>	<b>11%</b>
<b>Natural Resources &amp; Mining</b>	220	276	56	25%
<b>Construction</b>	203	192	-11	-5%
<b>Manufacturing</b>	62	69	7	11%
<b>Service Providing</b>	<b>2,613</b>	<b>2,463</b>	<b>-150</b>	<b>-6%</b>
<b>Trade, Transportation, &amp; Utilities</b>	965	894	-71	-7%
<b>Information</b>	26	19	-7	-27%
<b>Financial Activities</b>	149	137	-12	-8%
<b>Professional &amp; Business Services</b>	114	159	45	39%
<b>Education &amp; Health Services</b>	753	680	-73	-10%
<b>Leisure &amp; Hospitality</b>	433	427	-6	-1%
<b>Other Services</b>	65	60	-5	-8%
<b>Public Administration</b>	108	87	-21	-19%
<b>All Industries</b>	<b>3,098</b>	<b>2,999</b>	<b>-99</b>	<b>-3%</b>

Source: Quarterly Census of Employment and Wages and Root Policy Research.

As shown in Figure V-15 below, total employment in Niobrara county increased by 195 jobs, or 40%. In both 2010 and 2022, the two largest sectors of the economy are Education & Health Services (270 jobs) and Trade, Transportation, & Utilities (113 jobs). The largest total job growth took place in the Public Administration industry (+83 jobs), while the most significant job loss took place in the Trade, Transportation, & Utilities Industry (-27 jobs).

**Figure V-15.**  
**Employment by Industry, Niobrara County, 2010 and 2022**

Niobrara County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
<b>Goods Producing</b>	N/A	N/A	N/A	N/A
<b>Natural Resources &amp; Mining</b>	N/A	N/A	N/A	N/A
<b>Construction</b>	38	54	16	42%
<b>Manufacturing</b>	N/A	N/A	N/A	N/A
<b>Service Providing</b>	<b>445</b>	<b>624</b>	<b>179</b>	<b>40%</b>
<b>Trade, Transportation, &amp; Utilities</b>	140	113	-27	-19%
<b>Information</b>	N/A	4	N/A	N/A
<b>Financial Activities</b>	29	29	0	0%
<b>Professional &amp; Business Services</b>	N/A	21	N/A	N/A
<b>Education &amp; Health Services</b>	250	270	20	8%
<b>Leisure &amp; Hospitality</b>	N/A	86	N/A	N/A
<b>Other Services</b>	17	9	-8	-47%
<b>Public Administration</b>	9	92	83	922%
<b>All Industries</b>	<b>483</b>	<b>678</b>	<b>195</b>	<b>40%</b>

Note: Data are unavailable for categories marked "N/A". In accordance with BLS policy, data are reported under a promise of confidentiality and are published in a way so as to protect the identifiable information of reporters. BLS withholds the publication employment and wage data for any industry level when necessary to protect the identity of employers.

Source: Quarterly Census of Employment and Wages and Root Policy Research.

Collectively, the Southeast Region saw a nearly 3,900-job increase in service providing jobs and a 750-job increase in goods producing jobs. The Region's growth in employment since 2010 was skewed towards service providing industries.

**Wages.** Figure V-16 shows average annual wages by industry for each county in Wyoming's Southeast Region. Between 2010 and 2022, average annual wages grew for each industry where complete data are available in Albany, Laramie, Goshen, and Platte counties. In Niobrara county, average annual wages decreased for jobs in Public Administration and Other Services.

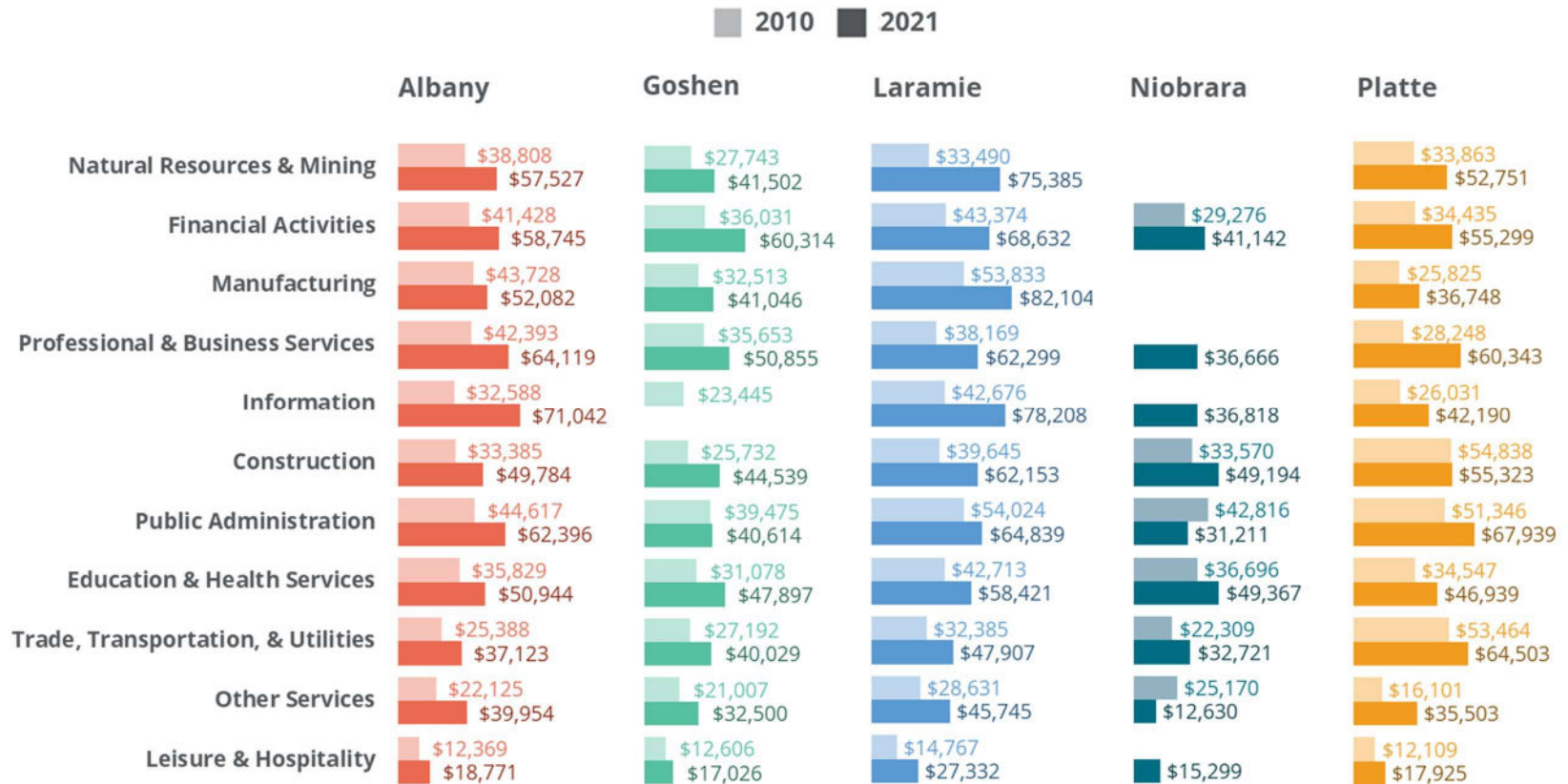
The Information industry has the highest average annual wages of any industry in Albany county and the second highest average annual wages of any industry in Laramie county. Laramie county's highest average annual wages are found in the Manufacturing industry. The Financial Activities industry has the highest average annual wages of any industry in Goshen county, while Platte county's highest average annual wages are found in the Public



Administration industry. In Niobrara county, average annual wages are highest in the Education & Health Services and Construction industries.

**Figure V-16.**

**Average Annual Wages by Industry, Southeast Region, Counties, 2010 and 2022**



Note: Data are unavailable for categories without bars shown.

Source: Quarterly Census of Employment and Wages and Root Policy Research.

## Housing Market Trends

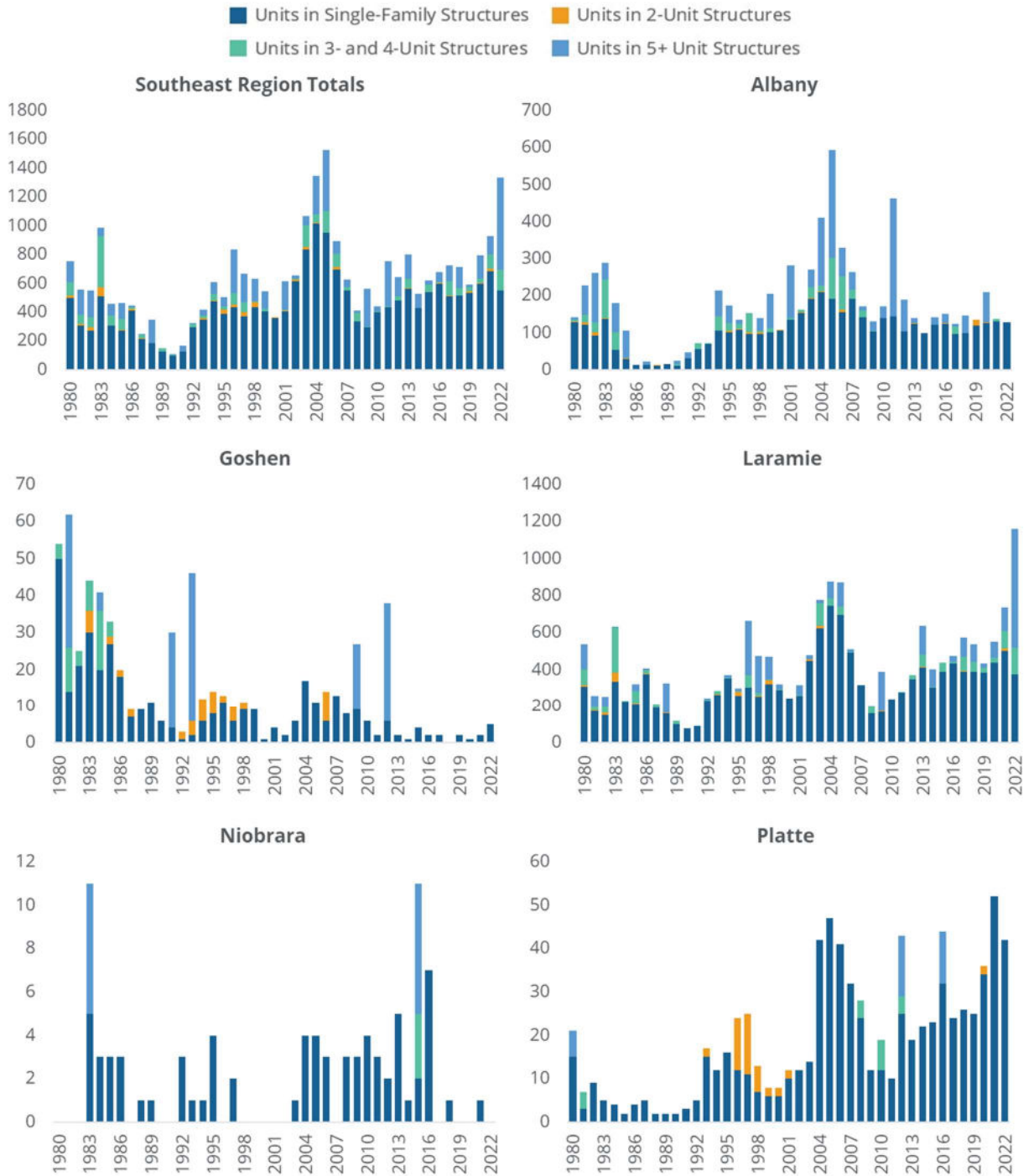
**Residential building permits.** Residential building permits in Wyoming's Southeast Region have been largely dominated by units in single-family structures. Around 71% of units permitted in the Southeast Region since 1980 are units in single-family structures and around 20% are units in multifamily structures of 5 units or more. Units in 2-unit structures account for 1% of units permitted, and units in 3- and 4-unit structures account for 8% of units permitted.

Figure V-17 below shows trends in residential building permits for the Southeast Region and each of its constituent counties. Note that scale differs in each geography's section of the figure based on total permits issued. As expected, Laramie and Albany counties account for the largest volumes of permits issued.

The Southeast Region and its counties saw relatively high volumes of building permits issued in the early 1980s, peaking at 836 units permitted in 1986 before dropping in the aftermath of the 1980s recession. Only 111 building permits were issued in 1990. Building permitting gradually recovered, peaking below the pre-recession peak in 1996 before gradually declining until 2000. Permitting climbed until the mid-2000s, declining sharply with the 2008 recession, and climbing overall since 2008 to reach 1,338 permits issued in 2022.

The highest volume of multifamily development (as indicated by building permits issued) over this period took place in Laramie county and Albany county, the most populous and urban counties in the Region.

**Figure V-17.**  
**Building Permits by Units in Structure, Southeast Region, Counties, 1980-2022**



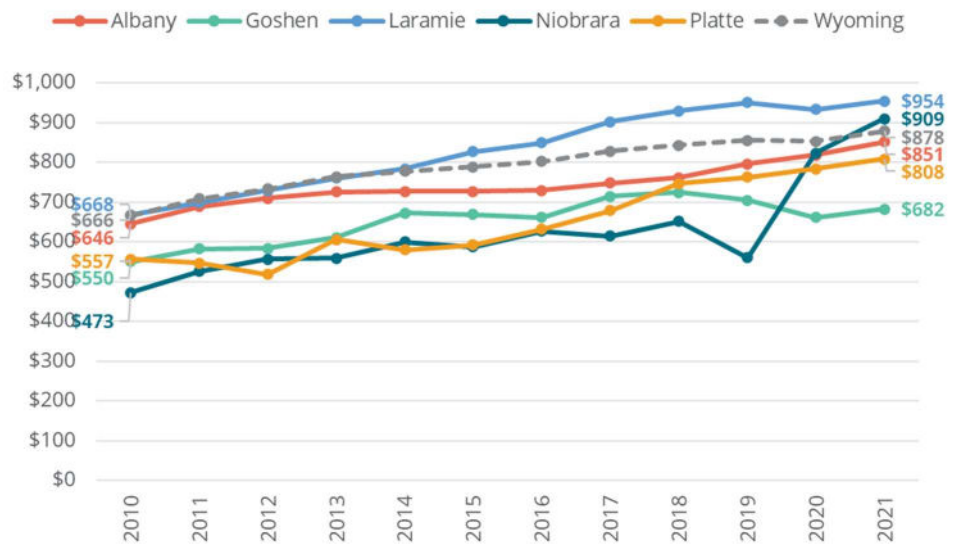
Source: U.S. Census Building Permits Survey and Root Policy Research.

**Median rent.** Figure V-18 shows trends in median gross rent for the state of Wyoming and the counties of the Southeast Region. Wyoming and each Southeast Region county experienced a growth in median gross rents between 2010 and 2021.

Over the time studied, Niobrara county saw the largest rise in median gross rent (+\$436, nearly doubling its 2010 value). As of 2021, Laramie county has the highest median gross rent at \$954, followed by Niobrara county (\$909) and Albany county (\$851). In 2010, Niobrara county, the most sparsely populated county in the Region, had the lowest median gross rent in the region. The Region’s lowest median gross rent in 2021 is found in Goshen county (\$682).

Albany, Goshen, and Platte counties had median gross rents below the state’s median gross rent for each year studied. Niobrara county’s median gross rent was below that of Wyoming for each year until surpassing it in 2021. Laramie county’s median gross rent was higher than the state’s median gross rent for most years studied.

**Figure V-18.**  
**Median Gross Rent, Wyoming and Southeast Region, Counties, 2010-2021**



Source:  
 2010-2021 5-year ACS and  
 Root Policy Research.

The median rent data shown above reflects rents for all rental units until 2021 according to ACS estimates. Additional detail for 2023 year-to-date median rents in units in structures containing five or more housing units is available in the table below. As data are not available for all multifamily units in each county, the final column in the table specifies the number of units reflected in the median rent estimate.

**Figure V-19.  
Multifamily Median Rent, Southeast  
Region, Counties, 2023 YTD**

Note:

Multifamily units are defined as units in buildings of 5+ units. No rent data are available for multifamily units in Niobrara county.

Source:

CoStar and Root Policy Research.

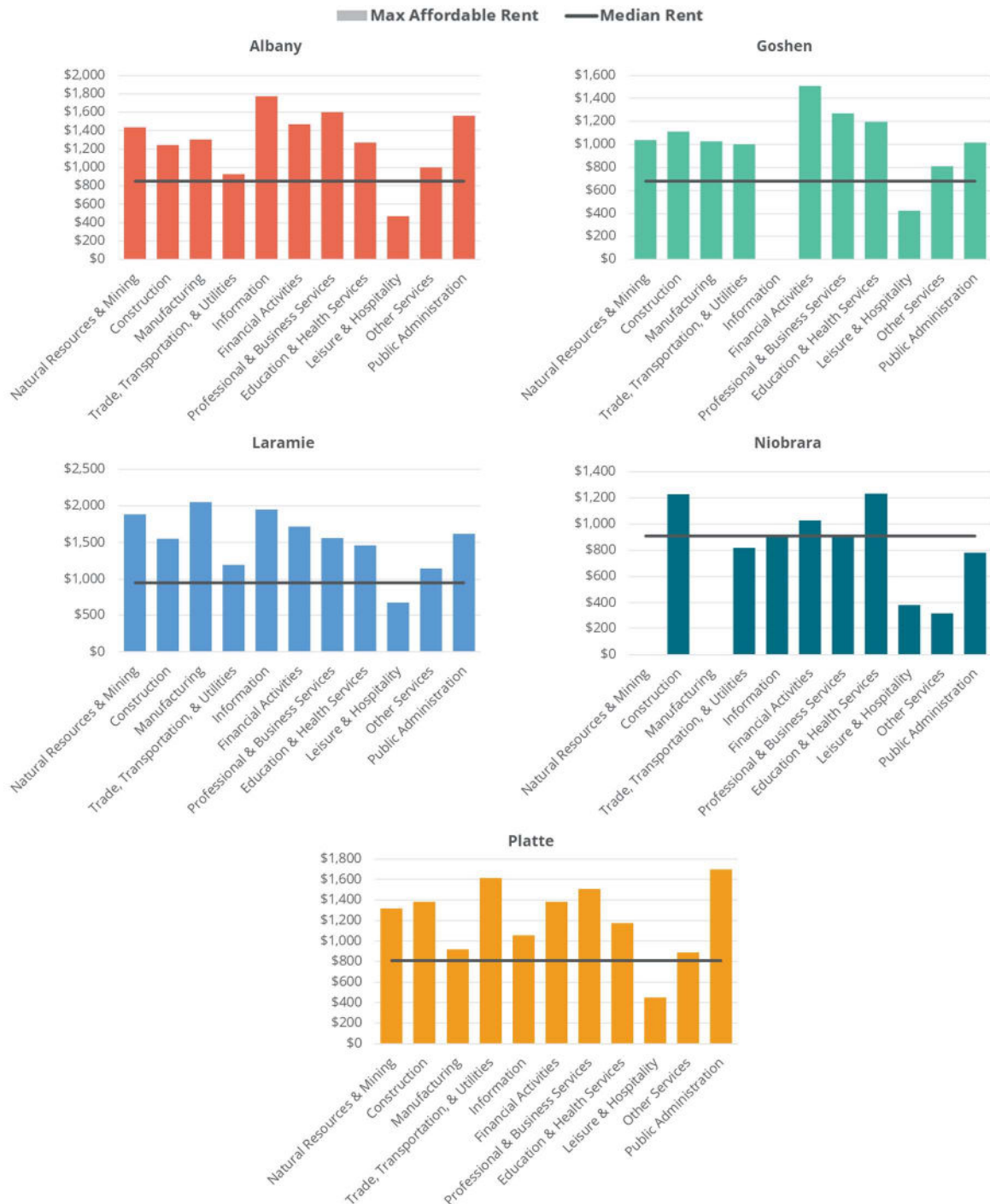
	Median Rent	Units Included
Albany	\$876	700
Goshen	\$681	80
Laramie	\$1,102	2,599
Niobrara	N/A	0
Platte	\$1,357	100

**Housing affordability by industry.** The federal government considers housing to be affordable when housing cost—the rent or mortgage payment plus taxes, utilities, mortgage, insurance, and HOA fees—consumes 30% or less of a household’s gross income. Households spending more than 30% of their gross income are cost burdened.

Figures V-20 and V-21 below show housing affordability for the Southeast Region’s workforce by comparing median rent and median home sales prices with rental and ownership affordability thresholds for individuals earning the average annual wages of industries in each county.

As shown in Figure V-20, median rent is affordable to individuals earning average wages for most industries for which data are available. By contrast, median rent is unaffordable to average wage earners in the Leisure & Hospitality industry in all Southeast Region counties (which accounts for 13% of the Region’s total employment) and Trade, Transportation, & Utilities and Other Services industries in Niobrara county.

**Figure V-20.**  
**Rental Affordability by Industry, Southeast Region, Counties, 2021/22**



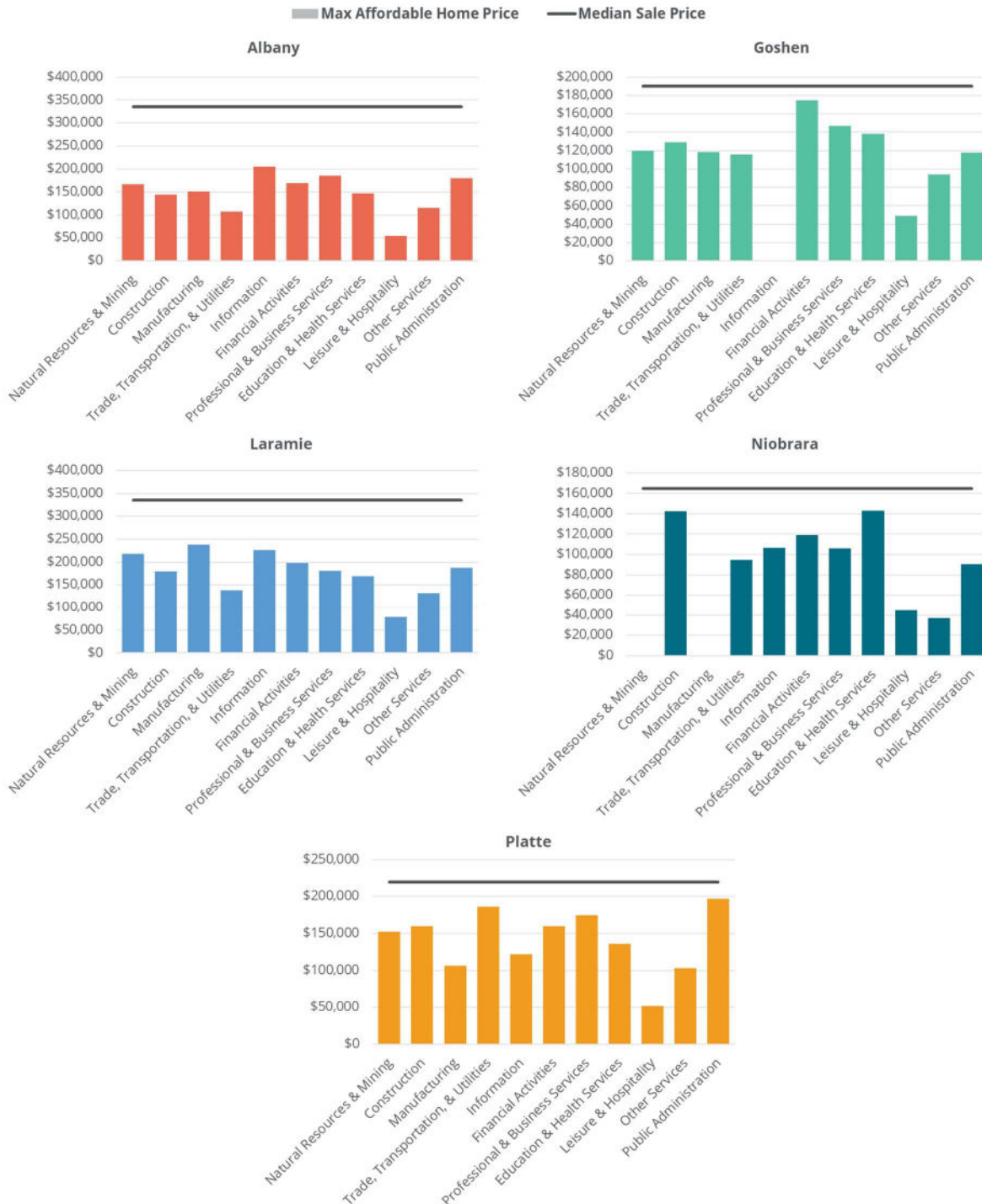
Note: Affordability estimates assume families spend no more than 30% of their income on housing. Max affordable rent estimates are based on 2022 average wage data, while median rent estimates are 2021 data. Data are unavailable for categories without bars shown.

Source: Quarterly Census of Employment and Wages, 2021 5-year ACS, and Root Policy Research.

Figure V-21 below shows home purchase affordability by industry. While average wage earners in most industries can afford to pay median rents in the Southeast Region, average wage earners in all industries for which data are available cannot afford to purchase a median-priced home in their county. Assuming that all Southeast Region residents earn the average wages for their industries in their counties, this means that 0% of Southeast Region residents can afford to purchase a median-priced home.



**Figure V-21.**  
**Purchase Affordability by Industry, Southeast Region, Counties, 2022**



Note: Affordability estimates assume a household spends 30% of its income on housing and assume a 30-year mortgage with a 7% interest rate, a 10% down payment, and 30% of monthly payment to property taxes, utilities, and insurance. Data are unavailable for categories without bars shown.

Source: Quarterly Census of Employment and Wages, Assessor data by the Wyoming Department of Revenue, and Root Policy Research.

**Rental vacancy.** Figure V-22 below shows rental vacancy rates for counties in Wyoming’s Southeast Region in 2023.<sup>3</sup> As data are not available for all multifamily units in each county, the final column in the table specifies the number of units reflected in the vacancy rate estimate. According to 2023 estimates, Albany county has a tight multifamily rental market with a vacancy rate below 5%, considered healthy for the rental market. Goshen, Laramie, and Platte counties have rental vacancy rates of around 5%, while Niobrara has a higher rental vacancy rate of 8.5%.

**Figure V-22.**  
**Multifamily Rental Vacancy Rate,**  
**Southeast Region, Counties, 2023**  
**YTD**

	Multifamily Vacancy Rate	Units Included
Albany	3.0%	1,307
Goshen	5.4%	293
Laramie	4.9%	5,827
Niobrara	8.5%	40
Platte	5.7%	212

Note:

Rate for Platte comes from the Wyoming Rental Vacancy Survey. CoStar Multifamily units are defined as units in buildings of 5+ units.

Source:

CoStar, C&P Advisors Wyoming Rental Vacancy Survey, and Root Policy Research.

**Mortgage loan activity.** Home Mortgage Disclosure Act (HMDA) data indicate loan originations and can be analyzed to understand shifts in home purchase activity by location, home value, occupancy type, and other factors. HMDA data only include home purchases that made use of a mortgage; home purchases made in cash, without a mortgage, are not included in the data. Therefore, the following estimates undercount the total volume of home purchases.

Figure V-23 shows the volume of home loan originations by county in the Southeast Region from 2018 to 2022. The Southeast Region saw a relatively low volume of home purchase loan originations in 2018 and 2019. Mortgage originations rose with low interest rates during the COVID-19 pandemic in 2020 and 2021. Mortgage originations fell below pandemic-era levels alongside steep increases in interest rates in 2022.

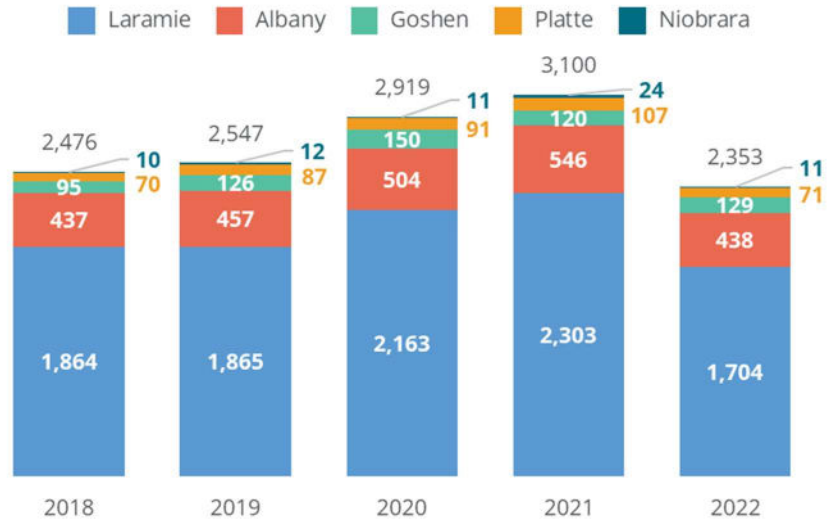
As of 2022, Laramie and Albany counties, the two largest counties in the Region by population, account for the largest shares of the Region’s home purchase loan originations at 72% for Laramie county and 19% for Albany county. Together, these counties account

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<sup>3</sup> Vacancy data come from two sources: 1. Commercial real estate market analytics firm CoStar provides rental vacancy rates. CoStar collects data on vacancy rates for multifamily rental developments containing five or more units at the development level and aggregates these data to provide estimates at different geographic levels. 2. The Wyoming Rental Vacancy Survey (WRVS) which was undertaken on behalf of the Wyoming Community Development Authority, beginning in July 2023. The survey was designed to collect information regarding rentals throughout the State of Wyoming. Data were collected through systematic online data collection and telephone survey. In places where the coverage of this survey was higher than CoStar coverage, data from this survey were used instead.

for over 90% of 2022 home purchase loan originations in the Southeast Region. With a population accounting for 62% of the regional population, Laramie county's share of home loan originations is outsized relative to its population.

**Figure V-23.**  
**Home Loan Originations, Southeast Region, Counties, 2018-2022**

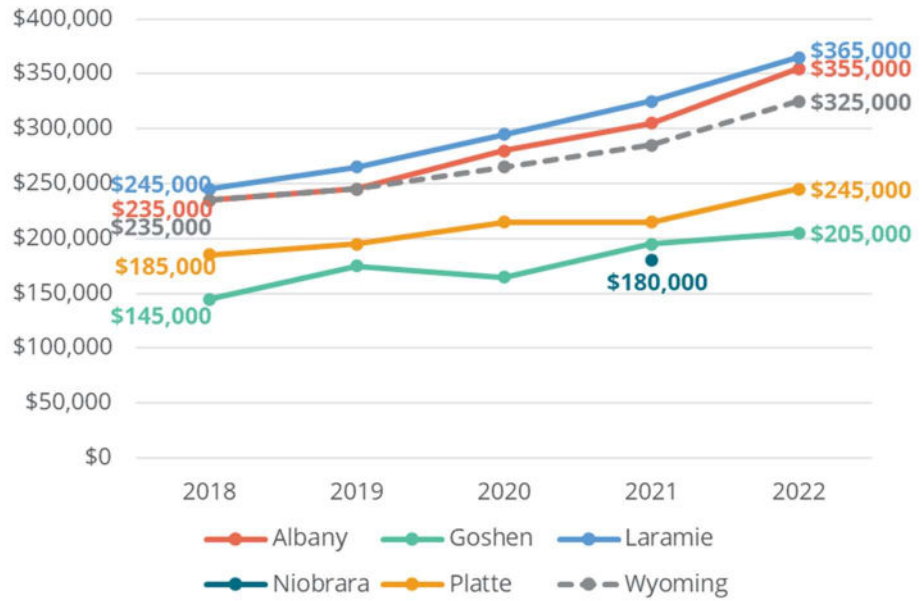


Note:  
 Includes first lien loan originations only.

Source:  
 HMDA and Root Policy Research.

Figure V-24 shows trends in the median home value for originated home purchase loans for each county in the Southeast Region and for Wyoming. The median home value for originated home purchase loans has increased overall since 2018 in each county of the Region for which data are available. As of 2022, the median home value for originated home purchase loans is greater in Laramie and Albany counties than it is in Wyoming. Of all counties in the Southeast Region, these three counties also experienced the largest growths in median home value for originated loans at +\$120,000 since 2018. Home values are lowest in Goshen county, followed by Platte county. Based on the available data for Niobrara county, Niobrara county had the lowest median home value for originated loans of any county in 2021.

**Figure V-24.  
Median Home Value for Originated Home Purchase Loans, Southeast Region, Counties, 2018-2022**



Note:  
Includes first lien loan originations only. Niobrara county data are only available for 2018.

Source:  
HMDA and Root Policy Research.

Figure V-25 shows trends in property values for originated home purchase loans by occupancy type between 2018 and 2022. In 2022, in the Southeast Region overall, home purchase loan originations for investment properties had the lowest median home value (\$275,000). Median home values were equal for principal residences and second residences at \$355,000.

As in the Region, home values for originated home purchase loans in Albany county were the highest in principal and second residences at \$365,000 in 2022. This value is slightly higher than the value for equivalent residences in the Region. Investment properties in Albany county had the lowest median value at \$275,000. Investment properties also hold the lowest median value of any occupancy type in Laramie county at \$295,000 in 2022. Median home values for originated loans were slightly higher for second residences in Laramie county (\$375,000) than for principal residences (\$365,000).

Median values for principal residences in Albany and Laramie counties, the most populous counties in the Region, were higher than those in the Southeast Region in 2022, while median values for principal residences in Goshen and Platte counties were lower than those for the Region. Second residences in Albany and Laramie counties and investment properties in Laramie county had higher median values than those for the Region. Investment properties in Albany county had an equal median value to that for the Region in 2022. Data are not available for second residences and investment properties in Goshen and Platte counties or for any occupancy types in Niobrara county due to too few loan originations for these occupancy categories.

Median home values for each occupancy type appreciated by around 40-50% between 2018 and 2022 in the Southeast Region. Values of second residences appreciated at a higher rate (51%) than values of principal residences (45%) and investment properties (41%) over the time studied. Values of principal residences appreciated slightly more in Albany and Laramie counties than in the Southeast Region as a whole, while appreciation of median value for principal residences in Goshen county matched that of the Region. Principal residences in Platte county appreciated at a slightly lower rate than those in the Region. The rates of appreciation for second residences in Albany and Laramie counties and for investment properties in Laramie county were higher than that in the Region. Investment properties in Albany county appreciated at a lower rate than those in the Region.

**Figure V-25.**  
**Median Home Value for Originated Home Purchase Loans by Occupancy**  
**Type, Southeast Region, Counties, 2018-2022**

	Median Property Value		2018-2022 Change	
	2018	2022	Amount	Percent
<b>Albany</b>				
Principal residence	\$245,000	\$365,000	\$120,000	49%
Second residence	\$215,000	\$365,000	\$150,000	70%
Investment property	\$215,000	\$275,000	\$60,000	28%
<b>Goshen</b>				
Principal residence	\$155,000	\$225,000	\$70,000	45%
Second residence	N/A	N/A	N/A	N/A
Investment property	N/A	N/A	N/A	N/A
<b>Laramie</b>				
Principal residence	\$245,000	\$365,000	\$120,000	49%
Second residence	\$245,000	\$375,000	\$130,000	53%
Investment property	\$185,000	\$295,000	\$110,000	59%
<b>Niobrara</b>				
Principal residence	N/A	N/A	N/A	N/A
Second residence	N/A	N/A	N/A	N/A
Investment property	N/A	N/A	N/A	N/A
<b>Platte</b>				
Principal residence	\$185,000	\$255,000	\$70,000	38%
Second residence	N/A	N/A	N/A	N/A
Investment property	N/A	N/A	N/A	N/A
<b>Southeast Region</b>				
Principal residence	\$245,000	\$355,000	\$110,000	45%
Second residence	\$235,000	\$355,000	\$120,000	51%
Investment property	\$195,000	\$275,000	\$80,000	41%

Note: Includes first lien loan originations only. Data are omitted for categories with fewer than 20 sales.

Source: HMDA and Root Policy Research.

Trends in home value by occupancy type for the Southeast Region are further illustrated in Figure V-26. Between 2018 and 2022, second residences saw the largest rise in median value (+\$120,000), followed by principal residences (+\$120,000). Across the time studied, median property values were lowest for investment properties. Median property values were highest for principal residences in most years studied. Because 90% of home loan originations in the Southeast Region are for principal residences, median values for home loan originations overall closely track those for principal residences.

**Figure V-26.**  
**Median Home Value by Occupancy Type, Southeast Region, 2018-2022**

Note:  
 Includes first lien loan originations only.

Source:  
 HMDA and Root Policy Research.

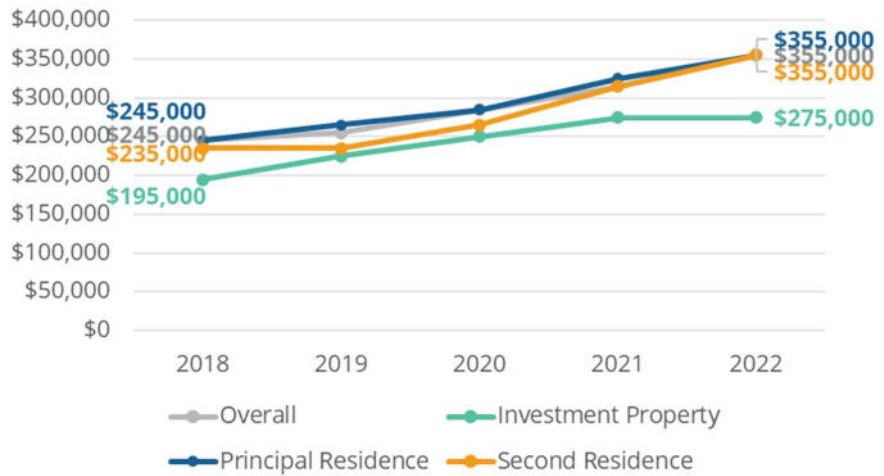
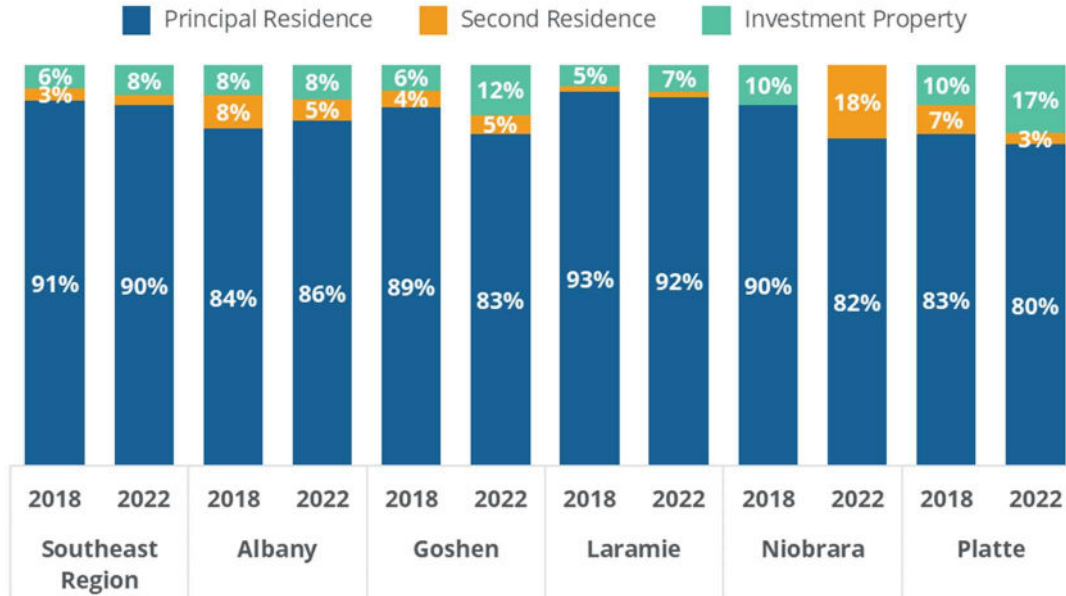


Figure V-27 shows the composition of total loan originations by occupancy type for the Southeast Region and each of its counties between 2018 and 2022. Across the time studied, principal residences accounted for at least 90% of loan originations in the Southeast Region and for at least 82% of loan originations for each county in the Region. Investment properties accounted for the second greatest share of the Region’s loan originations at 8% in 2022, while second residences only accounted for around 2-3% of loan originations.

Between 2018 and 2022, the Southeast Region saw a slight decrease in the share of loan originations for principal and second residences, accompanied by a commensurate increase in the share of loan originations for investment properties. As of 2022, second residences accounted for the second largest share of loan originations in Niobrara county, while investment properties accounted for the second largest share of loan originations in all other counties.

**Figure V-27.**  
**Distribution of Home Purchase Loan Originations by Occupancy Type and County, 2018 and 2022**



Note: Includes first lien originations only. 1% and 2% values are not labeled.

Source: HMDA and Root Policy Research.

**Home sales.** Assessor data from Wyoming’s Department of Revenue details home sales for single-family homes on ten acres or less for each county in Wyoming.

Figure V-28 shows the median sales price for housing units sold in Wyoming’s Southeast Region in 2022. The median price for all housing units in the Region was \$320,625. Goshen, Niobrara, and Platte counties had median sales prices below the regional median. Niobrara county had the lowest median sales price in the Region at \$165,000. Albany and Laramie counties had median sales prices higher than that of the Region at \$335,000.

In the Southeast Region, single family homes had the highest median price of any home type at \$335,000. Modular and mobile homes had the second highest median price at \$294,000, while townhomes and condos had the third highest median price at \$280,000. Duplexes had the lowest median price at \$270,000. Single family homes likewise had the highest median price of any home type for which data are available in Albany and Laramie counties. As in the Region, median sales prices in Laramie county are lower for townhomes and condos than they are for modular and mobile homes. In Albany county, median sales prices are higher for townhomes and condos than they are for modular and mobile homes.



**Figure V-28.**  
**Median Home Sales Price by Structure Type, Southeast Region, Counties, 2022**

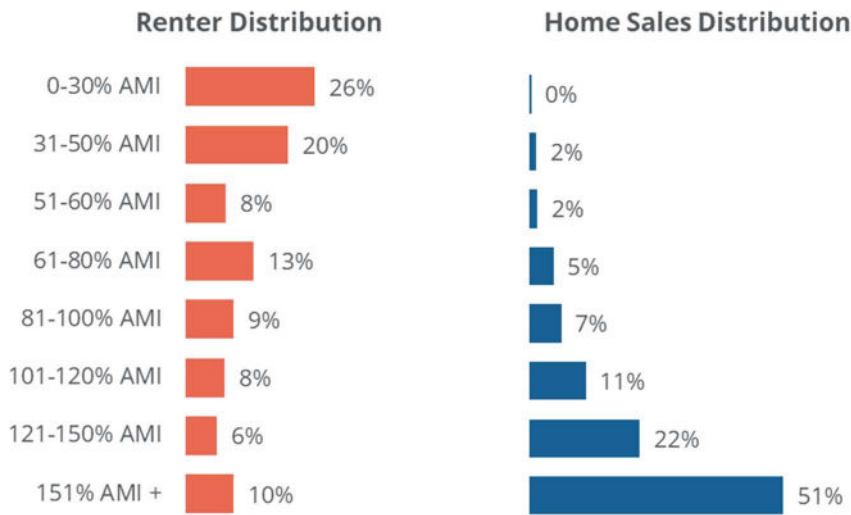
	Median Sales Price				
	All Units	Single Family	Duplex	Townhome/ Condo	Modular/ Mobile Home
<b>Southeast</b>	\$320,625	\$335,000	\$270,000	\$280,000	\$294,000
<b>Albany</b>	\$335,000	\$360,000	N/A	\$275,000	\$273,500
<b>Goshen</b>	\$190,000	\$191,000	N/A	N/A	N/A
<b>Laramie</b>	\$335,000	\$350,000	N/A	\$300,000	\$302,500
<b>Niobrara</b>	\$165,000	\$165,000	N/A	N/A	N/A
<b>Platte</b>	\$220,000	\$220,000	N/A	N/A	N/A

Note: Data are omitted for categories with fewer than 20 sales.

Source: Assessor data by the Wyoming Department of Revenue.

Figure V-29 below shows the distribution of renters and home sales by Area Median Income (AMI). The renter distribution presents the distribution of renter incomes by AMI range, while the home sales distribution presents the distribution of homes sold affordable to households with such income levels without being cost burdened. Although around 46% of the Southeast Region’s renters have incomes below 50% AMI, 2% of the homes sold in 2022 were affordable to individuals in this price range. Over 75% of the Southeast Region’s renters have incomes below 100% AMI though only 15% of homes sold in 2022 were affordable to individuals earning less than 100% AMI.

**Figure V-29.**  
**Renter and Affordable Home Sales Distribution by AMI, Southeast Region**

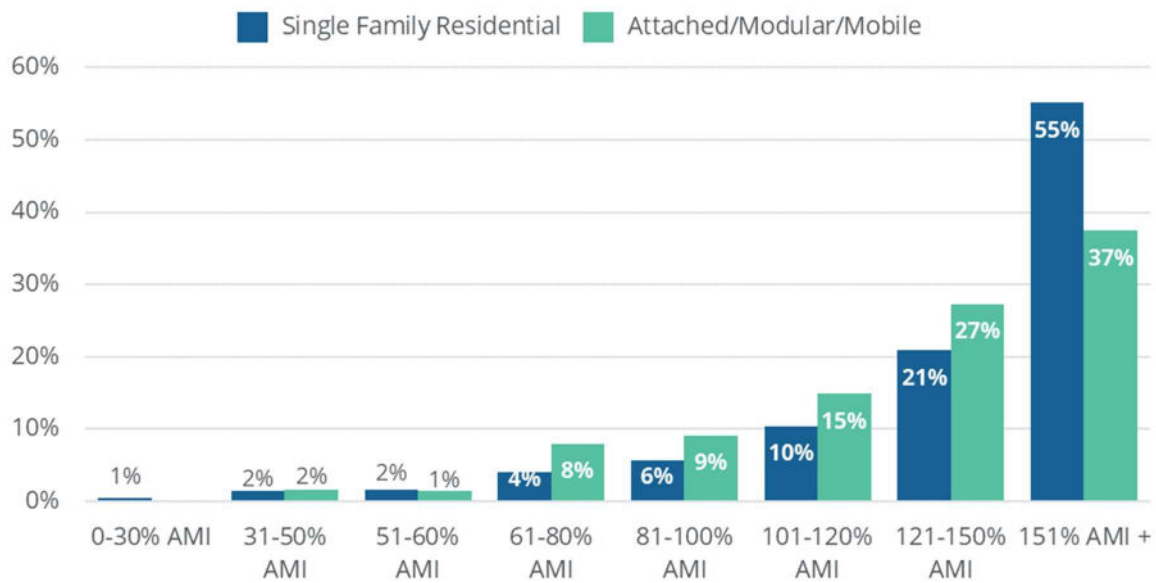


Note: Affordability estimates assume that a household spends 30% of their income on housing and assume a 30-year mortgage with a 7% interest rate, a 10% down payment, and 30% of monthly payment to property taxes, utilities, and insurance.

Source: 2021 5-year ACS, Assessor data by the Wyoming Department of Revenue, and Root Policy Research.

Figure V-30 displays the shares of total single family homes and attached, modular, and mobile homes sold in 2022 that were affordable to buyers in each AMI range. While both single family homes and attached, modular, and mobile homes are concentrated in the higher affordability ranges, a greater share of attached, modular, and mobile homes are affordable to moderate income households. It is important to note that the region’s housing stock is dominated by single family homes, so low to moderate income buyers interested in purchasing attached, modular, or mobile homes in their price ranges face significant supply constraints.

**Figure V-30.**  
**Home Sales Distribution by AMI and Unit Type, Southeast Region, 2022**



Note: Affordability estimates assume that a household spends 30% of their income on housing and assume a 30-year mortgage with a 7% interest rate, a 10% down payment, and 30% of monthly payment to property taxes, utilities, and insurance.

Source: Assessor data by the Wyoming Department of Revenue and Root Policy Research.

## Housing Problems

**Cost burden.** The federal government, and most housing programs, consider housing as affordable when the housing payment—the rent or mortgage payment, plus taxes and utilities—consumes 30% or less of a household’s gross income. Households who pay more than 30% are “cost burdened.” This standard is derived from historically typical mortgage lending requirements and is also applied to renters.

Households experiencing cost burden have less money to spend on other essentials like healthcare, education, groceries, and transportation—adversely affecting their household well-being, limiting their economic growth potential, and constraining local spending.

Figure V-31 shows the shares of renters and owners in Wyoming, the Southeast Region, and each Southeast Region county who experienced cost burden in 2010 and 2021. For each year studied in each area studied, renters face cost burden at higher rates than homeowners do.

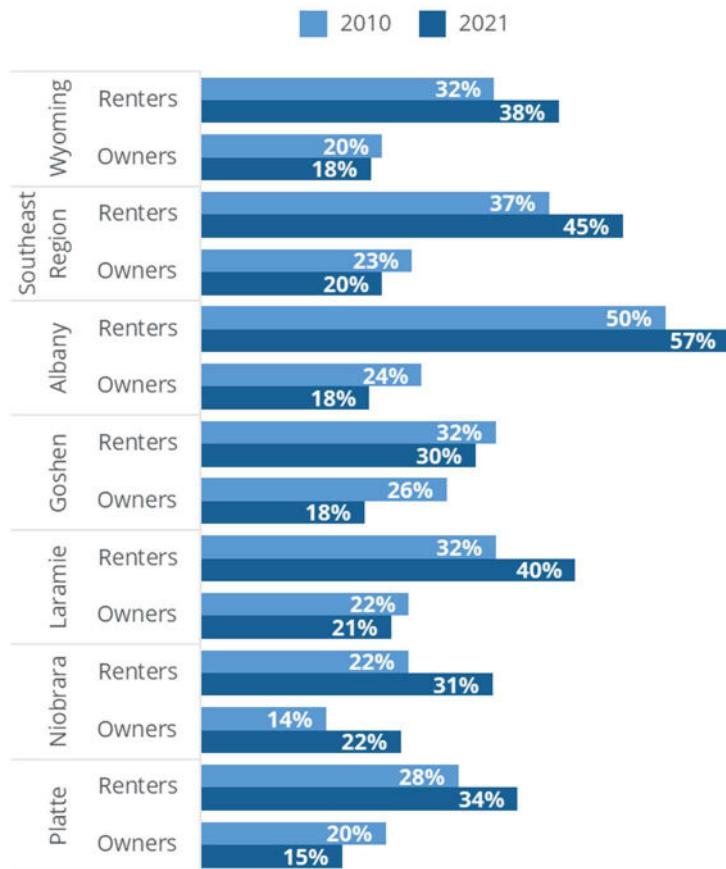
Between 2010 and 2021, the share of Wyoming renters experiencing cost burden rose by six percentage points from 32% to 38%, while the share of Wyoming homeowners experiencing cost burden decreased by two percentage points from 20% to 18%. The share of Southeast Region renters experiencing cost burden increased by eight percentage points from 37% to 45%, while the share of the Region’s homeowners experiencing cost burden

decreased by three percentage points to 20%. Renters and homeowners in the Southeast Region experience cost burden at a higher rate than renters and homeowners in Wyoming, and renters in the Southeast Region face cost burden at a higher rate than renters in any other Region of the state.

As of 2021, renters in Albany county face cost burden at the highest rate in the Region and in Wyoming at 57%, while renters in Goshen county have the lowest rate for renters in the Region at 30%. Homeowners in Niobrara County face the highest rate of cost burden for owners in the Region at 22%, while homeowners in Albany and Goshen counties have the lowest rates of cost burden for owners in the Region at 18%.

**Figure V-31.**  
**Cost Burden by Tenure,**  
**Wyoming, Southeast**  
**Region, Counties, 2010**  
**and 2021**

Source:  
 2010 and 2021 5-year ACS estimates and  
 Root Policy Research.



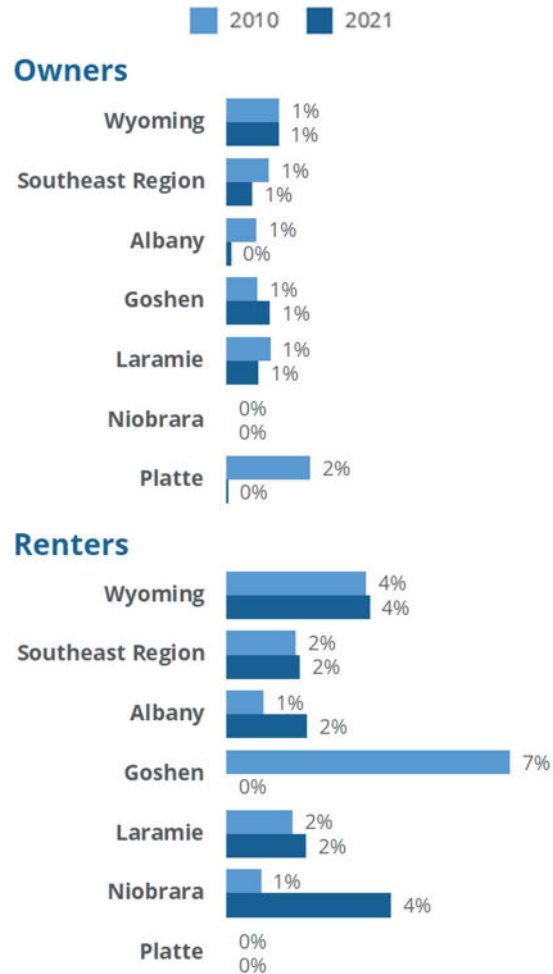
**Overcrowding.** Housing units are considered overcrowded when they are occupied by more than 1 person per room. Figure V-32 illustrates the rate of overcrowding by tenure for Wyoming, the Southeast Region, and the counties of the Southeast Region.

Overcrowding has been relatively stable overall for owner and renter households in Wyoming and in the Southeast Region between 2010 and 2021. Over the time studied, overcrowding increased for owners in Goshen county and for renters in Albany, Laramie, and Niobrara counties.

Renter households experience overcrowding at four times the rate of owner households in Wyoming and at greater rates than owner households in the Southeast Region and each of its counties except for Goshen and Platte counties, where owner and renter households experience overcrowding at similar rates.

**Figure V-32.**  
**Overcrowding by Tenure,**  
**Wyoming, Southeast Region,**  
**Counties, 2010 and 2021**

Source:  
 ACS 2021 5-year estimates and Root Policy Research.



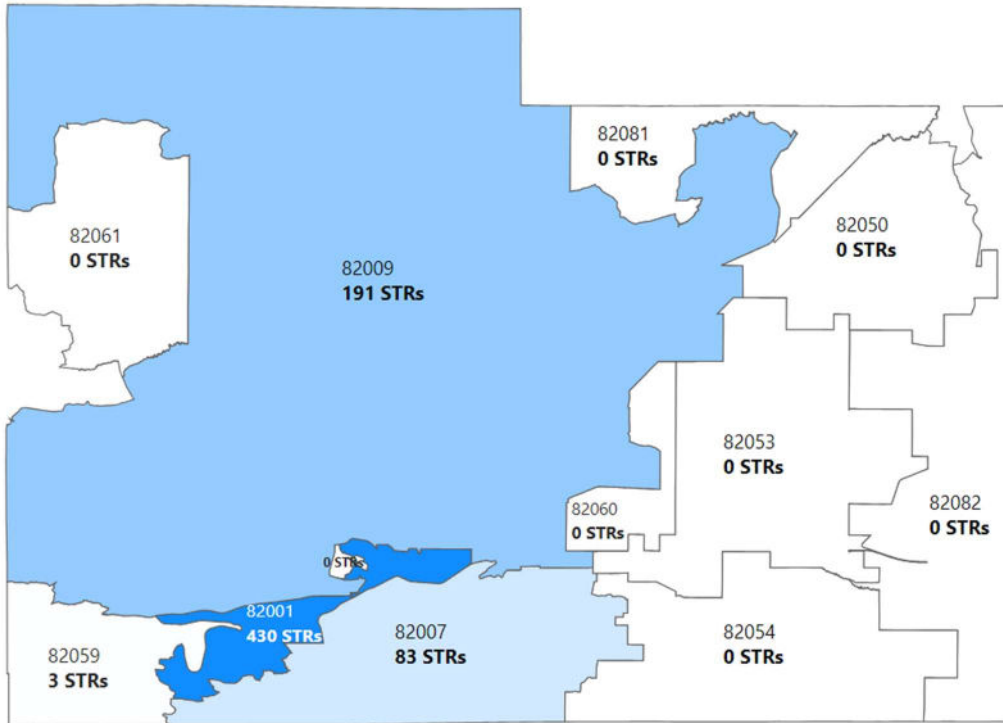
## Short Term Rental Market

Short-term rentals, or STRs, play a unique role within housing markets, especially those with a large tourism industry, as they can provide economic benefit (to homeowners through rental revenue and the City through sales tax/tourism revenue) but may disrupt the long-term rental market if they account for a substantial portion of the total housing stock.

**Laramie County and Cheyenne.** According to data from AirDNA (a market analytics website for short term rentals), there are 704 homes listed as short-term rentals

(STRs) in Cheyenne<sup>4</sup> and 707 STRs in Laramie county<sup>5</sup>. Cheyenne’s STR units, which may be active or inactive at the time of reporting, account for less than 2% of its total housing stock<sup>6</sup>. Figure V-33 below maps the volume of STRs in Laramie county’s ZIP Codes. Almost all STRs in Laramie county are located within Cheyenne’s ZIP Codes: 82001, 82007, and 82009.

**Figure V-33.**  
**Short Term Rental Units by ZIP Code, Laramie County and Cheyenne, 2023**



Note: Laramie county as presented in this section consists of the following ZIP Codes: 82001, 82009, 82007, 82054, 82082, 82005, 82053, 82061, 82050, 82081, 82059, 82008, 82003, 82002, 82006, 82010, and 82060. The city of Cheyenne is represented by its three main ZIP Codes: 82001, 82009, and 82007. This map uses ZIP Code Tabulation Areas (ZCTAs) from the U.S. Census Bureau to approximate ZIP Code boundaries. ZCTAs do not exist for uninhabited areas or areas with very few addresses. ZIP Codes without corresponding ZCTAs have not been mapped.

Source: AirDNA.com

<sup>4</sup> AirDNA.com provides market analytics for STRs by ZIP Code. ZIP Code boundaries do not perfectly align with city or county boundaries. In this section, Cheyenne is represented by its three main ZIP Codes: 82001, 82009, and 82007.

<sup>5</sup> Because some ZIP Codes cross county lines, it is not possible to provide an exact picture of the STR market in Laramie county. Laramie county as presented in this section consists of the following ZIP Codes: 82001, 82009, 82007, 82054, 82082, 82005, 82053, 82061, 82050, 82081, 82059, 82008, 82003, 82002, 82006, 82010, and 82060.

<sup>6</sup> According to 2022 5-year ACS estimates, there are 42,187 housing units in the 82001, 82007, and 82009 ZIP Code Tabulation Areas.

Figure V-34 below demonstrates the overall increase in the number of active STRs in Laramie county in November, 2020-2023. Note that STR activity is seasonal, with higher activity typically observed in the summer months.

**Figure V-34.**  
**Active Short Term Rental Units, Laramie County, 2020-2023**

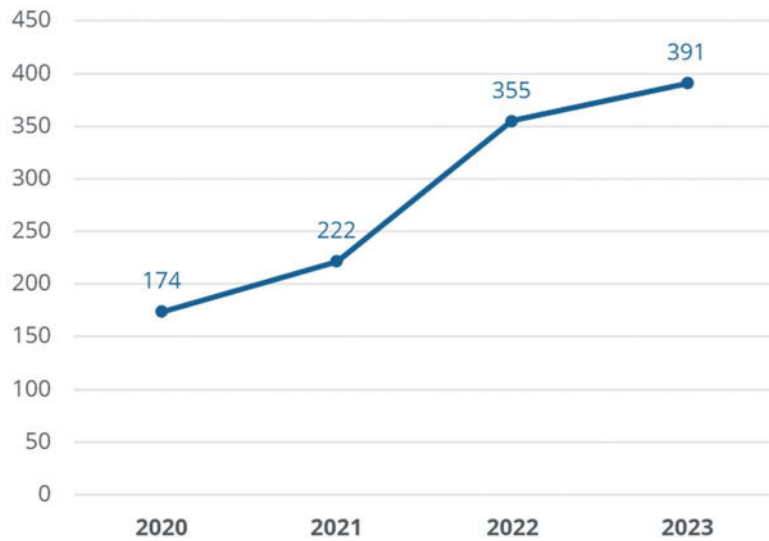
Note:

Counts reflect units available in November of each year.

Laramie county as presented in this section consists of the following ZIP Codes: 82001, 82009, 82007, 82054, 82082, 82005, 82053, 82061, 82050, 82081, 82059, 82008, 82003, 82002, 82006, 82010, and 82060.

Source:

AirDNA.com



As shown in Figure V-35, 77% of short term rentals in Laramie county are available for fewer than 180 nights per year. These are considered part-time STRs, some of which may be permanently occupied and rented occasionally, and others of which may be rented consistently and otherwise vacant or used seasonally. Coupled with the fact that STR units account for less than 2% of Cheyenne’s total housing stock, this suggests that STR units are unlikely to meaningfully affect housing supply in Laramie county.

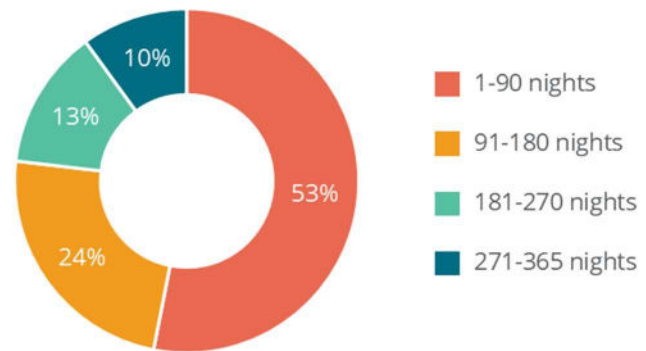
**Figure V-35.**  
**Short Term Rental Units by Annual Availability, Laramie County, 2023**

Note:

Laramie county as presented in this section consists of the following ZIP Codes: 82001, 82009, 82007, 82054, 82082, 82005, 82053, 82061, 82050, 82081, 82059, 82008, 82003, 82002, 82006, 82010, and 82060.

Source:

AirDNA.com



According to AirDNA, 82% of STRs in Laramie county are entire homes, 15% are private rooms, and 3% are shared rooms. Figure V-36 below shows the distribution of STRs by number of bedrooms. 44% of STRs in the county have 1 bedroom, 25% have 2 bedrooms, 18% have 3 bedrooms, 8% have 4 bedrooms, and 5% have 5 or more bedrooms.

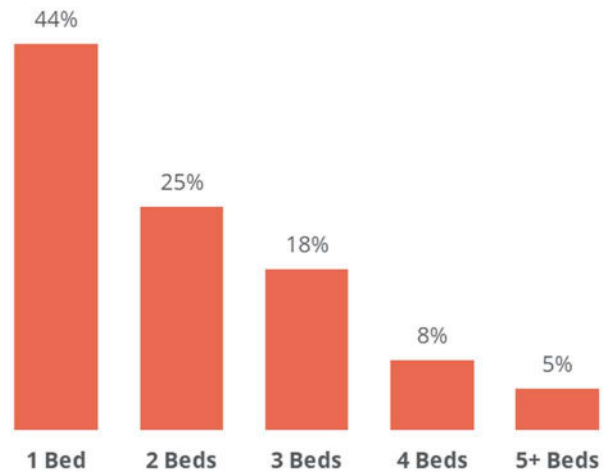
**Figure V-36.**  
**Short Term Rental Units**  
**by Number of Bedrooms,**  
**Laramie County, 2023**

Note:

Laramie county as presented in this section consists of the following ZIP Codes: 82001, 82009, 82007, 82054, 82082, 82005, 82053, 82061, 82050, 82081, 82059, 82008, 82003, 82002, 82006, 82010, and 82060.

Source:

AirDNA.com



## Housing Needs Projections

This section estimates the number of housing units needed to accommodate household growth through 2030, using population projections prepared by the Wyoming Economic Analysis Division.

Figure V-37 shows two estimates of the number of housing units each county in the Southeast Region needs to add to accommodate household growth and replace the loss in the housing stock. The first estimate assumes a housing loss of 0.24% every two years, and the second estimate assumes a housing loss of 1.7% every two years.<sup>7</sup> Estimates are shown as totals and by AMI, based on the state’s AMI distribution provided by recent data from HUD’s Comprehensive Housing Affordability Strategy (CHAS).

The estimates indicate that by 2030, between 4,386 and 7,266 total housing units will be needed to accommodate Laramie county households, between 2,504 and 3,721 units will be needed to accommodate Albany county households, and between 409 and 795 units will be needed to accommodate Goshen county households. Platte county must add between 304 and 607 housing units by 2030 to accommodate its 2030 population. Niobrara county’s population decrease outpaces the loss of housing units assumed in Estimate 1, so under Estimate 1’s assumptions, Niobrara county would not need to build additional housing units to accommodate its 2030 population. However, under Estimate 2’s assumption of a higher rate of housing loss, Niobrara county would need to add 8 housing units to accommodate its 2030 population.

<sup>7</sup> According to the last Components of Inventory Change Report produced by HUD in 2017, which used American Housing Survey data, it was estimated that between 2015 and 2017, about 0.24% of the national housing stock was lost through demolitions or disasters alone. According to a Brookings Institute report, the two-year housing loss over the period 1985-2013 was 1.7% in the West region of the country (<https://www.brookings.edu/articles/unpacking-the-housing-shortage-puzzle/#:~:text=Churn%20is%20the%20sum%20of,built%20homes%20and%20no%20demolitions>).



**Figure V-37.**  
**Projected Housing Units Needed Between 2021 and 2030 by Tenure and**  
**AMI, Southeast Region, Counties**

	Renters		Homeowners		Total	
	Estimate 1	Estimate 2	Estimate 1	Estimate 2	Estimate 1	Estimate 2
<b>Albany</b>	<b>1,203</b>	<b>1,787</b>	<b>1,302</b>	<b>1,935</b>	<b>2,504</b>	<b>3,721</b>
0%-30% AMI	409	608	79	118	488	725
31%-50% AMI	227	338	81	121	309	459
51%-80% AMI	300	445	175	259	474	705
81%-100% AMI	91	135	173	257	264	392
100% + AMI	176	262	794	1,180	970	1,441
<b>Goshen</b>	<b>113</b>	<b>219</b>	<b>296</b>	<b>575</b>	<b>409</b>	<b>795</b>
0%-30% AMI	28	55	29	57	57	112
31%-50% AMI	24	47	32	61	56	109
51%-80% AMI	25	49	60	116	85	165
81%-100% AMI	11	20	34	67	45	87
100% + AMI	25	48	141	274	166	322
<b>Laramie</b>	<b>1,204</b>	<b>1,994</b>	<b>3,181</b>	<b>5,271</b>	<b>4,386</b>	<b>7,266</b>
0%-30% AMI	292	483	225	373	517	857
31%-50% AMI	220	365	283	468	503	833
51%-80% AMI	304	504	485	803	789	1,308
81%-100% AMI	127	211	407	675	535	886
100% + AMI	260	431	1,781	2,951	2,041	3,382
<b>Niobrara</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>6</b>	<b>-</b>	<b>8</b>
0%-30% AMI	-	1	-	1	-	2
31%-50% AMI	-	0	-	1	-	1
51%-80% AMI	-	0	-	2	-	2
81%-100% AMI	-	0	-	1	-	1
100% + AMI	-	1	-	2	-	3
<b>Platte</b>	<b>74</b>	<b>148</b>	<b>230</b>	<b>460</b>	<b>304</b>	<b>607</b>
0%-30% AMI	11	21	16	32	27	54
31%-50% AMI	26	52	25	49	51	101
51%-80% AMI	13	25	46	91	58	116
81%-100% AMI	3	6	23	45	25	51
100% + AMI	22	43	122	242	143	286

Note: Holds latest CHAS tenure and income distribution constant.

Source: HUD CHAS 2020 estimates, American Housing Survey, and Root Policy Research.

## Recommendations from Past Studies

The **2015 City of Laramie Housing Study**<sup>8</sup> presents a housing profile and demand analysis for the City of Laramie. A summary of recommended strategies to address housing needs in the report includes:

- Establish a program to increase housing awareness and education—including a homebuyer education program—to educate the community on the benefits of appropriate housing for the residents of Laramie.
- Encourage major employers of Laramie to partner and financially assist the community in developing housing programs including the City's first-time homebuyer, down payment assistance and immediate housing need programs and incentivize collaboration of major employers to implement needed workforce housing projects.
- Advocate for the development of housing for special populations, including the elderly, and support services. This includes new construction and rehabilitation and modification of homes.
- Develop affordable on- and off-campus housing options for students at the University of Wyoming, WyoTech, and Laramie County Community College. Monitor housing inventory and review its appropriateness and condition.
- Create a fund for affordable housing gap financing, secured by private investors.
- Invest in a community land bank program to ensure availability of land for housing development in the future. Such a program could be combined with a nuisance or neglected buildings ordinance that targets vacant and dilapidated housing structures.
- Implement a housing code inspection and rental licensing program to ensure that housing conditions are monitored and enforced throughout the year. This program can also be combined with a nuisance abatement initiative and an ordinance that focuses on neglected and vacant buildings, particularly those that are in a state of disrepair.
- Invest in housing rehabilitation programs to meet the needs of low to moderate-income owner households. Invest in a purchase/rehab/resale program to meet the affordable entry level homeowner/renter needs of low- to moderate-income households.
- Encourage the development of mixed-income duplex, triplex, patio, and townhome units with standard amenities to meet the rental housing needs of low- to moderate-

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<sup>8</sup> <https://www.cityoflaramie.org/DocumentCenter/View/8275/LARAMIE-WYOMING-HOUSING-STUDY---2030-COL?bidId=>

income elderly and workforce households. Encourage mixed-income single-family homes, duplexes, and townhomes with complete accessibility design for moderate-income elderly households.

- Create a housing rehabilitation/modification program complete with visitability and accessibility design, to meet the needs of very-low- to moderate-income households, including elderly and special population households. Invest in an owner/rental housing initiative for special needs populations. Develop units for “special populations,” including persons with a physical and/or chronic mental disability, including temporary shelter housing.
- Develop assisted living housing units with supportive/specialized services for near-independent and frail-elderly residents.
- Invest in a single family lease-to-own program to meet the affordable housing needs of moderate-income households.
- Invest in single room occupancy housing for low-to-moderate income single workers.
- Encourage the development of mixed-income, 1- and 2-bedroom owner/renter units in downtown areas, including rehabilitating upper-level commercial structures.
- Increase rental housing via the development of accessory housing, such as in-law suites or “efficiency homes” on undersized vacant lots.

**The 2023 Laramie Growth Area Plan**<sup>9</sup> is aimed at guiding future decisions related to land use, housing, economic development, and service delivery in the unincorporated County area near the City of Laramie. It covers the region where development and conservation activities are of mutual interest to the residents and decision-makers of both the County and City. The report was a joint effort by Albany County and the City of Laramie.

The report emphasizes the provision of diverse and attainable housing, a guiding principle developed from public input and later enhanced in consultation with County and City leadership and staff. Housing choices can be expanded by promoting a broader range of housing that addresses changing demographics and the need for more workforce housing and create new commercial areas that provide essential services and that are supported by housing at a variety of densities.

To implement the growth plan effectively, it is necessary to follow the zoning and development regulations consistent with the Growth Plan Map and guiding principles. After adopting the plan, Albany County and the City of Laramie are expected to amend the zoning and subdivision regulations to align with the plan. The revisions should implement

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<sup>9</sup> <https://www.cityoflaramie.org/1215/Laramie-Area-Growth-Plan>

the plan and amend county zoning to promote the agreed-upon development pattern described in the Growth Plan Map. This would help in reducing rural residential sprawl by preparing the area for higher density and extension of city services. The amendments should focus on aligning the process for landowners to develop their properties as described in the plan. However, it is essential to ensure that property owners who do not wish to subdivide can continue to enjoy their property as it exists today.

According to the **2022 Affordable Housing Task Force Report**<sup>10</sup>, the City of Cheyenne has acknowledged the need for policies and mechanisms to increase the supply of all types of housing in the area. The report mentions several recent policies and plans aimed at making housing more affordable, such as the inclusion of Accessory Dwelling Units (ADUs) in residential zones and the addition of multi-family housing to neighborhood business zones. These policies not only increase density, but also make better use of available land.

A summary of recommended strategies to address housing needs in the report includes:

- Create and maintain a local housing trust fund in partnership with the county.
- Create a tap fee deferral program that would delay payment of the tap fee decreasing upfront costs of development and encouraging faster and greater development and create a fee waiver program for affordable housing developments.
- Encourage more density by eliminating certain zoning requirements such as density maximum, lot area minimums, height restrictions, and 20 foot set back requirements. Additionally, lifting the requirements for more expensive building materials can help reduce building costs.
- Create and maintain a Housing Affordability Office charged with tasks including: developing a housing affordability strategy to ensure long-term sustainability that will be in place throughout the community and political transitions; completing and maintaining a parcel data study; coordinating additional community development plans that affect housing, i.e. transportation; advocating at the State level for tools and resources that support housing affordability; identifying additional funding and resources; serving as a liaison to connect partners; identifying affordable housing options other than mobile homes in parks; supporting the Community Land Trust Model and Land Bank Initiative; and supporting sweat equity programs

**The 2023 Housing Study Commissioned by the Greater Cheyenne Chamber of Commerce**<sup>11</sup> provides an assessment of housing needs during the next five years along with consideration for additional housing from employees coming to the area for the

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<sup>10</sup> <https://cheyenneleads.org/wp-content/uploads/2023/05/Chamber-Housing-Study-2022.pdf>

<sup>11</sup> [https://www.cheyennechamber.org/\\_files/ugd/bc6a36\\_67678ce8ad4544c5843e443d809e59f2.pdf](https://www.cheyennechamber.org/_files/ugd/bc6a36_67678ce8ad4544c5843e443d809e59f2.pdf)

Sentinel Project, which is a missile system replacement project estimated to take 10 years and bring in 3,515 direct positions and 4,006 indirect positions.

A summary of recommended strategies to address housing needs in the report includes:

- Making any possible changes to allow for more multi-family housing. Examples of changes include removing height restrictions, rezoning land, and changing parking restrictions. Apartments are key to meeting demand because they can house more people in fewer projects. It's important to note that the positions tied to the Sentinel Project are relatively short-term, with on-base operations and construction projects lasting for 10 years before moving on to Montana. Therefore, estimations for home ownership for those positions may be overstated if workers arrive towards the end of the project.
- Allow for more single-family homes that are more densely built by changing the minimum lot size. This can lead to lower land costs per unit and allow for condos and townhomes, which are the best entry option to homeownership, considering the current construction costs.
- Expand on-base housing and near-base housing. An on-base complex can house operations staff, while large complexes near the base can be used to house construction crews and non-military personnel.

## Appendix

The following tables show AMI limits by county, examples of establishment types by industry, and federal poverty thresholds by household size.

**Figure V-38.**  
**AMI Limits, Southeast Region, Counties, 2021**

2021 2-person AMI	Albany	Goshen	Laramie	Niobrara	Platte
30% AMI	\$19,440	\$19,440	\$20,070	\$19,440	\$19,440
50% AMI	\$32,400	\$32,400	\$33,450	\$32,400	\$32,400
80% AMI	\$25,920	\$25,920	\$26,760	\$25,920	\$25,920
100% AMI	\$64,800	\$64,800	\$66,900	\$64,800	\$64,800
120% AMI	\$77,760	\$77,760	\$80,280	\$77,760	\$77,760

Source: U.S. Department of Housing and Urban Development.

**Figure V-39.**  
**AMI Limits, Southeast Region, Counties, 2022**

2022 2-person AMI	Albany	Goshen	Laramie	Niobrara	Platte
<b>30% AMI</b>	\$21,360	\$21,030	\$22,440	\$21,030	\$21,030
<b>50% AMI</b>	\$35,600	\$35,050	\$37,400	\$35,050	\$35,050
<b>80% AMI</b>	\$28,480	\$28,040	\$29,920	\$28,040	\$28,040
<b>100% AMI</b>	\$71,200	\$70,100	\$74,800	\$70,100	\$70,100
<b>120% AMI</b>	\$85,440	\$84,120	\$89,760	\$84,120	\$84,120

Source: U.S. Department of Housing and Urban Development.

**Figure V-40.**  
**QCEW Establishment Examples by Industry**

Establishment Examples	
<b>Goods Producing</b>	
<b>Natural Resources &amp; Mining</b>	Farms, ranches, dairies, greenhouses, nurseries, orchards, hatcheries, mine operation and mining support activities.
<b>Construction</b>	General contractors, design-builders, construction managers, turnkey contractors.
<b>Manufacturing</b>	Plants, factories, mills.
<b>Service Providing</b>	
<b>Trade, Transportation, &amp; Utilities</b>	Wholesale merchants, distributors, shippers, import/export merchants, office supply retailers, computer and software retailers, building materials dealers, plumbing supply retailers, electrical supply retailers, electric power, natural gas, steam supply, water supply, and sewage removal.
<b>Information</b>	Software publishing, broadcasting and content providers, telecommunications, computing infrastructure providers, data processing, Web hosting.
<b>Financial Activities</b>	Commercial banks, credit unions, rental and leasing services.
<b>Professional &amp; Business Services</b>	Legal advice and representation, accounting, bookkeeping, payroll services, architectural, engineering, consulting services.
<b>Education &amp; Health Services</b>	Schools, colleges, universities, hospitals, nursing care facilities.
<b>Leisure &amp; Hospitality</b>	Hotels, restaurants, gambling establishments.
<b>Other Services</b>	Equipment and machinery repairing, grantmaking, advocacy, and providing drycleaning and laundry services, personal care services.
<b>Public Administration</b>	Federal, state, and local government agencies.

Source: BLS Quarterly Census of Employment and Wages.

**Figure V-41.**  
**Federal Poverty Thresholds by Household Size, 2010**

Size of Family Unit	Weighted Average Thresholds	Related Children Under 18 Years								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or More
<b>One person (unrelated individual)</b>	\$11,139									
<b>Under 65 years</b>	\$11,344	\$11,344								
<b>65 years and over</b>	\$10,458	\$10,458								
<b>Two people</b>	\$14,218									
<b>Householder under 65 years</b>	\$14,676	\$14,602	\$15,030							
<b>Householder 65 years and over</b>	\$13,194	\$13,180	\$14,973							
<b>Three people</b>	\$17,374	\$17,057	\$17,552	\$17,568						
<b>Four people</b>	\$22,314	\$22,491	\$22,859	\$22,113	\$22,190					
<b>Five people</b>	\$26,439	\$27,123	\$27,518	\$26,675	\$26,023	\$25,625				
<b>Six people</b>	\$29,897	\$31,197	\$31,320	\$30,675	\$30,056	\$29,137	\$28,591			
<b>Seven people</b>	\$34,009	\$35,896	\$36,120	\$35,347	\$34,809	\$33,805	\$32,635	\$31,351		
<b>Eight people</b>	\$37,934	\$40,146	\$40,501	\$39,772	\$39,133	\$38,227	\$37,076	\$35,879	\$35,575	
<b>Nine people or more</b>	\$45,220	\$48,293	\$48,527	\$47,882	\$47,340	\$46,451	\$45,227	\$44,120	\$43,845	\$42,156

Source: U.S. Census Bureau.

**Figure V-42.**  
**Federal Poverty Thresholds by Household Size, 2021**

Size of Family Unit	Weighted Average Thresholds	Related Children Under 18 Years								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or More
<b>One person (unrelated individual)</b>	\$13,788									
<b>Under 65 years</b>	\$14,097	\$14,097								
<b>65 years and over</b>	\$12,996	\$12,996								
<b>Two people</b>	\$17,529									
<b>Householder under 65 years</b>	\$18,231	\$18,145	\$18,677							
<b>Householder 65 years and over</b>	\$16,400	\$16,379	\$18,606							
<b>Three people</b>	\$21,559	\$21,196	\$21,811	\$21,831						
<b>Four people</b>	\$27,740	\$27,949	\$28,406	\$27,479	\$27,575					
<b>Five people</b>	\$32,865	\$33,705	\$34,195	\$33,148	\$32,338	\$31,843				
<b>Six people</b>	\$37,161	\$38,767	\$38,921	\$38,119	\$37,350	\$36,207	\$35,529			
<b>Seven people</b>	\$42,156	\$44,606	\$44,885	\$43,925	\$43,255	\$42,009	\$40,554	\$38,958		
<b>Eight people</b>	\$47,093	\$49,888	\$50,329	\$49,423	\$48,629	\$47,503	\$46,073	\$44,585	\$44,207	
<b>Nine people or more</b>	\$56,325	\$60,012	\$60,303	\$59,501	\$58,828	\$57,722	\$56,201	\$54,826	\$54,485	\$52,386

Source: U.S. Census Bureau.