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.

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

*Estimations by the Wyoming Business Council

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

Commuting

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

Inflow:
- 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

Outflow:
- 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

Commuters who cannot find local housing:
- 2,358 NET COMMUTER INFLOW

Top 5 Employers:
1. PUBLIC ADMINISTRATION
   - 8,279 EMPLOYEES
   - $5,000 MONTHLY WAGE

2. HEALTH CARE & SOCIAL ASSISTANCE
   - 6,069 EMPLOYEES
   - $4,149 MONTHLY WAGE

3. RETAIL TRADE
   - 5,478 EMPLOYEES
   - $2,360 MONTHLY WAGE

4. LEISURE & HOSPITALITY
   - 4,783 EMPLOYEES
   - $1,482 MONTHLY WAGE

5. WHOLESALE TRADE, TRANSPORTATION, & UTILITIES
   - 3,996 EMPLOYEES
   - $4,065 MONTHLY WAGE

How Affordable is Rental Housing?

- Studio: 118 Units, $475 Cost
- 1 Bed: 2390 Units, $631 Cost
- 2 Bed: 4277 Units, $826 Cost
- 3 Bed: 3481 Units, $1,067 Cost
- 4 Bed: 1075 Units, $1,350 Cost
- 5 Bed: 431 Units, $1,613 Cost

How Affordable is it to Own Your Own Home?

- $0-$50,000: 2,473 Units, $163 Payment
- $50-$100,000: 969 Units, $488 Payment
- $100-$150,000: 3,526 Units, $813 Payment
- $150-$200,000: 6,276 Units, $1,138 Payment
- $200-$250,000: 4,272 Units, $1,463 Payment
- $250-$300,000: 2,665 Units, $1,788 Payment
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?

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Percent of Mix</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>27,806</td>
<td>76.5%, (11)</td>
</tr>
<tr>
<td>Duplex</td>
<td>803</td>
<td>2.2%, (8)</td>
</tr>
<tr>
<td>Tri or Four Plex</td>
<td>2,329</td>
<td>6.4%, (3)</td>
</tr>
<tr>
<td>Apartment</td>
<td>2,849</td>
<td>7.8%, (9)</td>
</tr>
<tr>
<td>Trailer/Other</td>
<td>2,575</td>
<td>7.1%, (22)</td>
</tr>
</tbody>
</table>

### Age of housing

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Value*</th>
<th>Percent of Mix</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;1939</td>
<td>165,000</td>
<td>10.1%</td>
</tr>
<tr>
<td>1940-49</td>
<td>152,500</td>
<td>4.9%</td>
</tr>
<tr>
<td>1950-59</td>
<td>158,800</td>
<td>11.3%</td>
</tr>
<tr>
<td>1960-69</td>
<td>184,100</td>
<td>11.0%</td>
</tr>
<tr>
<td>1970-79</td>
<td>177,300</td>
<td>17.5%</td>
</tr>
<tr>
<td>1980-89</td>
<td>196,600</td>
<td>12.7%</td>
</tr>
<tr>
<td>1990-99</td>
<td>245,800</td>
<td>11.6%</td>
</tr>
<tr>
<td>2000-09</td>
<td>271,400</td>
<td>16.0%</td>
</tr>
<tr>
<td>2010-Present</td>
<td>313,650</td>
<td>4.9%</td>
</tr>
</tbody>
</table>

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.

### Housing Costs as a Percent of Household Income, 2016

- **Laramie County**
  - Mortgage cost >30%: 24.2%
  - Rent >30%: 23.9%
- **Wyoming**
  - Mortgage cost >30%: 36.0%
  - Rent >30%: 30.6%
- **United States**
  - Mortgage cost >30%: 41.8%
  - Rent >30%: 47.3%

### How much can households afford?

<table>
<thead>
<tr>
<th>Max Monthly Payment</th>
<th>Number of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0-313</td>
<td>3,079</td>
</tr>
<tr>
<td>$314-563</td>
<td>3,288</td>
</tr>
<tr>
<td>$564-813</td>
<td>3,587</td>
</tr>
<tr>
<td>$814-1,063</td>
<td>3,810</td>
</tr>
<tr>
<td>$1,064-1,375</td>
<td>4,547</td>
</tr>
<tr>
<td>$1,376-2,188</td>
<td>9,537</td>
</tr>
<tr>
<td>$2,189-3,438</td>
<td>6,368</td>
</tr>
<tr>
<td>$3,439-5,000</td>
<td>3,146</td>
</tr>
</tbody>
</table>

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

---


---

2018 Laramie County Housing Report // 3
How much monthly income does a family need to **LIVE WITHOUT ASSISTANCE?**

- **ONE ADULT**
  - $1,496

- **TWO ADULTS, 1 CHILD**
  - $3,400

**Community Demographics**

32% OF CHILDREN ARE IN SINGLE-PARENT FAMILIES

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

**VULNERABLE POPULATIONS**

- **SUPPLEMENTAL SECURITY INCOME (DISABILITY)** 4%
- **CASH PUBLIC ASSISTANCE INCOME** 1.5%
- **FOOD STAMP/SNAP** 8%

**Population Over 65**

15,339 15.6% of Laramie County’s population is over 65.

**Low Income Tax Credit Units**

871 Laramie County has the 3rd most units per capita.

**Assisted Living Beds**

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

**Nursing Home Beds**

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

---

(12) Wyoming Women’s Foundation, Self-Sufficiency Calculator; (13) County Health Rankings; (14) US Census Bureau, American Fact Finder; (15) US Census Bureau, Quick Facts; (16) Wyoming Department of Health