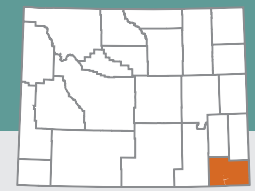




2018

LARAMIE COUNTY HOUSING REPORT



Laramie County's housing report is a tool to help the community understand its current housing picture.

Laramie County ranks 6th in the state for the number of renters, but 41.8% of renters are costs burdened. Laramie County needs more rental units and units for purchase.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



Photo courtesy of Wyoming Office of Tourism

Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

RENTER RATE^[1]
31.5%

Laramie County has the 6th highest percentage of renters in Wyoming.

POVERTY RATE^[2]
10.1%

Wyoming 11.1%

Laramie County has the 14th highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$5,100/MO.

Wyoming Average: \$4,930

Laramie County has the 7th highest household income in Wyoming.

UNEMPLOYMENT^[3]
3.7%

Wyoming unemployment rate: 4.2%

Want to know more?
Check out the full report at wyomingcda.com/demographics

HOUSING DEMAND^[4]

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$560	1,746	\$0-\$86,710	981
31% - 50%	\$560-\$934	1,460	\$86,710-\$144,619	1,036
51% - 80%	\$934-\$1,494	1,011	\$146,619-\$231,329	1,595
81% - 95%	\$1,494-\$1,775	123	\$231,329-\$274,839	428
96% - 115%	\$1,775-\$2,148	89	\$274,839-\$332,594	362
115%	\$2,148	49	\$332,594	553

*Estimations by the Wyoming Business Council

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



2,358

NET COMMUTER INFLOW

Commuting ^[6]

Inflow indicates there could be commuters who cannot find local housing to suit their needs.

Commuting Out

to Larimer Cty., CO	230
to Weld Cty., CO	220
to Sweetwater Cty., WY	172
to Natrona Cty., WY	171
to Albany Cty., WY	156

Commuting In

from Larimer Cty., CO	1,306
from Weld Cty., CO	862
from Albany Cty., WY	466
from Adams Cty., CO	126
from Goshen Cty., WY	108

TOP 5 EMPLOYERS ^[5]



PUBLIC ADMINISTRATION

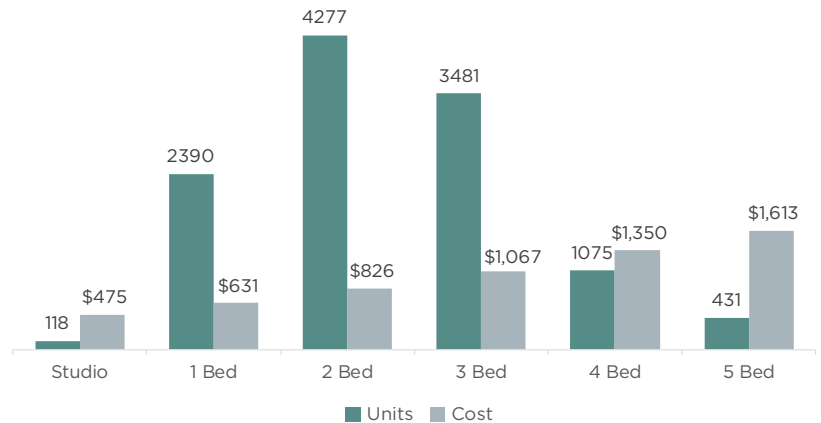
8,279
EMPLOYEES

\$5,000
MONTHLY WAGE

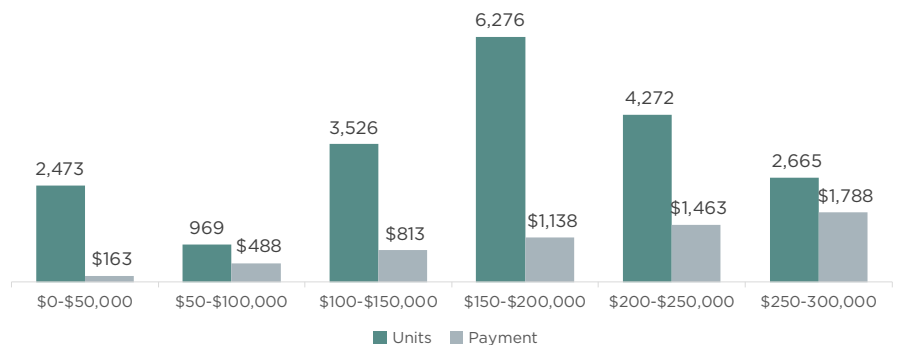
EMPLOYEES MONTHLY WAGE

2. HEALTH CARE & SOCIAL ASSISTANCE	6,069	\$4,149
3. RETAIL TRADE	5,478	\$2,360
4. LEISURE & HOSPITALITY	4,783	\$1,482
5. WHOLESALE TRADE, TRANSPORTATION, & UTILITIES	3,996	\$4,065

HOW AFFORDABLE IS RENTAL HOUSING? ^[7]



HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? ^[8]



Housing Stock



LARAMIE COUNTY
AVERAGE HOUSING AGE ^[9]
41

WYOMING
AVERAGE HOUSING AGE ^[9]
42

54.8% of housing in Laramie County was built before 1980
Pre-1980 housing may not meet current construction standards.

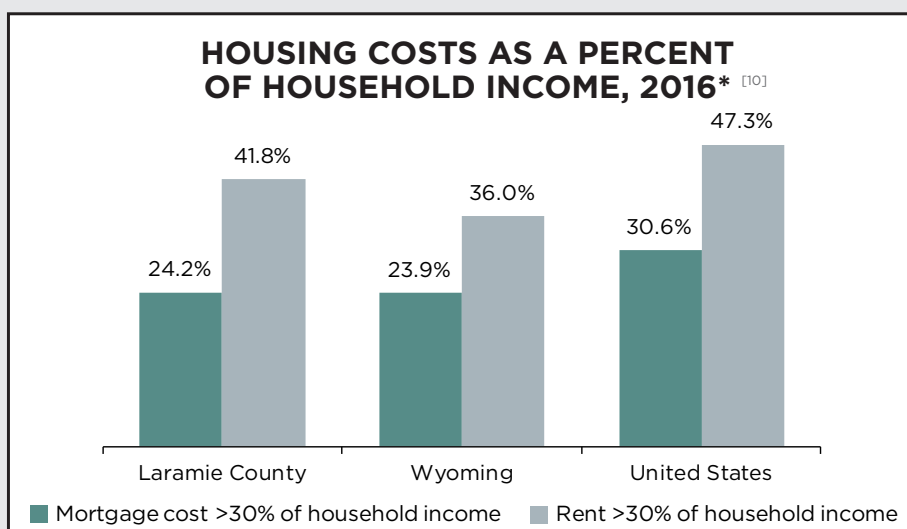
Laramie County ranks 9th in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

How does Laramie County's housing mix compare to other counties? ^[9]		
Unit Type	Number of Units	Percent of Mix
Single Family	27,806	76.5%, (11)
Duplex	803	2.2%, (8)
Tri or Four Plex	2,329	6.4%, (3)
Apartment	2,849	7.8%, (9)
Trailer/Other	2,575	7.1%, (22)

Age of housing ^[9]		
Year Built	Value*	Percent of Mix
<1939	165,000	10.1%
1940-49	152,500	4.9%
1950-59	158,800	11.3%
1960-69	184,100	11.0%
1970-79	177,300	17.5%
1980-89	196,600	12.7%
1990-99	245,800	11.6%
2000-09	271,400	16.0%
2010-Present	313,650	4.9%

Careers and Cost Burden

Laramie County is No. 8 in the state for people spending more than half their income on housing (10%) and 4th for those spending 31-50% of income on housing (18%). Laramie County ranks 18th in the state for access to affordable housing.



* ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.

How much can households afford? ^[11]	
Max Monthly Payment	Number of Households
\$0-313	3,079
\$314-563	3,288
\$564-813	3,587
\$814-1,063	3,810
\$1,064-1,375	4,547
\$1,376-2,188	9,537
\$2,189-3,438	6,368
\$3,439-5,000	3,146

[9] 2018 WCDA Housing Needs Forecast; [10] Head Water Economics, Populations at Risk 2015; [11] datausa.io, Housing & Living Data

Community Demographics

How much monthly income does a family need to

LIVE WITHOUT ASSISTANCE?^[12]



ONE ADULT
\$1,496



TWO ADULTS,
1 CHILD
\$3,400



Calculate your situation at
wywf.org/self-sufficiency-calculator



32%

**OF CHILDREN
ARE IN SINGLE-
PARENT FAMILIES^[13]**

Laramie County has the 3rd highest amount
of children in single-parent families.

VULNERABLE POPULATIONS

**SUPPLEMENTAL
SECURITY INCOME
(DISABILITY)^[14]**

4%

**CASH PUBLIC
ASSISTANCE INCOME^[14]**

1.5%

FOOD STAMP/SNAP^[14]

8%



**POPULATION
OVER 65^[15]**
15,339

15.6% of Laramie County's
population is over 65.

**LOW INCOME TAX
CREDIT UNITS^[14]**

871

Laramie County has the
3rd most units per capita.

**ASSISTED
LIVING BEDS^[16]**

289

Laramie County has the 5th most
assisted living beds per capita.

NURSING HOME BEDS^[16]

427

Laramie County has the 14th most
nursing home beds per capita.