



AFFORDABLE HOUSING TASK FORCE FINAL REPORT

Recommended Strategies

[Housing Affordability](#)

Anyone that says the housing crisis can be resolved with one magic bullet or by the next election isn't being honest.

— David Lammy

August 2022

FOREWORD

The Affordable Housing Task Force thanks the agencies, nonprofit organizations, contractors, developers, economic development entities, and individuals who shared their time and feedback with us in the development of this Recommended Strategies for Affordability Report. Special thanks are also given to the United States Air Force Academy Cadets who completed the housing study used to support this report as part of their Capstone Program, and Laramie County Community College for hosting meetings through the use of space and Technology.

Recognition is also given to Mayor Collins and the members of the City Council for prioritizing housing as a critical need in our community.

VISION

The Recommendations of the Affordable Housing Task Force seek to create and where possible retain the affordability of Cheyenne's housing. We further envision a community of practice working to create a mix of rental and ownership options that meet the natural lifecycles of Cheyenne residents, and our hope is that the mayor and city council take immediate action from these recommendations to create an effective, equitable, and long-term housing strategy.

INTRODUCTION

Housing affordability continues to be a primary concern for the vast majority of Wyoming communities among residents, employers, and community leaders alike. Substantial increases in real estate prices, labor shortages, costs associated with code requirements, utility infrastructure, and increased cost for materials all add to the paucity of inventory in every price range, style, and tenancy structure. Such housing challenges have been deemed essential to Cheyenne's economic and social sustainability with impacts on a stable workforce, economic development, educational attainment, interaction with law enforcement, access to health care, and health outcomes. Effective strategy also requires strong and visible support for tools considered or offered on a statewide level for local control or benefit.

Definition of Housing Affordability

The distinction between housing affordability and affordable housing is profound. Housing affordability refers to no more than 30% of your income spent on housing (including utilities) regardless of income. When individuals and families spend greater than 30% of their income on housing, they begin to face difficult choices between their basic needs. These choices can result in greater instability, poor health, and high-stress burdens.

Affordable housing fits under the overarching housing affordability and is defined by HUD as housing serving those with AMI of 0% to 80% as illustrated below. Often misinterpreted as only subsidized or supported through government programs such as Section 8, these misinterpretations contribute to "NIMBYism" (not in my backyard) that can hamper housing solutions.



FY 2022 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2022 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2022 Income Limit Area	Median Family Income Click for More Detail	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Cheyenne, WY MSA	\$96,500	Very Low (50%) Income Limits (\$) Click for More Detail	32,750	37,400	42,100	46,750	50,500	54,250	58,000	61,750
		Extremely Low Income Limits (\$)* Click for More Detail	19,650	22,450	25,250	28,050	32,470	37,190	41,910	46,630
		Low (80%) Income Limits (\$) Click for More Detail	52,400	59,850	67,350	74,800	80,800	86,800	92,800	98,750

Workforce housing is generally considered to be those households between 30% to 120% of AMI, typically representing “essential worker, deemed disproportionately affected by COVID-19, per the U.S. Department of Treasury American Recovery Plan Act guidance.

The City of Cheyenne has recognized the need for policies and mechanisms to increase the supply of all housing types in the area, and considerations for housing affordability have been articulated through a number of recent policies and plans, including the addition of Accessory Dwelling Units (ADUs) in residential zones, and adding multi-family housing to neighborhood business zones. Each of these increases density and effectively uses land. Resolution 6131 by the City of Cheyenne, City Council created the Affordable Housing Task Force to assess the current and projected future landscape of housing affordability in the City of Cheyenne. This report recognizes housing as a complex issue requiring a comprehensive and coordinated effort to leverage partners, resources, and programs.

THE HOUSING CONTINUUM



Graphic – Ontario Health Team of Northumberland

The Task Force considered and is putting forth this report of recommended strategy to include all points along the housing continuum (excluding non-market; medical or justice-centered), but with the understanding that a large percentage of households **are** experiencing cost burdens. Cost burdens are defined as spending more than 30% of gross household income on housing and a severe cost burden is defined as spending 50% or more. Continued increases in the cost of living through inflation, increased fuel, and healthcare costs, have decreased access to safe, adequate, and affordable housing for many in Laramie County. Ultimately these factors, along with a history of racist and inequitable housing policies which have created a large wealth gap between white people and people of color, especially black people, place an additional burden on already strained emergency and supportive services.

The members of the Task Force considered tools and recommendations that leverage the roles of the for-profit, non-profit, and municipal sectors in a comprehensive approach to housing affordability. While a variety of housing needs and types were evaluated by this Task Force, non-market (medical, judicial, or similar) housing is deemed outside of our scope of work.

Investment In Our Community

We have done little over the last several decades to address the critical housing shortage and it continues to be an impediment to health, education, safety, and economic development. The impacts of COVID-19 on the housing crisis are and will be significant now and over time. While the pandemic alone did not create the housing crisis, it profoundly cemented its place as a priority.

It has also given us a rare opportunity to direct funds and invest in housing affordability, which is an investment in our community. Many cities across the nation, including some in our own state, the city of Sheridan for example, are investing American Recovery Plan Act (ARPA) funds to create and bolster affordable housing programs and solutions. Though ARPA funds must be spent by 2026, it provides the lead time we have not had until now to identify ongoing funding solutions. To finally address the root causes and make real progress toward solutions, we must be unprecedented in the investment we make in our housing, our community, our workforce...ourselves.

STRATEGY DEVELOPMENT PROCESS

The strategies presented here build on the research findings documented in the Cheyenne Housing Affordability Strategy Background Report (Appendix B). The Background Report outlines the policy, planning, and regulatory framework for housing affordability in Cheyenne; presents the facts and factors that underly housing affordability based on available housing statistics; and identifies preliminary issues and considerations based on discussions with the City of Cheyenne, builders/developers, nonprofit organizations, and others.

In summary, these recommended strategies have emerged from:

- A review of the Housing Study produced by the United States Air Force Academy, Capstone Program Cadets
- Analysis of housing-related policies on a federal, state, and local level
- Discussion with community stakeholders
- Input from nonprofit organizations focused on the housing continuum
- Input from builders and developers doing business locally

The strategies and recommendations that follow acknowledge that the City's role is not to compete with the private sector in developing or building housing, duplicate programs that exist elsewhere, or assume unnecessary or increased risk because of this work. Business and industry (the market) has historically provided good and quality homes to serve the right side of the continuum while nonprofits and others traditionally serve the needs on the left side of the continuum. The City's largest role is to coordinate both sides, identify and leverage resources and support the economic mobility of its citizens.

FINAL RECOMMENDATIONS

With the clear and measured steps identified in this strategy, the following final recommendations do require swift action. To ensure the work of the Task Force was time and effort well spent, decisive implementation and continued commitment in service to this strategy are necessary. Most importantly, the City of Cheyenne must be committed to creating flexible, effective, and equitable long-term housing solutions.

Several solutions, tools, and best practices were considered and not all were recommended due to capacity or policy constraints, low return on investment, and in some cases concern for political will. This does not mean they shouldn't be considered and are included in this report in Appendix A: *Items for Future Consideration*.

Recommendations

1. Create and maintain, in partnership with the county, a local housing trust fund.
2. Create an awareness program for the racist covenants that still exist in Cheyenne.
 - a. A map of the subdivisions with the covenants is currently being produced.
 - b. The form needed for individuals to amend the covenants has been created.
 - c. Support for the October 20, 2022, town hall event to inform the public about the covenants, allow them to research their address, and amend covenants as appropriate.
 - d. The City Council has passed a resolution to bring awareness of the covenants.
3. 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.
4. Create a Fee Waiver program for affordable housing developments.
5. Create more density (reducing costs) by eliminating certain zoning requirements:
 - a. Density Maximum
 - b. Lot Area Minimums
 - c. Height Restrictions
 - d. 20 Foot Set Back Requirement
6. Materials Variation recommendation will help reduce building costs by lifting the requirements for more expensive building materials.
7. Create and maintain a Housing Affordability Office charged with (at a minimum):
 - a. Developing a Housing Affordability Strategy to ensure long-term sustainability that will be in place throughout the community and political transitions.
 - b. Completing and maintaining a parcel data study.
 - c. Coordinating additional community development plans that affect housing, i.e. transportation, education, and nutrition.
 - d. Advocating at the State level for tools and resources that support housing affordability.
 - e. Identifying additional funding and resources.
 - f. Serving as a liaison to connect partners.
 - g. Working to support the creation and maintenance of affordability by
 - i. Identifying affordable housing options other than mobile homes in parks
 - ii. Supporting the Community Land Trust Model
 - iii. Supporting the Land Bank Initiative

iv. Supporting sweat equity program models

The following strategy, goals, directives, and data support these recommendations and illustrate why it is imperative that action be taken to ease the housing burden of many Cheyenne citizens.

HOUSING AFFORDABILITY STRATEGY FOR CHEYENNE

This strategy is focused on the provision of homeownership, and rental housing with specific attention to Cheyenne's target populations, including low-income households, the workforce, and seniors. A guiding vision and four goals are provided as the foundation for four proposed strategic directions for the City of Cheyenne.

HOUSING AFFORDABILITY GOALS

To address the housing affordability needs of its residents, the city of Cheyenne shall seek to:

1. Enhance the supply and quality of rental housing.
2. Support a variety of attainable ownership housing options that support economic mobility.
3. Encourage housing designed to grow with the natural life cycle of the residents allowing seniors to age in a place of their choosing.
4. Encourage the development of innovative housing.

STRATEGIC DIRECTIONS

1. *Setting and Applying Policy and Enforcing Regulation*

Clear, consistent policies express the City of Cheyenne's commitment to housing affordability. When City officials meet with prospective developers, funders, partners, or senior government representatives, it is beneficial to have a clear and common policy framework. It is equally important for that framework to be a shared narrative among stakeholders.

Policies should be intended to provide a wide range of housing forms (i.e., different tenure, type, and price point) to ensure there is choice and diversity of housing for residents. This would ensure that people and households of all ages and income levels are accommodated through the local housing market. This would involve the development of different housing forms across the housing continuum — from rental housing to homeownership.

Streamline the development review process and remove barriers to development through a “Green Light” process.

- Proactively review City zoning and building Unified Development Code (UDC) to ensure regulations and standards are not a barrier to attainable housing development. It is recommended that members of the development community continue to be involved in this process to collaboratively identify process barriers and improvements to facilitate the development of attainable housing.
- Take a proactive approach to education on the development permitting process including holding regular informational sessions, for both new and well-established builders/developers.

- Revise the City's current approach to building and development cost charges for residential development to per square foot rather than by valuation. This would benefit developers of smaller-sized units and, potentially, incent more innovative, compact housing and attainable rental housing.
- Develop a "Green Light" process for projects that supply "critical" housing types.

Commission a formal and complete code audit to ensure the UDC aligns with the community's needs and vision.

- Thrive Laramie, through Community Developers Inc, completed a code audit and can serve as a local example.
- Regulatory mechanisms such as zoning and building codes are the most direct tools to facilitate the development of attainable housing.
 - Draft and adopt housing affordability policies that provide clear and consistent direction to staff, council, and developers.
 - Amend regulations to encourage innovation in the design of and planning of new residential construction as well as residential development and infill projects.
- Amendments should:
 - Encourage diverse housing forms through a variety of approaches such as shared courtyard development, smaller footprint homes, slab on grade, lot-splitting and small-lot development, residential infill, downtown residential, redevelopment, and mixed-use/mixed-income preferences.
 - Encourage diverse housing tenures (i.e., shared equity vs fee simple ownership) as a method to retain affordability without regeneration of subsidy upon sale.
 - Keep the balance between safety and affordability.
 - Protect and enhance the supply and quality of rental housing.
 - Incent new single detached homes to be ADU ready.
 - Dissuade the rental of private homes for nightly/tourism purposes.
 - Incent to maximize the development of oversized lots (particularly newly annexed parcels).
 - Develop a policy statement on manufactured home parks to supplement the requirements of the current Uniform Development Code (UDC) language. The intent behind this policy statement would be to further address the issues of tenant displacement, loss of affordability through increased lot rent, inconsistent reinvestment in and quality of park amenities, and absence of cooperative ownership models.
 - Identify lands, lots, or properties that are appropriate for new or redevelopment through the completion of a parcel data study in partnership with Laramie County.
 - Use geospatial economic modeling for the data collected to provide predictive modeling to facilitate smart development.
 - Introduce conditional regulations in the UDC and development permitting to encourage infill and intensification of the NB zone. This includes lot splitting, backyard infill, front-back duplexes, triplexes, and fourplexes.

- Continue to encourage rezoning applications to facilitate innovative approaches to housing affordability.
- Public Utilities-Reducing easement requirement gives more land use for housing.
- Incent building up not out by eliminating height restrictions.

Enforcement of current ordinances, standards, laws, and UDC requirements

- Enforcement is a necessary tool that must be equally applied as “one community, one standard”.
- One way to maintain affordability is to maintain neighborhoods through fairly applied standards.
- Homes in long-established but well-maintained neighborhoods tend to be more affordable than new construction.

Financial tools to facilitate the development of affordable housing

While the City’s primary function is not to develop real estate, identifying and developing financial tools is well within the scope of responsibility. Either directly or through support, partnerships, MOUs, or another similar arrangement. The most impactful financial tool currently is the American Recovery Plan Act (ARPA) funding, which can be utilized for affordable housing developments and projects. ARPA funds can also be used to expand programs serving low to moderate-income households.

- TIF (Tax Incremental Finance)
- Additional Penny Tax
- Funding from federal, state, and public/private partnerships for housing solutions
- ARPA Funds
 - Community Land Trusts
 - The City of Sheridan designated \$1.3 million of ARPA funds for a Community Land Trust
 - Cheyenne currently has a Community Land Trust program
 - Many cities across the nation are using ARPA funds for local Housing Trust Funds and other affordable housing solutions
 - Create a Housing Affordability Office within the City *as described under Final Recommendations above*
 - Land Banks
 - Support State enabling legislation
 - Engage in interagency agreements with those organizations that have poised themselves to take the work on

Approaches to rental issues

While current policies exist for health and safety standards, often tenant and/or landlord unfamiliarity can contribute to disputes and escalating issues which can result in eviction.

- Introduce a Standards of Maintenance endorsement program for rental housing.

- The voluntary endorsement would be to ensure apartment buildings, lockout units, and other dwellings that are rented meet minimum standards for comfort, repair, cleanliness, and safety.
- Each applicant would receive a rating based on initial quality, any grievance filed, and reletting walkthrough according to a prescribed matrix developed in conjunction with the Landlord's Association.
- Support language that would provide residents of mobile home parks "right of first refusal" at the time of sale listing.
 - Right of first refusal must be created on a state level
 - Would encourage the creation of parks as co-ops to facilitate homeowners to own the land they live on.
- Educate landlords about building and electrical code requirements, alternative life safety standards, and minimum maintenance standards for rental housing.

2. ***Producing, Gathering, Storing and Disseminating Data***

Multiple sources of data including studies, surveys, reports, and papers attempt to quantify the need and or create strategies to move the needle on housing affordability.

Information Silos

- New efforts are often launched oblivious of existing comprehensive data.
- Duplicated efforts waste time and resources.
- More progress may be made if there were a central data hub within the recommended new office.

Data Resource

- In the same vein, the city where appropriate should generate data to aid themselves and others in the community to make smart development plans.
- One of these tools is a parcel data study that can be used alone or serve as a super tool when paired with geospatial economic modeling.
- The recommended new housing office could position the City to be a resource for developers/builders and housing nonprofits beyond the planning department/development process

3. ***Advocacy, Education, Public/Private Partnerships, and Capacity Building***

The City can demonstrate its commitment to housing affordability by strengthening the housing policies within a Strategic Housing Master Plan and by pursuing the directions within this recommended housing strategy. Ongoing leadership would further involve advocacy to senior levels of government and capacity building within the community.

Opportunities to Strengthen the Community

- Adopt a “Tenants Bill of Rights” and arrange opportunities to educate tenants and landlords about their rights and responsibilities
- Develop and distribute information, fact sheets or brochures, on innovative housing forms and concepts
 - Shared equity models
 - Co-housing models
 - Smaller footprint homes
 - Cost conscience building techniques
 - Alternative building materials
 - Building to material lengths
 - If wood is 12ft long, build 12, 24, or 36 dimensions, not 13, 27, or 33.5
 - Designing units to fit material dimensions cuts down on waste which cuts down on costs
- Pursue public-private partnership opportunities
 - Explore short-stay rental development projects as an alternative to VRBO
 - Could be dormitory style with shared living areas or small units
 - The city could provide financial grants, make land contributions, or fast-track the review process
- Work proactively to identify the need of each population for housing and support services.
- Advocate and participate with groups and coalitions working to advance the efforts of housing affordability issues.
- Adopt or create and promote standard messages illustrating the return on investment to the community in terms of academic achievement, reduced interactions with police, and better health outcomes.
- Create standard messaging and encourage citizens to use the process that state legislation created to amend racist covenants.
- Educate builders and developers on programs, funding, and incentives to create attainable/affordable housing.

4. **Communication**

The City should actively facilitate effective communication between new and existing organizations, boards, builders, developers, partners, and the public. This will encourage new partnerships, reduce duplicated efforts, advocate for the recommendations in this report, and establish an environment conducive to producing an equitable and effective housing strategy.

Communicating for Successful Solutions

- While many studies, evaluations, and plans fuel the direction of individual groups, every effort should be made to ensure that these plans act in concert to support a true Master Plan.

- Similarly, housing policies within the City of Cheyenne would be aligned with a Housing Master Plan, which should contain specific language and direction around housing affordability including:
 - Support the principles of smart growth
 - Advocate for a range of housing affordability options including, but not limited to:
 - policies such as cluster and co-housing developments
 - providing for co-op ownership models for mobile home parks
 - compensate for the net loss of affordable housing
 - support shared equity models
 - financial contributions to an affordable housing fund
 - tax increment finance (TIF)
 - land banking options
 - additional penny tax options
 - density bonuses for the provision of affordable housing
- Continue to engage the affordable housing task force on an on-going basis
- Engage members of the affordable housing task force and community stakeholders to advocate for the recommendations and strategy of this report.

CONCLUSION

The City and the community at large have expressed a desire to take action to address housing affordability in the Cheyenne area. The research on housing conditions has confirmed the need for a comprehensive strategy to address housing affordability, quality, and diversity for a range of population groups.

The 2022 Housing Affordability Strategy aims to address the needs of each population group through actions suited to the community's specific needs while recognizing the City's limited resources. The Strategy does, however, place responsibility upon the City, including its staff and Council, to provide leadership in implementation. The Strategy is also strongly reliant upon the development of partnerships with other government agencies, developers, and the community in order to build the needed capacity to achieve the actions identified within the four strategic directions.

It is also recognized that, over time, the community's needs may change and that the Housing Affordability Strategy will be best utilized by adapting to meet changing conditions and emerging priorities. For this reason, the City of Cheyenne will have to remain proactive in monitoring the strategy, reporting annually on the progress within the strategic directions and comprehensively reviewing the strategy every five years at a minimum. The ongoing efforts of this housing strategy and the creation of a designated and staffed Housing Affordability Office (which should include a designated diversity and inclusion specialist) will demonstrate the City's commitment to housing affordability and choice for residents of all ages, incomes, and abilities.

Monitoring & Evaluation

Over time, the housing needs of Cheyenne residents will undoubtedly change due to fluctuating market conditions. At the present time, there is speculation that the upcoming GBSD project will exert pressure on the housing market, and that this pressure may subside once the project has concluded. There is also speculation, however, that Cheyenne will become increasingly attractive to "space migrants" (wanting a less urban environment) seeking a slower-paced community and thereby driving up demand and corresponding costs for housing. This is a concern shared by other communities of similar size and composition.

Because of the potential for changing market conditions and corresponding changes in the community's housing needs, regular review, monitoring, and updating of the Housing Affordability Strategy is fundamental.

Appendix A: Items for Further Consideration

As stated in the FINAL RECOMMENDATIONS section of this report, a number of solutions, tools, and best practices were considered and not all were recommended due to capacity or policy constraints, low return on investment, and in some cases concern for political will. Below are topics as bullet points and sub-points explaining the topic, or reasons why they weren't brought forward to the task force as a whole.

- Removing Certain Requirements
 - May lead to significant equity or safety issues
 - Removing sidewalk requirement
 - May make a project cheaper
 - Detached requirement with tree boulevard may not make sense for existing sites where all other area sidewalks are attached
 - Sidewalks do provide a safe transportation option for youth or others who do not have access to a vehicle
 - Reducing tree requirement
 - May reduce development costs slightly
 - Well established trees should not be removed to accommodate detached sidewalk requirements
 - Low-income neighborhoods have fewer trees
 - Trees help reduce energy costs
 - Provide shade to neighborhoods
 - Removing certain requirements for income-restricted housing
 - May result in obvious “projects” type architecture, highlighting differences between market-rate and income-restricted housing
 - Reducing required parking
 - Can produce safety hazards
 - Annie Morgan cul-de-sac for example
 - Can produce rescue vehicle issues
 - 1.5 spaces per multifamily unit may be low assuming every adult in Cheyenne has a vehicle
 - More need for public transportation
 - May be better options for facilities with lower parking demands
 - Senior housing
 - Housing for individuals with disabilities
 - Various credits already allow for parking reductions
 - Transit stops
 - On-street
 - Bike access
- Inclusionary Zoning
 - Requires builders to develop a certain percentage of affordable units in a development
 - Difficult to enforce
 - Can offer developers to pay “cash in lieu” fee instead of creating affordable units
 - Can actually decrease affordable housing stock

- Typically, does not retain affordability over time
- Licensing for Contractors
 - Currently issued at the City level, not multijurisdictional
 - Licensing on a statewide level would increase reciprocity
 - Easier for companies to expand their services to other communities
 - Easier for out-of-state contractors to do jobs not wanted
- Nonprofit Real Estate Tax Exemption Policy
 - Current state statute exempts some nonprofits but not all of them, especially housing nonprofits
 - Would increase the financial capacity for housing nonprofits to build/develop affordable housing
- Regulating the number of properties investors can acquire/accumulate
 - Create a register of non-owner-occupied properties
 - Allow a certain percentage of homes to be non-owner-occupied
 - Supports a balance of safety and affordability
 - Investors could create multiple LLCs to get around the percentage cap
- Metro Tax
 - Extra tax added to property taxes to offset the cost of development
 - Not allowable under Wyoming state statute
 - Could help add more housing stock
 - Positives and negatives to this type of tax
 - May not benefit the homebuyer, particularly over time
- Support County Optional Real Estate Transfer Tax
 - Could be a mechanism for funding local housing trust fund
 - A cap could be put in place for maximum corpus collection
 - Could be combined with other funding sources to keep the transfer amount low
- Interest earned on Real Estate Broker Trust Accounts (IORBTA)
 - Interest paid to trust accounts for real estate transactions would go towards housing affordability issues
 - Potential to go into a housing trust fund
 - Similar to Interest On Lawyer Trust Accounts (IOLTA)
 - Used by other states to help fund housing affordability issues
- Support Medicaid Expansion
 - Many have to choose between healthcare and housing payments
- Public Lands
 - Using State Lands for the purpose of housing may have Constitutional conflicts
 - Municipal Lands may present less of a barrier
- Lending Models
 - Buy Down Mortgage Programs that reduce interest rate for homeowners
 - Permanent repayment reductions are a beneficial option
 - Adjustable-Rate Mortgage (ARM) models can have detrimental long-term effects for buyers and the market overall and should not be considered.
- Franchise Agreements

- Review fees franchise entities charge to developers to ensure public accountability. When the BOPU proposes a fee increase, there is opportunity for accountability and public comment on the proposed fee changes; there is no similar accountability for franchise utilities, but there may be an opportunity for the City to bring some accountability when negotiating franchise agreements.

Appendix B: Background Report

This section of the Task Force report addresses Cheyenne's current housing stock. To this end, the study committee had the assistance of the U.S. Air Force Academy's Capstone Cadets. The Cadet's full report includes predictive population growth, and housing demand, and identifies areas for housing improvement follow.

A review of the Cadet's report reveals

- The upgrade of the missile system at F.E. Warren A.F.B. under project Sentinel will temporarily increase Cheyenne's population by 1,800 with 250 of those being primary jobs.
- The models used to predict population by 2030, estimate a minimum population at 71,000 and a maximum of 75,000.
- Exclusive of the Sentinel project impacts, the Wyoming Community Development Authority estimates 2,300 more housing units will be needed by 2030.
- The report estimates 400 rental units will be needed by 2026 and 600 if slow growth is seen. If there is moderate growth, 600 by 2026 and 800 by 2030. Fast-paced growth estimates are 800 by 2026 and 1,000 by 2030.
- Several strategies are suggested as solutions including increasing the number of new units, renovation, and redevelopment, expanding government financial aid, and expanding public transport and other human services.

Key Study Committee Findings

The study committee herein provides a larger snapshot of Cheyenne's housing stock. The data is not all-inclusive. For example, there are numerous property owners who manage rentals as well as property management realtors. Units that fall in this category are not quantified.

An overall listing of housing trends can be found in the Wyoming Center for Business and Economic Analysis: Economic Indicators for Greater Cheyenne, March 2022 Annual Trends Edition. They include residential for sale, sold, and price. Also reflected are Cheyenne Housing rental rates, Laramie County housing profile, households by unit type, building permits, residential construction activity, historic housing occupancy, and vacancy rates.

These economic indicators give a perspective through June 2021. Two trends are highlighted in this report.

Cheyenne Housing Rental Rates				
	Housing	Apartment	Mobile Home	Mobile Home Lot
2010	\$936	\$621	\$630	\$309
2020	\$1,347	\$906	\$928	\$468
Increase	31%	32%	32%	24%
2021	\$1,455	\$924	\$979	\$490

Housing Units			
	Single-Family	Multi-Family	Total
2010	20,219	7,463	27,682
2020	23,470	8,523	31,993
2021	23,673	8,619	32,293

Cheyenne Area Low Income Rental Apartments

A chart of Cheyenne Housing Authority (CHA) units (following) indicates a waiting list of over 1,000 units between rental apartments and houses.

Cheyenne Homeless

There appears to be a growing local and transient homeless population in Cheyenne. This report does not include data to quantify homeless demographics. The study committee attempted to gather information from various sources was unsuccessful. However, that does not mean the data does not exist, but rather the committee could not identify it.

Cheyenne does have an active homeless shelter – COMEA House. COMEA’s Executive Director indicates that the shelter does not have a waiting list and the shelter makes every effort to provide services to anyone who asks.

Office of Housing and Community Development

This City of Cheyenne office serves as the recipient of Community Development Block Grant funding as an entitlement city. Their role is to assist in the development of decent, safe, and sanitary housing that is both affordable and sustainable. Funds are available in areas that meet the national objective, including low-to-moderate income housing and housing for the homeless.

Cheyenne Nonprofit Housing Focused Organizations

COMEA	Family Promise	USI	Safe House	Community Action	Habitat for Humanity	My Front Door
Serves: Homeless	Serves: 0% to 50% AMI	<i>Typically, Very-low to low income</i>	N/A	Up to 125% of FPGL	Serves: 30%-60% AMI	Serves: 50%-80% AMI
Population: Adults in COMEA and Families in the Journey Center Location: Laramie County Funding: Ongoing	Population: Families with Children Location: Laramie County Funding: Ongoing Timeline: Ongoing	Population: Youth ages 16 to 20 Location: Cheyenne and Casper Funding: Ongoing Timeline: Ongoing	Population: Women experiencing domestic violence Location: Laramie County Funding: Ongoing Timeline: Ongoing	Population: LMI Location: Laramie County Funding: Ongoing Timeline: Ongoing	Population: Families with Children, Individuals, and Veterans Location: Laramie County Funding: Ongoing	Population: Families with Children Location: Laramie County and Albany County

Timeline: Ongoing					Timeline: Apply 1x/yr, 1 yr services if accepted	Funding: Ongoing Timeline: Apply any time, 7 years of services
Services: Temporary and Transitional Housing	Services: Provide children and their families, who experiencing homelessness with emergency and ongoing shelter, meals and supportive services.	Services: Provide safe and stable housing for unaccompanied students by building a continuum of care and ensure all students graduate high school with their peers.	Services: Provides shelter, facilitates support groups and advocacy programs, assists with protection order filings, and provides 24-hour crisis care and safety planning.	Services: Project Hope, Self-Sufficiency provides services and intensive case management based on individual needs. Our temporary housing operates 23 units. Veteran's Housing Services operates four housing units.	Services: HOMEOWNERSHI P – builds homes and sells them to the families for the cost of the build, with a 0% interest rate. Families must provide “sweat equity” toward their home and others’ homes. REPAIRS- provides critical home repairs and modifications to low-income individuals, many of whom are seniors or disabled. ERAP-HSS SUBRECIPEINT- facilitate home repairs and modifications for low-income individuals living in mobile homes.	Services: HOMEOWNER SHIP – Financial preparedness classes and credit repair; mentoring; savings and budgeting support; equity support (like a down payment, but with different guidelines); trainings; civic leadership training; home maintenance grants.

AFFORDABLE HOUSING TASK FORCE

Final Report of Finding and Recommendations

Grant Engel, Matthew Guevara, Lindsey Lucas, Payton Wilson (Cadets)

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United States Air Force Academy Operations Research Program

Understanding the Problem

Affordable housing is defined by the Department of Housing and Urban Development (HUD) as spending no more than 30 percent of your income on housing. Spending 30 to 50 percent of your income is considered a cost burden and anything above 50 percent is a severe cost burden.

Effects of a Lack of Affordable Housing

There are many different effects of a lack of affordable housing. One of these effects is severe volatility in the housing market. In many large cities such as Boston and San Francisco, businesses spend millions of dollars to attract workers to the area in turn continue to raise housing costs. In recent years, the uncertainty of the world regarding the COVID-19 pandemic has increased financial risk for households. Affordable housing can ease this risk. Another issue with a lack of affordable housing is an overcrowding of areas or simply not enough space for people to live. Cheyenne is doing relatively well in comparison to the United States national average for overcrowding. The next effect of a lack of affordable housing is the cost burden it imposes on citizens. From an economic mindset, a lack of affordable housing means less income for people to spend in the community. This in turn hurts small businesses and the overall social welfare of the community. Eviction rates also play a role in the effects of a lack of affordable housing. In 2021 Cheyenne had 331 eviction cases compared to 525 in 2018. While we would expect these numbers to rise in an affordable housing crisis they didn't. This could be explained by COVID policies that were enacted at the start of the global pandemic. The lack of affordable housing also creates the need for long commutes which is a concern from the quality-of-life perspective in the community. People who live 45 minutes away or further from work are 40 percent more likely to get a divorce. Longer commutes are also associated with less sleep and lower work productivity.

Economic Indicators

Next, let's discuss the economic indicators related to an affordable housing crisis. In Cheyenne, the poverty rate is 10.4 percent, the statewide rate is 10.1 percent, and the national rate is 13.4 percent. Thus, Cheyenne has a lower poverty rate than the nation as a whole. The household

income on average is \$64,598 in Cheyenne, statewide it is \$64,049 and nationally it is 69,560. So, the average income is less in Cheyenne, but the poverty rate is also less. This may indicate that the overall cost of living in Cheyenne is lower than the national average.

As of June 2021, the unemployment rate in Laramie County was 5 percent while statewide saw 5.4 percent and the nation saw 4.2 percent. Another factor is the education rate which was obtained from the U.S Census Bureau. In Laramie County the high school graduation rate was 93.5 percent while the statewide graduation rate was 93.2 percent. For higher education the Laramie County rate is 30.4 percent and the statewide is 27.4 percent.

The following is data about the age distributions. For Laramie County the rate of people under 5 is 6.1 percent compared to a statewide rate of 6 percent. People under 18 make up 22.3 percent compared to the statewide rate of 23.1 percent. People over the age of 65 make up 16.7 percent and 49.1 percent. The last factor to consider is single parent households. According to data from the Wyoming Women's Foundation, a single mom of three needs to make \$65,568 annually or over \$31.05 an hour

Now let's look at who is impacted by affordable housing. In short, most people in a community are impacted by this issue but there are certain vulnerable populations. Disabled citizens are a part of this, and 13.2 percent of Laramie County Citizens are disabled. Low-income to moderate income households are also in this group. Older adults are vulnerable as well and make up 16.7 percent of the population. Business and the community are also affected.

Barriers to Addressing Affordable Housing

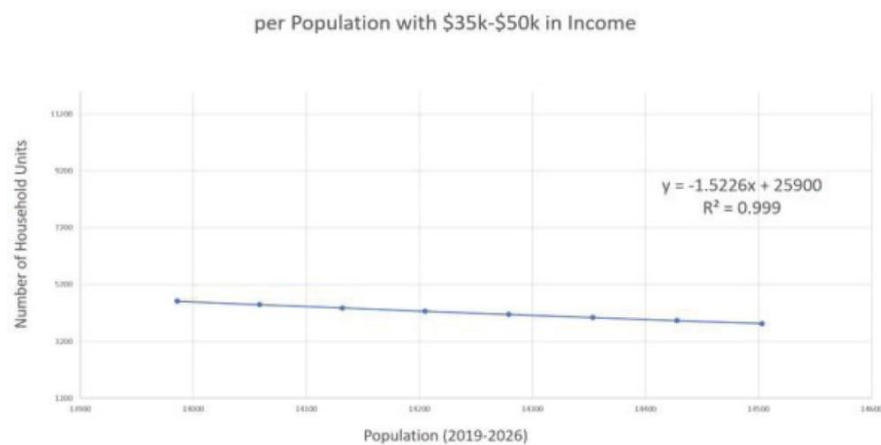
There are certain barriers that exist to addressing the affordable housing crisis. One of the major barrier categories is governmental. Things that the government does that can act as barriers include approving building locations and funding and zoning regulations. Approving building locations is a barrier because low-income housing units are undesirable in wealthier areas. However, studies have shown that there are many benefits for those living in affordable housing units located near wealthier areas. Funding is a self-explanatory issue, the government in general has a finite amount of money to utilize to make change. Zoning regulations are another governmental barrier. There are some pros and cons to restricting zoning regarding requiring affordable housing in wealthier neighborhoods. The cons are it may decrease other property value and it can be difficult to change zoning laws. The pros include diversity, high success for families in affordable units, and avoid low-income neighborhoods that have high crime rates and a lower chance of kids moving up in society.

There are also non-governmental barriers to addressing the affordable housing crisis. One is income, which relates to the poverty line statistics mentioned previously. Another is healthcare expenses. According to the 2019 small area health insurance Estimates 11.8 percent of people under the age of 65 don't have health insurance. Another issue is related to the development and construction of houses. The major issue is the cost and validity of the land. In terms of undeveloped land there are 36 lots from 0-10 acres, 9 lots from 11-50 acres, and 1 lot from 201-500 acres. The average cost per lot is \$100,000-\$249,999 and 37/46 falls into this price range. Other things to consider are the cost of labor and the cost of supplies.

Housing Study: Market Data and Demographics

Moving on to housing study market data and demographics. In terms of homeownership rates 68 percent of homes are owner occupied while 94 percent are just occupied meaning that 94 percent

of homes have people in them just not necessarily the owners. According to realtor.com there are 322 active listings currently. This number has been varying between 174-533 listings. According to the 2019 ACS data there were 162 homes for sale and another 1200 listed as “other vacant”. The other vacant term includes, foreclosure, personal/Family reasons, Legal proceedings, preparing to rent or sell, held for storage of household furniture, needs repairs, currently being repaired or renovated, specific use housing, extended absence, abandoned, possibility of demolition or possibly of being condemned, and unknown. The average time a house spends on the market is 38.5-56 days. The graph below illustrates the idea that even though the population of low-income individuals is increasing, the number of housing units affordable by these individuals is decreasing. This helps to frame the problem and demonstrate the importance of this study.



Now let's look at data regarding the rental market. The chart below demonstrates the breakdown of apartments in Cheyenne in each price range and the number currently available.

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%

This chart further emphasizes the idea that Cheyenne needs more rental units that are affordable to low-income individuals and families. Overall, there are many ways to address this housing crisis within the city, but it is important to first understand the depth of the issue and the specific income ranges that the city should tailor new units towards.

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Predicting Demand and Optimizing Construction of Affordable Housing: An Analysis for the City of Cheyenne, Wyoming

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Author Note: The cadet authors are all first class cadets at the U.S. Air Force Academy, partnering with the mayor of Cheyenne's task force to address the city's housing crisis. We would like to thank our faculty advisors for their expertise in the completion of this capstone research analysis.

Abstract: The purpose of this paper is to predict population growth, housing demand, and identify areas for affordable housing improvement, specifically in the city of Cheyenne, Wyoming. Population growth associated with the new military program, called Ground Based Strategic Deterrent (GBSD), at Francis E (FE) Warren Air Force Base may proliferate the existing shortage of affordable housing in Cheyenne. Using census data, background research and interviews with city personnel, future housing demand is calculated to understand the extent of the problem. Also discussed are new construction, unit renovations, and improved public support opportunities that may help address the issue. The approximate population of Cheyenne will be 73,000 with about 1,800 residents being temporary construction personnel and their families. Ways to mitigate the impacts of the housing crisis include building new units, renovating current units and revising public programs.

Keywords: Affordable housing, Housing crisis, Population growth

1. Introduction

In recent years, the city of Cheyenne, WY has experienced a large and steady population growth rate. Furthermore, with the addition of the Ground based Strategic Deterrent (GBSD) program, FE Warren AFB will bring many workers to the greater Cheyenne area and expand the local economy, which brings even more workers to the area. Housing costs are already on the rise in the area, making affordable housing a pertinent issue without influence from GBSD. In this study, affordable housing is defined as spending no more than 30% of income on housing with 30% to 50% considered a cost burden and anything above 50% a serve cost burden. To address this problem, Mayor Collins of Cheyenne set up a Housing Task Force Team who reached out for our help and input; this research is for the benefit of these decision makers in Cheyenne.

GBSD is a new missile program that will be replacing the old "Minuteman" program at FE Warren. From 2024-2026, workers will come to the area in support of construction which should be completed by 2030. We intensively studied the effects in Cheyenne resulting from the Minuteman program to make predictions about GBSD's community impact.

The assignment from the task force is to research and provide relevant information to the task force, gather data, and use that data to develop two different models. Different economic studies conducted by community programs were analyzed and refined to include the GBSD program's effects. Additionally, a decision matrix model was developed that the Task Force and other city personnel can use to quantitatively compare building options.

1.1 Problem Statement

Since 2018, the city of Cheyenne has experienced a population growth rate of just over 0.60% per year (U.S. Census Bureau, 2020), and the presence of GBSD will likely increase this rate. Additionally, the number of units affordable to low-income earners is decreasing despite an increasing number of residents while units affordable to those making above \$75,000 are constructed at a rate higher than the population (Meisner-Maggard, 2019). So, the city must create more affordable housing for low-income households, and this study focuses on analyzing how that can be done successfully. This data is presented in Figures 1 and 2 below. This means the city needs to create more affordable housing for low-income households, so we focused our efforts on analyzing how to best do so.

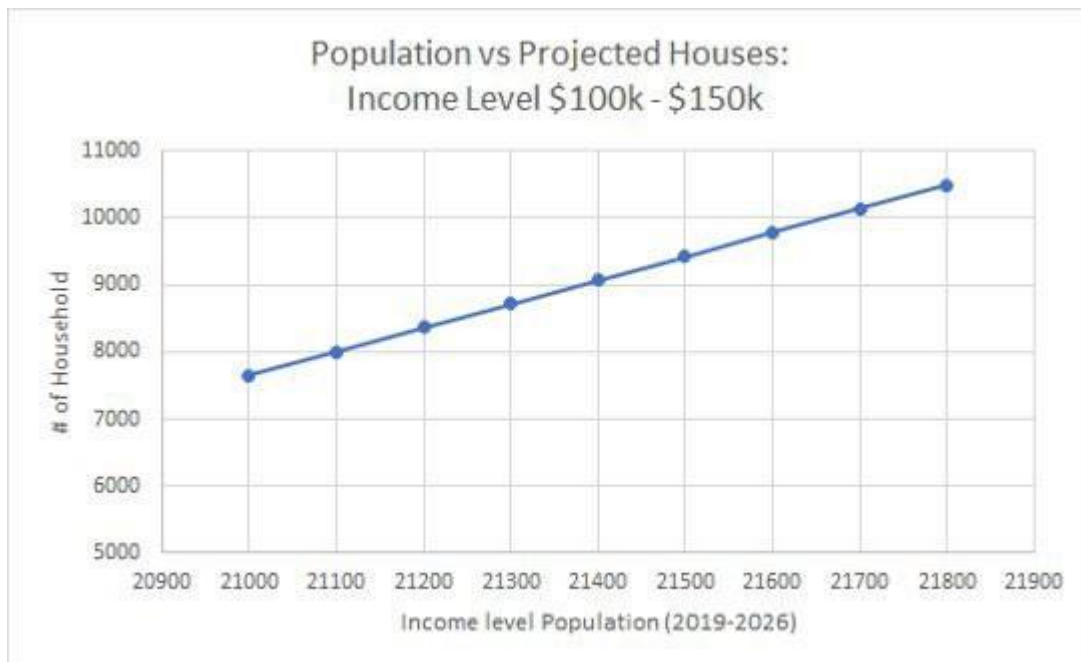


Figure 1. Projected Housing Units in Cheyenne (Income \$100k-\$150k)

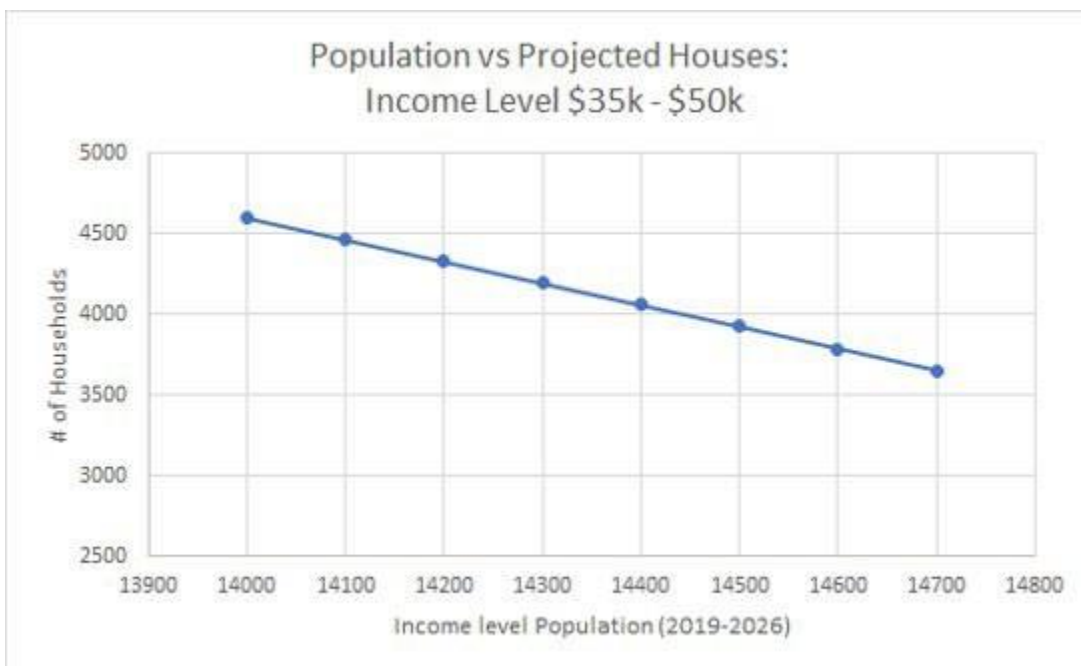


Figure 2. Projected Housing Units in Cheyenne (Income \$35k-\$50k)

1.2 Related Work

There has been much research on the topic of creating effective affordable housing plans for cities around the world; however, we are unaware of any work that has applied operation research methods to our exact tasks. Despite this, there has been work done relating to the pros and cons of affordable housing that will help us build the models we plan to develop.

As far as general studies of affordable housing go, Diamond and McQuade (2017) grant quality insights into the secondary effects of building more affordable housing in communities. As examples, they discovered that property values decreased and crime rates increased in neighborhoods where the Low-Income Housing Tax Credit (LIHTC) built rental housing units in wealthy areas, and the same LIHTC program had the opposite effect in low-income neighborhoods. Neighborhood wealth is accounted for in the decision matrix model we developed.

It is important to also consider other factors that are necessary for affordable housing efforts to be successful. Wright (2014) discusses how transportation services, access to supportive services (childcare, mental health), a healthy and safe environment, and diversity in the community encourage private organizations to invest in affordable housing efforts, allowing communities to affect change on a larger scale. These support and transportation services can be the key to successful housing plans. At the very least, decision makers should consider their impacts.

The most pertinent literature that guided our population projections was the 1966 U.S. Department of Housing and Urban Development (HUD) study on The Minuteman project in Cheyenne. This study discussed the population and economic effects of the program, and we expect GBSD to follow a similar path. There are steps being taken to correct some of the issues that were detrimental to the city, but there was still a lot learned that greatly influenced the unnatural growth of our population projections.

Meisner and Maggard (2019) compiled a 2019 housing market study of Cheyenne in which we found much of our housing data. This housing study analyzed the current conditions, as of 2019, and made some predictions about what the future of the housing market looks like. They seem to have underestimated the population growth in their predictions, but still concluded that the shortage of affordable housing will continue to grow. Their charts and calculations were used to prove the extent of the problem the city faces.

The Wyoming Community Development Authority (WCDA) also conducted a study similar to Meisner and Maggard (2019). They looked at the economy of Cheyenne with a large effort focused on housing and population growth. Their charts and statistics were included in our analysis of the current and future demands for housing.

One optimization model relating to affordable housing was constructed by Zhong, Karner, Kuby, & Golub, (2017). They used a multiobjective model that minimized the distance from new housing to short public transportation routes and maximizes the distance between projects so that no neighborhoods are unfairly burdened with the presence of many new low-income households that drags their home values down. We used this part of their logic in our own decision matrix.

1.3 Organization

In this paper, Section 2 describes the methodology used to gather data and GBSD information. Section 3 includes the analyses of population growth, affordable housing, and the decision matrix. Section 4 offers further research opportunities and concludes with recommendations. Section 5 and 6 include our Works Cited and documentation statement, respectively.

2. Methodology

A keen focus was put on the demand presented by the GBSD program coming to the area. Additionally, it was determined that a model used to compare different housing options would be beneficial to city decision makers. In short, the demand for housing presented from natural population growth plus the GBSD program was calculated, and a decision matrix that includes key factors of successful affordable housing was created. Step two was gathering analytical data to conduct these two analyses. For housing demands, interviews with key personnel and intensive background research were the primary means of collecting data. GBSD executives provided estimates of personnel demographics, and census data and other local studies provided data including statistics of available units, occupied units, their costs, family size, income, etc.

The information gathered was used to develop analytical models, which was step three of our process. With the population data and incoming GBSD estimates, two models were created. One that predicts the population and number of housing units that will be demanded of these workers, and the other a decision matrix that ranks each housing option based on its unique characteristics, like location, size, and building costs, for easy yet meaningful quantitative comparison.

3. Results and Analysis

3.1 Population Analysis

For population estimates, the first step was to develop a simple forecast model that predicts the likely population growth based on previous years' growth. Two different approaches were taken using past population data gathered from Cheyenne city Census Population Estimates. The next step was to calculate the average growth rate and then find upper and lower bound growth rates by adding and subtracting 50% from the average rate. This portion is the projected “natural” increase in population. The “unnatural” growth of the population will be due to population influx from the GBSD program. The models project a maximum population in the year 2030 of almost 75,000 and a minimum population of 71,000. It is highly unlikely that the actual population will be outside of this range due to the large confidence intervals used.

Minuteman, the first intercontinental ballistic missile (ICBM) program at FE Warren, provided data used to estimate the unnatural population growth in Cheyenne. The 1966 US Department of Housing and Urban Development (HUD) study of the minuteman program showed that between 5,000 and 7,000 civilians moved to the Greater Cheyenne area strictly in support of constructing the new program (family members not included). Construction was at its peak in 1960, and by 1966 many who were supporting the building effort moved out. Table 1 below shows these changes. Today, the city will not see the drastic change in the military population because the mission of FE Warren is not changing. Whereas in the late 1950's its mission changed from education and training to missile defense, so they had an influx of new personnel. Overall, this table provides two important pieces of data. It gives a starting estimate of the workers that will likely come to the area, and it shows that many of them are likely to turn around and leave when the work is over (*HUD*, 1966).

Table 1. Minuteman Population Effects

<u>Component</u>	<u>Population</u>		<u>Change</u>	
	<u>1960</u>	<u>1966</u>	<u>Number</u>	<u>Percent</u>
Military	6,825	11,600	4,775	70.0
Military-connected civilian	7,775	2,525	-5,250	-67.5
All other civilian	<u>45,550</u>	<u>49,725</u>	<u>4,175</u>	9.2
Total	60,150	63,850	3,700	6.2

Today, the city can expect comparable, but lower numbers of workers due to technological progress. Between 1910 and 2015, construction jobs in the US have dropped just over 50%, mainly due to technological advances (*US bureau of labor statistics*, 2015). Additionally, the city and the military have learned from its past mistakes: the current plan spreads workers across various hubs in southern Wyoming and western Nebraska. Based on the number of workers involved in Minuteman, and accounting for technological advances in the construction industry, about 65% of the workers needed for that project will likely be needed today. That resembles between 3,250 and 4500 workers. This estimate was verified with GBSD executives whose estimates were between 3,000 and 4,000 workers with about 80% living in West Nebraska. Using the high and low projections and assuming the national average family size of around 3 (US Census 2019 5 year), the involved area will experience a population increase of 9,000 to 13,500 between 2024 and 2026 due to GBSD alone.

While a vast majority of the workers will live at the main hub in West Nebraska, plenty will be spread throughout the region, including Cheyenne. The GBSD executives estimated 250 to 350 new workers will come to the city. Luckily, these workers will be high wage earners, so they will not directly impact the need for affordable housing. However, secondary economic factors must be considered. Concrete manufacturers, other construction workers, truck drivers, and even the food industry, will see an increased demand within the city and surrounding area to assist with the project. Accounting for these effects and the average family size of three, our estimates are between 750 and 3000 new residents coming to Cheyenne between 2024 and 2026. Since the plans for GBSD are not finalized, it is difficult to approximate the number in the city of Cheyenne itself and how many of them will be low-income; but, taking all of this into consideration, we can plan for a few different possibilities for the city: a low, average, and high level of additional workers and immigrants moving to Cheyenne.

Depending on the situation the city finds itself in, decision makers would have to adjust plans accordingly. But, by breaking down the possible increases into different scenarios, we make that process easier. In the past five years, Cheyenne has averaged a 0.60% increase. If this were to continue up to the year 2030, the population of Cheyenne would be about 68,500. Of course, with GBSD on its way, it is highly unlikely to see growth anywhere short of this. The scenarios below correspond to roughly 0.8%, 1.1%, and 1.4% population growth rates for each one, respectively.

For the slow growth scenario, when a low level of unnatural population increase is expected, the projection takes the low growth ranges of the natural population projections and adds in the low end of our projections of unnatural population growth due to GBSD. In the years 2024, 2025, and 2026, there were 250 extra people added to the initial projection for the year (750 total) and 250 were subtracted in the year 2030 to account for workers leaving the area once the project is close to completion. The estimated population for this scenario in 2030 is 71,500.

For the average growth scenario, when a mid-level of unnatural population increase is expected, the model uses the mid ranges of the natural population projection and adds in the mid ranges of the projected unnatural population growth due to GBSD. This is the recommended scenario for decision makers to plan for as it is the most likely to occur and the easiest to adjust. In the years 2024, 2025, and 2026, there were 600 people added (1800 total) to the initial projection and 600 were subtracted in the year 2030. The estimated population for this scenario in 2030 is 72,500. Figure 3 below shows this data.

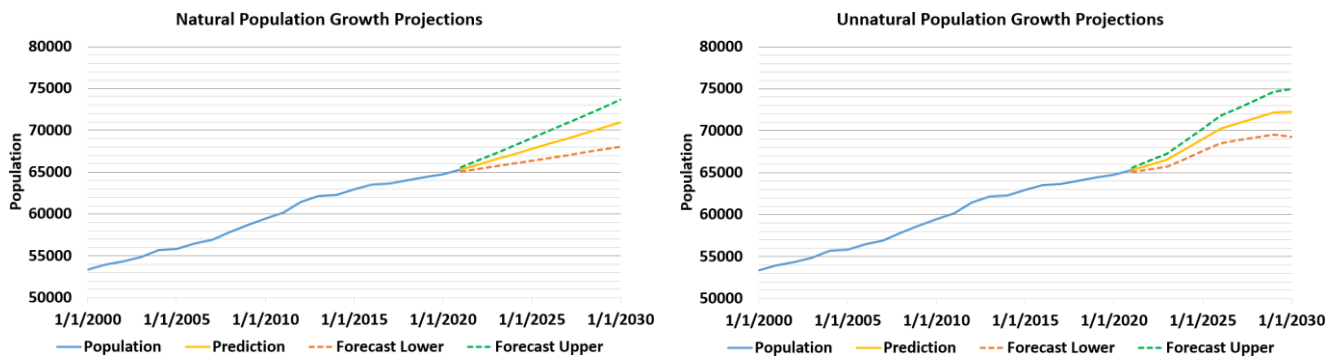


Figure 3. Natural vs. Unnatural Population Projection through 2030 Using the Average Growth Scenario

For the fast growth scenario, when a high level of unnatural population increase is expected, the model takes the mid-to-high end growth ranges of the natural population projections and adds in the high end of our projections of unnatural population growth due to GBSD. In the years 2024, 2025, and 2026, there were 1000 extra people (3000 total) added to the initial projection and 1000 were subtracted in the year 2030 to account for workers leaving the area once the project is close to completion. The estimated population for this scenario in 2030 is 73,000.

3.2 Affordable Housing Analysis

The GBSD program will bolster the economy significantly, yet only temporarily. If handled improperly, this could cause a significant economic decline. It is important to note that the vacancy rates skyrocketed with the completion of construction of the Minuteman program (HUD 1966). Luckily, due to the Hub and Spoke approach of GBSD, such changes will not come to fruition due to GBSD. However, future housing actions should still take vacancy rates into account.

Conveniently, a recent housing market analysis of Wyoming from the Wyoming Community Development Authority (WCDA) includes detailed statistics on the current and projected lack of housing units in Cheyenne. It is important to note that this study did not account for the GBSD program. It does, however, estimate that there will be about 2,500 more housing units needed in Cheyenne by the year 2030. Using the average house size of three, this means that 7,500 residents are expected to move to the city. This study shows similar data to that of the previously discussed population predictions and provides reasonable figures for estimating the number of housing units the city will need.

Our projections differ from WCDA in the spread of renter vs. owner housing units (See table 2 [left]). Due to workers who will stay temporarily, we estimate that the owner total is slightly high, and that the renter total is slightly low. However, it is important to note that owned housing units are still capable of being rented, so this data is still useful. Additionally, the city decision makers are focused on rental units that can be affordable to lower wage earners. So, the ownership projections are beyond our scope. As for rental units, using the 700 additional units as a baseline and our population projections, calculations were made to determine rental unit estimates for each scenario discussed above. The results were that at least 400 rental units will need to be made available by 2026 and 600 by 2030 if slow growth is seen, 600 units by 2026 and 800 units by 2030 if the city experiences moderate growth, and 800 units by 2026 and 1000 units by 2030 if the city experiences fast growth.

Table 2. Owning and Renting Housing Market (Left) and Apartment Rental Price (Right) Breakdowns (WCDA)

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

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%

The data in table 2 (right), also from WCDA confirms what we concluded earlier: the city is lacking affordable housing for lower income brackets. So, proposed solutions should focus on making the housing units affordable to low wage earners. One other important note from WCDA is that, as of 2019, 2,479 housing units were vacant in Cheyenne. 1,232 of these were listed as “other vacant”. More research needs to be conducted on why so many houses are listed as such. If many of these units are capable of renovation that could be the ideal place to start. Renovation costs are far less than those of constructing apartments or other units. Additional optimal building strategies are discussed in the following section.

3.3 Optimal Housing Decision Matrix

Given the uncertainty of the situation, there is no obvious solution. Therefore, we propose multiple possible solutions and discuss the pros and cons of each, in terms of the impact to the city, the individual, and the community. These courses of action include building new units (single-family homes, apartments, condominiums, etc.), renovating or expanding old units, expanding governmental aid for affordable housing, and improving public transportation.

Renovating old units can be beneficial to the city, as it does not require rezoning to occur. Additionally, it is a cheaper option than building new units and much less time-consuming. A downside is that renovating old units does not necessarily increase the amount of housing units available in the city and can continue to make the average price of housing units increase.

Expanding governmental aid for affordable housing could be used to encourage private companies to take on housing projects in the Cheyenne area that they may otherwise not be considering, because low-income housing projects are often not very profitable. However, money is a fixed resource so increasing the funding towards affordable housing could only be used to supplement other courses of action.

Support services like day care centers and mental health clinics being implemented into affordable housing rental units have proven to be often undervalued factors that attract many people (Wright). Improving public transportation is another tactic that should be considered as Cheyenne beings to grow into a larger city. Easy access to travel is both a time and money saver which renters have been shown to put a lot of value into (Wright).

When considering what types of housing units are the best to build throughout the city the cost to build, rental cost, public appeal or desirability, effect on nearby property value, and location (zoning requirements and access to public transportation) all need to be considered. These features are included in the decision matrix to help inform decision makers.

Migration out of Cheyenne after GBSD is installed is also something that must be considered. As mentioned previously, about 1800 people will move to Cheyenne for this installation, and many of them will leave beginning in 2030. So, in 2030, Cheyenne could see a decrease in population and an excess of housing which could affect the market and rental prices. Therefore, when considering this addition to the population, the type of housing is critical to ensure the minimal negative impact to the market when these workers and their families relocate.

The goal of the decision matrix (see Figure 3) was to provide the housing task force with an easy to use and modifiable way of analyzing different rental housing options. The model incorporated many of the factors cited earlier that were deemed to be important in affordable housing planning, falling into three categories: attractiveness, unit specifics, and community value. Under the category of attractiveness are the subcategories accessibility: support services (including mental health access, daycare, and public transportation), travel distance, and school zone. Under the category unit specifics are the subcategories size (including number of units and number of bedrooms per unit), rental cost, and building costs. Finally, community value included the distance to the next affordable housing unit and neighborhood impact. All categories and subcategories receive a percentage for its relative importance against others at the same level (example percentages are included in Figure 3). All percentages must sum to 100% at each level. For each possible scenario of housing location and type combination, each category will receive a “score” from 0 to 10. The support services are all binary. Each category’s maximum value of 10 so these categories will either receive a 0 or 10. Travel distance, school zone, number of units, cost to build, distance from next

affordable housing unit, and neighborhood impact are all standardized based on the maximum and minimum of presented scenarios. Number of bedrooms and monthly rent are standardized based on given minimum and maximum values, instead of the actual minimum and maximum presented. This is because the presented values will likely be very close to one another and a one bedroom distance or \$50 difference in rent should not be reflective of a possible 10 point different score. The sum product of standardized values and the respective subcategory's overall weight (red percentages in Figure 3) is used to calculate the overall value for each possible scenario, and allows decision makers to more easily compare the alternatives.

Attractiveness					Unit Specifics				Community Value	
25%					50%				25%	
Support Services			Travel Distance	School zone	Size		Monthly rent	Cost to Build	Distance from closest AHU	Neighborhood impact
55%			25%	20%	50%		25%	25%	50%	50%
Day Care	Mental Health	Public Transportation			# Units	Bedrooms (per Unit)			AHU = affordable housing unit	
50%	35%	15%			50%	50%				
6.9%	4.8%	2.1%	6.3%	5.0%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%

Figure 3. Decision Matrix Breakdown for Comparing Housing Alternatives

4. Conclusions, Recommendations, and Future Research

Using analytics informed by recent population growth combined with new workers immigrating to help construct the GBSD program, our team developed three different population estimates for the city of Cheyenne Wyoming by the year 2030. It is likely that the population will be between 71,500 and 73,000, and the city should plan for such.

The key takeaways from a housing standpoint are that factors such as public support services and transportation need to be incorporated into affordable housing plans in the future, and that renovation of old, currently vacant units should be strongly considered due to both the opportunity to save time and money and to avoid even more vacant units present in the city once GBSD workers and their families leave. From the decision matrix, the key takeaway is that it is a useful tool to compare viable housing strategies and the weights assigned can be altered based on the policies and goals of the future. Although the scenario currently presented is example data, the results are likely comparable to those with real world data.

The largest area for further research lies in the conditions of current housing and investigating the best ways government can assist families that are burdened by housing costs. As stated earlier, many housing vacancies are listed as “other vacancies” from the census. There are many different conditions these houses could be in and determining those conditions would be useful when deciding whether to spend money renovating units or not. Additionally, there are many unconsidered ways the government can help these efforts. Further investigation into which programs help people the most would be worthwhile so that programs that do not work as well can either learn from the better programs or be defunded to support the better ones with more money.

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Economic Indicators
for Greater Cheyenne

Annual Trends
Edition

Center for Business and Economic Analysis @ LCCC

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Preface

The articles appearing in this publication represent the opinions of the author and do not necessarily reflect the views of funding agencies and organizations. Duplication or quotation of material in this publication is welcomed; we request that you credit CBEA@LCCC.

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Economic Indicators

Summary

The Annual Trends report summarizes and illustrates the characteristics of the Cheyenne and Laramie County economy over the last ten years or longer. This report presents the latest available federal, state, and local agency statistics on Laramie County's economic and demographic growth patterns. Both business and government planning require a realistic and unbiased assessment of past trends and future directions. The indicators and statistics presented in this report are intended to be used as a guide to understanding the local economy.

2021 in Review

At this time last year, Wyoming and Laramie County were recovering from a sharp downturn due to the coronavirus pandemic. This year, both the state and the county have continued recovering, as income growth and sales growth were both positive and unemployment rates continued to drop.

A key indicator of the level of general business activity is sales and in Laramie County both total taxable sales and total retail sales rose in 2021. Total taxable sales rose 9.3 percent from 2020 to 2021. Total retail sales rose by 18.5 percent during this same time period. This resulted in an increase in sales and use tax receipts of 9.3 percent from 2020 to 2021. The tax receipts are the highest levels recorded in Laramie County, nearly double what they were 10 years ago.

There was a modest increase in oil activity in the county over the last year. From 2020 to 2021, total annual oil production rose by 3.9 percent, the average monthly number of active wells rose 12.2 percent, and the number of spuds – defined as a newly drilled oil well – rose from 22 to 63. It will be interesting to see how production numbers look in 2022 as the country seeks to curb inflation and rising gas prices.

Laramie County gained jobs from 2020 to 2021, according to both Local Area Unemployment Statistics (LAUS) and Current Employment Statistics (CES)¹. Laramie County gained 2,172 jobs according to the LAUS and 700 jobs according to the CES. Employment data from the Bureau of Economic Analysis (BEA) lag one year, but provide greater detail of employment and earnings by industry. These data show government remained the primary employer in Laramie County in 2020, accounting for 25.3 percent of all jobs and generating 38.0 percent of all earnings by place of work. This significant public sector employment continued to serve as an important source of local economic stability.

¹It is important to keep in mind the difference between the LAUS data and the CES data. LAUS data are based on a survey of households and CES data are based on a survey of employers. The LAUS data indicated that more Laramie County residents were working. The CES data reflect a count of **jobs** not workers and showed an increase in the number of jobs in the county.

Unemployment fell in Laramie County and across Wyoming. In Laramie County, it fell from 5.4 percent in 2020 to 3.9 percent in 2021. In Wyoming, it fell from 5.9 percent in 2020 to 4.3 percent in 2021. These rates are within about a half a percentage point of pre-pandemic levels.

The housing market really tightened and became a seller's market last year. The average number of houses for sale fell nearly in half in the city(-40.9%) and the county(-41.5%). However, the total number of units – city **and** county – sold rose from 1,933 in 2020 to 1,988 in 2021(+2.8%). In the city, the average selling price rose from \$298,203 to \$331,048 (+11.0%). In the county, the average selling price rose from \$450,179 to \$514,793 (+14.4%)

The number of building permits issued is an indicator of future home construction. In the city, the number of building permits for new single-family homes fell from 213 in 2020 to 203 in 2021 (-4.7%) and new apartments/duplexes fell from 9 in 2020 to 4 in 2021(-55.5%). In the county, outside the city of Cheyenne, the number of single-family building permits rose sharply – from 239 in 2020 to 303 in 2021 (26.8%).

The value of new industrial/commercial construction rose in the city and fell in the county in 2021. Total new dollar valuation was \$507,777,445 million in the city and \$10.3 million in the county. In the city, the expansion of the Microsoft Data Center accounted for over 420 million(84 percent) of the total new industrial/commercial construction valuation. In the county, a new fire station and landfill entrance and scale house were the major new construction projects.

Laramie County's population grew 1.0 percent in 2021(1,012 people), while the state of Wyoming posted a population gain for the first time in five years.

Looking to the future, the most significant economic issue in the state of Wyoming and, to a lesser extent in Laramie County, is the long-term prospect of decreased tax revenue due to lower energy prices and the decline in energy extraction activity in the state. Just the uncertainty around this issue created significant issues in the recent Wyoming legislative budget session. At each level of government – state, county, and city – new sources of tax revenue will need to be identified and/or fewer services provided to residents.

The following six sections of the Annual Economic Trends report provide comprehensive data on business, employment, wages and income, demographics, housing and development trends for Greater Cheyenne.

Business Trends

The Business Trends section contains primary business data sets designed to measure overall economic performance in the Greater Cheyenne economy.

- Table 1.4 contains ten primary growth measures including: population, jobs, personal income and Gross Domestic Product (GDP). The Current Employment Statistics (CES) five-year average job growth rate is -0.33 percent and the Bureau of Economic Analysis (BEA) employment five year average growth rate is 0.82 percent. Due to the coronavirus pandemic, these job growth numbers trended downward in 2020 and will likely rebound the next few years.
- The population of Laramie County and Cheyenne increased in 2021. Laramie County added 1,012 persons (+1.0%) and the city of Cheyenne added 897 persons (+1.4%). Over the past fifteen years, the population growth rate for Laramie County and the city of Cheyenne, have both averaged around 1.0 percent per year. The Wyoming Department of Transportation's driver's license exchange program reported that there were 4,325 in-migrants and 4,468 out-migrants in the county in 2020 which resulted in a net loss of 143 persons. Despite having the highest number of in-migrants recorded, it is the second net loss of persons in three years. Data on in-migrants and out-migrants can be found in Table 4.4 (a).
- Total Laramie County school enrollments (LCSD #1 and LCSD #2) K-12 increased by 191 students (+1.3%) in 2021. It is the largest single-year increase in the last 25 years, but public school enrollments are still down from the pre-pandemic levels. Table 4.7 provides complete details.
- Figure 3 shows the relationship between growth rates in real GDP, personal income and wages in Laramie County. Real GDP is the inflation adjusted value of all the final goods and services produced in the economy in a year. Over time the growth rates in real GDP, personal income, and wages tend to move in the same direction. In 2020, however, real GDP decreased 3.3 percent, personal income increased 3.7 percent, and wages increased by 4.0 percent. The incongruence between output and wages is likely due to shutdowns decreasing actual output, but paycheck programs keeping incomes stable.
- Table 1.1 provides total estimated taxable sales and retail sales. Total taxable sales increased 9.3 percent from 2020 to 2021. Total retail sales increased 18.6 percent during this same time period. Every retail sector, except liquor stores, saw an increase in sales in 2021. The increase in sales for everything was stable incomes, due to paycheck programs, and additional stimulus payments from

Business Trends

Tables and Figures

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the government. The drop in liquor store sales is a correction for 2020's large increase in sales. With bars getting shut down for weeks at a time, consumers switched to drinking at home. With bars reopening, consumers switched back to drinking outside the home.

- Table 1.2 presents data on sales and use tax receipts to entities within Laramie County. Total sales and use tax receipts 9.3 percent from 2020 to 2021. The overall tax receipts are the highest recorded, passing 60 million dollars for the first time.
- Table 1.9 (a) shows annual Laramie County oil production and the number of active wells. Average monthly oil production in Laramie County rose from 751,550 barrels in 2020 to 781,041 barrels in 2021. Total annual oil production rose by less than 4 percent from 2020 to 2021. The average monthly number of active wells rose from 419 in 2020 to 470 in 2021(+12.2%). Table 1.9 (b) shows oil prices, which rose sharply from a monthly average of \$39.23 in 2020 to \$67.99 in 2021(+73.3%). The number of spuds – defined as a newly drilled oil well – rose from 22 in 2020 to 63 in 2021.

Table 1.0

Cheyenne/Laramie County Profile

Items	Most Recent Period		Previous Period		%Change In Value
	Year	Value	Year	Value	
Demography					
Total Population - Cheyenne'	2020	65,132	2019	64,235	1.4%
Total Population - Laramie County'	2020	100,512	2019	99,500	1.0%
Total Male Population'	2020	50,959	2019	50,413	1.1%
Total Female Population'	2020	49,552	2019	49,087	0.9%
% of Population - Under 18 Years Old'	2020	23.0%	2019	25.3%	-9.1%
% of Population - 65 Years & Older'	2020	16.7%	2019	16.5%	1.2%
Median Age'	2020	37.4	2019	37.4	0.0%
% of Population - White Alone {Non-Hispanic}'	2020	78.5%	2019	81.0%	-3.1%
% of Population - Native American Alone'	2020	0.8%	2019	0.7%	14.3%
% of Population - Hispanic or Latino'	2020	14.7%	2019	13.1%	12.2%
Households- County'	2020	41,739	2019	39,683	5.2%
Average Household Size - County'	2020	2.34	2019	2.43	-3.7%
Households- Cheyenne'	2020	27,344	2019	27,344	0.0%
% of Households(HH) Headed by Married Couples'	2020	50.9%	2019	50.7%	0.4%
% of HH Headed by Single Female (w/own children <18 yrs.)'	2020	4.1%	2019	5.0%	-18.0%
Weather & Geography					
Total Area (sq. miles) ⁴	2010	2,686	-	-	-
Total Area (sq. miles) ¹¹ . Cheyenne	2021	34.29	2020	32.54	5.4%
Water Area (sq. miles)	2000	1.6	-	-	-
Elevation {ft.} ⁵	2010	6,062	-	-	-
Avg Max Temperature {F} - Cheyenne ^S	1991- 20	59.2	1981-10	58.6	1.0%
Avg Min Temperature (F)- Cheyenne ^S	1991- 20	34.6	1981-10	33.9	2.1%
Average Annual Precipitation (inches) - Cheyenne ^S	1991- 20	15.4	1981-10	15.9	-3.3%
Average Daily Wind Speed (mph) ⁵	2001-11	11.8	1996-06	12.4	-4.8%
Crime & Law Enforcement"					
Crimes	2020	3,185	2019	2,957	7.7%
Crimes per 10,000 Persons	2020	316.9	2019	297.1	6.7%
Homicides per 10,000 Persons	2020	0.2	2019	0.5	-62.0%
Rapes per 10,000 Persons	2020	3.5	2019	4.3	-19.1%
Robberies per 10,000 Persons	2020	2.7	2019	2.7	-0.7%
Aggravated Assaults per 10,000 Persons	2020	17.9	2019	14.5	23.4%
Burglaries per 10,000 Persons	2020	17.1	2019	21.1	-19.0%
Larcenies & Thefts per 10,000 Persons	2020	175.9	2019	161.3	9.1%
Motor Vehicle Thefts per 10,000 Persons	2020	24.5	2019	17.5	39.8%
Education					
% of Pop. (25 yrs. & older) with High School Diploma or higher'	2020	94.4%	2019	93.0%	1.5%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher'	2020	30.1%	2019	28.5%	5.6%
Student-Teacher Ratio in LCSD #1 ⁷	2020-21	13.3	2019-20	14.0	-5.0%
Student-Teacher Ratio in LCSD #2 ⁷	2020-21	11.1	2019-20	11.0	0.9%
Expenditures Per Pupil in LCSD #1 ⁷	2020-21	\$20,061	2019-20	\$18,857	6.4%
Expenditures Per Pupil in LCSD #2 ⁷	2020-21	\$23,043	2019-20	\$21,867	5.4%
LCSD #1 Enrollment ⁸	2020-21	13,994	2019-20	14,421	-3.0%
LCSD #2 Enrollment ⁸	2020-21	1,056	2019-20	1,059	-0.3%
Total School Enrollments Laramie County"	2020-21	15,733	2019-20	15,858	-0.8%
% of Students in Private Schools ⁹	2020-21	2.2%	2019-20	2.1%	4.8%
% of Students Home-Schooled ⁹	2020-21	2.9%	2019-20	3.6%	-19.4%
ACT Average Composite Score (range 1-36) LCSD #1 ¹⁰	2020-21	19.0	2019-20	19.8	-4.0%
ACT Average Composite Score (range 1-36) LCSD #2 ¹⁰	2020-21	19.0	2019-20	20.2	-5.9%
LCSD #1 Graduation Rate ¹¹	2020-21	80.3%	2019-20	77.9%	3.1%
LCSD #2 Graduation Rate ¹¹	2020-21	89.0%	2019-20	94.5%	-5.8%

Items	Most Recent Period		Previous Period		%Change In Value
	Year	Value	Year	Value	
Full-time Equivalent (FTE) Enrollment at LCCC (Fall Semester)"	2020	2,788.0	2019	3,053.0	-8.7%
Average Student Age at LCCC (Fall Semester) ¹²	2020	23.0	2019	22.9	0.4%
Median Student Age at LCCC (Fall Semester)"	2020	19.0	2019	19.0	0.0%
3 -Year Graduation Rate at LCCC ¹²	2020	27.0%	2019	30.0%	-10.0%
3 -Year Rate of Transfer from LCCC ¹²	2020	24.0%	2019	29.0%	-17.2%
Housing					
Average Rent for 2-3 Bedroom House (\$) ¹³	2Q21	\$1,455	4Q20	\$1,370	6.2%
Average Rent for 2 Bedroom Apartment (\$) ¹³	2Q21	\$924	4Q20	\$907	1.9%
Average Rent for 2-3 Bedroom Mobile Home (\$) ¹³	2Q21	\$979	4Q20	\$965	1.5%
Average Sales Price - Cheyenne ¹⁴	2021	\$331,048	2020	\$298,203	11.0%
Average Sales Price - Rural Laramie County ¹⁴	2021	\$514,793	2020	\$450,179	14.4%
Laramie County's Economy					
Median Household Income'	2020	\$70,567	2019	\$66,910	5.5%
Mean Household Income'	2020	\$95,612	2019	\$85,483	11.8%
Per Capita Personal Income (\$) ¹⁵	2020	\$55,094	2019	\$53,532	2.9%
Average Wage per Job ¹⁵	2020	\$57,561	2019	\$55,251	4.2%
Average Annual Pay (\$) ^{1b}	2020	\$53,367	2019	\$51,341	3.9%
Employment & Labor					
Employment ¹⁷	2021	46,692	2020	45,992	1.5%
Unemployment Rate ¹⁸	2021	3.9%	2020	5.4%	-27.8%
Total Non-farm Jobs ¹⁵	2020	69,824	72196	70,692	-1.2%
Percent of Jobs in Selected Industries					
% of Jobs in Farming	2020	2.0%	2019	2.0%	1.6%
% of Jobs in Mining	2020	1.1%	2019	1.5%	-28.3%
% of Jobs in Government	2020	25.3%	2019	24.5%	3.3%
% of Jobs in Construction	2020	6.5%	2019	6.4%	0.6%
% of Jobs in Manufacturing	2020	2.2%	2019	2.3%	-2.7%
% of Jobs in Trans. & Ware.	2020	6.3%	2019	6.2%	2.1%
% of Jobs in FIRE	2020	14.2%	2019	14.3%	-1.0%
% of Jobs in Retail Trade	2020	9.1%	2019	9.0%	1.3%
% of Jobs in Wholesale	2020	1.8%	2019	1.8%	0.4%
Labor Force Demographics²					
% of Labor Force Age 16-19	2020	5.1%	2019	4.6%	10.6%
% of Labor Force Age 20-24	2020	11.1%	2019	8.9%	24.4%
% of Labor Force Age 25-44	2020	43.0%	2019	44.4%	-3.3%
% of Labor Force Age 45-54	2020	19.0%	2019	19.7%	-3.4%
% of Labor Force Age 55-64	2020	16.5%	2019	16.7%	-0.8%
% of Labor Force Age 65-74	2020	4.8%	2019	4.7%	2.5%
% of Labor Force Age 75 and over	2020	0.5%	2019	1.1%	-50.6%
% of Labor Force Male	2020	52.1%	2019	51.9%	0.4%
% of Labor Force Female	2020	47.9%	2019	48.1%	-0.4%
% of Males in Labor Force	2020	87.9%	2019	83.5%	5.3%
% of Females in Labor Force	2020	76.6%	2019	73.7%	3.9%
CPI					
U.S. CPI ¹⁹	2020	277.9	2020	258.8	7.4%
Annual Inflation Rate - Cheyenne ¹³	2Q21	7.2%	4Q20	1.9%	278.9%

Sources:

¹Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1

²U.S. Census Bureau, American Community Survey, 1 Year Estimates

³U.S. Census Bureau, American Community Survey, 5 Year Estimates

⁴U.S. Census Bureau, State and County QuickFacts

Western Regional Climate Center

⁵Wyoming Division of Criminal Investigation

⁷Wyoming Department of Education Statistical Report Series 3, District Financial Profile

¹⁰Wyoming Department of Education Statistical Report Series 2, Fall Enrollment Summary by Grade, for Districts and State

⁹WCBEA from Wyoming Department of Education, ICSD#, ICS0#2 and Cheyenne Area Schools

¹¹Wyoming Department of Education, Assessment Reports

¹²Laramie County Community College, Institutional Research Office

¹³Wyoming Department of Administration & Information, Economic

¹⁴Cheyenne Board of Realtors

¹⁵U.S. Department of Commerce, Bureau of Economic Analysis

Note: Non-farm employment data include proprietors

¹⁶U.S. Department of labor, Bureau of labor Statistics

¹⁷Wyoming Department of Workforce Services, labor Market Information, CESData

¹⁸Wyoming Department of Workforce Services, labor Market Information, LAUSData

¹⁹U.S. Department of labor, Bureau of labor Statistics, CPI U, for all Urban Consumers, U.S. City Average

Table 1.1

Laramie County Total Taxable Sales and Retail Sales by Subsectors**2016- 2021****(Dollars)**

	2016	2017	2018	2019	2020	2021
Total Taxable Sales	1,956,378,200	2,137,001,500	2,392,252,000	2,555,179,000	2,705,636,700	2,958,323,700
Total Retail Sales	1,247,091,200	1,329,037,100	1,429,816,900	1,493,546,000	1,499,441,700	1,777,775,200
Auto Dealers and Parts	77,729,100	86,425,700	90,433,700	101,928,100	96,294,400	104,429,200
Gasoline Stations	52,074,600	51,803,600	65,138,600	77,202,800	61,170,600	72,842,100
Home Furniture and Furnishings	35,073,400	35,083,800	36,271,700	39,484,300	35,511,200	40,472,000
Electronic and Appliance Stores	45,086,000	50,306,500	92,621,900	41,769,300	64,907,000	80,174,500
Building Material & Garden	179,740,800	211,983,800	225,493,500	262,388,400	280,704,300	339,254,300
Grocery and Food Stores	25,282,400	24,055,400	20,371,000	19,761,500	20,981,600	22,350,400
Liquor Stores	18,729,100	19,019,300	19,750,300	19,633,300	25,707,200	24,712,300
Clothing and Shoe Stores	48,724,000	48,093,400	52,010,500	56,265,800	47,142,100	62,795,500
Department Stores	41,959,300	40,518,300	36,835,100	34,727,200	35,013,700	35,710,700
General Merchandise Stores	138,164,400	143,634,600	164,366,500	162,352,900	150,281,900	174,299,100
Miscellaneous Retail	85,733,400	86,111,600	89,320,700	113,546,100	114,739,400	150,164,600
Lodging Services	51,262,900	57,754,200	61,605,500	65,698,000	42,922,600	68,390,700
Eating and Drinking Places	190,530,900	194,853,000	200,028,400	217,129,000	203,350,200	251,617,700
Automobile Sales	257,000,900	279,393,900	275,569,500	281,659,000	320,715,500	350,562,100

Source: WCBEA analysis from Wyoming Department of Revenue

Table 1.2**Laramie County Sales and Use Tax Receipts****Annual Total
1998- 2021****(Dollars)**

	Total Sales Tax Receipts 4% State & 1% Optional General Purpose'	4% State Sales and Use Tax Receipts	1% Optional Local General Purpose Sales and Use Tax Receipts
1998	21,494,661	11,541,365	9,953,296
1999	23,492,966	12,426,483	11,066,483
2000	24,833,339	13,115,173	11,718,167
2001	26,406,542	13,800,674	12,605,568
2002	29,011,725	15,428,989	13,582,736
2003	29,528,829	15,855,502	13,673,327
2004	30,559,319	16,501,718	14,057,601
2005	31,733,902	17,213,493	14,520,409
2006	33,118,921 *	17,894,618	15,224,303
2007	32,702,985 *	17,636,107	15,066,606
2008	33,114,106 *	17,827,988	15,286,119
2009	31,517,315 *	16,979,116	14,529,199
2010	31,846,764 *	17,051,836	14,794,927
2011	36,323,256	18,977,386	17,345,870
2012	38,495,663	20,616,860	17,878,803
2013	41,713,896	22,630,753	19,083,143
2014	50,365,308	27,315,092	23,050,216
2015	48,440,936	26,339,882	22,101,054
2016	43,007,227	23,443,445	19,563,782
2017	46,955,066	25,585,051	21,370,015
2018	52,524,785	28,602,262	23,922,523
2019	55,406,955	29,855,166	25,551,789
2020	59,555,208	32,498,839	27,056,369
2021	65,083,030	35,499,803	29,583,227

Notes: ' The State of Wyoming collects a 4% state sales and use tax as well as a 1% optional general purpose county sales and use tax. Table 1.2 shows the total share of collected taxes received by entities within Laramie County including Laramie County, the city of Cheyenne, the town of Burns, the town of Albin and the town of Pine Bluffs.

This total includes the 4% State Sales and Use Tax, 1% Optional General Purpose Sales and Use Tax, and the Out of State Sales and Use Tax.

From July 1, 1992 to June 30, 1993, the distribution was 35%.

On July 1, 1993, the distribution was changed to 28%.

On July 1, 2002, the percentage distribution was changed to 29.5%.

As of June 30, 2004, the percentage distribution was changed to 31%.

* Amounts were added to reflect loss in sales taxes levied on food

.....2006- \$350,694

"2007 - \$710,532

-2008 - \$1,016,784

•2009 - \$1,791,000

"2010 - \$895,500

Source: WCBEA from Wyoming Department of Revenue

Figure 1. Laramie County Sales and Use Tax Receipts, 2002-2021

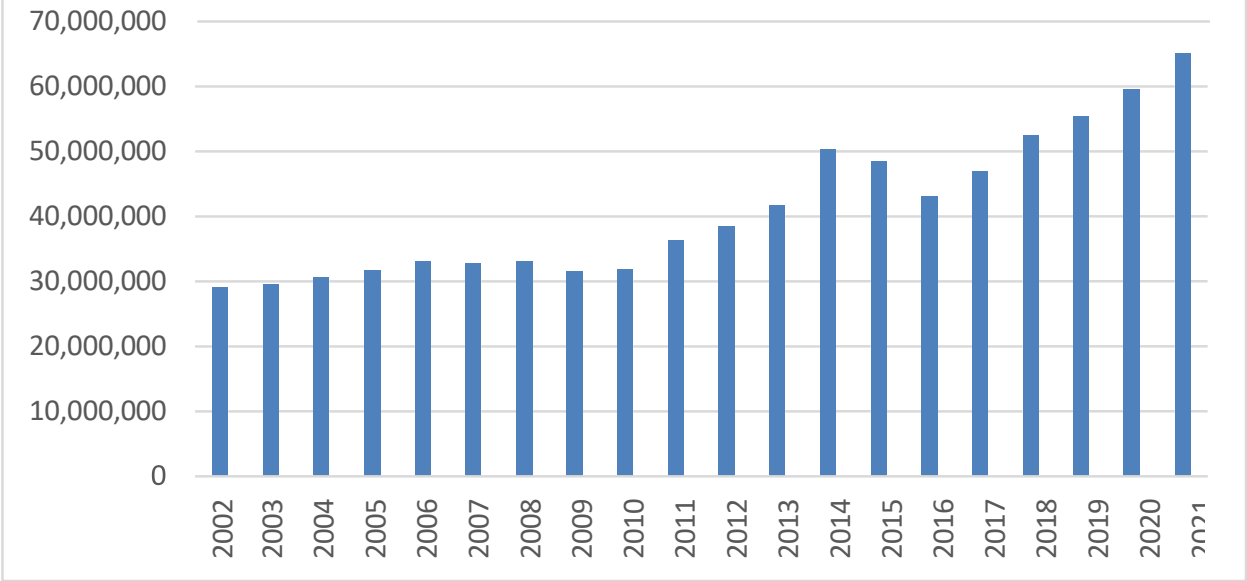


Table 1.3

Laramie County Lodging Tax Receipts

**Annual Totals
1992- 2021
(Dollars)**

Year	Lodging Tax Receipts'	%Change
1992	262,981	
1993	283,747	7.9%
1994	302,640	6.7%
1995	316,596	4.6%
1996	326,421	3.1%
1997	321,721	-1.4%
1998	344,509	7.1%
1999	362,725	5.3%
2000	399,193	10.1%
2001	400,237	0.3%
2002	453,918	13.4%
2003	582,681	28.4%
2004	646,724	11.0%
2005	691,081	6.9%
2006	845,936	22.4%
2007	1,128,773	33.4%
2008	1,156,118	2.4%
2009	1,058,485	-8.4%
2010	1,244,406	17.6%
2011	1,381,347	11.0%
2012	1,291,774	-6.5%
2013	1,319,517	2.1%
2014	1,800,299	36.4%
2015	1,899,869	5.5%
2016	1,708,156	-10.1%
2017	1,849,885	8.3%
2018	1,988,530	7.5%
2019	2,144,641	7.9%
2020	1,471,354	-31.4%
2021	2,269,419	54.2%

Notes. LodgingTax Receipts. 7/1/87 to 3/31/03 - 2%,
4/1/03 to 3/31/07 3%; effective 4/1/07 4%

Source: WCBEA from Wyoming Department of Revenue & Taxation

Table 1.4

Growth Rates
Laramie County
2005- 2020

Year	Laramie County ¹		City of Cheyenne ¹		Employment (CES)		BEA Employment		Annual Mean Wages	
	Population	% Change	Population	% Change	#Jobs	% Change	# Jobs	% Change	\$	% Change
2005	86,819		56,468		41,725		57,722		31,870	
2006	87,654	1.0%	56,958	0.9%	42,908	2.8%	58,704	1.7%	33,230	4.3%
2007	89,077	1.6%	57,829	1.5%	44,150	2.9%	61,107	4.1%	35,770	7.6%
2008	90,430	1.5%	58,658	1.4%	45,158	2.3%	62,254	1.9%	37,560	5.0%
2009	91,885	1.6%	59,547	1.5%	44,133	-2.3%	61,625	-1.0%	39,160	4.3%
2010	91,885	0.0%	59,547	0.0%	43,342	-1.8%	61,441	-0.3%	40,070	2.3%
2011	92,561	0.7%	60,159	1.0%	44,192	2.0%	62,826	2.3%	41,280	3.0%
2012	94,690	2.3%	61,420	2.1%	44,792	1.4%	63,565	1.2%	42,260	2.4%
2013	95,706	1.1%	62,104	1.1%	46,100	2.9%	65,587	3.2%	43,000	1.8%
2014	96,038	0.3%	62,259	0.2%	46,858	1.6%	66,322	1.1%	44,050	2.4%
2015	97,006	1.0%	62,904	1.0%	47,167	0.7%	67,095	1.2%	45,270	2.8%
2016	97,978	1.0%	63,483	0.9%	46,667	-1.1%	67,574	0.7%	46,220	2.1%
2017	98,460	0.5%	63,587	0.2%	46,517	-0.3%	68,988	2.1%	47,648	3.1%
2018	98,976	0.5%	63,957	0.6%	46,608	0.2%	69,933	1.4%	49,467	3.8%
2019	99,500	0.5%	64,235	0.4%	45,992	-1.3%	72,107	3.1%	49,360	-0.2%
2020	100,512	1.0%	65,132	1.4%	46,391	0.9%	69,824	-3.2%	51,320	4.0%
15 Year Avg.		0.98%		0.96%		0.72%		1.29%		3.24%
5 Year Avg.		0.71%		0.70%		-0.33%		0.82%		2.55%

Source: Wyoming Department of A&I, Economic Analysis Division (EAD), Population Estimates as of July 1

Source: Wyoming Department of A&I, Economic Analysis Division (EAD), Population Estimates as of July 1

Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Current Employment Statistics

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of labor, Bureau of Labor Statistics, Occupational Employment Statistics, May reports

Year	Personal Income		Per Capita Personal Income		Real Per Capita Personal Income (2012 dollars)		Real GDP per County (2012 dollars)		Building Permits	
	\$	% Change	\$	% Change	\$	% Change	(\$000,000)	% Change	# Permits	% Change
2005	3,137,052		36,591		44,475		4,146		2,370	
2006	3,438,947	9.6%	39,611	8.3%	46,568	4.7%	4,444	7.2%	1,795	-24.3%
2007	3,609,700	5.0%	41,181	4.0%	46,901	0.7%	4,902	10.3%	1,622	-9.6%
2008	3,971,453	10.0%	44,584	8.3%	49,380	5.3%	5,326	8.6%	1,411	-13.0%
2009	3,778,191	-4.9%	41,780	-6.3%	44,555	-9.8%	4,647	-12.7%	1,402	-0.6%
2010	3,936,992	4.2%	42,684	2.2%	45,689	2.5%	4,687	0.9%	1,564	11.6%
2011	4,407,469	12.0%	47,617	11.6%	50,128	9.7%	4,875	4.0%	1,887	20.7%
2012	4,589,574	4.1%	48,469	1.8%	49,482	-1.3%	5,077	4.1%	1,951	3.4%
2013	4,625,346	0.8%	48,329	-0.3%	48,329	-2.3%	4,998	-1.6%	1,787	-8.4%
2014	4,746,730	2.6%	49,426	2.3%	48,705	0.8%	5,030	0.6%	1,641	-8.2%
2015	4,824,242	1.6%	49,731	0.6%	48,239	-1.0%	5,232	4.0%	1,877	14.4%
2016	4,742,835	-1.7%	48,377	-2.7%	46,866	-2.8%	5,031	-3.8%	1,830	-2.5%
2017	4,900,123	3.3%	49,697	2.7%	47,543	1.4%	5,028	-0.1%	2,198	20.1%
2018	5,183,999	5.8%	52,224	5.1%	48,921	2.9%	5,298	5.4%	2,051	-6.7%
2019	5,345,940	3.1%	53,532	2.5%	48,590	-0.7%	5,582	5.4%	2,100	2.4%
2020	5,542,205	3.7%	55,094	2.9%	49,470	1.8%	5,400	-3.3%	2,312	10.1%
15 Year Avg.		3.97%		2.85%		0.73%		2.31%		0.62%
5 Year Avg.		2.44%		1.64%		-0.03%		2.17%		4.68%

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: Laramie County Planning and Development

Figure 2. Laramie County Growth Rates in Population and Employment 2006 - 2020

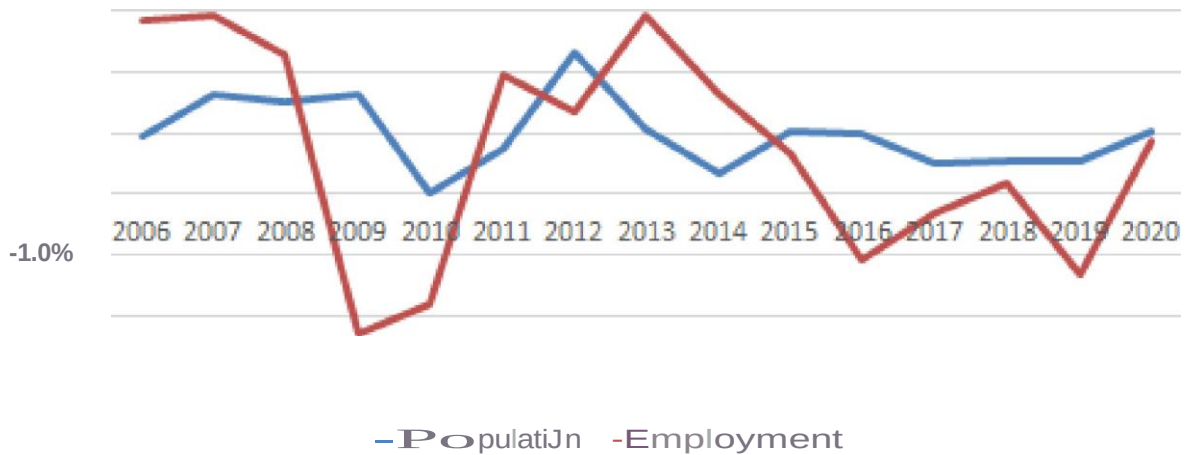


Figure 3. Laramie County Growth Rates in Wages, Personal Income, and Real GDP 2006- 2020

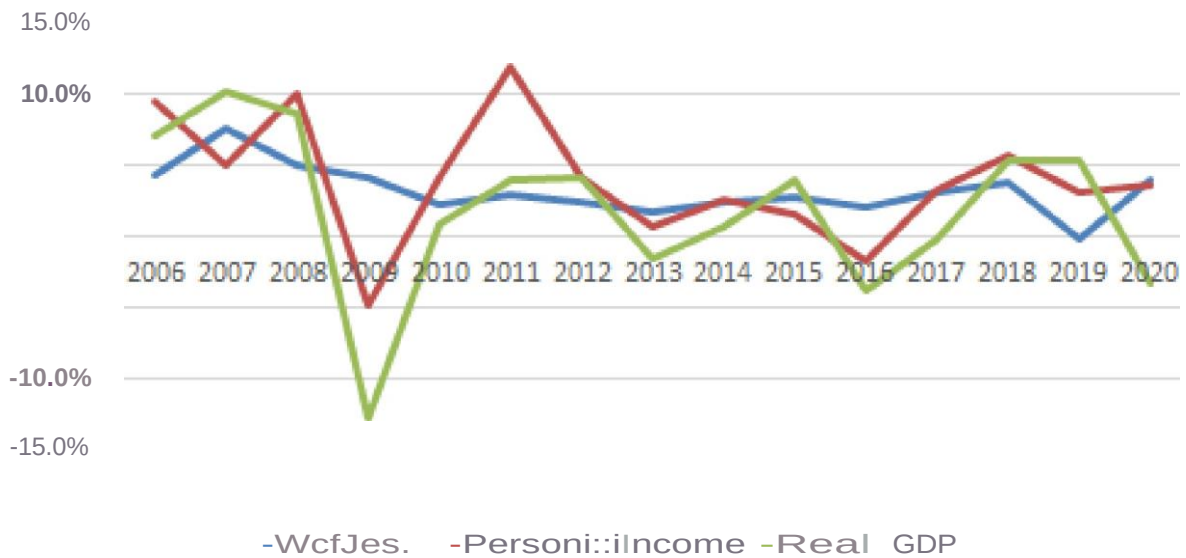


Table 1.5**Laramie County Gross Domestic Product****2006- 2020**

Year	Real GDP ¹	Real GDP %Change	Nominal GDP ²	Nominal GDP %Change	Real Per Capita GDP	Real Per Capita GDP %Change
2006	4,444	-	3,845	-	50,699	-
2007	4,902	10.3%	4,433	15.3%	55,031	8.5%
2008	5,326	8.6%	4,852	9.5%	58,896	7.0%
2009	4,647	-12.7%	4,169	-14.1%	50,391	-14.4%
2010	4,687	0.9%	4,326	3.8%	51,009	1.2%
2011	4,875	4.0%	4,737	9.5%	52,668	3.3%
2012	5,077	4.1%	5,077	7.2%	53,617	1.8%
2013	4,998	-1.6%	5,050	-0.5%	52,222	-2.6%
2014	5,030	0.6%	5,156	2.1%	52,375	0.3%
2015	5,232	4.0%	5,392	4.6%	53,935	3.0%
2016	5,031	-3.8%	5,178	-4.0%	51,348	-4.8%
2017	5,028	-0.1%	5,353	3.4%	51,066	-0.5%
2018	5,298	5.4%	5,814	8.6%	53,528	4.8%
2019	5,582	5.4%	6,114	5.2%	56,101	4.8%
2020	5,400	-3.3%	5,822	-4.8%	53,725	-4.2%

Note: ¹Data are in millions of chained 2012 dollars²Data are in millions of current dollars

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Table 1.6

Laramie County Auto Registrations (Titles)**Annual Total****2002- 2021**

Year	Titles
2002	36,808
2003	36,353
2004	35,724
2005	36,737
2006	36,021
2007	36,242
2008	35,229
2009	32,445
2010	33,146
2011	38,177
2012	36,757
2013	35,765
2014	35,466
2015	37,215
2016	38,556
2017	38,645
2018	38,979
2019	37,160
2020	36,171
2021	39,368

Source: WCBEA from Laramie County Clerk

Table 1.7

Laramie County Enplanements

Annual Total

2002- 2021

Year	Enplanements
2002	21,391
2003	17,182
2004	16,167
2005	14,372
2006	14,681
2007	16,888
2008	15,314
2009	11,155
2010	17,426
2011	22,776
2012	13,952
2013	10,777
2014	4,438
2015	2,275
2016	2,360
2017	1,289
2018	2,505
2019	17,310
2020	3,588
2021	4,161

Note: The decline in 2012 reflects the loss of a regional airline serving the Cheyenne market.

Source: WCBEA from Cheyenne Regional Airport

Table 1.8**Tourism Activity****Monthly Averages****2012- 2021**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Occupancy Rate(%)	62.4	63.7	65.0	61.2	53.0	54.2	58.2	65.9	53.4	57.5
Average Room Rate (\$)	76.08	79.50	86.29	89.41	90.90	89.70	90.00	94.78	80.71	97.35
Visit Cheyenne Walk-in Count	3,463	3,922	4,629	4,271	3,831	3,898	4,130	4,246	1,657	4,087
Trolley Ridership	1,074	1,389	1,648	1,713	1,954	1,708	1,786	1,880	373	847
Pine Bluffs Info. Center	9,345	10,180	11,040	8,164	8,145	6,465	6,615	8,008	n/a	10,273
1-25 State Visitor Center	5,726	12,504	13,010	13,496	12,890	13,014	12,148	11,302	2,599	9,736
Old West Museum Paid Visitor	1,514	1,740	2,145	2,083	2,259	1,679	1,965	1,966	464	1,774
State Museum	2,713	3,158	4,428	3,851	3,264	3,417	3,548	7,391	1,337	3,769

Note: Numbers reported are a monthly average for each year.

Source: WCBEA from Visit Cheyenne

Table 1.9

Laramie County Oil Production and Active Wells

(a)

Monthly Average and Annual Total

2015- 2021

Year	Oil Production			Active Wells	
	Average Monthly Oil Production (barrels)	Total Annual Oil Production (barrels)	Annual Percentage Change in Total Production	Average Monthly Active Wells	Annual Percentage Change
2015	426,806	5,121,672	-	224	-
2016	406,576	4,878,914	-4.7%	244	8.9%
2017	611,341	7,336,093	50.4%	294	20.5%
2018	799,193	9,590,310	30.7%	340	15.6%
2019	1,139,585	13,675,021	42.6%	424	24.7%
2020	751,550	9,018,598	-34.1%	419	-1.2%
2021	781,041	9,372,495	3.9%	470	12.2%

Source: WCBEA from Wyoming Oil and Gas Conservation Commission

Oil Spot Prices and Spuds

(b)

Monthly Average

2015- 2021

Year	Oil Prices		Spuds	
	Average Monthly Oil Price (per barrel)	Annual Percentage Change	Total Annual Spuds	Annual Percentage Change
2015	\$48.69		62	-
2016	\$43.14	-11.4%	11	-82.3%
2017	\$50.88	17.9%	36	227.3%
2018	\$64.94	27.6%	103	186.1%
2019	\$56.98	-12.3%	70	-32.0%
2020	\$39.23	-31.2%	22	-68.6%
2021	\$67.99	73.3%	63	186.4%

Source: WCBEA from Energy Information Administration, crude oil in dollars per barrel, spot prices West Texas Intermediate, Cushing, OK

Employment Trends

This Employment Trends section presents a comprehensive overview of past and current employment statistics and trends.

Table 2.1 presents job totals, (these totals include both full- and part-time jobs), by industrial sector. This allows for the measurement of job growth, by sector, over time. The source of these data is the Bureau of Economic Analysis (BEA) which is part of the U.S. Department of Commerce and is considered the best source of jobs data². BEA data generally lag by at least one year, so the most current data for this report are 2020.

Employment Trends

Tables and Figures

Table 2.0	Labor Force Averages (2007-2021)
Figure 4	Unemployment Rate (2007-2021)
Table 2.1	BEA Employment (2007-2020)
Table 2.2	Current Employment Statistics (2002-2021)
Table 2.3	BEA Proprietors (1991-2020)
Table 2.4	Employment Projections (2019-2023)
Table 2.5	Firms by Size and Industry (2019)

- The total number of jobs in Laramie County in 2020 was 69,824. This was a decrease of 2,283 jobs compared with 2019.
- Employment data for the Mining sector is available for years 2013 through 2021. The mining sector lost 329 jobs in 2020, making it one of the hardest hit sectors behind food services. This is likely due to a sharp downturn in oil and gas prices in 2020.
- Government remained the primary employer in Laramie County with a total of 17,682 jobs. This was an increase of 120 jobs (0.6%) from 2019 to 2020. The importance of the public sector to the Laramie County economy is clear. In 2020, this sector accounted for 25.3 percent of all jobs in Laramie County and generated 38.0 percent of all earnings by place of work. This significant public sector presence continued to be the source of greater economic stability here in Laramie County, especially compared to the rest of the state.
- Unemployment fell in Wyoming and Laramie County during 2021. The unemployment rate in the state moved from 5.9 percent in 2020 to 4.3 percent in 2021. During the same time period, unemployment in Laramie County moved from 5.4 percent to 3.9 percent during the year, and remained below the state unemployment rate.

²BEA data are based on Current Employment Statistics, Quarterly Census of Employment and Wages and Internal Revenue Service data and include full- and part-time employees, civilian government employees, agricultural and household employees, estimates/adjustments for employment not covered by the state Unemployment Insurance program and the Unemployment Compensation for Federal Employees program, and estimates for employment in farms, religious organizations, railroads, military and residents employed by international organizations.

- Table 2.3 presents BEA data on the number of non-farm and farm proprietors, plus average incomes for both groups through 2020. From 2019 to 2020, the number of non-farm proprietors decreased by 973 (-5.4%) while the number of farm proprietors increased by 1 to 1,038(+0.1%). Average farm income rose from 2019 to 2020 – from -\$4,374 to \$8,495. It should be noted that there is substantial variation in the data. Annual averages for farm income over the past 10 years have ranged from an average loss of \$6,072 to a high of \$32,733.
- Table 2.4 contains job projections from 2019 to 2023 using BEA employment data as the baseline. This table also contains actual jobs data for 2019 and 2020, which allows for a comparison between actual and projected results. For 2019, the total employment projection was 71,366. This projection was an underestimate – it projected 741 fewer jobs than were actually counted in that year. The 2020 projection of 71,816 total jobs was an overestimate. The actual number of jobs was 69,824, 1,992 fewer jobs than projected. A global pandemic created steep job losses in FIRE(Finance, Insurance, and Real Estate), Food Services, and Mining. Those three sectors lost a combined 1,774 jobs, accounting for nearly 90 percent of the overestimation. Some of those lost jobs will come back in 2021, so future projections and counts should be closer.
- In Table 2.4, the projections for 2021 and 2022 have been revised, and projections for 2023 have been added. Projections are made by extrapolating past trends into the future. Given the current instability/volatility in the Wyoming economy and the national economic recovery from the pandemic, these forecasts should be viewed with caution.
- Table 2.5 shows the distribution of employers in Laramie County by the number of employees. These data are published by the U.S. Census Bureau as part of the County Business Patterns, a program designed to provide statistics for businesses with paid employees. While data are generally available 18 months after each reference year, the most current available data for Laramie County are 2019. The vast majority of employers in Laramie County are small businesses. In 2019, more than three-fourths of businesses with paid employees had fewer than 10 employees. More than half (61.6%) employed fewer than five employees and 15.9 percent employed five to nine employees. Less than one percent of businesses with paid employees employed more than 100 workers.

Table 2.0

Labor Force Averages
For Wyoming, Laramie County & Cheyenne
2007- 2021

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Labor Force															
Wyoming	286,560	293,279	300,120	303,296	306,815	307,267	306,608	305,970	304,403	300,732	292,923	289,574	290,295	291,676	294,228
Laramie County	42,422	42,949	43,831	44,283	47,167	47,711	48,587	48,762	48,727	48,874	48,162	47,180	47,915	49,065	50,544
Cheyenne	28,254	28,613	28,838	29,857	30,627	31,008	31,626	31,764	31,855	31,948	31,501	30,849	31,046	31,821	32,702
Employed'															
Wyoming	278,486	284,310	281,150	283,744	289,019	290,932	292,131	293,302	291,295	284,681	280,689	277,820	279,743	278,149	281,092
Laramie County (LAUS)	40,919	41,250	40,995	40,928	44,249	44,967	46,258	46,656	46,788	46,866	46,383	45,416	46,242	46,391	48,563
Laramie County (CES)	44,150	45,158	44,133	43,342	44,192	44,792	46,100	46,858	47,167	46,667	46,517	46,608	47,108	45,992	46,692
Cheyenne	27,191	27,411	27,120	27,979	28,854	29,303	30,182	30,451	30,544	30,604	30,289	29,654	29,952	30,008	31,385
Unemployed															
Wyoming	8,074	8,969	18,970	19,552	17,796	16,335	14,477	12,668	13,108	16,051	12,234	11,754	10,552	17,347	13,135
Laramie County	1,502	1,700	2,836	3,354	2,918	2,744	2,329	2,106	1,939	2,008	1,779	1,763	1,674	2,674	1,981
Cheyenne	1,063	1,202	1,717	1,878	1,773	1,705	1,444	1,313	1,311	1,344	1,212	1,195	1,094	1,813	1,317
Unemployment Rate															
Wyoming	2.8	3.1	6.3	6.5	5.8	5.3	4.7	4.2	4.3	5.3	4.2	4.1	3.6	5.9	4.5
Laramie County	3.6	4.0	6.5	7.6	6.2	5.8	4.8	4.3	4.0	4.1	3.7	3.7	3.5	5.4	3.9
Cheyenne	3.8	4.2	6.0	6.3	5.8	5.5	4.6	4.1	4.1	4.2	3.8	3.9	3.5	5.7	4.0

Notes: Figures are not benchmarked. Benchmarking is completed on an annual basis to account for survey error, or variance, in the estimates including sampling error and nonsampling error. Benchmarked data determine final employment levels. Figures for 2002-2015 are benchmarked.

² Labor statistics are compiled from two major sources: Current Population Survey (CPS) and Current Employment Statistics (CES). Local Area Unemployment Statistics (LAUS) are estimated based on CPS data which is collected through household surveys where individuals are reported as employed, unemployed or not in the labor force. These data include employment for both agriculture and nonagricultural industries. CES data are based on establishment records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls.

Because of changes in the estimation methodology, there is a break in the data set between 2009 and 2010. Therefore, pre-2010 data are not comparable to data from 2010 to present.

Source: WCBEA from Wyoming Department of Workforce Services, Labor Market Information

Figure 4. Wyoming, Laramie County, and Cheyenne
Unemployment Rates, 2007 - 2021

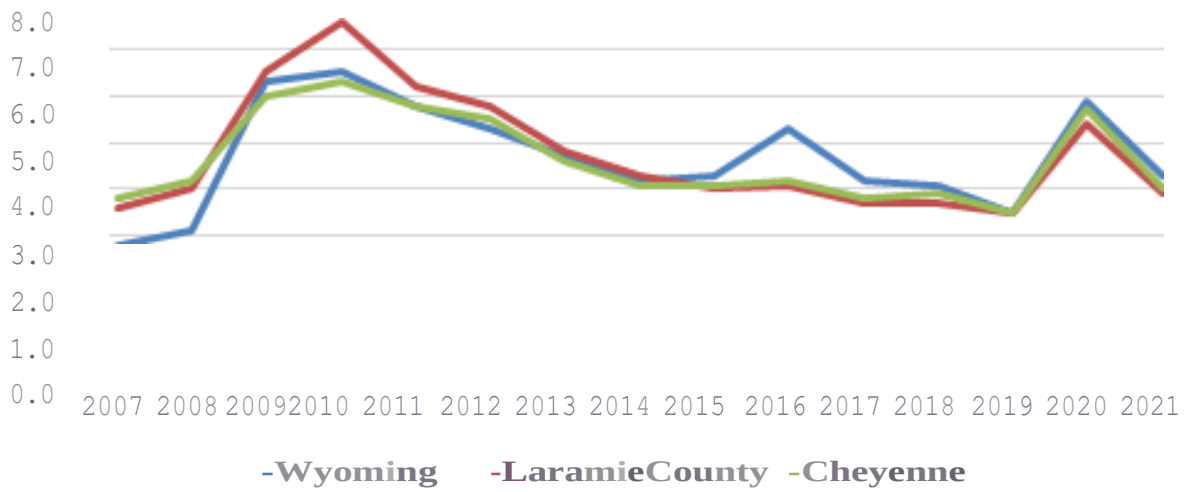


Table 2.1

Laramie County Employment
Full & Part Time Employment By Industry
2007- 2020

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Employment	61,107	62,254	61,625	61,441	62,826	63,565	65,587	66,322	67,095	67,574	68,988	70,779	72,107	69,824
By Type														
Wage and salary employment	49,314	50,249	49,128	48,730	49,536	50,293	51,599	52,268	52,566	51,946	51,964	52,432	53,299	51,988
Proprietors employment	11,793	12,005	12,497	12,711	13,290	13,272	13,988	14,054	14,529	15,628	17,024	18,347	18,808	17,836
Farm proprietors employment	723	779	836	898	963	991	980	1,015	1,017	1,023	1,011	1,029	1,037	1,038
Nonfarm proprietors employment	11,070	11,226	11,661	11,813	12,327	12,281	13,008	13,039	13,512	14,605	16,013	17,318	17,771	16,798
By Industry														
Farm employment	918	999	1057	1,135	1,253	1,334	1,319	1,345	1,369	1,379	1,409	1,388	1,415	1,390
Nonfarm employment	60,189	61,255	60,568	60,306	61,573	62,231	64,268	64,977	65,726	66,195	67,579	69,391	70,692	68,434
Private nonfarm employment	43,409	44,150	43,171	42,777	44,047	44,708	46,621	47,549	48,222	48,544	49,984	51,820	53,130	50,752
Forestry, fishing, and related activities	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Mining	(D)	(D)	(D)	(D)	(D)	(D)	649	922	956	945	1059	1121	1065	736
Utilities	151	155	142	143	142	146	155	173	204	214	195	193	178	180
Construction	4,055	4,151	3,830	3,553	3,728	3,896	4,393	4,328	4,364	4,149	4,080	4,249	4,633	4,508
Manufacturing	1,792	1,850	1,692	1,609	1,669	1,551	1,588	1,575	1,596	1,565	(D)	1,579	1,656	1,550
Wholesale trade	1,009	1,061	1,021	1,008	1,062	1,176	1,227	1,393	1,463	1,262	1,274	1,290	1,363	1,287
Retail trade	7,229	7,063	6,870	6,659	6,740	6,767	7,028	6,838	7,160	7,194	6,979	6,648	6,642	6,387
Transportation and warehousing	3,683	3,663	3,478	3,468	3,660	3,687	3,765	4,236	4,231	3,923	4,216	4,134	4,338	4,394
Information	1,189	1,231	1,243	1,242	1,286	1,345	1,384	1,438	1,415	1,410	1,352	1,301	1,273	1,070
Finance and insurance	2,547	2,884	3,320	3,421	3,682	3,659	3,800	3,715	3,791	4,170	4,692	5,787	5,951	5,933
Real estate and rental and leasing	2,916	2,992	2,836	2,916	2,963	2,951	3,108	3,294	3,348	3,478	3,686	4,134	4,304	3,966
Professional, scientific, and technical services	2,702	2,783	2,632	2,706	2,695	2,774	2,891	2,966	3,098	3,185	3,366	3,426	3,558	3,365
Management of companies and enterprises	201	200	177	198	174	136	233	275	(D)	(D)	(D)	(D)	361	439
Administrative and waste management services	2,321	2,521	2,451	2,439	2,488	2,509	2,561	2,587	2,577	2,476	2,418	2,935	2,852	2,977
Educational services	500	496	517	566	558	546	594	593	602	619	599	561	582	574
Health care and social assistance	4,547	4,675	4,756	4,768	4,817	4,812	4,808	4,777	4,717	4,951	5,153	5,278	5,301	5,280
Arts, entertainment, and recreation	763	770	772	768	806	854	(D)	(D)	850	958	1031	1053	(D)	(D)
Accommodation and food services	4,435	4,533	4,366	4,195	4,299	4,337	4,446	4,675	4,752	4,628	4,660	4,704	4,900	4,285
Other services, except public administration	2,744	2,629	2,565	2,508	2,658	2,707	2,916	2,728	2,717	2,690	2,705	2,806	2,859	2,645
Government and government enterprises	16,780	17,105	17,397	17,529	17,526	17,523	17,647	17,428	17,504	17,651	17,595	17,571	17,562	17,682
Federal, civilian	2,514	2,585	2,693	2,683	2,663	2,583	2,589	2,566	2,641	2,720	2,772	2,801	2,789	2,809
Military	3,437	3,445	3,478	3,575	3,594	3,565	3,645	3,476	3,467	3,450	3,523	3,567	3,617	3,739
State and local	10,829	11,075	11,226	11,271	11,269	11,375	11,413	11,386	11,396	11,481	11,300	11,203	11,156	11,134
State government	4,121	4,219	4,229	4,195	4,191	4,228	4,220	4,190	4,210	4,107	4,122	4,060	3,946	3,922
Local government	6,708	6,856	6,997	7,076	7,078	7,147	7,193	7,196	7,186	7,374	7,178	7,143	7,210	7,212

N/A- Data are not available

Note: (D) Not shown to avoid disclosure of confidential information. Estimates for this item are included in the totals.

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Table 2.2

Current Employment Statistics
Laramie County Nonagricultural Wage and Salary Employment
Employment In Thousands
2002- 2021

	2002 (fb)	2003 (fb)	2004 (fb)	2005 (fb)	2006 (fb)	2007 (fb)	2008 (fb)	2009 (fb)	2010 (fb)	2011 (fb)	2012 (fb)	2013 (fb)	2014 (fb)	2015 (fb)	2016 (fb)	2017 (fb)	2018 (fb)	2019 (p)	2020 (p)	2021 (p)
Total Nonfarm	39.2	40.2	40.8	41.7	42.9	44.2	45.2	44.1	43.3	44.2	44.8	46.1	46.9	47.2	46.7	46.5	46.6	47.1	47.4	47.1
Total Private	27.1	28.0	28.4	29.0	30.1	30.9	31.6	30.2	29.5	30.2	30.8	32.1	33.0	33.2	32.7	32.6	33.0	33.1	33.5	33.5
Goods Producing	4.0	4.1	4.2	4.4	4.9	4.8	4.9	4.5	4.1	4.3	4.3	4.9	5.1	5.2	4.8	4.8	5.1	5.0	5.4	4.9
Natural Resources, Mining and Construction	2.5	2.6	2.7	2.9	3.3	3.1	3.3	3.0	2.7	2.9	3.0	3.5	3.8	3.8	3.5	3.5	3.8	3.7	4.0	3.6
Manufacturing	1.5	1.5	1.6	1.6	1.6	1.6	1.7	1.5	1.4	1.4	1.3	1.4	1.4	1.4	1.3	1.3	1.3	1.3	1.4	1.3
Service Providing	35.2	36.1	36.5	37.3	38.0	39.4	40.2	39.7	39.3	39.9	40.5	41.2	41.7	42.0	41.9	41.7	41.5	42.1	42.1	42.2
Private Service Providing	23.2	23.9	24.2	24.6	25.1	26.2	26.7	25.7	25.5	25.9	26.6	27.4	28.0	27.9	28.0	27.5	27.9	28.1	28.2	28.6
Trade, Transportation, and Utilities	8.2	8.5	8.6	9.0	9.2	9.8	9.8	9.1	9.0	9.3	9.6	10.0	10.3	10.5	10.4	10.2	10.2	9.9	10.0	10.5
Wholesale Trade	0.7	0.7	0.7	0.8	0.8	0.8	0.9	0.8	0.8	0.8	0.9	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.1	1.0
Retail Trade	5.4	5.5	5.5	5.6	5.6	5.7	5.7	5.3	5.2	5.3	5.4	5.5	5.4	5.7	5.7	5.5	5.5	5.1	5.2	5.4
Transportation and Utilities	2.1	2.3	2.4	2.6	2.8	3.3	3.3	3.0	3.0	3.2	3.2	3.5	3.9	3.8	3.7	3.6	3.6	3.8	3.8	4.1
Information	1.0	1.1	1.0	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.1	1.1	1.0	1.0	0.9	0.8
Financial Activities	1.9	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2	2.2	2.2	2.3	2.3	2.2	2.2	2.2	2.3	2.3	2.3
Professional and Business Services	3.5	3.4	3.3	3.2	3.3	3.4	3.4	3.2	3.2	3.2	3.3	3.4	3.4	3.3	3.5	3.6	3.7	3.8	3.7	4.1
Education and Health Services	2.7	3.0	3.2	3.3	3.5	3.8	3.9	4.0	4.1	4.2	4.3	4.3	4.3	4.2	4.4	4.5	4.6	4.6	4.6	4.7
Leisure and Hospitality	4.3	4.3	4.4	4.4	4.4	4.5	4.6	4.4	4.3	4.3	4.4	4.6	4.8	4.8	4.8	4.7	4.6	4.9	5.0	4.7
Other Services	1.6	1.6	1.7	1.7	1.7	1.7	1.7	1.7	1.6	1.6	1.7	1.8	1.7	1.6	1.6	1.6	1.6	1.6	1.6	1.5
Government	12.1	12.3	12.4	12.8	12.8	13.2	13.6	13.9	13.8	14.0	14.0	14.0	13.9	14.0	14.0	13.9	13.6	14.1	13.9	13.6
Federal Government	2.6	2.6	2.6	2.5	2.5	2.6	2.7	2.7	2.7	2.6	2.6	2.5	2.6	2.7	2.7	2.7	2.7	2.9	2.7	2.7
State Government	3.8	3.9	3.8	3.9	3.9	4.0	4.1	4.1	4.0	4.0	4.0	4.0	4.0	4.0	3.9	3.9	3.8	3.9	3.9	3.8
Local Government	5.8	5.8	5.9	6.3	6.5	6.7	7.0	7.1	7.1	7.3	7.4	7.4	7.4	7.4	7.4	7.3	7.1	7.3	7.3	7.1

Notes: (fb) final benchmark, (pb) preliminary benchmark, (p) preliminary data. Each year, the CES survey employment estimates are benchmarked to comprehensive counts of employment for the month of March.

Sources: 2002-2018 data: WCBEA from Wyoming Department of Workforce Services, Labor Market Information

2019-2021 data: WCBEA from U.S. Department of Commerce, Bureau of Labor Statistics

Table 2.3

Laramie County Proprietors**1991- 2020**

Year	Non-Farm Proprietors	Avg Non-Farm Proprietor Income	Farm Proprietors	Avg Farm Proprietor Income	Total Proprietors
1991	7,150	\$9,413	563	\$21,966	7,713
1992	6,999	\$10,996	582	\$26,531	7,581
1993	7,285	\$12,477	582	\$6,878	7,867
1994	7,976	\$50,909	579	\$16,938	8,555
1995	7,958	\$14,601	584	\$10,670	8,542
1996	8,237	\$12,535	580	\$30,852	8,817
1997	8,607	\$14,392	586	\$16,836	9,193
1998	8,541	\$15,441	610	\$11,338	9,151
1999	8,547	\$17,677	628	\$12,511	9,175
2000	8,968	\$16,818	660	\$18,447	9,628
2001	8,415	\$19,332	679	-\$4,409	9,094
2002	8,798	\$19,112	749	\$7,340	9,547
2003	9,041	\$20,399	678	\$8,189	9,719
2004	9,313	\$19,782	652	\$14,571	9,965
2005	9,794	\$20,728	636	\$7,410	10,430
2006	9,964	\$18,042	608	\$15,526	10,572
2007	11,070	\$20,209	723	\$27,650	11,793
2008	11,226	\$17,915	779	\$16,904	12,005
2009	11,661	\$21,916	836	\$25,587	12,497
2010	11,813	\$27,252	898	\$65,330	12,711
2011	12,327	\$29,043	963	\$22,954	13,290
2012	12,281	\$31,524	991	\$21,452	13,272
2013	13,008	\$26,349	980	\$32,733	13,988
2014	13,039	\$26,771	1015	\$14,442	14,054
2015	13,512	\$24,521	1017	\$5,010	14,529
2016	14,605	\$24,227	1023	\$13,081	15,628
2017	15,831	\$23,511	1032	\$6,369	16,863
2018	17,318	\$20,283	1029	-\$6,072	18,347
2019	17,771	\$21,675	1037	\$4,374	18,808
2020	16,798	\$24,245	1038	\$8,495	17,836

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Table 2.4

Laramie County Employment Projections
Jobs by Place of Work
2019- 2023

	Actual 2019^{1,1}	Projected 2019³	Actual Less Projected 2019	Actual 2020^{1,1}	Projected 2020³	Actual Less Projected 2020	Projected 2021³	Projected 2022	Projected 2023
Total Employment¹	72,107	71,366	741	69,824	71,816	-1,992	69,543	69,262	68,983
Private									
Farm proprietors	1,037	1,011	26	1,038	1,042	-4	1,042	1,047	1,052
Mining ⁴	1,065	N/A	N/A	736	1,069	-333	1,069	1,074	1,078
Utilities	178	205	-27	180	174	6	174	168	163
Construction	4,633	4,090	543	4,508	4,651	-143	4,651	4,798	4,950
Manufacturing	1,656	1,550	106	1,550	1,711	-161	1,711	1,769	1,829
Transportation & Warehousing	4,338	3,970	368	4,394	4,402	-8	4,402	4,468	4,535
Wholesale Trade	1,363	1,481	-118	1,287	1,410	-123	1,410	1,458	1,509
Retail Trade	6,642	7,153	-511	6,387	6,481	-94	6,481	6,324	6,172
Finance, Insurance & Real Estate	10,255	7,232	3,023	9,899	10,600	-701	10,600	10,950	11,311
Professional & Tech. Services	3,558	3,260	298	3,365	3,658	-293	3,658	3,761	3,867
Administrative & Management	2,852	2,696	156	2,977	2,871	106	2,871	2,890	2,910
Information	1,273	1,358	-85	1,070	1,235	-165	1,235	1,198	1,163
Educational Services	582	573	9	574	574	0	574	566	559
Health Care & Social Assistance	5,301	5,303	-2	5,280	5,376	-96	5,376	5,453	5,531
Arts, Entertainment, & Recreation ⁴	(D)	877	N/A	(D)	877	N/A	877	877	877
Accommodation & Food Services	4,900	4,694	206	4,285	5,025	-740	5,025	5,153	5,285
Other Services	2,859	2,758	101	2,645	2,939	-294	2,939	3,022	3,106
Government									
Federal Civilian	2,789	2,735	54	2,809	2,735	74	2,797	2,806	2,814
Military	3,617	3,452	165	3,739	3,452	287	3,664	3,713	3,762
State & Local Government	11,156	11,229	-73	11,134	11,246	-112	11,084	11,013	10,943

Notes. Sector totals will not equal Total Employment due to non disclosures in the Forestry, Fishing and Related Activities sector as well as

WCBEA reporting elections.

¹BEA revises data annually to account for new and revised source data as well as new or improved estimating methodologies.

³2021 projections provided because 2021 actual data are not yet available.

⁴WCBEA did not project mining and arts employment previously due to lack of historical data.

(D) Not shown to avoid disclosure of confidential information; estimates are included in totals.

(p) Preliminary BEA data.

Source: WCBEA and U.S. Department of Commerce, Bureau of Economic Analysis

Table 2.5

Firms by Size and Industry
Laramie County
Number of Establishments by Employment-Size Class ¹
2019

2018	Total Firms	Total Employees	Firm Size								
			1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 or more
Forestry, fishing, hunting, agriculture	6	18	4	0	0	0	0	0	0	0	0
Mining	24	431	12	0	0	7	0	0	0	0	0
Utilities	13	209	7	0	0	0	0	0	0	0	0
Construction	355	2,474	234	58	34	22	6	0	0	0	0
Manufacturing	69	1,307	31	12	14	5	4	0	0	0	0
Wholesale trade	118	975	73	19	10	13	3	0	0	0	0
Retail trade	369	6,052	162	74	69	37	17	7	3	0	0
Transportation & warehousing	137	2,526	80	20	18	14	0	0	0	0	0
Information	81	1,146	53	10	6	8	0	0	0	0	0
Finance & insurance	207	1,477	128	43	20	15	0	0	0	0	0
Real estate & rental & leasing	189	772	146	22	14	6	0	0	0	0	0
Professional, scientific & tech. services	607	2,539	506	55	22	17	5	0	0	0	0
Management of companies & enterprises	19	110	14	0	0	0	0	0	0	0	0
Admin, support, waste mgt, remed. serv.	194	1,565	123	34	20	12	3	0	0	0	0
Educational services	46	336	30	7	5	3	0	0	0	0	0
Health care and social assistance	348	6,598	180	69	43	37	12	5	0	0	0
Arts, entertainment & recreation	39	395	26	3	4	5	0	0	0	0	0
Accommodation & food services	221	4,035	61	38	44	59	16	3	0	0	0
Other services (except public admin.)	299	1,620	184	69	32	13	0	0	0	0	0
Unclassified establishments.	14	17	13	0	0	0	0	0	0	0	0
Total	3,355	34,602	2,067	533	355	273	66	15	3	0	0

¹Notes: Does not include proprietors, government, household services, or railroad workers.

(D) Not shown to avoid disclosure of confidential information

Source: WCBEA from U.S. Census Bureau, County Business Patterns

Wages, Earnings & Income Trends

The Wages, Earnings and Income Trends section presents data series on average wages, earnings, and personal income for residents of Laramie County. The most recent income data available are for 2017. The U.S. Census Bureau provides various income measures using the American Community Survey (ACS). The ACS provides 1-year and 5-year estimates. The 1-year estimate is available for geographic areas with 65,000+ persons. The 5-year estimates are available for the 1-year areas and those with less than 65,000 persons. The 5-year estimates, while not as timely, are based on 5 times as many sample cases as 1-year estimates.³

The key thing to note about the 1-year and 5-year estimates is that they should NOT be compared with each other. Comparisons may be made from 1-year estimate to 1-year estimate and from 5-year estimate to 5-year estimate (as long as they are not overlapping). However, accurate comparisons cannot be made between the data series. For example, it is not statistically appropriate to compare 1-year estimates to 5-year estimates.

- Income figures will vary depending upon which estimate is used. The ACS income estimates are published at the 90 percent confidence level; the end result is that reported income measures can vary widely from year-to-year in both absolute size and in the rates of change. **Please use extreme caution when drawing definitive conclusions about income measures.** The footnotes in Table 3.0 identify which of the estimates are being used.
- Table 3.0 (a) presents ACS 5-year estimates of household income in Laramie County. Due to delays in gathering 2020 census data due to the coronavirus pandemic, 2020 figures will not be available until May 2022. In 2019, median household income was \$66,910 and average (mean) household income was \$85,483. The mean is the arithmetic average of a set of numbers. The mean is particularly sensitive to outliers – numbers that are significantly larger or smaller than the rest of the numbers in the set. In this particular case Laramie County's mean income is much higher than the median income because of the effect of high income households.
- Table 3.0(c) shows Earnings by Gender. Median earnings for males in 2019 were \$51,793 and \$40,824 for females. Male median earnings were 26.8 percent higher than female median earnings. Male mean (average) earnings were 35.1 percent higher than female mean earnings. This large

Wages, Earnings & Income Trends

Tables and Figures

Table 3.0 Income & Average Wages (2009-2019)

Figure 5 Average Wage and Average Compensation Per Job (2009-2019)

Table 3.1 Average Annual Earned Income (2011-2020)

Table 3.2 Per Capita Personal Income (1993-2020)

Figure 6 Per Capita Personal Income (1993-2020)

Table 3.3 Personal Income and Earnings by Industry (2011-2020)

Figure 7 Percentage Change in Personal Income (1991-2020)

Table 3.4 Total Payroll (2011-2020)

³ ACS 3-year estimates have been discontinued. The last period for which these estimates were available was 2011-2013. Past 3-year estimates will remain available, but no new 3-year estimates will be produced.

wage gap in Laramie County is consistent with the State of Wyoming's persistent wage gap. In 2019, Wyoming had the second largest wage gap out of the 50 states plus the District of Columbia, trailing only Louisiana. A woman in Wyoming made 70 cents for every dollar that a man made.⁴

- Figure 8 shows the percentage changes in growth in annual personal income for the United States, the State of Wyoming, and Laramie County. Fluctuations in Laramie County's personal income closely mirror both national and state income changes most years. The magnitude of changes in both state and local personal income is greater than those on a national level in some years. This difference is a function of the State of Wyoming's dependence on the volatile mineral industry. Comparing the fluctuations in personal income at the state level and in Laramie County shows annual changes are greater at the state level relative to the county, providing evidence that Laramie County's economy is more stable than that of the State.
- Table 3.1 presents data on Average Annual Earned Income by sector in Laramie County in 2020. Average annual earned income across all sectors rose from \$48,919 to \$50,700 (+\$1,781) from 2019 to 2020. The three sectors with the highest average annual earned incomes were Management of Companies and Enterprises (\$104,793), Utilities (\$97,188), and Mining (\$83,551). The three sectors with the highest growth in wages were Management of Companies and Enterprises(+15.9%), Information(+15.8%), and Educational Services(+15.0%).
- Despite rising over \$900 this year over 2019 (+1.8%), per capita personal income in Laramie County continued lagging behind the national average. In 2020, per capita personal income in the county was \$55,094 and the national per capita income was \$59,510. 2020 marks the fifth year in a row that Laramie County per capita income has lagged behind the national average. The percentage point gap(-7.4%) is the widest recorded in the last 30 years. At the state level, per capita personal income is higher than the national average. Per capita income in 2020 for the state of Wyoming was \$61,855, 3.9 percent higher than the national average. These data are shown in Table 3.2.

⁴ "Wage Gap: State Rankings 2019", National Women's Law Center, www.nwlc.org

Table 3.0**2019 Household Income****Laramie County****(a)**

	Households	% of Households
Total Households:	39,683	
Less than \$10,000	1,944	4.9%
\$10,000 to \$14,999	1,429	3.6%
\$15,000 to \$24,999	2,976	7.5%
\$25,000 to \$34,999	3,333	8.4%
\$35,000 to \$49,999	4,603	11.6%
\$50,000 to \$74,999	7,738	19.5%
\$75,000 to \$99,999	6,151	15.5%
\$100,000 to \$149,999	7,183	18.1%
\$150,000 to \$199,999	2,579	6.5%
\$200,000 or more	1,746	4.4%
Mean and Median Income		
Median household income]	\$66,910	
Mean household income	\$85,483	1

** 90 percent confidence level margin of error

Source: WCBEA from U.S. Census Bureau, American Community Survey,
5 Year Estimates**Median Household Income****Laramie County****(b)**

Year	Median Household Income	Percent Change
2009	\$60,781	-
2010	\$48,784	-19.7%
2011	\$50,053	2.6%
2012	\$54,192	8.3%
2013	\$61,661	13.8%
2014	\$57,551	-6.7%
2015	\$60,599	5.3%
2016	\$62,221	2.7%
2017	\$62,879	3.8%
2018	\$64,306	3.4%
2019	\$66,910	6.4%

Source: WCBEA from U.S. Census Bureau, American Community Survey,
1 Year Estimates**2019 Earnings by Gender****Population 16 Years and Over****(Full-time, year-round)****Laramie County****(c)**

	Males	Females
Total Full-time workers:	22,666	15,688
\$1 to \$9,999 or less	264	362
\$10,000 to \$14,999	425	603
\$15,000 to \$24,999	2,452	1,981
\$25,000 to \$34,999	3,330	3,209
\$35,000 to \$49,999	4,309	3,377
\$50,000 to \$64,999	4,361	2,878
\$65,000 to \$74,999	1,227	977
\$75,000 to \$99,999	3,156	1,475
\$100,000 or more	3,142	826
Mean and Median Earnings		
Median earnings	\$51,793	\$40,824
Mean earnings	\$65,861	\$48,751

Source: WCBEA from U.S. Census Bureau, American Community Survey,
5 Year Estimates**Average Wage and Compensation Per Job****Laramie County****(d)**

Year	Compensation	Percent Change	Wages ¹	Percent Change
2010	\$53,248	-	\$ 41,065	-
2011	\$54,801	2.9%	\$ 42,360	3.2%
2012	\$57,357	4.7%	\$ 44,461	5.0%
2013	\$58,699	2.3%	\$ 44,631	0.4%
2014	\$59,968	2.2%	\$ 45,601	2.2%
2015	\$60,439	0.8%	\$ 46,173	1.3%
2016	\$61,035	1.0%	\$ 46,797	1.4%
2017	\$62,878	3.0%	\$ 48,089	2.8%
2018	\$65,260	3.8%	\$ 49,839	6.5%
2019	\$65,261	0.0%	\$ 51,341	6.8%
2020	\$65,261	0.0%	\$ 53,367	7.1%

¹ Does not include benefits

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 5. Average Wage and Compensation Per Job, 2009-2020

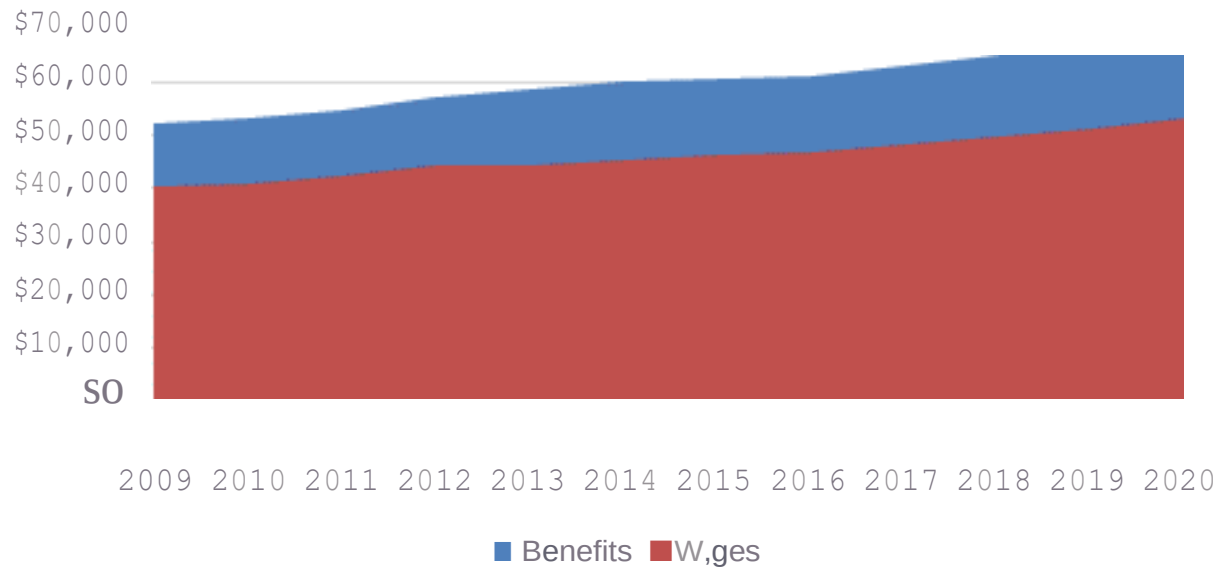


Table 3.1

Laramie County Average Annual Earned Income¹**(Dollars)****2011- 2020**

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Annual Earned Income	38,220	41,132	42,536	42,640	44,239	44,252	45,461	47,138	48,919	50,700
Private	33,332	36,192	38,012	38,064	40,274	39,585	40,872	43,004	46,072	47,255
Agriculture	27,456	28,652	28,288	29,796	35,828	34,073	35,282	36,127	37,700	40,027
Mining	53,196	82,680	69,888	76,908	70,486	64,870	77,012	85,059	87,945	83,551
Utilities	81,380	94,796	80,548	85,072	82,784	81,120	85,683	92,248	97,864	97,188
Construction	36,764	38,428	41,080	44,408	49,179	48,594	49,972	51,558	57,148	57,135
Manufacturing	53,612	52,000	52,832	60,580	65,247	65,663	67,886	72,033	71,890	73,710
Wholesale trade	49,400	53,404	51,896	54,652	56,381	56,043	56,290	57,954	62,712	62,088
Retail trade	25,480	26,468	26,104	26,780	27,872	27,898	28,327	28,730	29,536	31,785
Transportation and warehousing	39,988	41,548	42,640	41,912	42,237	41,535	43,797	45,461	49,647	49,686
Information	40,508	42,744	44,460	46,228	51,363	50,804	53,248	54,964	55,419	64,181
Finance and insurance	46,748	49,296	51,324	55,276	59,033	56,966	58,032	59,280	64,194	67,158
Real estate and rental and leasing	35,776	37,336	42,588	41,496	42,887	43,498	44,915	47,372	52,208	51,402
Professional, scientific and technical services	46,904	53,404	50,076	52,572	63,076	59,345	61,763	67,002	67,756	76,206
Management of companies and enterprises	67,756	81,900	73,060	68,120	85,163	82,537	88,920	88,426	90,428	104,793
Administrative and waste management services	22,412	23,920	24,752	24,128	27,313	27,872	29,601	30,797	35,191	34,372
Educational services	24,180	25,428	23,660	26,520	25,727	24,674	24,869	27,313	31,928	36,712
Health care and social assistance	37,492	40,196	41,236	41,496	45,864	44,330	44,694	45,305	45,981	48,659
Arts, entertainment and recreation	11,856	13,468	12,792	15,548	15,405	15,704	15,353	16,055	18,707	17,238
Accommodation and food services	14,404	21,216	32,968	20,592	17,771	18,473	17,979	20,202	22,152	23,166
Other services	28,704	28,912	28,132	29,536	32,578	32,721	33,969	35,243	36,699	39,130
Government	48,256	51,532	52,260	52,936	53,547	55,016	55,016	56,917	57,572	58,692
Federal government	57,148	65,624	65,676	67,756	63,323	67,210	68,744	70,187	72,111	74,659
State government	55,952	57,200	57,460	57,824	60,437	61,347	61,321	61,685	60,918	61,230
Local government	40,508	43,264	44,512	45,032	46,319	47,151	48,464	49,179	48,321	51,129

Notes: ¹ Compiled using quarterly data of average weekly wages

Source: WCBEA from Wyoming Department of Workforce Services, Quarterly Census of Employment and Wages

Table 3.2

Per Capita Personal Income**Laramie County****1993- 2020**

Year	Laramie County	Wyoming	United States	Percent Difference Laramie County and U.S.
1993	\$20,882	\$20,419	\$21,733	-3.9%
1994	\$21,670	\$21,034	\$22,575	-4.0%
1995	\$22,593	\$21,818	\$23,607	-4.3%
1996	\$23,149	\$22,693	\$24,771	-6.5%
1997	\$24,095	\$24,282	\$25,993	-7.3%
1998	\$25,871	\$25,741	\$27,557	-6.1%
1999	\$27,158	\$27,488	\$28,675	-5.3%
2000	\$28,709	\$29,519	\$30,657	-6.4%
2001	\$30,262	\$31,161	\$31,589	-4.2%
2002	\$31,767	\$31,546	\$31,832	-0.2%
2003	\$33,534	\$33,195	\$32,681	2.6%
2004	\$34,956	\$35,120	\$34,251	2.1%
2005	\$36,591	\$38,240	\$35,849	2.1%
2006	\$39,611	\$43,567	\$38,114	3.9%
2007	\$41,181	\$45,363	\$39,844	3.4%
2008	\$44,584	\$48,593	\$40,904	9.0%
2009	\$41,780	\$43,738	\$39,284	6.4%
2010	\$42,684	\$45,714	\$40,546	5.3%
2011	\$47,617	\$49,992	\$42,735	11.4%
2012	\$48,469	\$53,527	\$44,599	8.7%
2013	\$48,329	\$52,892	\$44,851	7.8%
2014	\$49,426	\$56,708	\$47,058	5.0%
2015	\$49,731	\$57,101	\$48,978	1.5%
2016	\$48,345	\$54,610	\$49,870	-3.1%
2017	\$49,695	\$56,377	\$51,885	-4.2%
2018	\$52,655	\$60,361	\$54,446	-3.3%
2019	\$54,113	\$62,189	\$56,490	-4.2%
2020	\$55,094	\$61,855	\$59,510	-7.4%

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 6. Per Capita Personal Income, 1993-2020

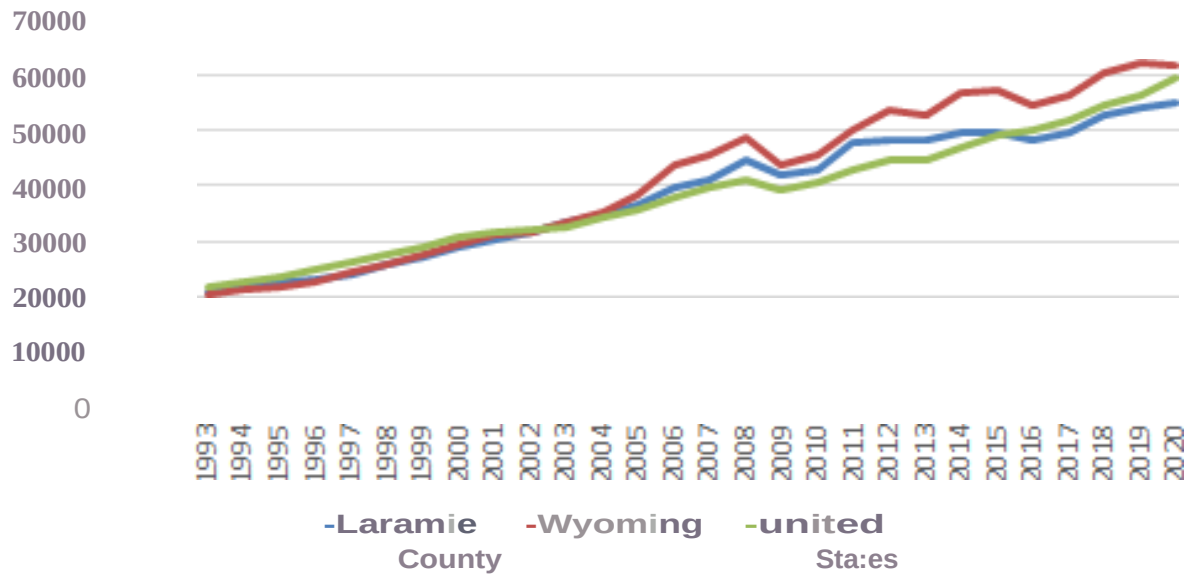


Table 3.3

Laramie County Personal Income and Earnings by Industry

(Thousands of Dollars)

2011- 2020

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Personal Income	4,453,966	4,597,599	4,646,282	4,789,768	4,866,269	4,742,835	4,900,123	5,183,999	5,345,940	5,542,205
Derivation of Total Personal Income										
Earnings by Place of Work	3,095,371	3,264,882	3,430,547	3,497,633	3,543,892	3,512,242	3,625,174	3,809,000	3,988,907	4,019,172
Less: Personal Contributions for Social Insurance ¹	344,661	369,815	424,333	442,769	445,653	444,842	458,921	468,823	495,165	509,523
Plus: Adjustment for Residence	-109,548	-133,614	-153,791	-155,439	-157,966	-159,747	-163,630	-172,740	-185,887	-191,716
Equals: Net Earn. by Place of Residence	2,641,162	2,761,453	2,852,424	2,899,425	2,940,273	2,907,653	3,002,623	3,167,437	3,307,855	3,317,933
Plus: Dividends, Interest, and Rent ²	1,122,581	1,145,415	1,088,857	1,146,153	1,141,050	1,021,071	1,044,242	1,119,202	1,099,944	1,057,489
Plus: Transfer Payments	690,223	690,731	705,001	744,190	784,946	814,111	853,258	897,360	938,141	1,166,783
Industry Earnings										
Farm	70,644	38,397	32,884	38,070	16,771	13,747	13,627	11,843	17,716	26,891
Nonfarm	3,024,727	3,226,485	3,397,663	3,459,563	3,527,121	3,498,495	3,611,547	3,797,157	3,971,191	3,992,281
Private	1,798,353	1,961,365	2,063,681	2,096,466	2,135,536	2,084,041	2,164,746	2,316,695	2,474,090	2,461,454
Ag. Serv., For., Fish, and Other ³	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Mining	(D)	(D)	67,634	59,196	42,499	34,121	71,482	113,792	115,430	75,125
Construction	180,290	206,344	241,511	245,548	249,293	230,951	231,554	253,004	312,058	306,421
Manufacturing	121,494	111,647	125,670	145,665	152,772	142,659	(D)	142,421	141,759	131,335
Transportation and Warehousing	236,309	250,204	259,428	273,792	277,042	245,199	259,285	265,330	289,738	293,666
Wholesale Trade	59,914	76,406	77,198	82,989	76,089	72,760	82,547	90,795	97,571	94,618
Retail Trade	209,688	228,098	217,397	215,153	229,602	230,826	227,855	223,595	234,292	241,965
Finance and insurance	105,710	116,430	122,970	127,777	135,454	133,764	132,423	140,242	142,977	157,103
Real estate and rental and leasing	85,586	106,948	108,960	103,255	110,762	105,724	89,154	88,408	114,078	111,997
Information	73,564	78,443	83,342	83,850	87,435	83,917	(D)	83,640	80,730	73,356
Utilities	15,437	15,625	17,125	19,073	22,555	23,506	22,943	24,217	23,706	24,846
Services	649,787	711,227	729,974	729,355	743,355	771,039	819,748	880,260	907,388	936,213
Professional & business services	142,874	155,013	155,979	164,825	170,312	183,055	205,455	221,595	228,060	247,680
Management of Companies & Enterprises	5,154	7,119	8,514	7,358	(D)	(D)	(D)	(D)	10,351	11,912
Administrative & Waste Services	62,049	68,742	74,726	78,733	75,835	76,350	87,802	99,763	101,850	112,941
Educational Services	13,521	14,130	14,160	13,684	12,365	11,802	13,176	13,935	16,143	17,073
Healthcare & Social Assistance	248,329	270,557	263,054	267,222	271,728	282,935	294,170	308,062	313,043	316,670
Arts, Entertainment, & Recreation	7,674	8,281	(D)	(D)	7,562	9,396	12,075	11,858	(D)	(D)
Accommodation & Food Service	84,394	96,282	115,582	107,815	114,273	116,193	113,184	123,373	133,472	126,466
Other services	85,792	91,103	97,959	89,718	91,280	91,308	93,886	101,674	104,469	103,471
Government & Government Enterprises	1,226,374	1,265,120	1,333,982	1,363,097	1,391,585	1,414,454	1,446,801	1,480,462	1,497,101	1,530,827
Federal, Civilian	231,449	228,590	228,075	234,004	246,079	257,390	273,765	284,226	292,813	303,905
Military	268,808	278,829	277,532	273,703	263,747	278,762	286,143	295,551	315,591	336,204
State government	314,200	325,123	348,861	356,847	366,911	357,507	361,216	362,631	352,048	347,156
Local government	411,917	432,578	479,514	498,543	514,848	520,795	525,677	538,054	536,649	543,562

Notes: ¹Personal contributions for social insurance are included in earnings by type and industry but excluded from personal income.²Includes the capital consumption adjustment for rental income of persons.³"Other" consists of wages and salaries of US residents employed by international organizations and foreign embassies and consulates in the United States.

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

Source: WCEA from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 7. Percentage Change in Personal Income, 1991-2020

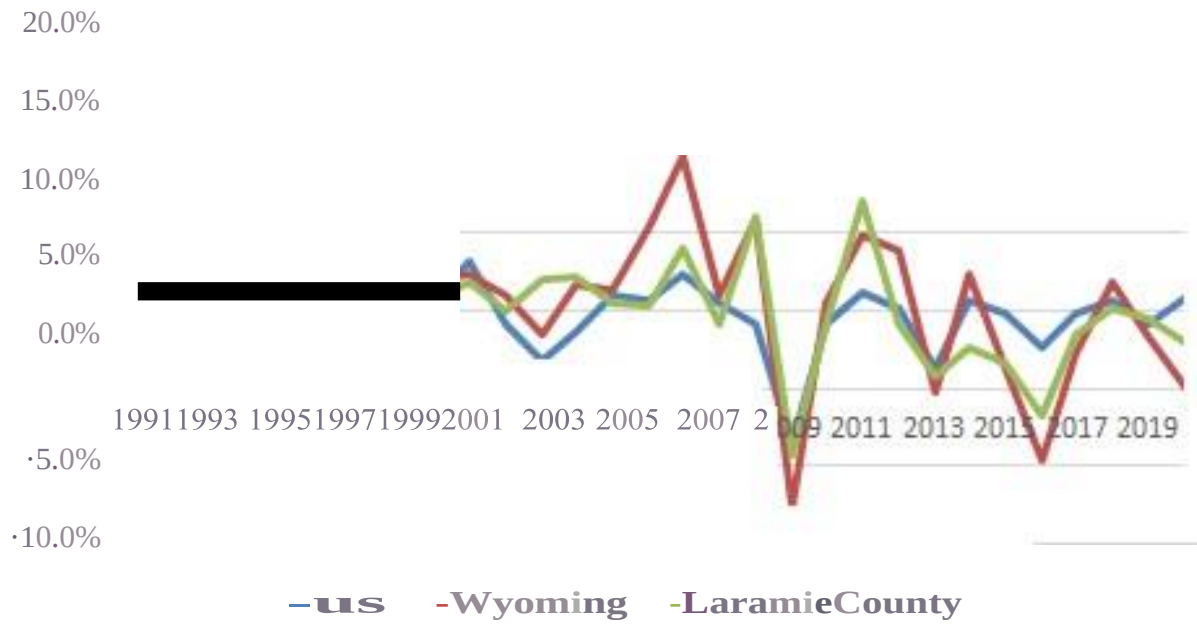


Table 3.4

Laramie County Total Payroll
Covered Employment by Standard Industrial Classification
(Dollars)
2011- 2020

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Payroll	400,300,499	439,717,883	462,507,155	476,040,029	2,037,818,976	2,017,331,596	2,073,578,286	2,169,575,486	2,282,177,904	2,315,015,458
Private Employment	233,948,674	263,213,332	282,136,618	294,600,530	1,298,640,701	1,259,496,622	1,304,080,396	1,391,905,309	1,494,034,740	1,512,375,329
Agriculture	1,790,160	2,050,330	2,162,447	2,351,847	11,945,096	12,041,741	11,911,307	11,851,239	12,880,009	13,275,999
Mining	1,196,811	4,380,954	3,406,945	6,652,735	31,713,717	27,399,879	43,321,382	59,144,597	61,232,820	35,382,264
Utilities	2,827,140	3,293,689	2,879,500	3,339,730	15,935,085	15,771,446	15,832,828	16,780,588	16,340,175	16,548,685
Construction	20,348,206	23,089,898	27,569,396	31,855,253	160,613,254	148,727,942	148,262,109	159,930,794	191,676,676	189,567,589
Manufacturing	19,319,206	17,334,580	17,445,556	20,903,967	87,798,883	83,716,811	85,270,907	93,588,140	99,321,816	93,160,499
Wholesale Trade	9,894,561	11,866,263	12,006,926	13,362,799	56,440,862	53,776,881	54,425,764	58,137,913	65,964,250	63,421,796
Retail Trade	32,579,566	34,696,924	34,764,460	35,593,206	159,442,478	159,778,885	155,105,777	150,438,356	153,685,238	162,918,567
Transportation & Warehousing	22,556,638	24,775,155	25,898,122	30,470,148	126,530,128	117,999,144	124,465,433	134,563,573	146,251,105	155,011,774
Information	10,935,144	12,153,523	12,525,665	13,176,843	59,933,250	56,721,866	56,832,091	56,059,055	55,598,751	52,029,051
Finance & Insurance	19,281,950	20,021,677	20,911,411	23,112,469	100,327,377	95,034,770	95,689,633	99,395,589	105,950,153	117,405,801
Real Estate & Rental & Leasing	4,300,542	5,108,913	5,801,848	5,853,792	25,014,509	24,501,793	25,023,930	26,551,519	31,176,993	28,384,367
Services	88,918,750	104,441,426	116,764,342	107,927,741	462,946,062	464,025,464	487,939,234	524,884,809	552,984,573	581,490,163
Professional & Business Services	17,547,106	21,681,300	19,939,163	21,400,430	101,537,201	100,660,380	108,445,501	115,569,899	121,310,247	136,099,232
Mgmt of Companies & Enterprises	1,304,314	1,453,984	1,625,095	1,464,185	3,475,413	4,152,254	5,085,834	6,092,565	7,572,245	8,467,673
Administrative & Waste Services	8,248,393	9,222,789	9,268,662	9,365,108	43,931,942	43,577,275	52,190,737	58,186,346	60,931,769	68,477,297
Educational Services	1,347,813	1,562,856	1,525,996	1,597,358	6,182,578	5,558,048	5,351,043	5,172,796	6,374,561	7,827,072
Health Care & Social Assistance	36,904,771	39,603,410	40,888,763	41,895,936	184,142,402	184,358,493	191,259,709	200,379,845	205,986,583	213,085,751
Arts, Entertainment, & Recreation	792,058	840,559	863,328	1,046,053	4,742,780	5,516,138	5,931,146	6,695,293	6,834,133	6,648,264
Accommodation & Food Services	13,922,399	20,957,827	33,595,208	21,902,859	78,745,864	81,120,933	79,065,952	89,494,274	98,734,677	95,848,700
Other Services	8,851,896	9,118,701	9,058,123	9,255,812	40,187,882	39,081,943	40,609,312	43,293,891	45,240,358	45,036,174
Government	166,351,825	176,504,551	180,370,537	181,439,499	739,178,275	757,834,974	769,497,890	777,690,177	788,143,464	802,640,129
Federal Government	37,853,735	42,086,823	42,168,168	42,857,684	164,993,074	180,164,524	187,613,565	193,403,784	197,424,966	205,574,100
State Government	57,053,959	57,505,285	58,149,355	57,660,125	238,359,987	236,438,079	237,056,984	235,938,841	237,342,431	236,451,003
Local Government	71,444,131	76,912,446	80,053,014	80,921,690	335,825,214	341,232,371	344,827,341	348,327,552	353,376,067	360,615,026

Source: WCBEA from Wyoming Department of Workforce Services, Quarterly Covered Employment and Wages

Demographic Trends

The Demographic Trends section presents population data and population forecasts for both Cheyenne and Laramie County. Table 4.0 presents population details for Census Designated Places as of the 2010 Decennial Census. These data have not been updated since 2010. Due to data collection issues in 2020, most 2020 census data likely won't be released until May 2022.

- Table 4.1 provides population estimates and projections from the Wyoming Department of Administration and Information, Economic Analysis Division (EAD).
- Table 4.2 (a) contains data on the age distribution of Laramie County residents. The median age of Laramie County residents was 37.4 in 2019, down from 37.9 in 2018. The median age peaked in 2010 at 38.2 and has consistently been lower since then.
- The population 65 years of age and older continued to increase, from 16,163 in 2018 to 16,390 in 2019 (+1.4%). The 55 to 64 year age cohort also increased slightly, from 12,926 to 12,984(+0.4%). These two cohorts together accounted for 29.5 percent of the population, evidence of the continued aging of Laramie County's population.
- The number of workers in the prime working age cohort (25 to 44 years) increased from 26,294 in 2018 to 27,107 in 2018, an increase of 3.1 percent.
- Table 4.4(a) contains migration statistics for Laramie County from 2002 through the first half of 2020. For the second time in the last three years, out-migration has exceeded in-migration. In 2019, the net number of migrants, (in-migrants minus out-migrants), was 580. In 2020, the net number was -143. This fluctuation is due in part to Laramie County's proximity to Colorado, a rapidly-growing state.
- Tables 4.4 (b) and 4.5, together with Figures 10 and 11, provide insights into the role that commuters play in Laramie County's economy. The most current commuter data that are available is from 2015. This data will not be updated again until May 2022. From 2011 through 2015, 50,324 workers **worked** in Laramie County. Of those 45,415 (90.3%) lived in the county and 4,909 (9.7%) lived outside the county. From 2011 through 2015, a total of 47,602 workers **lived** in Laramie County. Again, 45,415 (95.4%) worked in Laramie County and 2,187 (4.6%) worked outside the

Demographic Trends

Tables and Figures

Table 4.0	Census Detail (2000-2020)
Table 4.1	Population & Household Estimates (1994-2024)
Figure 8	Population Forecasts (1994-2024)
Table 4.2	Population Profile (2010-2019)
Table 4.3	Population by Race & Ethnicity (1990-2020) Population by Age & Gender (2000-2019)
Table 4.4	Migration & Commuters (2002-2020)
Figure 9	Commuting Flows (1994-2020)
Figure 10	Net Commuting Residential Adjustment (1994-2020)
Table 4.5	Commuter Income Flows (1994-2020)
Table 4.6	Education Profiles & ACT Scores
Table 4.7	School Enrollments (1995-2021)
Figure 11	School Enrollments (1995-2021)

county. The U.S. Census Bureau publishes data on commuting from two different sources – the Household Survey (American Community Survey or ACS) and Data from Employers (LEHD Origin-Destination Employment Statistics or LODES). These two data sources may tell conflicting stories based on differing methods of data collection.⁵ We report the ACS data in this report as it is generally considered more reliable for long-term research purposes. The Census Bureau is currently working on a pilot program to develop a person-level integration of these two data sources that will enable a better understanding of the differences between the two data sets and their relative strengths.⁶

- Table 4.5 presents data on the inflow and outflow of earnings and the net resident adjustment between the two. The inflow of earnings is the amount of money brought back into the county's economy by Laramie County residents who commute to work outside of the county. The outflow of earnings represents workers who commute into the county for work, but live outside of the county and take their earnings back to their county of residence. For example – in 2020, \$116,322,000 flowed into the county and \$308,038,000 flowed out of the county, resulting in a net outflow of \$191,716,000. The pattern has been consistent over time – net outflows have been larger than inflows. This means more dollars left the local economy than were returned by Laramie County residents working outside Laramie County. While these may look like large numbers, the net outflow of \$191,716,000 represents only 3.5 percent of total personal income in Laramie County.
- Table 4.6 presents data on the level of education attained by Laramie County residents. In 2019, 94.4 percent of the adult population had graduated from high school and 30.1 percent had a Bachelor's degree or higher. There is moderate variation in these estimates from one year to the next which makes year-to-year comparisons problematic. Statewide, 94.5 percent of the adult population had graduated from high school and 29.1 had obtained a Bachelor's degree or higher. Nationally, 88.6 percent of adults had graduated from high school while 33.1 percent had obtained a Bachelor's degree or higher.⁷
- Table 4.7 contains data on public and private school enrollments within Laramie County. Total public school enrollment (LCSD1 and LCSD2) increased, from 14,885 in 2020 to 15,076 (+1.2%) in 2021. From 2020 to 2021, all levels of public schooling (Elementary, Junior High, Senior High) saw small increases in enrollment.

⁵ ACS data report the commuting pattern for the primary job only; LODES data are employer-based and report commuting patterns for primary and secondary covered employment jobs. The location of work in the ACS data is the actual location of work during the week in question; in the LODES data set, the location of work is the physical or mailing address of the employer (which may or may not reflect the location of work). ACS data do not cover persons on vacation or on sick leave; LODES data include all covered employment employees with positive earnings for a single firm during the first two quarters of each year.

⁶ Graham, M. R., Kutzbach, M. J., & McKenzie, B. (2014.). Design Comparison of LODES and ACS Commuting Products. Retrieved March 20, 2017, from <https://ideas.repec.org/p/cen/wpaper/14-38.html>.

⁷ U.S. Census Bureau, American Community Survey, 1 Year Estimates.

- Table 4.7 also presents Laramie County Community College (LCCC) enrollments. Enrollments at LCCC have been pushed down due to the coronavirus pandemic and student preference for in-person learning. The headcount of students learning in Laramie County is down 20.7 percent from last year and FTE is down 6.9 percent. I expect those numbers to improve as students return to the classroom.
- Home schooled enrollments reached their highest totals in the last 25 years. Enrollments rose from 477 in 2020 to 511 in 2021(+7.1%). The 511 students are double the homeschool enrollment numbers from 2012. The large increase is due to the coronavirus pandemic and the permanent shift to remote learning for some students.

Table 4.0**Census Population Detail****2000 - 2020**

	2000	2010	2020	10 yr % Change	20 yr % Change
Cheyenne City	53,011	59,466	65,132	9.5%	22.9%
Burns	285	301	356	18.3%	24.9%
Fox Farm/College	3,272	3,647	4,549	24.7%	39.0%
Pine Bluffs	1,153	1,129	1,172	3.8%	1.6%
Ranchettes	4,869	5,798	6,199	6.9%	27.3%
South Greeley	4,201	4,217	4,733	12.2%	12.7%
Warren AFB	4,440	3,072	2,863	-6.8%	-35.5%
Albin Town	120	181	169	-6.6%	40.8%
Carpenter CDP		94	93	-1.1%	N/A
Subtotal	71,351	77,905	85,266	9.4%	19.5%
Balance of County	10,256	13,833	15,246	10.2%	48.7%
Total	81,607	91,738	100,512	9.6%	23.2%

Source: WCBEA from U.S. Census Bureau Decennial Census 1990, 2000, 2010

Table 4.1

Population Estimates and Projections

Laramie County

1994- 2024

Year	Laramie County Population ¹	City of Cheyenne Population ¹	Laramie County Households
1994	78,885	52,858	30,111".i
1995	79,513	53,007	30,638".i
1996	80,186	53,182	31,174 ".i
1997	80,328	53,002	31,719".i
1998	80,522	52,856	32,274".i
1999	81,009	52,899	32,837".i
2000	81,825	53,474	31,927".i
2001	82,554	53,934	32,364 ".i
2002	83,226	54,332	32,808'4
2003	84,084	54,852	33,257'4
2004	85,427	55,693	33,713'4
2005	85,732	55,845	34,394 ".i
2006	86,819	56,468	33,463".i
2007	87,654	56,958	33,640".i
2008	89,077	57,829	33,276".i
2009	90,430	58,658	33,871".i
2010	91,885	59,547	35,790".i
2011	92,561	60,159	36,566".i
2012	94,690	61,420	36,736".i
2013	95,706	62,104	36,859".i
2014	96,038	62,259	37,364 ".i
2015	97,006	62,904	37,294".i
2016	97,978	63,483	37,362".i
2017	98,460	63,587	38,447".i
2018	98,976	63,957	39,179".i
2019	99,500	64,235	39,179'4
2020	100,512	65,132	41,739 ".i
2021	101,585	65,804	42,292'4
2022	102,669	66,483	42,852 ".i
2023	103,765	67,170	43,420 ".i
2024	104,872	67,863	43,995 ⁴

¹Sources: WCBEA from Wyoming Department of Administration & Information, Economic Analysis Division (EAD), Population Estimates as of July 1 of each year. Data for 2021 through 2024 represent population projections by EAD for the City of Cheyenne (2021 through 2024 for Laramie County).

²WCBEA from U.S. Census Bureau, Decennial Census

³WCBEA from U.S. Census Bureau, ACS 5-year household estimates

⁴WCBEA projections

Figure 8. Laramie County Population and Population Projections, 1994 - 2024



Table 4.2

**Laramie County Population Profiles
2010- 2019**

(a)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Census Population'	92,272	92,637	94,785	95,929	96,264	97,183	98,136	98,327	98,976	99,500
Age Distribution'										
Less than 5	6,745	6,645	6,493	6,390	6,380	6,305	6,285	6,342	6,300	6,243
5 - 19 years	18,125	18,004	18,298	18,602	18,560	18,636	18,914	18,803	19,580	18,909
20 - 44 years	30,415	30,589	31,873	32,326	32,671	33,026	33,242	33,308	31,373	33,732
45 - 64 years	25,252	25,417	25,613	25,445	25,096	24,888	24,892	24,565	25,561	24,226
65 and over	11,734	12,008	12,617	13,243	13,762	14,266	14,803	15,309	16,163	16,390
Less than 5	6,745	6,645	6,493	6,390	6,380	6,305	6,285	6,342	6,300	6,243
5 to 9 years	6,259	6,347	6,509	6,690	6,641	6,676	6,638	6,539	6,215	6,371
10 to 14 years	5,916	5,883	5,985	6,056	6,164	6,253	6,429	6,476	6,840	6,614
15 to 19 years	5,950	5,774	5,804	5,856	5,755	5,707	5,847	5,788	6,525	5,924
20 to 24 years	6,498	6,585	7,182	7,331	7,433	7,290	7,074	6,778	5,079	6,625
25 to 34 years	12,523	12,737	13,244	13,496	13,763	14,170	14,411	14,580	14,845	14,524
35 to 44 years	11,394	11,267	11,447	11,499	11,475	11,566	11,757	11,950	11,449	12,583
45 to 54 years	13,511	13,301	13,220	12,875	12,471	12,228	12,068	11,727	12,635	11,242
55 to 64 years	11,741	12,116	12,393	12,570	12,625	12,660	12,824	12,838	12,926	12,984
65 and over	11,734	12,008	12,617	13,243	13,762	14,266	14,803	15,309	16,163	16,390
Additional Data²										
Median Age	38.2	37.0	37.1	37.0	36.8	36.8	36.8	37.0	37.9	37.4
Persons Per Household	2.36	2.42	2.64	2.62	2.44	2.52	2.52	2.56	2.45	2.45

Source: ¹WCBEA from Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1. An estimate for Laramie County for 2019 and revised estimates for prior years have recently been released and are shown in Table 4.1. However, detailed data by age distribution are not yet available and previous estimates are reported.

¹ Note: Previous WCBEA Trends reported population statistics from the U.S. Census Bureau, American Community Survey 1 Year Estimates.

2wcBEA from American Community Survey 1 Year Estimates for years 2010-2019

**Laramie County Income Profiles
2010- 2019**

(b)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Per Capita Income	26,608	28,024	28,463	28,761	28,934	33,278	29,310	32,574	34,448	35,190
Median Household Income	48,784	54,053	54,192	61,661	57,551	60,599	62,221	61,961	64,306	66,910
Median Family Income	62,337	71,589	68,441	80,429	73,201	75,770	72,136	73,555	82,617	85,483

Source: ¹WCBEA from American Community Survey 1 Year Estimates for years 2010-2019

Table 4.3

Population by Race and Ethnicity
1990- 2020

(a)

Year	White	Black	Native American	Asian	Other	Two or more races	Totals	Hispanic (Ethnicity)
Laramie County								
1990	66,280	2,218	528	821	3,295	N/A	73,142	7,310
2000	72,563	2,124	693	777	3,356	2,094	81,607	8,897
2010	81,205	2,248	878	976	3,620	2,811	91,738	11,978
2020	75,279	2,200	596	1,228	654	4,953	100,512	15,602
Wyoming								
1990	427,061	3,606	9,479	2,806	10,636	N/A	453,588	25,524
2000	454,670	3,722	11,435	2,771	12,301	8,883	493,782	31,669
2010	511,279	4,748	13,763	4,426	17,049	12,361	563,626	50,231
2020	469,664	4,735	11,781	5,037	2,914	23,674	576,851	59,046

Source: WCBEA from Wyoming Department of Information & Administration, Economic Analysis Division, Decennial Census Wyoming Data.

Note: People of Hispanic origin may be of any race. Native American is defined as American Indian and Alaska Native. Asian is defined as Asian and or Other Pacific Islander.

Population by Age and Gender

Laramie County
2000- 2019

(b)

Age	2000			2010			2019			%Change 2010 to 2019
	Male	Female	Total	Male	Female	Total	Male	Female	Total	
Under 18	2,745	2,642	5,387	3,447	3,298	6,745	3,222	3,021	6,243	-7.4%
19 to 24	9,215	8,766	17,981	9,262	8,863	18,125	9,746	9,163	18,909	4.3%
25 to 34	2,985	2,545	5,530	3,415	3,083	6,498	3,685	2,940	6,625	2.0%
35 to 44	6,101	5,420	11,521	6,356	6,167	12,523	7,542	6,982	14,524	16.0%
45 to 54	12,548	12,353	24,901	12,535	12,370	24,905	12,265	11,560	23,825	-4.3%
55 to 64	3,507	3,602	7,109	5,807	5,934	11,741	6,330	6,654	12,984	10.6%
65 and Over	3,956	5,440	9,396	5,258	6,476	11,734	7,623	8,767	16,390	39.7%
Total	41,057	40,768	81,825	46,080	46,191	92,271	50,413	49,087	99,500	7.8%

Source: WCBEA from Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1 of each year.

Table 4.4

Laramie County Migration Data¹**2002- 2020****(a)**

Year	In- Migrants	Out- Migrants	Net Migrants
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
2010	2,805	1,478	1,327
2011	2,516	1,987	529
2012	2,534	2,276	258
2013	2,728	2,269	459
2014	2,887	2,392	495
2015	3,061	2,406	655
2016	3,090	2,614	476
2017	3,416	2,502	914
2018	3,444	4,237	-793
2019	3,640	3,060	580
2020	4,325	4,468	-143
Total	55,601	45,668	9,933

Driver Licenses Exchanged & Surrendered

Source: WCBEA from Wyoming Housing Database Partnership Reports

Table 4.4

Commuters in and out of Laramie County

2015

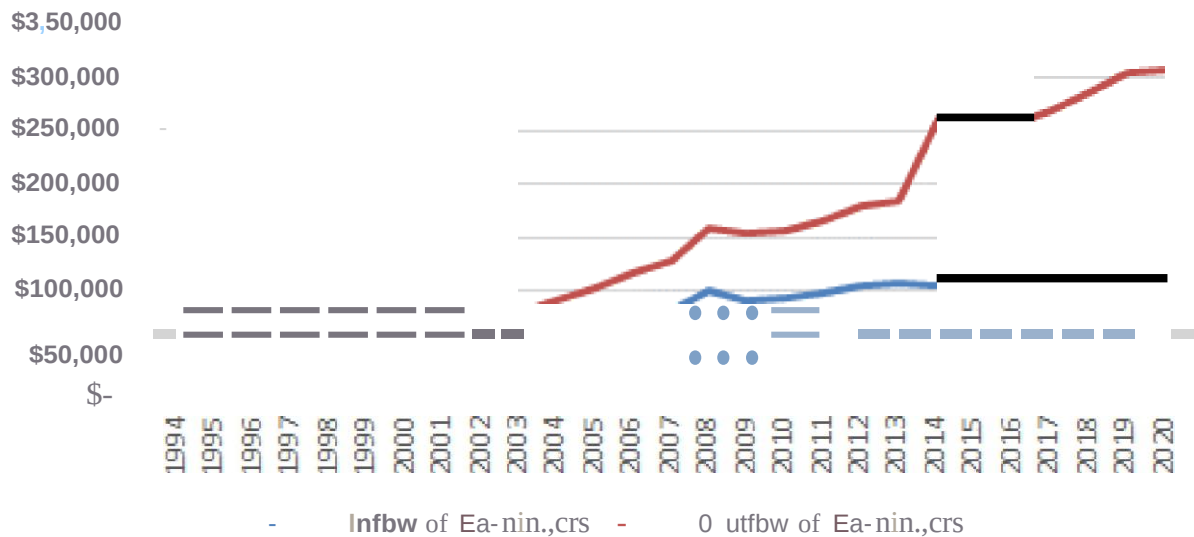
(b)

Workers that live in Laramie County and commute out to:					Workers that work in Laramie County and commute in from:				
Receiving Counties	State	2015	% of Total	Cumulative %	Source Counties	State	2015	% of Total	Cumulative %
Larimer	CO	338	15.5%	15.5%	Larimer	CO	1,466	29.9%	29.9%
Weld	CO	220	10.1%	25.7%	Weld	CO	935	19.0%	48.9%
Albany	WY	193	8.9%	34.5%	Albany	WY	510	10.4%	59.3%
Denver	CO	125	5.7%	40.3%	Goshen	WY	165	3.4%	62.7%
Pennington	SD	102	4.7%	45.0%	Adams	CO	138	2.8%	65.5%
Natrona	WY	91	4.2%	49.2%	Denver	CO	115	2.3%	67.8%
Goshen	WY	80	3.7%	52.9%	Platte	WY	101	2.1%	69.9%
Platte	WY	80	3.7%	56.5%	Carbon	WY	71	1.4%	71.3%
Sweetwater	WY	73	3.4%	59.9%	Logan	CO	61	1.2%	72.6%
Midland	TX	63	2.9%	62.8%	El Paso	CO	51	1.0%	73.6%
Kimball	NE	52	2.4%	65.2%	Coconino	AZ	48	1.0%	74.6%
Cook	IL	43	2.0%	67.2%	Tooele	UT	46	0.9%	75.5%
Sheridan	WY	42	1.9%	69.1%	Mesa	CO	39	0.8%	76.3%
Monroe	NY	36	1.7%	70.7%	Fergus	MT	39	0.8%	77.1%
Converse	WY	36	1.7%	72.4%	Natrona	WY	38	0.8%	77.9%
Adams	CO	35	1.6%	74.0%	Travis	TX	35	0.7%	78.6%
Arapahoe	CO	35	1.6%	75.6%	Kent	MI	34	0.7%	79.3%
Scotts Bluff	NE	30	1.4%	77.0%	Gulf	FL	33	0.7%	80.0%
Lincoln	WY	28	1.3%	78.3%	Cowlitz	WA	33	0.7%	80.6%
McKenzie	ND	27	1.2%	79.5%	Contra	CA	32	0.7%	81.3%
Lancaster	NE	25	1.1%	80.7%	Garfield	CO	30	0.6%	81.9%
Niobrara	WY	25	1.1%	81.8%	Sarasota	FL	28	0.6%	82.5%
Cuyahoga	OH	24	1.1%	82.9%	Kimball	NE	28	0.6%	83.0%
Buchanan	MO	23	1.1%	84.0%	Pennington	SD	28	0.6%	83.6%
Carbon	WY	22	1.0%	85.0%	Monroe	TN	27	0.6%	84.2%
Ontario	NY	21	1.0%	86.0%	Muscatine	IA	26	0.5%	84.7%
Las Animas	CO	20	0.9%	86.9%	Scottsbluff	NE	25	0.5%	85.2%
Franklin	KS	20	0.9%	87.8%	Lincoln	WY	25	0.5%	85.7%
Douglas	NE	20	0.9%	88.7%	Park	CO	24	0.5%	86.2%
Minnehaha	SD	19	0.9%	89.6%	Douglas	CO	22	0.4%	86.6%
Campbell	WY	18	0.8%	90.4%	Converse	WY	21	0.4%	87.1%
All other counties		208	9.6%	100.0%	All other counties		635	12.9%	100.0%
Total Laramie County residents commuting out of county for work		2,174			Total Laramie County workers that commute in from other counties		4,909		

Note: Data represent most current data available.

Source: WCBEA from US Census Bureau, 5-year ACS Commuting Flows

Figure 9..Earnings flows by Commuters into **and** out of Laramie County, 199-4-2020



!figure 10 ..Laramie County Net Residential Adjustment as a Percentage of Total Income, 199-4-2020

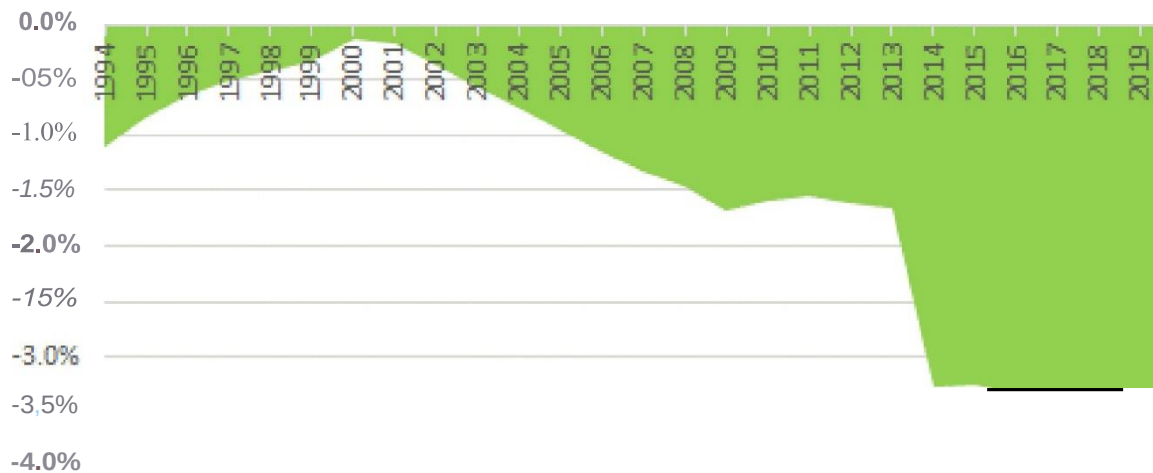


Table 4.5**Commuter Income Flows****Laramie County****1994- 2020**

Year	Inflows of Earnings (\$000)	Outflow of Earnings (\$000)	Net Resident Adjustments (\$000)	Net Adjustment asa%of TPI¹
1994	27,743	45,467	-17,724	-1.1%
1995	31,272	45,609	-14,337	-0.8%
1996	35,215	46,606	-11,391	-0.6%
1997	39,884	49,362	-9,478	-0.5%
1998	45,777	54,070	-8,293	-0.4%
1999	51,812	58,803	-6,991	-0.3%
2000	60,356	63,148	-2,792	-0.1%
2001	63,417	67,594	-4,177	-0.2%
2002	64,285	74,024	-9,739	-0.4%
2003	64,722	80,662	-15,940	-0.6%
2004	68,440	91,019	-22,579	-0.8%
2005	72,306	102,322	-30,016	-1.0%
2006	76,506	115,917	-39,411	-1.1%
2007	81,391	129,464	-48,073	-1.3%
2008	100,996	158,948	-57,952	-1.5%
2009	92,061	155,180	-63,119	-1.7%
2010	93,001	155,819	-62,818	-1.6%
2011	98,802	166,431	-67,629	-1.5%
2012	105,510	179,369	-73,859	-1.6%
2013	108,513	184,686	-76,173	-1.6%
2014	105,874	261,307	-155,433	-3.3%
2015	105,766	262,830	-157,064	-3.3%
2016	100,666	258,820	-158,154	-3.3%
2017	107,739	269,870	-162,131	-3.3%
2018	115,678	287,877	-172,199	-3.3%
2019	122,485	306,471	-183,986	-3.4%
2020	116,322	308,038	-191,716	-3.5%

Notes: ¹ TPI = Total Personal Income

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Table 4.6

**Laramie County Education Profiles
2010- 2019**

(a)

	2010 ²	2011 ²	2012 ²	2013 ²	2014 ²	2015 ²	2016 ²	2017 ²	2018 ²	2019 ²
Total Population 25+	61,558	61,715	62,201	63,961	65,009	64,281	67,239	67,446	68,017	67,775
Educational Attainment										
Elementary (K-8)	2.3%	1.3%	1.9%	0.9%	2.4%	1.6%	1.7%	1.9%	0.9%	2.4%
High School, no diploma	3.9%	6.2%	5.8%	3.8%	4.7%	6.3%	4.3%	6.1%	5.0%	3.2%
High School graduate	31.0%	26.3%	30.8%	24.2%	24.8%	25.9%	25.3%	25.7%	28.6%	28.0%
Some College, no degree	28.0%	24.2%	27.3%	30.3%	22.9%	26.8%	26.5%	25.1%	28.0%	24.9%
Associate's Degree	12.2%	14.5%	10.4%	12.7%	14.4%	12.0%	14.9%	13.1%	11.0%	11.5%
Bachelor's Degree	14.4%	18.8%	15.6%	16.7%	20.7%	17.0%	17.4%	16.0%	17.7%	17.8%
Graduate or Professional School Degree	8.3%	8.8%	8.1%	11.5%	10.0%	10.5%	9.9%	11.9%	8.7%	12.3%
Percent High School Graduates	93.9%	92.6%	92.2%	95.4%	92.8%	92.2%	94.0%	91.9%	94.1%	94.4%
Percent Bachelor's degree or higher	22.7%	27.6%	23.7%	28.2%	30.7%	27.5%	27.3%	27.9%	26.5%	30.1%

Source: ¹WCBEA from U.S. Census Bureau Decennial Census²WCBEA from U.S. Census Bureau, American Community Survey 1 Year Estimates

**Average ACT Scores
2009-2021**

(b)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Laramie County ¹	20.6	19.1	20.5	N/A	20.1	20.4	20.1	20.6	19.7	19.5	19.7	19.8	19.0
Wyoming ²	20.0	20.0	20.3	20.3	19.8	20.1	20.2	20.0	20.2	19.5	19.5	20.0	19.7
United States ²	21.1	21.0	21.1	21.1	20.9	21.0	21.0	20.8	21.0	20.8	20.7	20.8	20.6

Source: ¹WCBEA from Wyoming Department of Education, ACT, PLAN and EXPLORE Averages District Level, LCSD#1²WCBEA from ACT, The Condition of College & Career Readiness, 2021.http://www.act.org/content/dam/act/secured/documents/cccr2017/CCCR_National_2021.pdf

Table 4.7

Public and Private School Enrollment
Cheyenne and Laramie County
1995- 2021

Year	Elementary	Junior High	Senior High	Private¹	Home Schooled	Total Public School	LCCC Headcount²	LCCC FTE
1995	8,212	2,341	4,345	379	190	14,898	3,279	1,690
1996	8,036	2,378	4,410	394	221	14,824	3,220	1,590
1997	7,822	2,505	4,413	468	238	14,740	3,218	1,553
1998	7,782	2,410	4,406	478	269	14,598	3,035	1,697
1999	7,711	2,360	4,252	450	305	14,323	3,524	1,665
2000	7,555	2,339	4,303	415	333	14,197	3,431	1,620
2001	7,532	2,364	4,303	360	346	14,199	3,178	1,600
2002	7,415	2,333	4,276	360	326	14,024	3,331	1,863
2003	7,285	2,325	4,315	409	317	13,925	3,951	2,292
2004	7,104	2,318	4,285	535	305	13,707	3,818	2,279
2005	7,053	2,368	4,223	471	295	13,644	4,028	2,309
2006	7,168	2,191	4,367	415	331	13,726	3,544	2,307
2007	7,263	2,067	4,374	394	357	13,704	3,972	2,463
2008	7,459	2,058	4,257	406	380	13,774	4,149	2,412
2009	7,738	2,090	4,239	453	377	14,067	4,493	2,542
2010	7,782	2,122	4,192	433	336	14,096	4,865	2,826
2011	8,004	2,175	4,107	405	291	14,286	5,095	2,850
2012	8,014	2,151	4,162	441	255	14,327	4,845	2,695
2013	8,260	2,182	4,151	457	269	14,593	4,607	2,602
2014	8,400	2,137	4,211	346	306	14,748	4,284	2,380
2015	8,532	2,243	4,224	230	322	14,999	4,054	2,344
2016	8,456	2,354	4,227	239	328	15,037	4,032	2,313
2017	8,516	2,329	4,277	262	356	15,122	4,013	2,255
2018	8,433	2,420	4,430	306	344	15,283	4,066	2,251
2019	8,431	2,504	4,385	385	349	15,320	4,091	2,297
2020	7,933	2,429	4,523	378	477	14,885	3,497	2,219
2021	7,992	2,511	4,573	338	511	15,076	2,774	2,065

Notes: ¹Private school enrollment data since 2014 were revised in the fall of 2016 to more accurately reflect enrollment of school-age children only.

²Footnote for School Districts: LCCC Headcount and FTE numbers are for the Cheyenne Campus and F.E. Warren AFB only and do not include the Albany County Campus.

1992 forward figures for Elementary, Junior High and Senior High represent the official yearly Oct 1 Enrollment from Wyoming Department of Education. Elementary includes K-6, Junior High includes 7-8 and Senior High includes 9-12

Sources: WCBEA from:

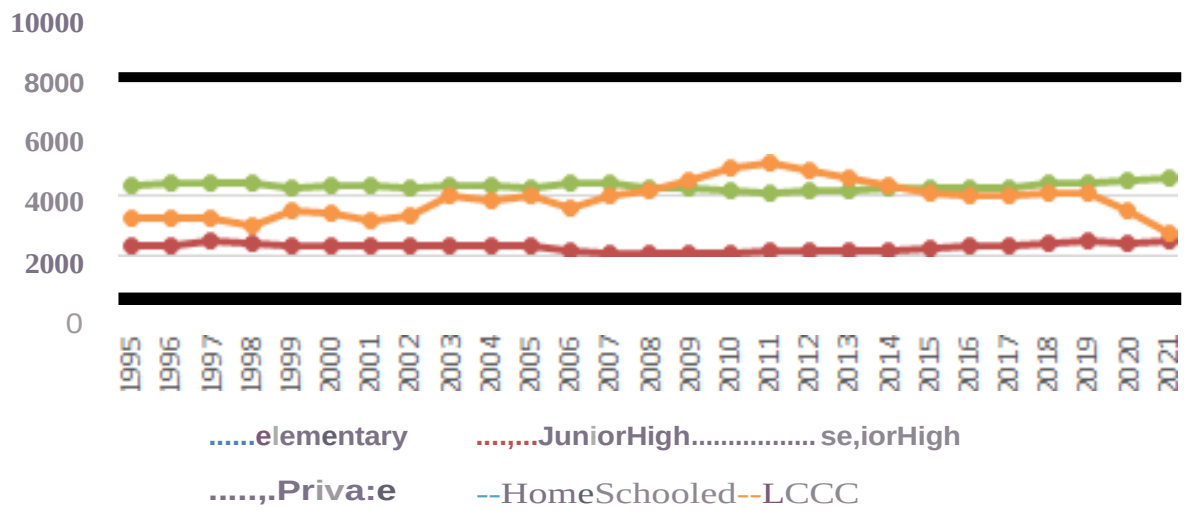
Laramie County School District #1, Wyoming Department of Education, Statistical Report Series #2, Historical Enrollment by Grade by District

Laramie County School District #2, Wyoming Department of Education, Statistical Report Series #2, Historical Enrollment by Grade by District

Laramie County Community College

Cheyenne area Private Schools

Figure 11. Laramie County Public School and College Enrollment, 1995- 2021



Housing Trends

The Housing Trends section contains data compiled from various sources that may be useful in assessing the local housing market.

- Table 5.0 presents data obtained from the Cheyenne Board of Realtors. From 2020 to 2021, the average monthly number of residential units available for sale fell sharply from 149 to 88(-40.9%) in the city of Cheyenne and fell from 65 to 38 (-41.5%) in the county.

Housing Trends

Tables and Figures

Table 5.0	Residentials for Sale, Sold & Price (1992-2021)
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Table 5.2	Laramie County Housing Profile (1990-2021)
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Table 5.4	Building Permits (2007-2021)
Table 5.5	Residential Construction Activity (1992-2021)
Table 5.6	Historic Housing Occupancy (1960-2010)
Table 5.7	Vacancy Rates (2005-2021)

- The total number of units – city **and** county -- sold rose from 1,933 in 2020 to 1,988 in 2021 (2.8%). In the city, the average selling price rose from \$298,203 to \$331,048 (+11.0%) and in the county, the average selling price rose from \$450,179 to \$514,793 (+14.4%)
- Table 5.4 presents data on building permits issued in the city of Cheyenne and Laramie County. In the city, the number of building permits for new single-family homes fell from 213 in 2020 to 203 in 2021 (-4.7%) and new apartments/duplexes fell from 9 in 2020 to 4 in 2021. All of the new apartment permits contained more than 5 new housing units. In total, these multi-family permits represented 96 units. In the county, outside the city of Cheyenne, the number of single-family building permits rose from 239 in 2020 to 303 in 2021 (+26.7%).
- Housing rental rates in Cheyenne are presented in Table 5.1. Rental rates for single-family homes increased from \$1,347 to \$1,455 (+8.0%) from second quarter 2020 to second quarter 2021. Rental rates for apartments increased from \$906 in the second quarter of 2020 to \$924 in the second quarter of 2021 (+2.0%).
- Table 5.7 presents apartment vacancy rates in Laramie County. Vacancy rates at large apartment complexes held constant at 0.6 percent from the fourth quarter of 2020 to the fourth quarter of 2021.

Table 5.0

Residentials for Sale, Sold & Price
1992- 2021

Year	Average Residential Units For Sale		Average Days On TheMarket ¹		Average Selling Price		Laramie County Average Sales Price Reported by Assessor ¹	Total Units Sold-City& Rural
	City	Rural	City	Rural	City	Rural		
1992	320	54	34		\$70,250	\$104,633	n/a	1,634
1993	222	44	53		\$76,808	\$104,867	n/a	1,710
1994	240	59	47		\$81,775	\$123,725	n/a	1,872
1995	133	42	16		\$87,924	\$139,313	n/a	n/a
1996	330	78	59		\$88,868	\$129,079	n/a	2,135
1997	407	82	68		\$99,140	\$144,695	n/a	2,093
1998	453	114	97		\$100,053	\$156,345	n/a	2,393
1999	380	121	129		\$107,081	\$154,805	\$110,429	2,899
2000	345	117	126		\$108,509	\$168,607	\$119,107	1,321
2001	333	99	112		\$114,819	\$186,935	\$123,583	1,508
2002	247	110	102		\$123,556	\$195,434	\$131,599	1,497
2003	271	102	98		\$136,139	\$216,344	\$145,087	1,605
2004	371	111	116		\$147,921	\$231,846	\$155,467	1,858
2005	475	145	120	129 ²	\$161,219	\$248,114	\$165,743	1,879
2006	680	189	89	93	\$172,455	\$253,026	\$179,338	1,840
2007	717	172	85	101	\$175,088	\$261,145	\$191,863	1,586
2008	670	205	89	110	\$174,366	\$251,418	\$202,304	1,360
2009	456	132	78	128	\$172,355	\$261,529	\$193,759	1,331
2010	487	166	75	97	\$182,630	\$262,112	\$208,842	1,291
2011	412	162	82	102	\$180,676	\$265,153	\$197,700	1,348
2012	345	140	72	86	\$191,846	\$285,984	\$206,659	1,510
2013	316	130	67	79	\$200,079	\$296,570	\$215,288	1,711
2014	281	128	59	83	\$205,864	\$302,432	\$220,878	1,797
2015	237	105	43	65	\$213,453	\$325,566	\$230,987	1,931
2016	242	109	45	71	\$224,499	\$349,838	\$235,903	1,948
2017	242	99	42	63	\$240,112	\$356,755	\$251,660	1,994
2018	232	89	36	52	\$254,758	\$374,048	\$268,100	1,703
2019	147	64	32	41	\$268,334	\$421,414	\$288,198	1,720
2020	149	65	28	41	\$298,203	\$450,179	N/A	1,933
2021	88	38	19	29	\$331,048	\$514,793	N/A	1,988

Notes: ¹As of January 2006, Cheyenne Board of Realtors (CBR) changed the calculation of the days on the market to the number of days from the day listed to the day under contract. Prior to 2006, days on the market was calculated from day listed to the day of closing.

²CBR began reporting average days on the market separately for city and rural areas.

>source: WCBEA from Laramie County Assessor's Office

Sources: WCBEA from Cheyenne Board of Realtors and Wyoming Housing Database Partnership

Table 5.1**Cheyenne Housing Rental Rates****2004- 2021**

Quarter/Year	House	Apartment	Mobile Home	Mobile Home Lot Rent
2Q04	\$854	\$542	\$553	\$219
4Q04	\$839	\$569	\$579	\$227
2Q05	\$829	\$542	\$594	\$243
4Q05	\$816	\$573	\$546	\$221
2Q06	\$860	\$551	\$631	\$245
4Q06	\$835	\$564	\$588	\$252
2Q07	\$864	\$558	\$575	\$230
4Q07	\$864	\$557	\$594	\$239
2Q08	\$899	\$601	\$559	\$290
4Q08	\$856	\$587	\$616	\$266
2Q09	\$892	\$587	\$576	\$293
4Q09	\$902	\$594	\$633	\$265
2Q10	\$936	\$621	\$630	\$309
4Q10	\$983	\$640	\$597	\$276
2Q11	\$991	\$654	\$656	\$287
4Q11	\$1,057	\$649	\$586	\$284
2Q12	\$965	\$649	\$667	\$308
4Q12	\$1,072	\$673	\$753	\$316
2Q13	\$1,034	\$678	\$768	\$315
4Q13	\$1,085	\$708	\$855	\$354
2Q14	\$1,143	\$769	\$809	\$363
4Q14	\$1,129	\$772	\$782	\$378
2Q15	\$1,126	\$786	\$817	\$396
4Q15	\$1,121	\$793	\$826	\$394
2Q16	\$1,141	\$779	\$864	\$398
4Q16	\$1,129	\$787	\$848	\$411
2Q17	\$1,164	\$782	\$882	\$416
4Q17	\$1,180	\$785	\$868	\$452
2Q18	\$1,215	\$779	\$882	\$455
4Q18	\$1,227	\$803	\$904	\$444
2Q19	\$1,311	\$831	\$915	\$442
4Q19	\$1,257	\$846	\$951	\$454
2Q20	\$1,347	\$906	\$928	\$468
4Q20	\$1,370	\$907	\$965	\$470
2Q21	\$1,455	\$924	\$979	\$490

Definitions: House - 2 or 3 bedroom, single-family, excluding gas or electric.**Apartment - 2 bedroom, unfurnished, excluding gas or electric****Mobile Homes - Total monthly expenses, including water and lot rent****Mobile Home Lot Rent - Single wide, including water****Source: WCBEA from State of Wyoming Economic Analysis Division**

Table 5.2

**Housing Profile
Laramie County
1990- 2021**

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation SFU	
	SF Units	Duplex Units	Tri& Four Plex Units	MF Units	Total Units	\$000sof Real 2019\$	% Change
1990	77	0	0	0	77	170.2	
1991	92	0	0	0	92	169.7	-0.3%
1992	210	2	4	8	224	164.6	-3.0%
1993	269	4	16	0	289	172.5	4.8%
1994	296	0	4	12	312	164.4	-4.7%
1995	223	22	4	14	263	160.2	-2.6%
1996	260	2	68	292	622	165.5	3.3%
1997	239	6	17	198	460	162.5	-1.8%
1998	262	24	4	121	411	162.6	0.1%
1999	254	0	4	30	288	179.6	10.5%
2000	219	0	0	0	219	198.7	10.6%
2001	246	2	4	56	308	203.7	2.5%
2002	393	12	0	20	425	187.6	-7.9%
2003 ¹	461	16	120	21	618	186.0	-0.9%
2004	717	4	40	88	849	188.6	1.4%
2005	674	0	44	132	850	198.5	5.1%
2006	460	2	4	11	477	219.8	10.7%
2007	321	0	0	0	321	204.5	-7.0%
2008	203	0	36	6	245	154.3	-24.5%
2009	229	2	0	216	447	198.1	28.4%
2010	312	0	0	0	312	193.8	-2.2%
2011	277	0	0	0	277	210.4	8.6%
2012	350	0	0	132	482	170.7	-18.9%
2013	415	0	16	156	587	188.4	10.4%
2014	313	0	4	0	317	195.3	3.7%
2015	370	0	68	0	438	198.4	1.6%
2016	347	0	15	93	455	187.7	-5.4%
2017	387	0	82	102	571	183.0	-2.5%
2018	368	8	88	166	630	191.1	4.4%
2019	383	0	24	22	429	196.2	2.7%
2020	452	0	16	76	544		
2021	506	0	0	96	602		

Notes: N/A- Data are not available

¹Estimates since 2003 calculated by the Wyoming Center for Business & Economic Analysis

Estimates prior to 2003 were calculated by the Census Bureau

Sources: WCBEA from U.S. Census Bureau and Wyoming Housing Database Partnership

Figure 12. Laramie County New Residential Housing Units, 2002 - 2021

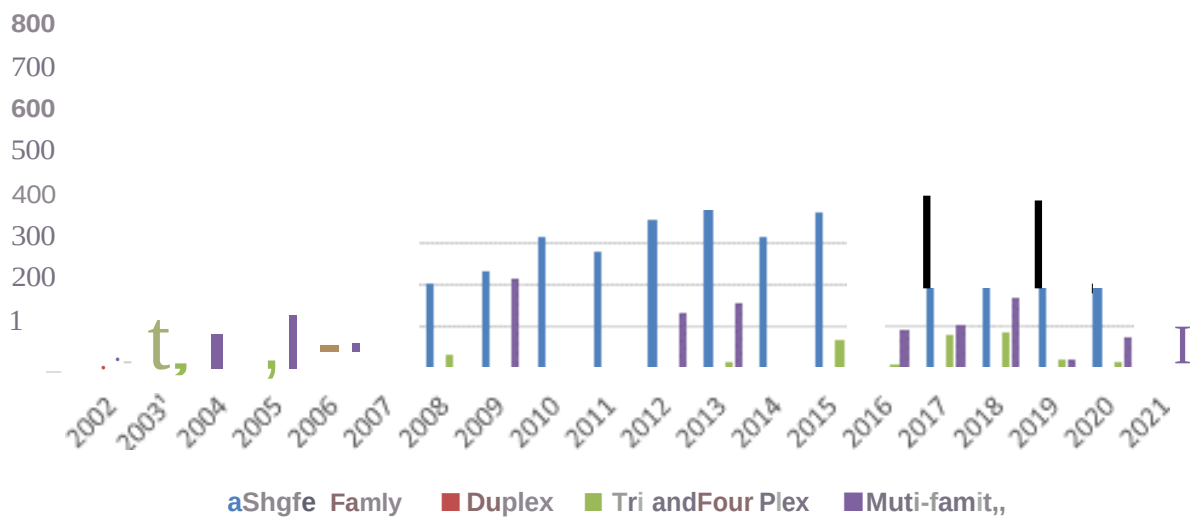


Table 5.3**Housing Profile**

City of Cheyenne
2009- 2021

(a)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Housing Units	27,444	27,682	27,879	28,261	28,711	28,912	29,198	30,066	30,637	31,259	31,688	31,993	32,292
Single-Family Units													
Total Units	19,981	20,219	20,416	20,666	21,081	21,394	21,764	22,119	22,506	22,874	23,257	23,470	23,673
%ofTotal	72.8%	73.0%	73.2%	73.1%	72.9%	73.1%	73.2%	73.6%	73.5%	73.2%	73.4%	73.4%	73.3%
Multi-Family Units													
Total Units	7,463	7,463	7,463	7,595	7,767	7,771	7,839	7,947	8,131	8,385	8,431	8,523	8,619
%ofTotal	27.2%	27.0%	26.8%	26.9%	27.1%	26.9%	26.8%	26.4%	26.5%	26.8%	26.6%	26.6%	26.7%

Source: WCBEA from City of Cheyenne Building Safety Department

Households by Unit Type

Laramie County
2019

(b)

UnitType	Tenure			%of Total
	own	Rent	Total	
Single-Family Unit	24,939	5,198	30,137	75.9%
Duplex	147	567	714	1.8%
Tri- or Four-Plex	111	2,059	2,170	5.5%
Apartment	233	3,037	3,270	8.2%
Mobile Home	2,230	1,130	3,360	8.5%
Boat, RV, Van, Etc.	32	0	32	0.1%
Total	27,692	11,991	39,683	100.0%

Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 year estimates

Table 5.4

Building Permits**City of Cheyenne
2007-2021****(a)**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
Total Single-Family	204	127	173	238	197	250	269	197	218	173	222	192	165	213	203	3,041
New Apartments/ Duplex	0	12	2	0	0	2	5	1	17	6	28	44	10	9	4	140
Mobile Homes/ Constr. Trailers	7	8	12	1	0	1	2	0	1	1	1	0	0	0	0	34
Demolish	13	32	17	0	0	2	1	0	0	0	0	0	0	0	0	65

Source: WCBEA from City of Cheyenne Safety Department

Building Permits**Laramie County (not including City of Cheyenne)
2007-2021****(b)**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
Total Rural Single-Family Permits ¹	117	76	56	74	80	100	146	116	152	174	165	176	218	239	303	2,192
Total Multi-Family Permits	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2

¹ Does not include Mobile or Modular Home permits.

Source: WCBEA from Laramie County Planning and Development Office

Table 5.5**Residential Construction Activity****City of Cheyenne****1992 - 2021**

Year	Housing Permits	Five-Year Average¹	New Net Housing Units²	New Permit Valuation
1992	229	86	141	\$11,470,136
1993	263	103	206	\$16,648,538
1994	353	132	234	\$15,110,883
1995	258	158	194	\$12,686,701
1996	237	268	551	\$16,005,852
1997	189	260	386	\$13,349,673
1998	218	206	346	\$13,419,234
1999	175	215	204	\$14,639,384
2000	143	192	143	\$15,069,862
2001	158	177	210	\$17,125,015
2002	262	191	279	\$29,060,916
2003	404	228	604	\$36,668,479
2004	509	295	606	\$67,770,878
2005	443	355	587	\$65,952,762
2006	295	383	296	\$49,764,021
2007	204	371	204	\$32,930,502
2008	139	318	177	\$23,947,298
2009	175	251	391	\$46,116,022
2010	238	210	238	\$37,359,022
2011	197	191	197	\$33,107,179
2012	253	200	382	\$51,318,559
2013	276	228	441	\$55,016,206
2014	198	232	201	\$36,044,582
2015	236	232	286	\$45,253,232
2016	180	229	221	\$40,029,855
2017	251	228	406	\$61,340,653
2018	236	220	442	\$63,916,171
2019	175	216	211	\$42,027,677
2020	222	213	305	\$72,935,516
2021	207	218	299	\$65,289,399

Notes: ¹The five year average is a moving average. For example, the five year average of 232 in 2015 represents the mean number of Housing Permits issued from 2011 through 2015.

²Housing units are defined as New Residences, Townhouses, Condominiums, Multi-plexes and Apartment units.

1983 - 1988: Reported Apartment permits were not extended into units.

1989 - 1991: No new apartments or multi-plexed units were built.

Source: WCBEA from City of Cheyenne Building Safety Department

Table 5.6

Historic Housing Occupancy**Laramie County****1960-2010**

	1960	1970	1980	1990	2000	2010
Total Units	19,2361	19,4371	27,2751	30,5071	34,2131	40,4621
Owner Occupied Units	10,3771	11,2201	16,9301	18,4061	22,0541	25,5331
%ofTotal	53.9%1	57.7%1	62.1%1	60.3%1	64.4%1	68.0%1
Renter Occupied Units	7,8711	6,6461	8,3621	9,6861	9,8731	12,0431
% of Total	40.9%1	34.2%1	30.7%1	31.8%1	28.9%1	32.0%1
Vacant	9881	1,5711	1,9831	2,4151	2,2861	2,8861
%ofTotal	5.1%1	8.1%1	7.3%1	7.9%1	6.7%1	7.1%1

Source: WCBEA from U.S. Census of Population and Housing

Table 5.7**Vacancy Rates****Laramie County****2005 - 2021**

Year	Large Apartment Complexes Only ¹			Vacancy Rate ²
	Avg#units Sampled	Avg#units Vacant	% Vacant	
2Q05	852	29	3.4%	4.0
4Q05	879	43	4.9%	4.8
2Q06	920	40	4.3%	2.4
4Q06	903	39	4.3%	4.0
2Q07	893	52	5.9%	2.3
4Q07	838	31	3.7%	2.0
2Q08	822	30	3.6%	2.8
4Q08	855	29	3.4%	4.2
2Q09	864	30	3.5%	3.6
4Q09	870	46	5.3%	4.2
2Q10	873	35	4.0%	3.5
4Q10	896	36	4.0%	4.4
2Q11	750	24	3.2%	1.9
4Q11	757	28	3.7%	3.5
2Q12	752	20	2.7%	2.3
4Q12	730	14	1.9%	2.0
2Q13	946	16	1.7%	2.3
4Q13	845	13	1.5%	4.5
2Q14	794	11	1.4%	3.1
4Q14	862	30	3.5%	4.2
2Q15	987	8	0.8%	3.8
4Q15	986	30	3.0%	4
2Q16	994	27	2.7%	4.3
4Q16	994	49	4.9%	4.8
2Q17	1016	53	5.2%	4.5
4Q17	1116	50	4.5%	5.1
2Q18	1117	59	5.3%	3.8
4Q18	1117	23	2.1%	3.1
2Q19	1117	12	1.1%	2.9
4Q19	1117	17	1.5%	3.1
2Q20	1117	11	1.0%	2.9
4Q20	1117	7	0.6%	2.3
2Q21	1117	5	0.4%	2.9
4Q21	1117	7	0.6%	2.3

Notes: ¹WCBEA proprietary database²wyoming Housing Database Partnership

Source: WCBEA from proprietary data and Wyoming Housing Database Partnership

Development Trends

The Development Trends section presents data on commercial and industrial development in Cheyenne and Laramie County.

- In 2021, the city of Cheyenne annexed 1,130 acres, which increased the size of the city by 5.4 percent.
- Table 6.1 contains detailed information on the level of commercial construction within the city borders. The total number of permits rose from 90 in 2020 to 134 in 2021 (+48.9%). The total valuation of all permits rose by 1,562 percent. The large increase in permits issued is due to coronavirus restrictions being removed, allowing for more people to return to work face to face. The spike in permit values is almost entirely due to new additions to the Microsoft data center.
- The value of new industrial/commercial construction rose in the city and fell in the county in 2021. Total new dollar valuation was \$507.8 million in the city and \$10.3 million in the county. In the city, the new Microsoft data center additions accounted for over 80 percent of the total new industrial/commercial construction valuation. In the county, a new fire station and landfill entrance and scale were the major projects. See Table 6.2 for details.
- Vacancy statistics for commercial properties are presented in Table 6.3. This table presents quarterly data through the fourth quarter of 2021. The number of available office spaces decreased by 10 from 42 in the fourth quarter of 2020 to 32 in the fourth quarter of 2021, while the average rent for office spaces fell by 10 cents per square foot.
- The number of vacant warehouse properties fell by 2 over the year, moving from 23 in the fourth quarter of 2020 to 21 in the fourth quarter of 2021. The APW Wyatt building (APW) continued to be the largest warehouse property available, making up nearly one third of all available warehouse space.
- The number of available retail properties decreased from 48 in the fourth quarter of 2020 to 30 in the fourth quarter of 2021. There are still over a dozen empty storefronts in the Frontier Mall.
- Data on the assessed value of real and personal property are found in Table 6.4. Combined, property valuation for the city of Cheyenne and Laramie County was \$1.93 billion, an decrease of 13.1 percent over 2021. Total city valuation was \$822.8 million dollars in 2021, an increase of 6.3 percent over 2020 and total county valuation was \$1,107.9 million dollars, a decrease of 23.6 percent from 2020.

Development Trends

Tables and Figures

Table 6.0	Annexation Trends (1989-2021)
Table 6.1	Commercial Construction Activity (1993-2021)
Figure 13	Residential and Commercial Construction Valuation (2011-2020)
Table 6.2	New Commercial/Industrial Construction (2010-2021)
Table 6.3	Commercial Property For Sale & Lease (2019-2021)
Table 6.4	Assessed Real Property Values (2012-2021)
Figure 14	Assessed Real & Personal Property Values (2012-2021)
Table 6.5	Major Property Tax Districts (2012-2021)
Figure 15	Major Property Tax Districts - Revenues (2012-2021)

- Every type of real property, except for vacant property, saw an increase in value in the city. The large decrease in the county is almost entirely due to devaluation of industrial property, which saw their collective value fall from 968 million in 2020 to 601 million in 2021.
- Table 6.5 presents property tax revenues generated for various local governmental entities. The city of Cheyenne's property tax revenues rose 6.3 percent from 2020 to 2021. This provided the city with additional revenue of \$389,069. Laramie County's property tax revenues fell 12.4 percent over the same time period, which resulted in a decrease of \$5,189,800 in tax revenue.

Economic Development

- Laramie County's economic development organization, Cheyenne LEADS, reported that it had 27 active projects in 2021. There has been a strong push for more manufacturing jobs to move to Cheyenne, including work with local high schools and colleges on curriculum and career opportunities.
- In 2021, 5 new business commitments to Cheyenne. These include expansions to the Microsoft data center and Eagle Claw Fishing Tackle building a manufacturing facility.

Table 6.0**Annexation Trends****City of Cheyenne****1989- 2021**

Year	Acres Annexed	City Size Sq.Miles	Annual Growth !!!
1989	1152.63	19.16	-
1990	306.10	19.64	2.5%
1991	114.21	19.82	0.9%
1992	54.08	19.91	0.5%
1993	22.01	19.94	0.2%
1994	12.96	19.96	0.1%
1995	307.82	20.44	2.4%
1996	18.11	20.47	0.1%
1997	66.66	20.57	0.5%
1998	0.99	20.57	0.0%
1999	640.00	21.20	3.1%
2000	6.25	21.30	0.5%
2001	48.73	21.38	0.4%
2002	942.53	21.70	1.5%
2003	93.67	22.10	1.8%
2004	74.00	22.22	0.5%
2005	332.82	22.74	2.3%
2006	945.53	24.22	6.5%
2007	39.33	24.31	0.4%
2008	185.26	24.60	1.2%
2009	205.45	24.92	1.3%
2010	177.87	25.15	0.9%
2011	214.11	25.48	1.3%
2012	123.20	25.52	0.2%
2013	897.78	26.93	5.5%
2014	30.33	26.97	0.1%
2015	273.70	27.30	1.2%
2016	881.03	28.73	5.2%
2017	19.63	28.75	0.1%
2018	2336.65	32.41	12.7%
2019	75.03	32.53	0.4%
2020	2.79	32.54	0.0%
2021	1129.88	34.29	5.4%
Total	11,731.13		

Notes:¹Includes the Cheyenne Business Parkway: 1069.2 Acres²Does not include the North Range Business Park.Source: WCBEA from City of Cheyenne Engineer's Office
1982 - 2007 Data: City of Cheyenne Building and
Engineering Department Annual Report.

Table 6.1**Commercial Construction Activity**

City of Cheyenne

1993- 2021

Year	New Construction		Additions & Remodels		Annual Total		Percent Change	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
1993	11	\$2,700,325	113	\$3,205,416	124	\$5,905,741	15.9%	-62.2%
1994	29	\$10,871,043	118	\$10,359,677	147	\$21,230,720	18.5%	259.5%
1995	20	\$16,434,056	133	\$7,295,663	153	\$23,729,872	4.1%	11.8%
1996	19	\$12,925,969	121	\$6,029,289	140	\$18,955,258	-8.5%	-20.1%
1997	19	\$20,839,102	168	\$12,317,511	187	\$33,156,613	33.6%	74.9%
1998	32	\$12,161,139	134	\$14,437,090	166	\$26,598,229	-11.2%	-19.8%
1999	20	\$7,846,454	142	\$11,044,908	162	\$18,891,362	-2.4%	-29.0%
2000	31	\$24,320,755	191	\$15,831,825	222	\$40,152,580	37.0%	112.5%
2001	50	\$51,451,096	166	\$19,480,513	216	\$70,931,609	-2.7%	76.7%
2002	38	\$21,573,880	190	\$26,125,665	241	\$56,970,212	11.6%	-19.7%
2003	13	\$6,485,220	124	\$15,901,576	154	\$23,364,196	-36.1%	-59.0%
2004	19	\$18,912,595	142	\$16,961,616	161	\$35,874,211	4.5%	53.5%
2005	65	\$35,703,309	116	\$12,515,338	181	\$48,218,647	12.4%	34.4%
2006	62	\$30,680,571	87	\$10,286,203	149	\$40,966,774	-17.7%	-15.0%
2007	51	\$40,113,164	103	\$33,570,621	154	\$73,683,785	3.4%	79.9%
2008	33	\$28,163,235	109	\$22,082,443	142	\$50,245,678	-7.8%	-31.8%
2009	20	\$3,857,698	61	\$20,823,825	81	\$24,681,523	-43.0%	-50.9%
2010	14	\$27,254,322	84	\$12,754,133	98	\$40,008,455	21.0%	62.1%
2011	10	\$3,909,712	105	\$14,937,762	115	\$18,847,474	17.3%	-52.9%
2012	18	\$51,346,615	110	\$41,893,966	128	\$93,240,581	11.3%	394.7%
2013	18	\$26,633,403	99	\$17,975,533	117	\$44,608,936	-8.6%	-52.2%
2014	20	\$31,960,257	113	\$25,381,807	133	\$57,342,064	13.7%	28.5%
2015	26	\$62,126,950	108	\$16,200,252	134	\$78,327,202	0.8%	36.6%
2016	22	\$15,817,459	132	\$180,827,259	154	\$196,644,718	14.9%	151.1%
2017	22	\$20,133,915	108	\$16,973,027	130	\$37,106,942	-15.6%	-81.1%
2018	21	\$24,250,762	119	\$62,315,863	140	\$86,566,625	7.7%	133.3%
2019	31	\$49,485,419	81	\$26,016,333	112	\$75,501,752	-20.0%	-12.8%
2020	12	\$11,359,986	78	\$20,510,535	90	\$31,870,521	-19.6%	-57.8%
2021	36	\$507,777,445	98	\$22,168,727	134	\$529,946,172	48.9%	1562.8%

Source: WCBEA from City of Cheyenne Building Safety Department

Figure 13. City of Cheyenne Residential and Commercial Construction Value, 2011-2021

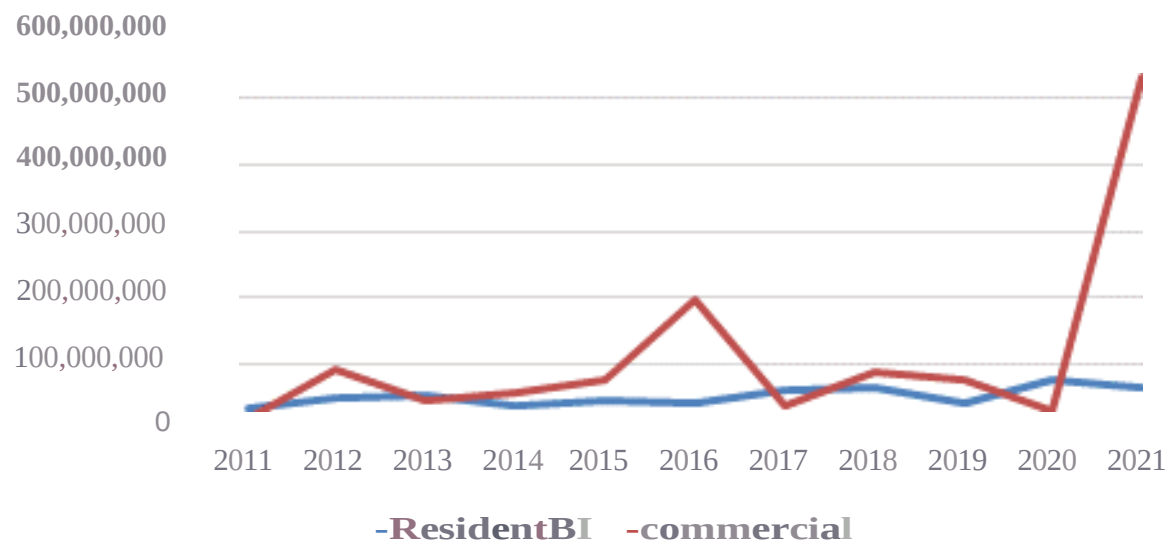


Table 6.2

New Commercial/Industrial Construction
2010- 2021

Year	City	County	Total	%change
2010	\$27,254,322	\$54,285,457	\$81,539,779	-
2011	\$3,909,712	\$22,999,557	\$26,909,269	-67.0%
2012	\$51,346,615	\$115,559,215	\$166,905,830	520.3%
2013	\$26,633,403	\$20,642,263	\$47,275,666	-71.7%
2014	\$31,960,257	\$204,856,374	\$236,816,631	400.9%
2015	\$62,126,950	\$45,561,092	\$107,688,042	-54.5%
2016	\$15,817,459	\$5,771,837	\$21,589,296	-80.0%
2017	\$20,133,915	\$19,989,081	\$40,122,996	85.8%
2018	\$24,250,762	\$550,875,573	\$575,126,335	1333.4%
2019	\$49,485,419	\$72,034,910	\$121,520,329	-78.9%
2020	\$11,359,986	\$198,053,213	\$209,413,199	72.3%
2021	\$507,777,445	\$10,304,203	\$518,081,648	147.4%

Sources: WCBEA from City of Cheyenne Building Safety Department and Laramie County Planning
& Development

Table 6.3

**Commercial Property
For Sale & Lease (1,500 Sq. Ft. and Above)**

2019- 2021

Summary Table				
Commercial Property For Sale and Lease				
Updated:12/31/2021				
Property Type	# Properties	Square Footage	Avg lease Rate	Min/Max Rate
First Quarter 2019				
Warehouse	23	451,421	\$7.33	4.50 - 12.75
Retail	63	561,916	\$13.21	6.00 - 23.50
Office Space	34	210,885	\$14.16	10.00-18.50
Second Quarter 2019				
Warehouse	19	392,028	\$6.24	4.50- 8.00
Retail	52	511,569	\$13.26	6.00 - 23.50
Office Space	34	184,319	\$14.23	10.00-18.50
Third Quarter 2019				
Warehouse	16	332,094	\$6.85	4.50- 8.50
Retail	52	434,220	\$13.51	6.00 - 23.50
Office Space	34	156,252	\$14.57	10.00-18.50
Fourth Quarter 2019				
Warehouse	21	383,516	\$6.99	4.50- 8.50
Retail	47	339,957	\$15.08	12.00 - 23.50
Office Space	31	148,153	\$13.25	10.00-16.00
First Quarter 2020				
Warehouse	18	371,335	\$7.60	6.25 - 8.50
Retail	48	372,156	\$15.57	12.00 - 23.50
Office Space	33	144,786	\$13.15	10.00-16.00
Second Quarter 2020				
Warehouse	22	543,134	\$7.52	6.25 - 8.50
Retail	57	392,572	\$15.50	8.00 - 23.50
Office Space	34	140,960	\$12.86	7.00 - 16.00
Third Quarter 2020				
Warehouse	19	587,978	\$7.60	6.25 - 8.50
Retail	58	447,840	\$14.78	8.00 - 23.50
Office Space	35	166,962	\$15.35	11.00 - 21.00
Fourth Quarter 2020				
Warehouse	23	643,145	\$8.57	6.75 - 12.00
Retail	48	451,081	\$14.75	4.99 - 23.50
Office Space	42	214,915	\$14.07	8.00 - 21.00
First Quarter 2021				
Warehouse	20	414,847	\$8.36	5.00-12.00
Retail	40	413,042	\$15.50	4.99-23.50
Office Space	35	200,183	\$14.35	7.00-21.00
Second Quarter 2021				
Warehouse	25	474,551	\$8.60	5.00-12.00
Retail	43	430,832	\$13.08	6.95-22.00
Office Space	30	243,400	\$14.55	12.00-18.00
Third Quarter 2021				
Warehouse	21	452,740	\$8.82	6.95-12.00
Retail	38	358,900	\$13.93	7.95-19.00
Office Space	31	229,380	\$14.51	12.00-19.00
Fourth Quarter 2021				
Warehouse	21	532,031	\$10.92	8.50-12.00
Retail	30	303,918	\$13.89	7.95-19.00
Office Space	32	182,278	\$13.97	10.20-19.00

Table 6.4

Assessed Real and Personal Property Value

Laramie County

2012 - 2021

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total										
City(\$)	533,191,527	546,175,351	577,640,123	602,314,817	633,142,098	633,837,566	682,048,050	734,748,763	774,126,602	822,759,799
County(\$)	474,450,028	499,979,970	589,237,324	782,647,869	758,645,746	785,249,941	982,896,691	1,337,160,914	1,449,466,588	1,107,871,237
Residential										
City(\$)	340,928,907	351,192,921	364,624,106	376,283,694	400,482,865	424,669,398	443,690,971	484,255,726	521,067,311	562,506,363
County(\$)	193,035,691	198,696,636	208,964,245	216,096,457	225,761,591	237,019,097	257,471,499	276,113,351	296,465,811	321,636,233
Assessed% of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
Commercial										
City(\$)	144,763,758	149,188,739	157,521,658	163,287,705	165,313,797	169,878,108	171,021,081	179,590,471	181,690,087	185,352,725
County(\$)	32,007,724	34,652,660	63,890,725	70,972,473	101,444,916	120,131,457	123,811,174	146,345,868	146,349,806	145,563,558
Assessed% of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
Industrial¹										
City(\$)	38,957,272	35,488,431	45,386,285	52,554,162	56,600,373	58,771,145	57,290,427	60,621,657	60,677,471	64,883,738
County(\$)	217,416,235	232,767,593	281,186,079	459,099,414	393,869,098	390,112,000	563,976,141	876,927,603	968,562,319	601,539,846
Assessed% of Actual Value	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50
Agricultural¹										
City(\$)	5,256,694	2,266,694	2,943,694	3,043,694	3,345,694	28,524,694	27,877,694	51,684,694	50,334,694	54,274,694
County(\$)	18,833,694	19,790,334	22,044,898	23,382,048	24,882,546	25,425,566	24,981,164	24,428,839	24,293,226	24,528,914
Assessed% of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
Vacant										
City(\$)	8,536,334	10,302,994	10,105,131	10,186,213	10,741,718	10,490,391	10,017,694	10,229,225	10,641,389	9,962,699
County(\$)	13,156,684	14,072,747	13,151,377	13,097,476	12,687,595	12,561,821	12,656,713	13,345,253	13,795,426	14,602,686
Assessed% of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50

Notes: ¹Fluctuations in valuations are due primarily to changes in mineral valuations.²As of 2007, Agricultural data refers to land only. All other data such as improvements and personal property are now included in residential or commercial data.

Source: WCBEA from Laramie County Assessor's Office

Figure 14. Assessed Real and Personal Property Values, Cheyenne and Laramie County, 2012 - 2021

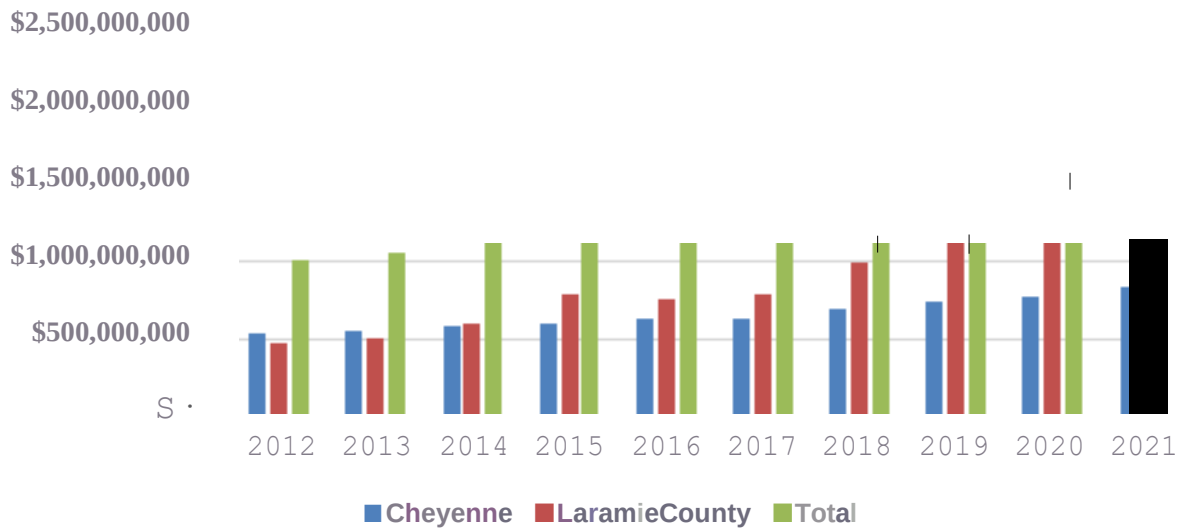


Table 6.5

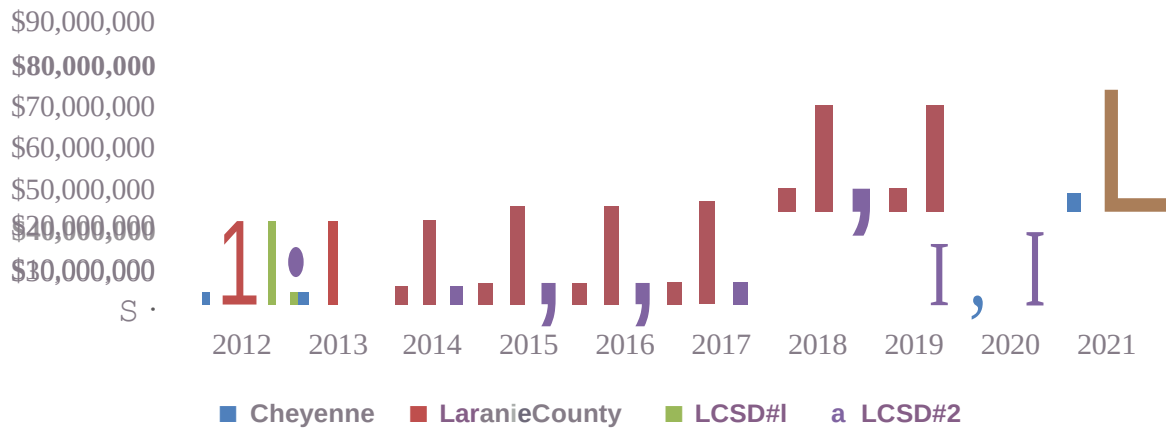
Major Property Tax Districts

**Revenues
2012 - 2021**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
City of Cheyenne										
Value(\$)	533,191,527	546,175,351	577,640,126	602,206,337	633,142,098	663,837,566	685,730,266	734,748,763	774,126,602	822,759,799
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Revenue(\$)	4,265,532	4,369,403	4,621,121	4,817,651	5,065,137	5,310,701	5,485,842	5,877,990	6,193,013	6,582,078
Laramie County										
Value(\$)	1,007,641,555	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844	1,449,087,507	1,664,944,741	2,071,909,677	2,226,593,159	1,930,631,036
Mill Levy	17.00	17.00	18.69	18.23	18.20	18.20	18.20	18.90	18.84	19.04
Revenue(\$)	17,129,906	17,784,640	21,808,939	25,247,870	25,330,539	26,373,393	30,301,994	39,159,093	41,949,015	36,759,215
LCSD#1										
Value(\$)	901,103,052	920,033,773	1,029,384,392	1,209,350,376	1,217,062,612	1,289,871,261	1,455,272,484	1,718,022,367	1,740,286,771	1,653,817,130
Mill Levy	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
Revenue(\$)	39,648,534	40,481,486	45,292,913	53,211,417	53,550,755	56,754,335	64,031,989	75,592,984	76,572,618	72,767,954
LCSD#2										
Value(\$)	106,538,503	126,121,548	137,493,059	175,612,310	174,725,232	159,216,246	209,672,257	353,887,310	483,306,388	276,813,906
Mill Levy	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
Revenue(\$)	4,687,694	5,549,348	6,049,694	7,726,942	7,687,910	7,005,515	9,225,579	15,571,042	21,265,481	12,179,812
LC Conservation District										
Value(\$)	1,007,641,555	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844	1,449,087,507	1,664,944,741	2,071,909,677	2,223,593,159	1,930,631,036
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Revenue(\$)	503,821	523,078	583,439	692,481	695,894	724,544	832,472	1,035,955	1,111,797	965,316
South Cheyenne Water & Sewer										
Value(\$)	35,451,592	37,120,879	38,206,295	40,877,618	43,624,219	47,429,045	48,781,285	52,761,539	54,480,077	57,446,220
Mill Levy	5.76	7.82	3.99	4.38	8.00	8.00	8.00	8.00	8.00	8.00
Revenue(\$)	204,201	290,285	152,443	179,044	348,994	379,432	390,250	422,092	435,841	459,570
Weed and Pest District										
Value(\$)	1,007,641,555	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844	1,449,087,507	1,664,944,741	2,071,909,677	2,223,593,159	1,930,631,036
Mill Levy	1.50	1.50	1.50	1.50	1.50	1.50	1.50	0.80	0.80	0.80
Revenue(\$)	1,511,462	1,569,233	1,750,316	2,077,444	2,087,682	2,173,631	2,497,417	1,657,528	1,778,875	1,544,505

Source: WCBEA from Laramie County Assessor's Office

Figure 15. Major Property Tax Districts and Revenues, 2012-2021



Affordability for a Family of Four Per HUD Maximum Income Guidelines to qualify as low to moderate income				
Percent of AMI	Income Hourly	Income Monthly	Income Annually	30% Affordability
30%	12.46	2,160	25,920	\$648
31%	12.87	2,232	26,784	\$670
32%	13.29	2,304	27,648	\$691
33%	13.70	2,376	28,512	\$713
34%	14.12	2,448	29,376	\$734
35%	14.53	2,520	30,240	\$756
36%	14.95	2,592	31,104	\$778
37%	15.36	2,664	31,968	\$799
38%	15.78	2,736	32,832	\$821
39%	16.20	2,808	33,696	\$842
40%	16.61	2,880	34,560	\$864
41%	17.03	2,952	35,424	\$886
42%	17.44	3,024	36,288	\$907
43%	17.86	3,096	37,152	\$929
44%	18.27	3,168	38,016	\$950
45%	18.69	3,240	38,880	\$972
46%	19.10	3,312	39,744	\$994
47%	19.52	3,384	40,608	\$1,015
48%	19.93	3,456	41,472	\$1,037
49%	20.35	3,528	42,336	\$1,058
50%	20.76	3,600	43,200	\$1,080
51%	21.18	3,672	44,064	\$1,102
52%	21.60	3,744	44,928	\$1,123
53%	22.01	3,816	45,792	\$1,145
54%	22.43	3,888	46,656	\$1,166
55%	22.84	3,960	47,520	\$1,188
56%	23.26	4,032	48,384	\$1,210
57%	23.67	4,104	49,248	\$1,231
58%	24.09	4,176	50,112	\$1,253
59%	24.50	4,248	50,976	\$1,274
60%	24.92	4,320	51,840	\$1,296
61%	25.33	4,392	52,704	\$1,318
62%	25.75	4,464	53,568	\$1,339
63%	26.16	4,536	54,432	\$1,361
64%	26.58	4,608	55,296	\$1,382
65%	27.00	4,680	56,160	\$1,404
66%	27.41	4,752	57,024	\$1,426
67%	27.83	4,824	57,888	\$1,447
68%	28.24	4,896	58,752	\$1,469

69%	28.66	4,968	59,616	\$1,490
70%	29.07	5,040	60,480	\$1,512
71%	29.49	5,112	61,344	\$1,534
72%	29.90	5,184	62,208	\$1,555
73%	30.32	5,256	63,072	\$1,577
74%	30.73	5,328	63,936	\$1,599
75%	31.15	5,400	64,800	\$1,620
76%	31.56	5,472	65,664	\$1,642
77%	31.98	5,535	66,417	\$1,660
78%	32.40	5,616	67,392	\$1,685
79%	32.81	5,688	68,256	\$1,706
80%	33.23	5,760	69,120	\$1,728
According to the American Community Survey Household Income (Census - Table Results) (2019 figures adjusted for inflation) Household that have a total income levels between \$50,000 and \$74,999 annually represent the largest income group. The affordability rate for this group is a range of 58% to 86% of AMI. This would represent a home value of \$274,000 to \$408,000 at 3.5% on a 30-year fixed (PITI). You can adjust the interest and level it to 3% however, interest rates are projected to go up sooner rather than later which would compound the affordability problem.				
58%	24.09	4,176	50,112	\$1,253
86%	35.72	6,192	74,304	\$1,858

Area Median Income 2021 \$86,400 Per HUD

~A full-time minimum wage worker (7.25/hr x 2080 hours) earns just 15,080 annually

~Average sale price for new construction in July 2021 was \$421,693 or \$110.59 per month over the maximum affordability at the highest end of the household income range.