

City of Cheyenne
Community Development Block Grant
2023 Annual Action Plan



May 2023

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

05/09/2023

4. Applicant Identifier:

City of Cheyenne

5a. Federal Entity Identifier:

WY 560060 Cheyenne

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Cheyenne

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

83-6000050

*** c. UEI:**

KURKMKZUFMY2

d. Address:

*** Street1:** 2101 O'Neil Avenue

Street2:

*** City:** Cheyenne

County/Parish:

*** State:** WY: Wyoming

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 82001-3512

e. Organizational Unit:

Department Name:

City of Cheyenne

Division Name:

Housing & Community Dev.

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Deanne

Middle Name:

*** Last Name:**

Widauf

Suffix:

Title: Program Manager

Organizational Affiliation:

*** Telephone Number:** 307/637-6255

Fax Number: 307/637/6231

*** Email:** dwidauf@cheyennecity.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U. S. Department of Housing & Urgan Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grants/Entitlement Grants

* 12. Funding Opportunity Number:

B 23 MC 560002

* Title:

City of Cheyenne Grant Number

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community Development Block Grant Program Year 2023 Entitlement Funding

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="448,011.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="107,091.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="555,102.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Cheyenne	5-9-23

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As a designated entitlement jurisdiction, the City of Cheyenne receives an annual allocation of federal funding designated to assist in the development of viable communities by

1) supporting projects that provide decent, safe and sanitary housing that is both affordable and sustainable,

2) homelessness, and

3) to expand economic opportunities for low- and moderate-income persons.

The Action Plan is prepared pursuant to 24 CFR Part 91 Consolidated Submission for Community Planning and Development Programs and is required to be submitted to the U.S. Department of Housing and Urban Development (HUD) as a prerequisite to receiving funds under the following grant programs: Community Development Block Grant (CDBG).

The City is required to develop a Five-Year Consolidated Plan (ConPlan) and an Annual Action Plan (AAP) for the use of these funds. This 2023 Annual Action Plan encapsulates the fourth year of the 2020-2024 Consolidated Plan for Housing and Community Development. Funding priorities will continue to be used to support the low-income residents of Cheyenne.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Activities identified in the 2023 Annual Action Plan will implement the goals of the Five-Year Consolidated Plan. The objectives provide specific actions to improve a low- and moderate-income neighborhood, provide for facility rehabilitation, provide housing rehabilitation, provide victim and homeless assistance, food for low-income individuals, and promote fair housing choices.

Performance outcomes from these objectives will result in improvements to neighborhoods through public infrastructure improvements and facility rehabilitation. The plan also provides for community and supportive services for low- and moderate-income persons, and those with special needs.

Specifically, the City will do the following:

Provide Safe, Decent, Affordable Housing:

1. Assist 15 low-income homeowners with needed rehabilitation.

Promote Self-Sufficiency Through Service Provision:

1. Assist 1,146 low-income persons with public service activities other than low-moderate income housing benefits.

Public Facilities Assistance:

1. Assist 12 homeless persons with homeless facilities rehabilitation.

Preserve and improve low-income neighborhoods:

1. Assist 1,700 low-income persons with public facilities or infrastructure activities other than low-moderate income housing benefits.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Cheyenne believes the programs proposed for the 2023 Annual Action Plan continues to be the most efficient and effective use of CDBG funds.

The City's past programs have focused on community needs that continue to exist including ageing housing, public facility rehabilitation, neighborhood improvements, and social service support for low-income residents.

During the last 5-Year Comprehensive Consolidated Plan we exceeded expectations with our public service grants to assist low-income residents; our housing rehabilitation goal; our goal to preserve and improve low-income neighborhoods, and our homeless shelter assistance goal. We also provided assistance to public facilities but did not meet our identified goal. We were unable to meet certain goals as there were no viable applicants.

These goals were discussed during several public hearings and were used to identify the goals for the next 5-year plan.

During the first three-years of the 2020 - 2024 5-Year Comprehensive Consolidated Plan, 2,039 low-income individuals were assisted with public service funding, a low-income neighborhood of 1,345 individuals received a new playground, two public facilities received rehabilitation, one overnight homeless shelter received rehabilitation, one homeless family shelter was acquired, and one low-income homeowner received housing rehabilitation.

CDBG-CV funding was used at the homeless shelter for a new security door to help manage human contact and prevent the spread of COVID-19.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Cheyenne began its citizen participation and consultation process in September 2022. Due to COVID-19 the public meetings-hearings were done via Zoom and in person (hybrid). A Notice of Funding Available (NOFA) announcing the opening of the Program Year 2023 CDBG funding cycle was published in the local paper, posted on the City of Cheyenne website, LinkedIn and Facebook, and e-mailed over 570 residents. A hybrid public meeting-training session was held on October 5, 2022 with seven (7) residents attending in person and via zoom.

A Press Release announcing a November 2, 2022 hybrid public hearing was published in the local paper, posted on the City of Cheyenne website, LinkedIn and Facebook, and e-mailed to over 570 residents. Residents of the City were encouraged to attend the hybrid public hearing and provide comments on the concept paper applications that were received. Two (2) residents attended in person and via zoom. The applicants were invited to stay for the Advisory Council meeting to answer questions regarding their individual applications after which the Advisory Council consulted and reviewed the submitted concept papers to determine which would proceed to the full application phase. The Advisory Council met with the individual applicants on February 1, 2023 to ask specific questions regarding the submitted grant applications. Six (6) residents attended the February meeting along with eight (8) Advisory Council Members.

On March 24, 2023, a draft of the Annual Action Plan was published and made available at the County Library, City Clerk's Office, Treasures Office, and on the City Website for 30-days to allow the citizens of Cheyenne to comment on the plan. NOTE: Last year's Entitlement amount was used with Tier 1 and Tier 2 funding identified.

A public notice was published the same as the NOFA. A public hearing was scheduled for April 24, 2023, during the bi-monthly City Council meeting. An announcement of this public hearing was published on April 10, 2023. This was the final opportunity for citizens to comment on the plan. City Council reviewed the plan during their Finance Committee Meeting on May 1, 2023 and approved the Plan during the bi-monthly City Council meeting on May 8, 2023.

The H&CD Office has expanded its Citizen Participation outreach via social media with over 1,590 connections on LinkedIn, over 465 friends on Facebook, and over 200 followers of the H&CD Facebook page. The e-mails, LinkedIn, and Facebook include contacts with local non-profits, businesses, churches, city, county, and state agencies. The H&CD Office is also working with the Wyoming Office of Health Equity and Google Translation to provide translation services for residents with Limited English Proficiency (LEP).

The Citizen's Participation Plan also addresses the difference between anticipated and actual funding. The H&CD Office Advisory Council will identify two tiers of funding. Tier 1 funding will be calculated using the prior year funding amount. Tier 2 funding will only be available if additional funding is awarded. If PY 2023 funding is less than what was allocated in Tier 1, all public services sub-grantees identified will take an equal percentage cut and any identified general service sub-grantees will be cut. If HUD has not identified the exact dollar amount to be awarded to Entitlement Communities by March 24th of the 2023 plan year, the H&CD Program Manager will submit the Draft Annual Action Plan for a 30-day comment period using anticipated dollar amounts. Once HUD has published the awarded amount, the Plan will be updated with exact numbers and then submitted to HUD.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Even though the residents of Cheyenne were provided multiple opportunities to comment on the Program Year 2023 Annual Action Plan, no comments were received. Public Notices were placed in the local newspaper, on the City Website, LinkedIn, and on Facebook. The public notices were also e-mailed through the Laramie County Community Partnership and to over 550 residents, agencies, and churches. Public Meetings - Hearings were held prior to the 30-day comment period and one final Public Hearing was held.

No comments were received during the 30-day comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments have been received.

7. Summary

The H&CD Office provides the citizens of Cheyenne the opportunity to comment on the Community Development Block Grant (CDBG) cycle multiple times throughout the process. A final public hearing was held during the City Council meeting on April 24, 2023 and is the last date that written comments were accepted for inclusion in the Annual Action Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CHEYENNE	
CDBG Administrator	CHEYENNE	Housing & Community Development Office
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency for the administration of the Program Year 2023 Annual Action Plan CDBG Funding is the City of Cheyenne Housing & Community Development Office.

Consolidated Plan Public Contact Information

Deanne Widauf, Program Manager
City of Cheyenne
2101 O'Neil Avenue, Room 309
Cheyenne, WY 82001
dwidauf@cheyennecity.org
(307) 637-6255

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Cheyenne is in constant contact with various agencies to ensure funding priorities are in line with current community development goals. The City's various departments, including the Mayor's Office, Development Office, Planning Office, Community Recreation and Events Department, and Metropolitan Planning Office (MPO) foster communication with the Cheyenne Housing Authority and numerous local agencies.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The H&CD Office Program Manager is a member of the Wyoming Homeless Collaborative (COC) and Laramie County Community Partnership (Housing Action Team). The Laramie County Community Partnership (LCCP) holds monthly hybrid meetings, as well as hybrid monthly Housing Action Team meetings. LCCP meetings consist of members of the community to include members of the State Government, School District, Medical, and local non-profits. Since COVID-19 hybrid meetings have become common.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Wyoming Continuum of Care is an organization of service providers, state government, officials, members of the faith-based community, employees of the Veteran's Administration, and other individuals providing services to or interested in the care of people who are homeless. The Wyoming Continuum of Care is known as the Wyoming Homeless Collaborative (WHC). The Governor identified the Department of Family Services as the Lead Agency. The WHC works diligently to ensure that the Point in Time Count is a success each year.

In 2019 the State of Wyoming, through the Department of Family Services Homelessness Program, procured the services of Marbut Consulting to conduct a Homelessness Services Needs Assessment and to develop Strategic Action Step Recommendations to improve service delivery in order to help reduce homelessness.

The City of Cheyenne H&CD Office is a member of the WHC and attends the membership meetings.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

N/A. The City of Cheyenne does not receive the Emergency Solutions Grant (ESG). The Homeless Management Information System (HMIS) assists Continuum of Care planning groups to identify needs and gaps in provision of housing and services to assist persons who are homeless.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Cheyenne
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Lead Agency
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Cheyenne is the lead agency for preparation of the 5-Year Consolidated Plan and Annual Action Plans. Staff from different offices attended a hybrid meeting for the Annual Action Plan. The outcome was to identify which goals would be addressed during the fourth plan year. Staff members have also consulted with the program manager via e-mail or in person on eligibility issues.
2	Agency/Group/Organization	CHEYENNE HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was contacted. Information was requested on the housing authority's needs of public housing tenants, applicants, and housing choice voucher holders and how these needs compare to the population of Cheyenne. Information regarding fair housing training and Section 3 residents was also requested.
3	Agency/Group/Organization	NEEDS, INC.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff attended a community meeting for the Consolidated Plan. The outcome was to identify the needs of the residents of Cheyenne. Staff also attended a hybrid meeting for the Program Year 2023 Annual Action Plan to review the identified five-year goals.
4	Agency/Group/Organization	SAFEHOUSE
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff attended a community meeting for the Consolidated Plan. The outcome was to identify the needs of the residents of Cheyenne. Staff also attended a hybrid meeting for the Program Year 2023 Annual Action Plan to review the identified five-year goals.
5	Agency/Group/Organization	COMEA
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff attended a community meeting for the Consolidated Plan. The outcome was to identify the needs of the residents of Cheyenne. Staff also attended a hybrid meeting for the Program Year 2023 Annual Action Plan to review the identified five-year goals.
6	Agency/Group/Organization	HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff attended a community meeting for the Consolidated Plan. The outcome was to identify the needs of the residents of Cheyenne. Staff also attended a hybrid meeting for the Program Year 2023 Annual Action Plan to review the identified five-year goals.
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Identify any Agency Types not consulted and provide rationale for not consulting

The City of Cheyenne Housing and Community Development Office provided an opportunity and invited participation and comments from all organizations serving low- and moderate-income residents and residents with special needs for the Annual Action Plan process. All recipients of the notice were asked to share with their clients / contacts.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Wyoming Homeless Collaborative	The Wyoming Homeless Collaborative (WHC) is an inclusive, community-based group that plans for and manages homeless assistance resources and programs efficiently and effectively with the ultimate goal of ending homelessness in Wyoming. The WHC is the planning body in the State of Wyoming that coordinates the community's policies, strategies, and activities toward ending homelessness. Its work includes (1) gathering and analyzing information in order to determine the local needs of people experiencing homelessness, (2) implementing strategic responses, (3) educating the community on homeless issues, (4) providing advice and input on the operations of homeless services, and (5) measuring CoC performance. The WHC designates the Collaborative Applicant and the HMIS Lead Agency. The Continuum of Care (CoC) program is designed to promote community-wide goals to end homelessness; provide funding to quickly rehouse homeless individuals and families while minimizing trauma and dislocation to those persons; promote access to and effective utilization of mainstream programs; and optimize self-sufficiency among individuals and families experiencing homelessness. The program is composed of transitional housing, permanent, supportive housing for disabled persons, permanent housing, supportive services and HMIS. The City of Cheyenne Five-Year Consolidated Plan's Homelessness goal is to provide sufficient, safe, and secure housing and supportive services to those in need, which an ultimate goal of self-sufficiency. The following objectives were identified: 1) Assist 500 homeless persons with public facility assistance, 2) Assist 45 households with alternative housing, 3) Assist 50 persons with homelessness prevention.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The H&CD Office is a member of the Wyoming Homeless Collaborative. The 2020-member meeting was canceled due to Covid-19 and the 2021 and 2022 member meetings were held in person and zoom.

The H&CD Office also works with the Laramie County Community Partnership Housing Action Team. They meet monthly via Zoom and in person. The Housing Action Team is pursuing two action steps that were identified in the Marbut Report. 1) Create State-wide Funding for Root Cause Treatment and Recovery Programs and 2) Source New Housing Opportunities of all Types Whenever Possible, Especially Transitional Housing. Sub-committees are being formed for these two action steps.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The H&CD Office arranged two public meetings to meet with stakeholders and set goals to be incorporated within the Program Year 2023 Annual Action Plan which is the fourth year of the 2020- 2024 Consolidated Plan.

A hybrid (in person and virtual) training session to provide comprehensive information for the application process was held in October and the identified 5-year goals were highlighted. A public notice was widely published, inviting anyone interested to attend and learn about the Community Development Block Grant (CDBG) program.

A hybrid public hearing was held in November to introduce the applications that were received for the PY 2023 Annual Action Plan. A public notice was published inviting the community to attend and comment on the applications.

A public notice was published inviting the community to comment on the plan and notify them that a resolution would go before City Council on April 24, 2023.

A public hearing was held in April, during the 30-day comment period for the Draft Annual Action Plan, at a City Council meeting. An announcement was posted two weeks prior to the meeting, notifying the community of the public hearing.

In addition to these notices being published within the local newspaper, the notices were also posted on the City Website, e-mailed to over 570 individuals, agencies, churches, etc., and distributed via LinkedIn and Facebook to over 2,000 individuals.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	An afternoon meeting was set up at the Municipal Building and via Zoom on Wednesday, October 5, 2022. Nine (9) residents attended the meeting either in person or via Zoom.	No verbal or written comments were received.	No Verbal or written comments were received.	
2	Public Hearing	Non-targeted/broad community	An afternoon meeting was set up at the Municipal Building and via Zoom on Wednesday, November 2, 2022. Two (2) residents attended the meeting either in person or via Zoom.	No verbal or written comments were received.	No verbal or written comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	An afternoon meeting was set up at the Municipal Building on Wednesday, February 1, 2023. Six (6) residents and eight (8) Advisory Council members attended the meeting.	No verbal or written comments were received.	No verbal or written comments were received.	
4	Public Hearing	Non-targeted/broad community	An evening hearing was held during City Council on Monday April 24, 2023. On average, 50 community members attend the meeting. The meeting is also recorded and made available on the City website.	No verbal or written comments were received.	No verbal or written comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

For Program Year 2023 the City of Cheyenne's CDBG entitlement allocation is \$448,011. Recaptured funding of \$43,062 will be available in Tier 1 of Program Year 2023 with a possibility of additional recaptured funding of \$64,029 in Tier 2. Recaptured funding might not be available for the remaining year of the Five-Year Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	448,011	0	107,091	555,102	470,000	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funding does not have a matching requirement and is not being used to match any funding sources in Cheyenne. Even so, some local nonprofit agencies do provide leveraged dollars for their CDBG funded projects.

Needs Inc. will leverage their crisis food assistance grant with Food Bank of the Rockies and private donations.

Safehouse Services will leverage their victim emergency assistance grant with private donations.

Comea, Inc. is still looking for funding to leverage dollars for their women's dorm expansion.

Habitat for Humanity will leverage their homeowner rehabilitation grant with ERAP funding, homeowner contributions and ReStore Revenue.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land or property within Cheyenne that will be used to address the needs of the Annual Action Plan.

Discussion

The applicants are encouraged to provide leveraged dollars but since there is no match requirement for CDBG funding, it is not required.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote self-sufficiency through service provision	2020	2024	Homeless Non-Homeless Special Needs	City of Cheyenne	Supportive Services for Low Income & Special Needs	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 1146 Persons Assisted
2	Provide safe, decent affordable housing	2020	2024	Affordable Housing Public Housing Non-Homeless Special Needs	City of Cheyenne	Housing Rehabilitation	CDBG: \$60,500	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Preserve and improve low income neighborhoods	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Cheyenne	Neighborhood Improvements or Infrastructure	CDBG: \$190,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1700 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities Assistance	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Cheyenne	Public Facilities	CDBG: \$150,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 12 Households Assisted
5	Program Administration	2020	2024	Program Administration	City of Cheyenne	Program Administration	CDBG: \$89,602	Other: 1 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Promote self-sufficiency through service provision
	Goal Description	Three nonprofit agencies will provide public service assistance in Program Year 2023.
2	Goal Name	Provide safe, decent affordable housing
	Goal Description	Habitat for Humanity will provide homeowner rehabilitation to low-income homeowners.
3	Goal Name	Preserve and improve low income neighborhoods
	Goal Description	A low-income neighborhood will have a dirt road paved with curb, gutter and sidewalk.
4	Goal Name	Public Facilities Assistance
	Goal Description	Comea Inc. will build an extension to the homeless shelter, adding beds for their women's dorm.
5	Goal Name	Program Administration
	Goal Description	To provide Program Administration for Program Year 2023.

Projects

AP-35 Projects – 91.220(d)

Introduction

Below is a summary of the eligible projects that will take place during the program year that address the City's priority needs. Specific objectives are detailed in the individuals project descriptions below. Accomplishments of each project will be addressed using the following categories:

Objectives:

1. Create Suitable Living Environments
2. Provide Decent Affordable Housing
3. Create Economic Opportunities

Outcomes:

1. Availability / Accessibility
2. Affordability
3. Sustainability

Projects

#	Project Name
1	Comea - Journey Program
2	Needs, Inc. Crisis Food Assistance
3	Safehouse Victim Emergency Fund
4	Comea - Women's Dorm
5	HFH Housing Rehabilitation
6	HFH Street, Sidewalk, Curb and Gutter
7	Program Administration

Table 6 - Project Information**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The allocation of funds is closely aligned with the housing and community development needs identified by the stakeholders and citizens who participated in the development of the Consolidated Plan. The primary obstacle to addressing underserved needs is lack of funds. The cost of needed improvements to the City far exceeds the City's five-year allocation of HUD block grant funds. The City also faces budgetary constraints associated with the economic downturn and Covid-19.

AP-38 Project Summary**Project Summary Information**

1	Project Name	Comea - Journey Program
	Target Area	
	Goals Supported	Promote self-sufficiency through service provision
	Needs Addressed	Supportive Services for Low Income & Special Needs
	Funding	CDBG: \$38,750
	Description	To provide assistance for the homeless shelter. This will provide for medical and electrical expenses.
	Target Date	6/15/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 400 homeless individuals will be assisted.
	Location Description	Comea Inc. is located at 1421 West Lincolnway.
	Planned Activities	To assist with the electrical bill and to pay for medical expenses.
2	Project Name	Needs, Inc. Crisis Food Assistance
	Target Area	City of Cheyenne
	Goals Supported	Promote self-sufficiency through service provision
	Needs Addressed	Supportive Services for Low Income & Special Needs
	Funding	CDBG: \$16,250
	Description	To provide crisis food assistance to low-income residents of Cheyenne.
	Target Date	6/15/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated 686 low-income individuals will receive crisis food assistance from this activity.
	Location Description	Needs, Inc. is located at 900 Central Avenue. Their clients are scattered throughout the City of Cheyenne.
	Planned Activities	To provide crisis food assistance.
3	Project Name	Safehouse Victim Emergency Fund
	Target Area	City of Cheyenne
	Goals Supported	Promote self-sufficiency through service provision
	Needs Addressed	Supportive Services for Low Income & Special Needs

	Funding	CDBG: \$10,000
	Description	To provide assistance with first month rent, damage deposit, or utility deposits, and medical assistance.
	Target Date	6/15/2024
	Estimate the number and type of families that will benefit from the proposed activities	Assist approximately 60 clients with emergency assistance.
	Location Description	Safehouse Services is located in Cheyenne.
	Planned Activities	To provide public service activities for domestic violence individuals. To include health care services, rent, security deposit, utilities and other eligible activities where there is no other funding.
4	Project Name	Comea - Women's Dorm
	Target Area	City of Cheyenne
	Goals Supported	Public Facilities Assistance
	Needs Addressed	Public Facilities
	Funding	CDBG: \$150,000
	Description	To expand the Women's Dorm and shower area.
	Target Date	12/15/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 homeless women will be assisted.
	Location Description	COMEIA is located at 1421 West Lincolnway.
	Planned Activities	To expand the women's dorm.
5	Project Name	HFH Housing Rehabilitation
	Target Area	City of Cheyenne
	Goals Supported	Provide safe, decent affordable housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$60,500
	Description	To provide low-income homeowner housing rehabilitation.
	Target Date	12/16/2025

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that up to 15 low-income homeowners will receive housing rehabilitation.
	Location Description	The homes will be scattered throughout the City of Cheyenne.
	Planned Activities	To provide homeowner rehabilitation.
6	Project Name	HFH Street, Sidewalk, Curb and Gutter
	Target Area	City of Cheyenne
	Goals Supported	Preserve and improve low income neighborhoods
	Needs Addressed	Neighborhood Improvements or Infrastructure
	Funding	CDBG: \$190,000
	Description	To provide for the installation of a street, sidewalk, curb and gutter.
	Target Date	12/16/2024
	Estimate the number and type of families that will benefit from the proposed activities	This is an area benefit with 1,700 people in the area.
	Location Description	411 Wills Road, Cheyenne, WY 82009
	Planned Activities	To install a street, sidewalk, curb and gutter in a low-income neighborhood.
7	Project Name	Program Administration
	Target Area	City of Cheyenne
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$89,602
	Description	To provide program administration for the Program Year 2023 Community Development Block Grant (CDBG) funding.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The Housing & Community Development office is located at 2101 O'Neil Avenue, Room 309, Cheyenne, WY 82001.

	Planned Activities	To provide program administration for the Program Year 2023 CDBG funding.
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic area of the jurisdiction is the City of Cheyenne. Offices are located in Census Tracts 2, 3, and 7, with 34 percent (\$190,000) of the funding identified to be spent within Census Tract 15.02; and 27 percent (150,000) within Census Tract 7. The remainder of the funding will be spread throughout the City of Cheyenne for low- to moderate-income households and persons.

Geographic Distribution

Target Area	Percentage of Funds
City of Cheyenne	100

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Housing & Community Development Advisory Council's priorities are to serve the low- to moderate-income population. The grant recipients have to demonstrate that their clients are low- to moderate-income city residents. The majority of their clients live in Census Tract 2, 7, 10 and 15.02 which are the City of Cheyenne's low-income neighborhoods. It is estimated that approximately 90 percent of our grant allocation will be dedicated to these low-income neighborhoods.

Discussion

The following grants have been recommended for funding and are located within the identified Census Tract.

Needs, Inc. - Crisis Food Assistance \$16,250. Their main office is located in Census Tract 2, Block 2. All of their assistance will be given to low-income residents that are scattered throughout Cheyenne.

Safehouse Services - Victim Emergency Fund - \$10,000. Their main office is located in Census Tract 3, Block 2. All of their assistance will be given to victims of domestic violence.

Comea Inc. - Journey Programs - \$38,750 and Women's Dorm - \$85,000 Tier 1 or \$150,000 Tier 2. Their main office is located in Census Tract 7, Block 1. All of their assistance will be given to homeless individuals.

Habitat for Humanity - Housing Rehabilitation - \$60,500 and Street, Sidewalk, Curb and Gutter - \$160,000 Tier 1 or \$190,000 Tier 2. Their main office is located in Census Tract 7, Block 3. Their assistance will be given to low-income homeowners scattered throughout Cheyenne and a low-income

neighborhood located in Census Tract 15.02, Block 2.

Program Administration - \$93,921. Their main office is located in Census Tract 7, Block 1.

The Census Tract information identified above is:

Census Tract 2 62.51%

Block 2 62.05%

Census Tract 3 37.70%

Block 2 37.38%

Census Tract 7 44.88%

Block 1 65.75%

Block 3 34.66%

Census Tract 15.02 59.37%

Block 2 70.60%

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is a continuing need in Cheyenne. There are many multifamily projects currently in process that will help with the affordable housing need. Projects that have just finished and opened recently are Wills Villas (16 units) and Holmes Corner (96 units). There are a few projects that are currently under construction and have received occupancy for some of their units and should be fully completed within the next few months. Those projects include Searing Crossing (16 units) and Peak View Multifamily (24 units). There are several projects under construction. Those include Pointe Plaza Commons (45 units), Harmony Valley Multifamily (east-potentially affordable) (88 units), Dell Range Senior Residences (age 55+) (40 units), Ridge View Apartments - Phase 1 (232 units), Saddle Ridge Apartments (west) (116 units) and Sweetgrass Multifamily (116 units). Many multifamily projects have been approved and could begin construction shortly. Those include Robins Point (48 units), Greenway Lofts (27 units), Fox Farm Apartments Phase 1 (62 units), Stanfield Apartments (28 units), Harmony Center (16 units) and Dell Range Multifamily (20 units). There are also several projects currently under review. Those include Pointe Plaza - Plaza Building (mixed-use with at least 52 residential units), Raleigh Drive Apartments (24 units), East Side Villas (18 units), Harmony Valley Multifamily (west) (120 units) and Saddle Ridge Apartments (east) (104 units).

Wyoming Community Development Authority (WCDA) manages three programs for Wyoming including State CDBG. HOME is a federally funded program which provides annual allocations that are used to finance affordable housing. The National Housing Trust Fund (NHTF) is used to build and preserve affordable housing for Wyoming's most economically-vulnerable populations. WCDA serves as Wyoming's administrator for the LIHTC program that provides financial incentives that help developers build or rehabilitate housing to be rented to low-income families at affordable rates. WCDA managed two affordable housing developments in Cheyenne. Hawk's Point (senior/affordable) 55 units received HOME/LIHTC funding and Townsend Place (72 units) received HOME/NHTF funding.

The City of Cheyenne established an affordable housing task force which released their final report this year. The task force made multiple recommendations which the City could take action on. Recommendations included: the establishment of funds and the pursuit of grants for housing development, the waiver or deferral of fees, and changes to zoning code to increase incentives and reduce costs for housing development. The City has not acted on these recommendations, yet - although the Development office is working on the code modifications recommended.

The City will continue to discuss the affordable housing concept with local developers. Also, the amount of CDBG funding that the City receives is too little to help with more than a small infrastructure project. Therefore, the Housing & Community Development Office is focusing on ensuring that homeowners remain in their current homes. In Program Year 2018, two programs were approved and

in 2019 six applications were received. Unfortunately, one applicant needed a new roof and no contractors bid on the project. We were told that roofers were one year out before they could do the job. In 2020 due to COVID-19, homeowner rehabilitation was not an option. In 2021 Habitat for Humanity (HFH) of Laramie County received CDBG funding for homeowner housing rehabilitation. In 2022 HFH again received CDBG funding for homeowner housing rehabilitation along with ERAP funding. HFH also worked with three local contractors to register them in sam.gov.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The above fifteen (15) households which will be assisted is for low-income homeowner rehabilitation.

With the recent and projected growth in the City, demand for affordable housing will only increase in coming years. Vacancies in Cheyenne have remained very low over the past four years, with vacancy rates in the third quarter of 2020 at 0.9 percent, the third quarter of 2021 at 0.1 percent and in the third quarter of 2022 at 1.0 percent. The number of City residential units for sale in the third quarter of 2020 was 172 in 2021 was 114, compared to 215 units for sale at the same time in 2022. The average number of City unfurnished apartments vacant in 2020 was eleven (11), in 2021 was one (1) compared to zero (0) vacant at the same time in 2022. (Per the Economic Indicators of Greater Cheyenne).

Because Cheyenne is growing, average home prices, especially for newer homes have seen a strong increase over the past 9 years. In 2020, the average home sale price was \$303,621, in 2021 \$343,471, compared to \$373,448 in 2022, an increase of 8.73 percent.

See attached Task Force Final Report.

AP-60 Public Housing – 91.220(h)

Introduction

The Cheyenne Housing Authority (CHA) manages a variety of affordable housing programs in Cheyenne. The CHA provides decent, safe, and sanitary housing to elderly, disabled, and economically disadvantaged families unable to obtain housing through conventional means. The ultimate goal of the CHA is to assist and empower its clients through the professional and courteous provision of housing services.

The CHA administers low-income rental housing assistance for nearly 3,692 households throughout Wyoming. The demand for affordable housing exceeds supply; CHA has a waiting list of approximately 1,726 households for its Housing Choice Voucher program with a wait time of six to twelve months and 1,520 households for its Public Housing program with a wait time of two to six months for a one bedroom and over 6 months for two or more bedrooms.

CHA's housing programs in Cheyenne include:

- 266 Public Housing units in Cheyenne consisting of 97 scattered site single family homes and 3 multifamily properties serving senior and disabled tenants.
- 980 Housing Choice Vouchers
- 91 Veterans Affairs Supportive Housing vouchers
- 50 multifamily housing units
- 3 WRAP housing units

Actions planned during the next year to address the needs to public housing

The City of Cheyenne has a working partnership with the CHA to meet housing needs within the community. The CHA develops its own Agency Plan for approval by HUD which is consistent with the City of Cheyenne's Consolidated Plan.

The CHA's Agency Plan describes strategies to maintain and support Public Housing, including capital improvements to address modernization needs, conversion of public housing units to project-based RAD, and living environment improvements including enforcement of the nonsmoking policy. There are no funds available for the creation of new public housing units.

Actions to encourage public housing residents to become more involved in management and

participate in homeownership

CHA encourages residents to participate in a Resident Advisory Council (RAC). Each of CHA's multifamily rental properties have an active RAC, through which CHA solicits and discusses tenant feedback regarding ongoing operations of the public housing program.

The CHA operated a Family Self Sufficiency (FSS) program in past years but this has been discontinued due to lack of participation.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The CHA is not a troubled public housing agency, the CHA functions exceptionally well.

Discussion

In 2014, the Cheyenne Housing Authority sponsored the formation of a nonprofit housing organization, the Wyoming Housing Partnership (WHP). WHP, in 2017, acquired ownership interest and preserved three affordable housing developments in Cheyenne, totaling 88 units and they intend to develop new affordable housing units in the future.

The CHA provides ongoing Fair Housing training for all staff, and provides ongoing tenant training on housekeeping, being a good neighbor, energy conservation and other topics intended to support successful tenancy.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homeless and special populations are one of the City of Cheyenne's top three categories for priority needs and goals within the Five-Year Consolidated Plan. The City of Cheyenne Housing & Community Development Office has a working relationship with Comea Inc, the local homeless shelter; Safehouse, the local domestic violence shelter; Family Promise, the local family shelter; Unaccompanied Students Initiative, homeless youth; Community Action of Laramie County (CALC) Interfaith Family Support Services, a local transitional housing agency; CALC, also a local ESG and CSBG agency; Wyoming Independent Living, a local disability agency; Laramie County Community Partnership Housing Action Team, a group of local nonprofit and community partners working on housing needs in the community; and Needs, Inc., a local food bank. All of the above agencies work with the homeless and special populations in the City of Cheyenne.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The following actions will be taken by the City of Cheyenne in Program Year 2023 to address the needs of homeless persons and homelessness prevention. In January 2023, a Point In Time (PIT) count was conducted. The PIT is an intense survey used to count the number of homeless individuals living in Cheyenne on the streets, in shelters, safe houses or in transitional housing, or in areas not meant for human habitation. Data was collected from the different agencies who work with the homeless population and through the Homeless Management Information System (HMIS). HMIS is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

The Wyoming Coalition for the Homeless (WCH) is an advocacy and empowerment agency offering the homeless non-violent ways to voice their views and become self-advocates. They also provide assistance during the day to the homeless population. The WCH provides opportunities for writing/publication, art exhibits/sales, legislative action, homeless speaker's bureau, and other programs, which raise self-esteem and confidence, and educates the public from the homeless person's point of view. The Welcome Mat has been an active project of WCH, since 1993.

Community Action of Laramie County, Inc. (CALC) is a leader dedicated to reducing poverty by empowering people to achieve self-sufficiency through education, advocacy, intervention, and community partnerships. CALC works with homeless individuals through the following programs: The Crossroads Healthcare Clinic provides accessible healthcare which can consist of exams, counseling, and

medication refills.

The Housing & Community Development (H&CD) Office will be working with three nonprofit agencies in Program Year 2023 whose mission directly impacts the homeless population in Cheyenne.

Needs, Inc. provides short term emergency services and assistance to homeless individuals and families, during daylight hours. Individuals in need receive food and clothing. Walking food bags for individuals experiencing homelessness were created.

Safehouse Services is a private, not-for-profit organization which provides services to victims or survivors of domestic violence, stalking, sexual assault, elder abuse, and human trafficking. They will receive assistance for emergency services for their clients.

Comea Inc. is the local homeless shelter. They will receive assistance for medical and utility services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Comea Inc. continues to be a primary overnight homeless shelter for the community. The shelter provides a safe and secure emergency shelter to homeless adults and families. Comea offers up to five days in the emergency dorm and provides the basic services of a warm, clean bed, breakfast and an evening meal, a hot shower, toiletry needs (hygiene products, towels, and linens), and clothing. There are beds for 50 men and 12 women. Comea recently purchased the properties next to the shelter for families and a hotel for a wet shelter. All residents are expected to meet with a case manager. This case management session also helps new residents learn about the Journey Program and promotes and encourages self-sufficiency.

Family Promise of Cheyenne assists homeless families with minor children. Prior to COVID-19, Family Promise of Cheyenne partnered with local faith communities to provide shelter. In 2020, Family Promise housed homeless families in motels and they have recently purchased a family shelter. Family Promise also partners with Peak Wellness Center, Dads Making a Difference, Climb Wyoming, the Laramie County School Districts (LCSD), and many other organizations and individuals in the community in order to serve families with children in need.

The Wyoming Coalition for the Homeless (WCH) is an all-volunteer nonprofit organization working for and with the homeless in Cheyenne. WCH is a day center where the homeless have a place to stay during the day with a shower and laundry facility available. WCH works with Comea Inc., The Salvation Army, Community Action of Laramie County, Needs Inc., and St. Joseph's Catholic Church Pantry to provide needed services for the homeless.

CALC offers transitional housing. Their program consists of 18 single occupancy apartments, four 3-bedroom family apartments and two homes. The John J. Edmonds Veterans Home Bridge Housing Program is a short-term (90 days or less) program that offers temporary housing for low-income or

homeless veterans who have been issued a housing option by the local VA of Volunteers of America. The eight beds are constantly filled as the veteran's transition from the program into permanent housing in the community.

Safehouse Services is a private, not-for-profit organization which provides services to victims or survivors of domestic violence, stalking, sexual assault, elder abuse, and human trafficking. Safehouse operates a shelter for persons who are in a violent or potentially violent environment. It is a residential center designed to provide a comprehensive set of services for these victims and their children.

Unaccompanied Students Initiative (USI) provides safe, stable housing and has developed support systems for high school students, ages 14 to 20 experiencing homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Comea Inc. offers their emergency shelter and their Journey Program. Comea also manages a Pay-to-Stay (P2S) Program which is designed to be the next step for those who complete the Journey Program by maintaining employment and meeting the goals established by their caseworkers. Residents may stay in the P2S Program for up to 120 days. After completing their stay in this program, they should have the skills and plans necessary to maintain independent housing and employment. Comea's Transitional Living Program (TLP) serves those with circumstances that make independent living exceptionally difficult, including people struggling with mental/physical disabilities, substance abuse, those recently released from prison, and any others who struggle with self-sufficiency. TLP Residents pay a percentage of their monthly income to rent a studio apartment. Residents in this program may have rental periods ranging from 6 to 24 months.

Community Action of Laramie County (CALC) offers several transitional housing programs for the homeless as mentioned above.

Family Promise of Cheyenne assists homeless families with minor children. They assist families living in their cars, in a trailer without heat and running water, or living in a motel on a night-by-night basis. About one-third of Wyoming's homeless families are living in Cheyenne and one in every four homeless people in Wyoming is a minor. In Laramie County, every year, there are more than 200 homeless children in the school system. Homeless families with children in Laramie County continue to be a disturbing reality.

Unaccompanied Students Initiative (USI) provides assistance to homeless youth experiencing

homelessness while not in the physical custody of a parent or guardian. These youth live in a variety of unsafe, temporary situations, including cars, parks, the homes of other people, shelters, and motels. USI provides safe and stable housing by building a continuum of care to ensure all students graduate high school with their peers.

Safehouse Services provides solutions to end domestic violence through empowerment, advocacy and innovative programs and services. Safehouse focuses on primary prevention initiatives, creative programs and services that help develop the skills to prevent abuse from ever occurring.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homeless Prevention is a goal for the City of Cheyenne; however, in Program Year 2023, no agency requested funding to meet this goal.

There are multiple agencies/churches in Cheyenne who have a food pantry and provide food to residents of Cheyenne which helps keep residents in their homes.

The Salvation Army in Cheyenne has limited funding for rent and utilities assistance. They also provide free lunch for those who are struggling.

The Unaccompanied Student Initiative continues to work with a youth homeless taskforce to identify the needs of the local homeless youth.

Volunteers of America (VOA) is a leading provider of comprehensive, all-ages mental health and substance abuse treatment service in Cheyenne.

Discussion

In past years, the City of Cheyenne has allocated Public Service dollars towards the homeless in Cheyenne, also Comea was given funding for rehabilitation, Family Promise received funding for their Envision Center/Family Shelter. Peak Wellness Center received funding for rehabilitation of one of their assisted living facilities.

This is an area where Cheyenne will continue to provide funding.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Cheyenne continues to view nonprofit capacity of affordable housing partners, economic market conditions for low- to moderate-income homebuyers, and reductions in federal investments to be the most significant barriers to affordable housing in Cheyenne. In 2020 COVID-19 brought additional and unique barriers to affordable housing.

In 2017, three developers applied to WCDA for HOME and Low-Income Housing Tax Credit (LIHTC) assistance to build 215 units within Cheyenne for families and seniors. In 2019 My Front Door applied to the Wyoming Community Development Authority (WCDA) for an allocation of HOME funds as a CHDO for the Harmony Valley Development located in Cheyenne. The project will provide 10 affordable twin home units for low-income residents. In 2021, one developer applied to WCDA for HOME and LIHTC assistance to build 48 units for low-income residents.

PlanCheyenne Connect 2045; Transportation Update forecasts that the household growth will be 44,900 to 49,200 new households by 2045. This is equivalent to approximately 370 to 540 new households annually in Cheyenne. With the anticipated increase in population the current housing stock is not sufficient. There are also an estimated 6,099 renters, including special needs residents, in Cheyenne who are cost burdened and cannot find affordable rental units.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

PlanCheyenne and the Unified Development Code (UDC) addresses topics like land use, zoning ordinances, building codes, and policies. During the approval process for PlanCheyenne, there were a variety of concerns expressed. Some false information was provided to the residents specifically relating to the adverse impact that affordable housing options could have on area neighbors. Such information, when not based in fact, has the ability to become a barrier to providing affordable housing within the City of Cheyenne. The Planning and Development offices and Compliance Division will continue to work with and encourage developers to build more affordable housing that creates a broader diversity of housing types to better match housing products with area incomes. Additional discussions relating to density and strategies to mitigate its effects will continue to be an ongoing topic of discussion in the City of Cheyenne.

Discussions have also been held within City offices to determine whether fees could be lowered to make development more affordable. Although fees constitute a small proportion of the total costs of any housing unit, future discussions relating to fees should also focus on strategies, incentives, or credits

that could be applied to the development of more affordable housing.

Discussion:

Cheyenne, like most communities, deals with potential concerns and opposition from neighborhoods and residents when any new development is proposed. "Not in my backyard," (NIMBY), and "Not over there either," (NOTE), are common outcries.

Affordable rental housing draws the most attention, although affordable owner housing receives some opposition. Neighbors express concerns about overcrowded schools, falling property values, crime, and traffic. To calm these reasonable concerns, the City should continue to provide a balanced approach to development in which these issues are addressed in code and are mitigated by our standards. With adequate assurances in place, elected officials can reassure concerned neighbors that their issues will be addressed in a predictable and sufficient manner. This enables elected officials to approve development projects with greater certainty that they are not neglecting the concerns of their constituents.

The Cheyenne Housing & Community Development (H&CD) Office encourages nonprofit agencies to offer programs that would remove barriers to affordable housing.

The Cheyenne Compliance Division, Planning and Development offices and Cheyenne's Governing Body work with developers to encourage affordable housing development. PlanCheyenne is a useful educational tool for developers to see first-hand how smaller, more compact and affordable neighborhoods could benefit the City of Cheyenne. The CHA Housing Market Study also shows that Affordable Housing is a need within the City as does the Laramie County Report from Wyoming Business Council which shows Laramie County needs: 4,413 units to meet current rental needs, 4,055 (92%) with rents less than \$1,515 a month; and 5,108 owner units are needed, of which 3,337 (65%) need to cost less than \$234,581. Workforce housing needs; 358 rental units less than \$2,177 per month and 1,771 owner units less than \$337,084.

AP-85 Other Actions – 91.220(k)

Introduction:

The Housing & Community Development (H&CD) Office will continue to develop programs and initiatives, designed to improve existing programs, and identify additional sources to better serve those in need of affordable housing and related services.

Actions planned to address obstacles to meeting underserved needs

The City of Cheyenne has a strong working relationship established with the Cheyenne Housing Authority and with the local nonprofit agencies and organizations that provide services to low- and moderate-income households and underserved populations in the community. The City and its staff will continue to support these agencies and organizations as they serve the community's populations who are most in need of assistance, including the homeless and special needs populations. The City of Cheyenne will also promote continued communication and collaboration among these groups.

The Mayor established the Affordable Housing Task Force to evaluate the current and projected future landscape of housing affordability in the City of Cheyenne and to make solution-based recommendations to city officials, to include the re-evaluation of fee structures and restructuring zoning and land use requirements. In 2021, the Mayor identified significantly blighted areas and created the Urban Renewal Authority to encourage community development and private investment utilizing tax increment financing and other Urban Renewal tools for public improvements. In January of 2022, the Governing Body met to evaluate past performance and to set priorities for the year, of which addressing the homeless issues in Cheyenne was one of their top seven goals. With this in mind, they approved the use of SLFRE American Rescue Plan funds to grant a subaward to a local nonprofit to increase available emergency housing and temporary shelter for Cheyenne's homeless population.

As the City recovers from the COVID-19 pandemic, sales tax revenue has been higher than anticipated, allowing the City to be cautiously optimistic. The City is working diligently with the State of Wyoming to leverage all American Rescue Plan funds to meet the identified and urgent needs of our community.

Actions planned to foster and maintain affordable housing

The H&CD Office will continue to work with the City Departments to support PlanCheyenne and the UDC and will offer support to other agencies that work with and foster affordable housing programs and initiatives.

The H&CD Office will continue to provide funding for homeowner rehabilitation projects in an effort to maintain the local affordable housing stock and provide funding for grantees who have affordable

housing projects.

Actions planned to reduce lead-based paint hazards

According to Census data, Cheyenne has over 18,000 housing units that were built prior to 1980 and many of these units are thought to contain lead-based paint. The neighborhoods containing older homes are also neighborhoods that many low- and moderate-income individuals and families call home. The H&CD's policy when dealing with housing rehabilitation projects is to require lead paint testing by a certified lead-based paint inspector on any house build prior to 1978 if the rehabilitation work will include disturbing any existing painted surfaces. Where lead-based paint is found , the safe removal or encapsulation of all areas containing lead paint will be required as part of the rehabilitation contract.

Lead paint information booklets are available in English and Spanish and are provided to all sub-recipients who perform rehabilitation.

Actions planned to reduce the number of poverty-level families

The majority of the activities funded by the City of Cheyenne CDBG grant are intended to reduce the number of persons living in poverty and improve their overall quality of life. The programs that may influence poverty levels include those that provide job training and skills; public service activities; and affordable housing opportunities.

Actions that will take place during 2023 to promote self-sufficiency and help move individuals and

families out of poverty include:

1) Continued support for agencies that work with individuals and families living in poverty, including,

- Funding for the local food bank (providing food baskets for the low-income residents of Cheyenne)
- Funding for emergency services for victims of domestic violence
- Funding for homeless individuals

2) Continued support for affordable housing

- Funding for home-owner rehabilitation

3) Continued support for Public Facilities

- Funding to rehabilitate the local homeless shelter to increase beds for homeless women

4) Continued support for Infrastructure

- Funding to install a street, sidewalk, curb, and gutter in a low-income neighborhood

Actions planned to develop institutional structure

It is the responsibility of the Cheyenne Housing & Community Development (H&CD) Office Program Manager to administer the 2023 grant proposals, as well as ongoing programs from prior years, as a public guardian in a manner that is accountable and demonstrates cost effective methods for the betterment of the community, while reflecting the intent of CDBG to service the needs of the community in meeting a national objective.

The H&CD Office works with several City Departments on CDBG funded projects. These department include the following:

1) Finance Department, which provides management of the financial aspects of the grant and fund draw

down and assists when the Program Manager is unavailable,

2) Purchasing Department, which aids the H&CD Office with purchase orders and contracts,

3) IT Department, which provides computer and copy assistance,

4) HR Department, which provides mail room and human resource assistance,

5) Other City Departments, as the need may arise.

The City of Cheyenne H&CD Office has a partnership with and between nonprofit organizations, community residents, social service agencies, public health, public institutions, and businesses. With these working partnerships our office will be able to direct people to the agencies that can better serve their needs if the H&CD Office cannot help them.

The Advisory Council looks closely at the individual grants that are received to ensure that the grant recipients do not duplicate services so that funds can be distributed throughout the community in a more efficient and cost-effective manner.

The H&CD Office is working with Laramie County Community Partnership, Inc. This partnership was formed to promote active participation in defining and addressing the problems we face in our community. It is a forum to discuss the direction of our community and to implement innovative strategies that will move us toward being a vibrant, thriving community that offers the opportunity for all residents to realize their full potential.

The Wyoming Homeless Collaborative is working with agencies throughout the state, including the H&CD Office, to strengthen the Continuum of Care in Wyoming. One of their steps is to ensure that the Point in Time Count is a success.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Cheyenne continues to work in coordination and collaboration with multiple public and private entities including the Cheyenne Housing Authority, Comea, Inc., Family Promise, and LCCP partners to address the needs of low- to moderate-income, special needs, and homeless populations.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

For Program Year 2023 the City of Cheyenne will receive \$448,011; also included in this grant cycle is approximately \$107,091 in recaptured funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The H&CD Office does not work with program income.

Attachments



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

[Click for More Detail](#) [Click for More Detail](#) [Click for More Detail](#) [Click for More Detail](#) [Click for More Detail](#) [Click for More Detail](#) [Click for More Detail](#) [Click for More Detail](#) [Click for More Detail](#) [Click for More Detail](#)

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	\$60,500	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	37,100	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	Typically, Very-low to low income	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: HOMEOWNERSHIP – 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)

Lt Col Adam Ackerman, Lt Col Brian Lemay, Lt Col Anne Portlock (Advisors)

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

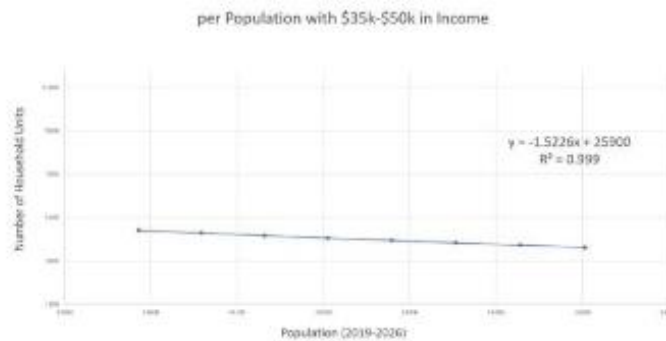
There are certain barriers that exist to addressing the affordable housing crisis. One of the major barrier categories is governmental. Things that the government does that can act as barriers include approving building locations and funding and zoning regulations. Approving building locations is a barrier 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.

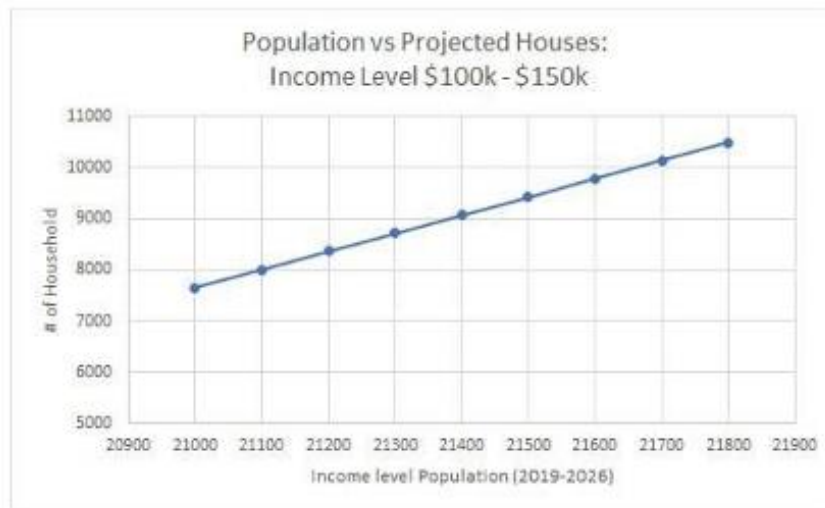


Figure 1. Projected Housing Units in Cheyenne (Income \$100k-\$150k)

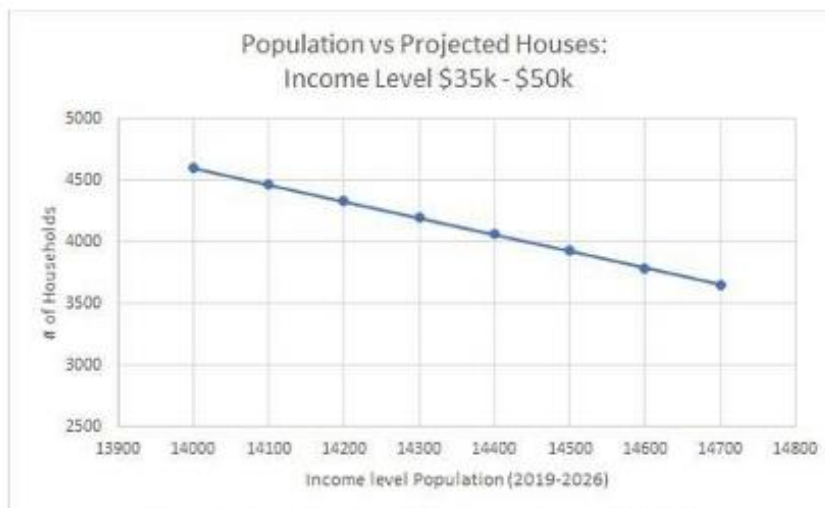


Figure 2. Projected Housing Units in Cheyenne (Income \$35k-\$50k)

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

Component	Population		Change	
	1960	1966	Number	Percent
Military	6,825	11,600	4,775	70.0
Military-connected civilian	7,775	2,525	-5,250	-67.5
All other civilian	45,550	49,725	4,175	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 4,500 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.

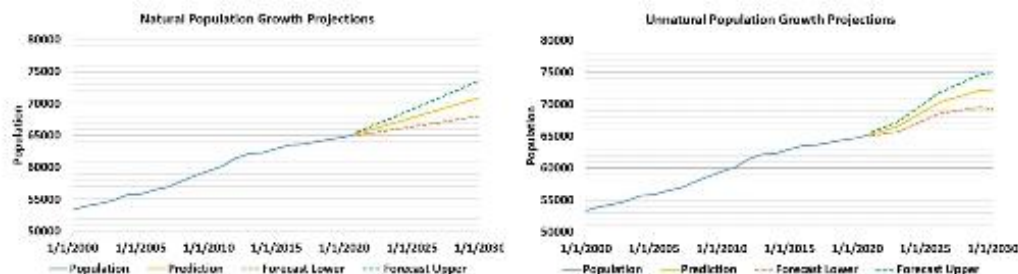


Figure 3. Natural vs. Unnatural Population Projection through 2030 Using the Average Growth Scenario

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	19,184	10,186	29,369
2030	20,110	10,517	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	13	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 begins 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 GBS 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	
75%					50%			75%	
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)			
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%

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

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Communications

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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.

This publication and past publications are available in PDF format on our website:
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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

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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 ¹	2020	65,132	2019	64,235	1.4%
Total Population - Laramie County ¹	2020	100,512	2019	99,500	1.0%
Total Male Population ¹	2020	50,959	2019	50,413	1.1%
Total Female Population ¹	2020	49,552	2019	49,087	0.9%
% of Population - Under 18 Years Old ¹	2020	23.0%	2019	25.3%	-9.1%
% of Population - 65 Years & Older ¹	2020	16.7%	2019	16.5%	1.2%
Median Age ¹	2020	37.4	2019	37.4	0.0%
% of Population - White Alone (Non-Hispanic) ¹	2020	78.5%	2019	81.0%	-3.1%
% of Population - Native American Alone ¹	2020	0.8%	2019	0.7%	14.3%
% of Population - Hispanic or Latino ¹	2020	14.7%	2019	13.1%	12.2%
Households- County ¹	2020	41,739	2019	39,683	5.2%
Average Household Size - County ¹	2020	2.34	2019	2.43	-3.7%
Households- Cheyenne ¹	2020	27,344	2019	27,344	0.0%
% of Households(HH) Headed by Married Couples ¹	2020	50.9%	2019	50.7%	0.4%
% of HH Headed by Single Female (w/own children <18 yrs.) ¹	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 ⁵	1991-20	59.2	1981-10	58.6	1.0%
Avg/Min Temperature (F)-Cheyenne ⁵	1991-20	34.6	1981-10	33.9	2.1%
Average Annual Precipitation (inches) - Cheyenne ⁵	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 ¹⁶					
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 ¹	2020	94.4%	2019	93.0%	1.5%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher ¹	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	1,050	-0.3%
Total School Enrollments Laramie County ⁸	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) ¹	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) ⁶	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 ¹	2020	\$70,567	2019	\$66,910	5.5%
Mean Household Income ¹	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 ¹⁶	2020	\$57,561	2019	\$55,251	4.2%
Average Annual Pay (\$) ¹⁶	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 ¹⁹	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 ²⁰	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.

¹²U.S. Census Bureau, American Community Survey, 5 Year Estimates.

¹³U.S. Census Bureau, American Community Survey, 5 Year Estimates.

¹⁴U.S. Census Bureau, State and County QuickFacts.

¹⁵Wyoming Division of Criminal Investigation.

¹⁶Wyoming Department of Education Statistical Report Series 2, District Financial Profile.

¹⁷Wyoming Department of Education Statistical Report Series 2, Fall Enrollment Summary by Grade, by Districts and State.

¹⁸WDEA from Wyoming Department of Education, ICSDR, ICSDR2 and Cheyenne Area Schools.

¹⁹Wyoming Department of Education, Assessment Reports.

²⁰Laramie County Community College, Institutional Research Office.

²¹Wyoming Department of Information & Administration, Economic Analysis Division.

²²Cheyenne Board of Realtors.

²³U.S. Department of Commerce, Bureau of Economic Analysis.

²⁴U.S. Department of Labor, Bureau of Labor Statistics.

²⁵U.S. Department of Labor, Bureau of Labor Statistics.

²⁶U.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	2,705,696,700	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	38,484,300	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	179,740,900	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	56,205,800	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	130,164,400	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	200,628,400	217,129,000	203,350,200	251,617,700
Automobile Sales	257,000,900	279,383,900	275,569,500	281,659,000	320,715,500	350,562,100

Source: WCEA 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 Purpose¹	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	12,605,868
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	15,066,878
2008	33,114,106 *	17,827,988	15,286,119
2009	31,517,315 *	16,979,116	14,538,199
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	52,524,786	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: ¹ 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 Adams 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 38%.

On July 1, 2002, the percentage distribution was changed to 25.6%.

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

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

2006 - \$950,684

2007 - \$710,532

2008 - \$1,048,164

2009 - \$1,781,060

2010 - \$895,500

Source: WCDRA from Wyoming Department of Revenue

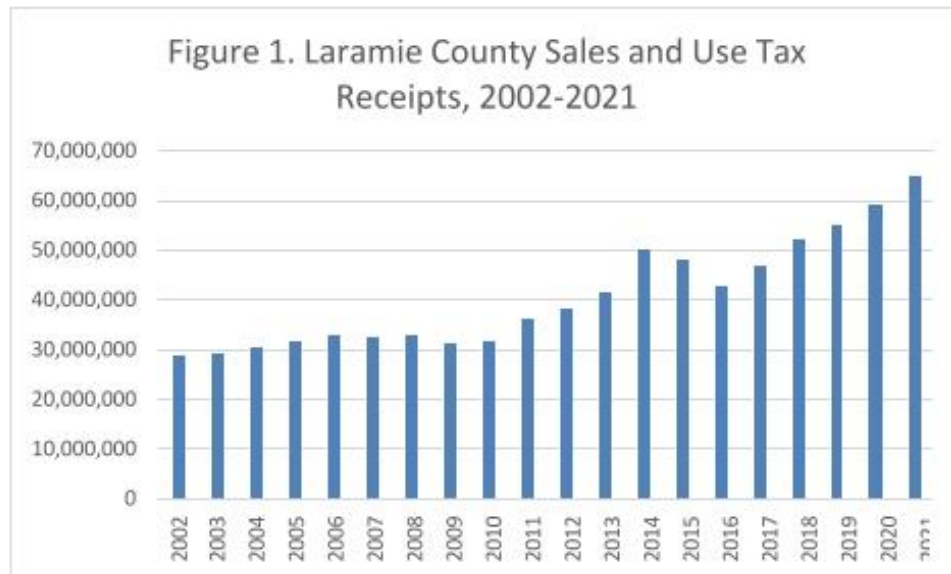


Table 1.3

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: Lodging Tax Receipts: 7/3/97 to 3/31/03 - 2%.

4/1/03 to 3/31/07 - 3%; effective 4/1/07 - 4%.

Source: WCRSA from Wyoming Department of Revenue & Taxation

Table 1.4

Growth Rates
Laramie County
2005- 2020

Year	Laramie County ¹		City of Cheyenne ²		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%	45,168	2.3%	62,254	1.9%	37,590	5.0%
2009	91,886	1.6%	59,547	1.5%	44,133	-2.3%	61,625	-1.0%	39,160	4.3%
2010	91,886	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	2.3%	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%	46,607	-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%	47,548	3.1%
2018	98,976	0.5%	63,967	0.6%	46,608	0.2%	69,033	1.4%	49,467	3.9%
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.		0.96%		0.99%		0.72%		1.29%		3.24%
5 Year Avg.		0.71%		0.70%		-0.33%		0.82%		2.55%

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

Source: Wyoming Department of AG, 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 (ar County) (2012 dollars)		Building Permits	
	\$	% Change	\$	% Change	\$	% Change	(\$100,000)	% Change	# Permits	% Change
2005	3,137,052		36,591		44,475		4,146		2,370	
2006	3,438,947	9.6%	39,611	8.5%	46,568	4.7%	4,444	7.2%	1,765	-24.3%
2007	3,609,700	5.0%	41,181	4.0%	46,901	0.7%	4,902	10.3%	1,622	-8.6%
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	-9.6%	4,647	-12.7%	1,402	-0.6%
2010	3,936,992	4.2%	42,684	2.2%	45,689	2.5%	4,587	0.9%	1,564	11.6%
2011	4,407,869	12.0%	47,617	11.0%	50,328	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	4,629,346	0.9%	48,329	-0.3%	49,329	-0.3%	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%	2,001	-8.7%
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	-3.2%	2,312	10.1%
15 Year Avg.		3.97%		2.89%		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: Population and Employment 2006 - 2020

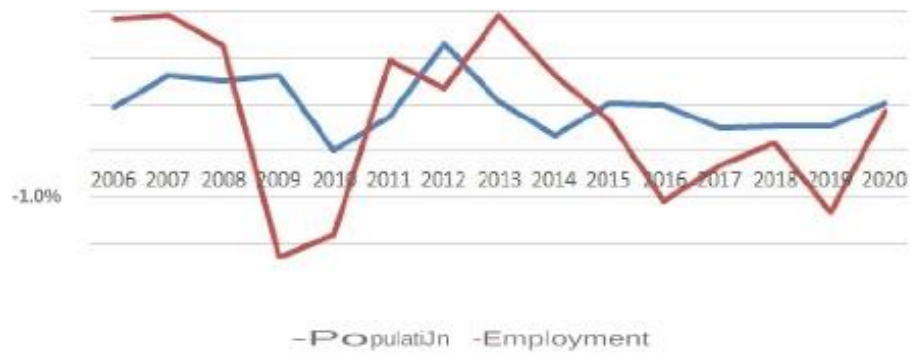


Figure 3. Laramie County Growth Rates: Wages, Personal Income and Real GDP 2006- 2020



Table 1.5

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

Year	Real GDP ^a	Real GDP %Change	Nominal GDP ^b	Nominal GDP %Change	Real Per Capita GDP	Real Per Capita GDP %Change
2006	4,444	-	3,845	-	50,899	-
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%	5,060	-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: ^aData are in millions of chained 2012 dollars.

^bData are in millions of current dollars.

Source: WCREA 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	35,785
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	4,067
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: WCEA from Wyoming Oil and Gas Conservation Commission data

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: WCEA from Energy Information Administration, crude oil 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)
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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	293,270	300,120	303,299	306,815	307,267	306,604	305,970	304,402	300,730	292,922	289,574	290,295	291,676	294,228
Laramie County	42,422	42,940	43,834	44,283	47,167	47,711	48,587	48,762	48,727	48,874	48,162	47,188	47,915	49,065	50,544
Cheyenne	29,254	28,612	28,839	29,851	30,627	31,008	31,629	31,764	31,855	31,948	31,501	30,843	31,049	31,823	32,702
Employed*															
Wyoming	278,486	284,310	281,150	283,744	289,019	290,930	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	44,190	44,790	46,100	46,858	47,167	46,667	46,517	46,608	47,108	45,992	46,692
Cheyenne	27,139	27,411	27,129	27,975	28,854	29,303	30,182	30,453	30,544	30,604	30,289	29,654	29,952	30,000	31,381
Unemployed															
Wyoming	8,074	8,960	18,970	19,555	17,796	16,335	14,473	12,668	13,106	16,050	12,233	11,754	10,552	17,347	13,136
Laramie County	1,502	1,700	2,836	3,354	2,918	2,744	2,325	2,106	1,938	2,006	1,775	1,763	1,674	2,674	1,981
Cheyenne	1,063	1,202	1,711	1,879	1,772	1,702	1,444	1,312	1,311	1,349	1,712	1,395	1,094	1,813	1,311
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	3.6	4.2	6.0	6.3	5.8	5.5	4.6	4.2	4.2	4.0	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 non-sampling error. Benchmark data does not affect employment levels. Figures for 2020-2021 are benchmarked.

¹ 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 non-agriculture industries. CES data are based on establishment records compiled through monthly surveys of nonfarm employers. Individuals who worked more than one establishment, full part-timers, are counted each time their names appear on payroll. Because of changes in the estimation methodology, there is a break in the data set between 1989 and 2012. Therefore, pre-2012 data are not comparable to data from 2012 to present.
 Source: BEA/BLM from Wyoming Department of Workforce Services, Labor Market Information

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

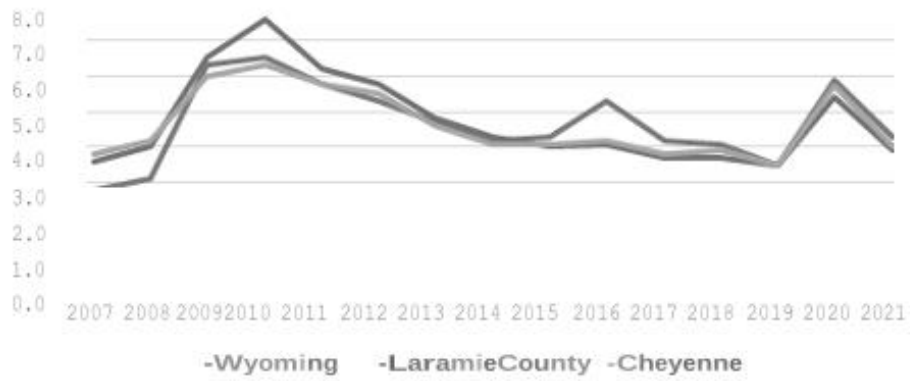


Table 2.1

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	62,026	63,565	65,587	66,322	67,095	67,574	68,588	70,779	72,107	69,824
By Type														
Wage and salary employment	48,314	50,249	49,128	48,730	49,536	50,293	51,599	52,268	52,566	51,946	51,964	52,432	53,299	51,968
Proprietors employment	11,793	12,005	12,497	12,711	13,250	13,272	13,988	14,054	14,529	15,629	17,024	18,347	19,808	17,856
Farm proprietors employment	723	779	826	888	963	992	980	1,015	1,017	1,023	1,011	1,009	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	65,725	66,195	67,579	69,391	70,692	68,434
Private nonfarm employment	43,409	44,150	43,173	42,777	44,047	44,708	46,521	47,549	48,222	48,544	49,994	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)	669	822	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	7,053	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	3,652	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	3,365	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	2,323	2,521	2,451	2,439	2,488	2,509	2,581	2,567	2,577	2,476	2,418	2,835	2,852	2,977
Educational services	590	496	517	566	558	546	594	593	602	619	598	561	592	574
Health care and social assistance	4,547	4,675	4,756	4,768	4,817	4,812	4,908	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)	860	899	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	2,598	2,658	2,707	2,916	2,728	2,717	2,690	2,705	2,806	2,859	2,645
Government and government enterprises	10,780	17,105	17,397	17,529	17,526	17,523	17,647	17,428	17,604	17,651	17,595	17,571	17,562	17,682
Federal, civilian	2,514	2,585	2,493	2,683	2,683	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	11,385	11,396	11,481	11,300	11,209	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 2018 are included in the totals.

Source: BLS Bureau of Economic Analysis, 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 (R)	2003 (R)	2004 (R)	2005 (R)	2006 (R)	2007 (R)	2008 (R)	2009 (R)	2010 (R)	2011 (R)	2012 (R)	2013 (R)	2014 (R)	2015 (R)	2016 (R)	2017 (R)	2018 (R)	2019 (P)	2020 (P)	2021 (P)
Total Nonfarm	39.2	40.2	40.1	41.7	42.5	44.2	45.2	44.1	43.3	44.2	44.8	46.1	46.8	47.2	46.7	46.9	46.6	47.1	47.4	47.5
Total Private	27.3	28.0	28.4	29.0	30.1	30.1	31.6	30.2	29.5	30.2	30.8	32.1	33.0	33.2	32.1	32.6	33.0	33.1	33.5	33.9
Goods Producing	4.0	4.1	4.2	4.4	4.1	4.1	4.5	4.5	4.3	4.3	4.2	4.5	5.1	5.2	4.6	4.8	5.1	5.0	5.4	4.9
Natural Resources,																				
Mining and	2.5	2.6	2.7	2.9	3.1	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	3.8
Construction	1.5	1.5	1.5	1.5	1.0	1.0	1.2	1.5	1.4	1.4	1.2	1.0	1.4	1.4	1.1	1.3	1.3	1.3	1.4	1.1
Manufacturing	35.2	36.1	36.5	37.3	38.0	39.4	40.2	39.7	39.3	39.9	40.2	41.2	41.7	42.0	41.6	41.7	41.5	42.1	42.1	42.2
Service Providing	23.2	23.9	24.2	24.6	25.1	26.2	26.7	25.1	25.9	25.9	26.6	27.4	28.0	27.9	28.0	27.5	27.9	28.3	28.2	28.6
Trade,																				
Transportation	8.2	8.0	8.0	8.0	8.2	8.8	8.8	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
and Utilities																				
Wholesale Trade	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.1	1.0
Retail Trade	5.4	5.9	5.9	5.6	5.6	5.1	5.1	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	2.1	2.3	2.4	2.6	2.8	3.1	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
and Utilities																				
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	0.9
Financial Activities	1.8	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2	2.2	2.3	2.3	2.3	2.2	2.2	2.2	2.3	2.3	2.2
Professional and																				
Business Services	3.1	3.4	3.3	3.2	3.2	3.4	3.4	3.2	3.2	3.2	3.2	3.4	3.4	3.3	3.1	3.0	3.1	3.0	3.7	4.1
Education and																				
Health Services	2.7	3.0	3.2	3.2	3.0	3.8	3.9	4.0	4.1	4.2	4.2	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	4.5	4.8	4.8	4.8	4.7	4.6	4.9	5.0	4.7
Other Services	1.4	1.6	1.7	1.7	1.7	1.7	1.7	1.7	1.8	1.8	1.7	1.8	1.7	1.8	1.8	1.8	1.8	1.8	1.6	1.5
Government	12.1	12.3	12.4	12.8	12.4	13.2	13.6	13.9	14.0	14.0	14.0	13.9	14.0	14.0	13.9	13.6	14.1	14.1	13.9	13.6
Federal Government	2.0	2.0	2.0	2.0	2.1	2.0	2.1	2.7	2.6	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	3.0	4.0	4.1	4.1	4.0	4.0	4.0	4.0	4.0	4.0	3.9	3.8	3.9	3.9	3.9	3.8
Local Government	6.3	6.4	6.6	6.9	7.3	7.2	7.4	7.1	7.4	7.4	7.4	7.4	7.4	7.3	7.3	7.1	7.3	7.3	7.3	7.1

Notes: (R) final benchmark, (P) preliminary benchmark, (S) 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: WCEBA from Wyoming Department of Workforce Services, Labor Market Information.
 2019-2021 data: WCEBA 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	\$30,862	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	740	\$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	\$20,729	636	\$7,410	10,430
2006	9,964	\$18,042	608	\$15,526	10,572
2007	11,070	\$20,209	723	\$27,660	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	\$22,964	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	\$13,061	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: WDECA 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 ^{1,2}	Projected 2019 ³	Actual Less Projected 2019	Actual 2020 ^{4,1}	Projected 2020 ⁵	Actual Less Projected 2020	Projected 2021 ¹	Projected 2022	Projected 2023
Total Employment	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 ⁶	1,065	N/A	N/A	736	1,069	-333	1,069	1,074	1,078
Utilities	178	206	-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	9,889	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	569
Health Care & Social Assistance	5,301	5,303	-2	5,280	5,376	-96	5,376	5,453	5,531
Arts, Entertainment, & Recreation ⁷	(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	2,787	2,805	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 Hunting, and Related Activities sector as well as

WCBGA reporting window.

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

²2021 projections provided because 2021 actual data not yet available.

³WCBGA did not project mining and other employment previously due to lack of historical data.

⁴(D) Not shown to avoid disclosure of confidential information; estimates are included in totals.

⁵ Preliminary WCBGA data.

SOURCE: WCBGA 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.

(B) 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

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.

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)

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	

* 90 percent confidence level margin of error.

Source: WCEA 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	\$64,305	3.4%
2019	\$66,910	6.4%

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

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

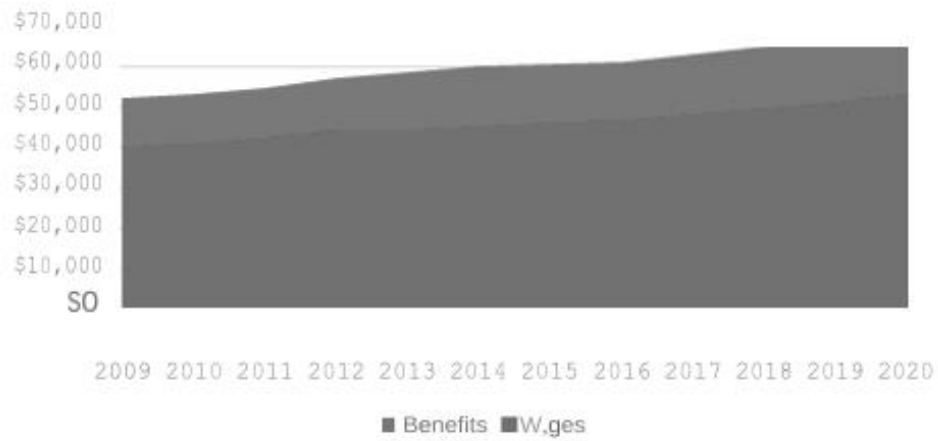


Table 3.1

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

Figure 6. Per Capita Personal Income, 1993-2020

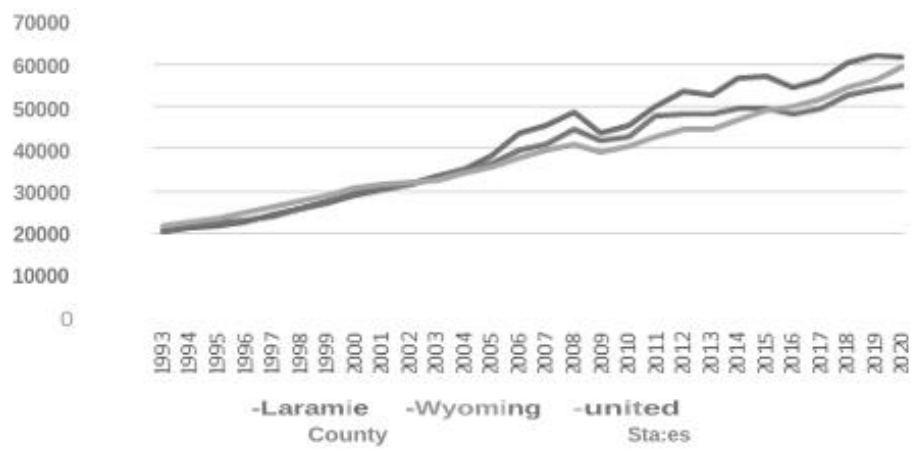


Table 3.3

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	4,453,969	4,507,500	4,646,283	4,789,780	4,866,250	4,742,835	4,000,123	5,183,999	5,345,040	5,542,205
Derivation of Total Personal Income										
Earnings by Place of Work	3,005,377	3,264,882	3,430,541	3,497,631	3,543,856	3,512,742	3,625,174	3,809,000	3,988,907	4,019,172
Less: Personal Contributions for Social Insurance ¹	344,663	369,831	424,331	442,765	445,651	444,842	458,921	469,823	495,165	509,523
Plus: Adjustment for Residence	-109,548	-133,614	-153,793	-155,435	-157,966	-159,747	-163,630	-172,740	-185,887	-191,716
Equals: Net Earnings by Place of Residence	2,641,165	2,761,453	2,852,417	2,899,429	2,940,237	2,907,653	3,002,623	3,167,437	3,307,855	3,317,933
Plus: Dividends, Interest, and Rent ²	1,322,593	1,145,411	1,088,851	1,146,151	1,141,050	1,021,071	1,044,242	1,119,202	1,069,944	1,067,489
Plus: Transfer Payments	690,223	690,733	705,000	744,190	784,946	814,111	853,258	897,360	938,141	1,166,783
Industry Earnings										
Farm	70,644	38,391	32,884	38,071	16,777	13,747	13,627	11,843	17,710	26,093
Nonfarm	3,024,723	3,226,491	3,397,657	3,459,562	3,527,121	3,498,496	3,611,547	3,797,157	3,971,191	3,992,282
Private	1,798,363	1,901,365	2,063,682	2,096,466	2,135,538	2,084,041	2,164,746	2,316,695	2,474,000	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	42,496	94,123	71,483	113,792	115,430	75,125
Construction	180,292	206,344	241,511	245,546	249,256	230,951	231,554	253,004	312,058	306,423
Manufacturing	121,494	111,841	125,670	145,665	152,772	142,659	(D)	142,421	141,759	131,335
Transportation and Warehousing	236,305	250,204	258,425	273,796	277,041	245,199	259,285	265,330	288,738	293,669
Wholesale Trade	59,914	76,400	77,186	82,589	76,086	72,761	82,547	90,795	97,571	94,638
Retail Trade	209,688	228,094	217,381	215,151	229,603	230,820	227,859	223,998	234,362	241,969
Finance and Insurance	105,710	116,430	122,971	127,777	135,454	133,764	132,423	140,242	142,977	157,103
Real estate and rental and leasing	85,596	106,946	108,960	103,259	110,763	105,724	89,154	86,408	114,078	111,993
Information	73,564	78,443	83,341	83,858	87,439	83,911	(D)	83,642	80,739	73,398
Utilities	15,433	15,629	17,126	19,071	22,559	23,508	22,943	24,211	23,706	24,048
Services	649,781	711,227	729,974	729,352	743,352	771,038	819,748	880,260	907,388	936,213
Professional & business services	142,874	156,011	155,979	164,826	170,314	183,055	205,455	221,599	228,060	247,889
Management of Companies & Enterprises	5,154	7,110	8,514	7,358	(D)	(D)	(D)	(D)	10,350	11,913
Administrative & Waste Services	62,049	68,742	74,728	78,731	75,836	76,350	87,802	99,763	101,950	112,543
Educational Services	13,523	14,130	14,160	13,684	12,366	11,803	13,176	13,935	16,143	17,073
Healthcare & Social Assistance	248,325	270,551	263,054	267,222	271,728	267,838	294,170	300,062	313,043	316,670
Arts, Entertainment, & Recreation	7,674	8,283	(D)	(D)	7,562	9,396	12,679	11,858	(D)	(D)
Accommodation & Food Service	84,394	96,262	115,592	107,811	114,277	116,169	113,184	123,273	133,472	126,466
Other services	85,792	91,101	97,866	89,719	91,298	91,309	93,889	101,674	104,468	103,472
Government & Government Enterprises	1,226,374	1,265,129	1,323,965	1,363,094	1,393,589	1,414,454	1,446,801	1,490,402	1,497,101	1,530,823
Federal, Civilian	221,441	228,558	228,075	234,009	246,071	257,306	273,769	294,228	292,613	303,906
Military	268,808	278,826	277,531	273,701	263,741	278,762	286,143	295,551	315,591	326,204
State government	314,204	325,122	348,888	355,844	368,911	367,507	360,218	362,631	352,048	347,106
Local government	411,961	432,579	479,551	498,540	514,841	520,705	525,677	538,054	536,648	543,563

Notes: ¹ Personal contributions for social insurance are included in earnings by type and industry but excluded from personal income.

² Includes the capital consumption adjustment for rental income of persons.

³ Other: consists of wages and salaries of 16 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: WCBED from U.S. Department of Commerce, Bureau of Economic Analysis.

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

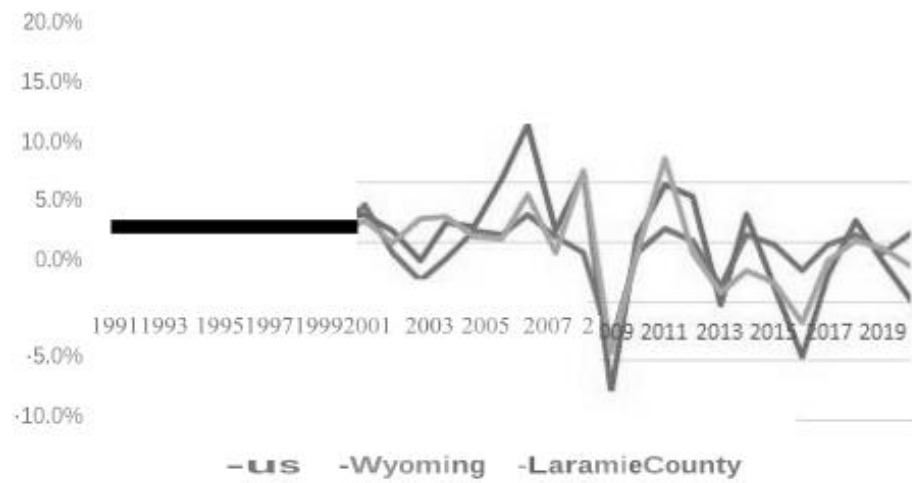


Table 3.4

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

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Payroll	402,305,490	419,717,883	462,267,155	476,040,029	2,027,818,970	2,017,331,590	2,073,570,299	2,149,575,486	2,282,177,904	2,315,015,458
Private Employment	233,948,677	263,713,333	282,136,611	294,000,531	1,288,640,703	1,259,486,632	1,304,080,396	1,381,905,303	1,494,034,748	1,512,375,320
Agriculture	1,790,180	2,050,333	2,162,441	2,351,841	11,945,096	12,041,741	11,911,303	11,851,239	12,880,009	13,279,991
Mining	1,196,811	4,380,954	3,406,946	4,652,735	31,713,712	27,399,870	43,321,382	59,144,587	61,232,501	95,382,264
Utilities	2,827,140	3,293,048	2,879,503	3,339,730	15,935,085	15,771,446	15,832,821	16,780,588	16,340,175	16,548,681
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	189,567,581
Manufacturing	19,319,206	17,334,585	17,445,556	20,903,963	87,798,883	83,716,811	85,270,907	93,588,140	96,321,811	93,160,488
Wholesale Trade	9,894,561	11,896,283	12,006,601	13,362,791	56,440,862	53,776,883	54,425,794	58,137,913	65,964,259	63,421,791
Retail Trade	32,579,594	34,696,924	34,764,456	35,593,206	159,442,478	159,778,888	155,105,777	150,438,358	153,886,238	162,918,561
Transportation & Warehousing	22,559,639	24,775,135	25,898,122	30,470,146	126,530,126	117,999,144	124,495,431	134,563,573	146,251,105	155,011,774
Information	10,095,144	12,153,522	12,525,682	13,176,843	59,933,250	56,721,869	56,832,092	58,050,055	55,598,751	52,029,051
Finance & Insurance	19,281,954	20,021,677	20,911,411	23,112,491	100,327,377	95,034,770	99,699,633	99,395,569	105,950,153	117,405,881
Real Estate & Rental & Leasing	4,300,542	5,108,913	5,801,848	5,853,790	25,014,508	24,501,793	25,023,930	26,551,518	31,176,993	28,384,361
Services	88,818,790	104,441,426	116,764,342	107,527,741	462,946,062	464,025,464	487,939,234	524,884,809	652,984,573	651,490,116
Professional & Business Services	17,547,108	21,681,302	19,930,185	21,400,430	101,537,202	100,660,388	106,445,500	115,569,898	121,310,247	130,099,232
Mgmt of Companies & Enterprises	1,304,314	1,453,084	1,825,009	1,484,185	3,475,412	4,152,254	5,085,834	6,002,585	7,572,246	8,407,670
Administrative & Waste Services	8,245,393	9,222,785	9,268,662	9,365,101	43,931,942	43,577,270	52,195,731	58,186,346	60,931,769	68,477,291
Educational Services	1,947,813	1,562,896	1,525,908	1,597,354	6,182,578	5,588,046	5,351,041	5,172,798	6,374,561	7,827,072
Health Care & Social Assistance	36,904,771	39,603,410	40,888,761	41,895,936	184,142,400	184,359,491	191,259,701	200,379,849	205,986,583	213,085,751
Arts, Entertainment, & Recreation	792,056	840,599	863,328	1,046,050	4,742,780	5,516,139	5,931,141	6,885,299	6,834,135	6,648,264
Accommodation & Food Services	13,922,399	20,067,827	33,595,206	21,902,856	78,745,864	81,120,833	79,095,951	89,494,374	98,734,677	95,848,700
Other Services	8,051,895	9,118,707	9,058,122	9,235,812	40,187,882	39,081,942	40,609,312	43,293,892	45,240,358	45,036,174
Government	168,356,813	176,504,550	180,370,533	181,438,495	739,178,275	757,834,974	769,497,899	777,690,177	788,143,464	802,640,138
Federal Government	37,853,735	42,086,822	42,158,156	42,857,894	164,993,074	160,164,524	187,613,561	193,403,794	197,442,969	205,574,101
State Government	57,053,960	57,505,291	58,149,356	57,690,125	238,350,987	236,438,071	227,056,589	228,938,842	237,342,431	236,451,003
Local Government	73,449,118	76,912,437	80,063,021	80,923,896	335,834,214	341,232,379	344,827,749	346,327,552	352,357,064	360,615,034

Source: WEDMA 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 LSCD2) 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 ²	Laramie County Households
1994	78,885	52,858	30,111 ³
1995	79,513	53,007	30,638 ³
1996	80,186	53,182	31,174 ³
1997	80,328	53,002	31,719 ³
1998	80,522	52,856	32,274 ³
1999	81,009	52,899	32,837 ³
2000	81,825	53,474	31,927 ³
2001	82,554	53,934	32,364 ³
2002	83,226	54,332	32,808 ³
2003	84,084	54,852	33,257 ³
2004	85,427	55,693	33,713 ³
2005	85,732	55,845	34,394 ³
2006	86,819	56,468	33,463 ³
2007	87,654	56,958	33,640 ³
2008	89,077	57,829	33,276 ³
2009	90,430	58,658	33,871 ³
2010	91,885	59,547	35,790 ³
2011	92,561	60,159	36,566 ³
2012	94,690	61,420	36,736 ³
2013	95,706	62,104	36,859 ³
2014	96,038	62,259	37,364 ³
2015	97,006	62,904	37,294 ³
2016	97,978	63,483	37,362 ³
2017	98,460	63,587	38,447 ³
2018	98,976	63,957	39,179 ³
2019	99,500	64,235	39,179 ³
2020	100,512	65,132	41,739 ³
2021	101,585	65,804	42,292 ³
2022	102,669	66,483	42,852 ³
2023	103,765	67,170	43,420 ³
2024	104,872	67,863	43,995 ³

Sources: 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).

¹WCBEA from U.S. Census Bureau, Decennial Census.

²WCBEA from U.S. Census Bureau, ACS 5-year household estimates.

³WCBEA 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 Population¹	92,272	92,637	94,785	95,929	96,264	97,183	98,136	98,327	98,976	99,500
Age Distribution²										
Less than 5	6,745	6,645	6,493	6,390	6,390	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	6,390	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	11,568	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: ¹WCSEA 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.
²Note: Previous WCSEA Trends reported population statistics from the U.S. Census Bureau, American Community Survey 1 Year Estimates.
³WCSEA from American Community Survey 5 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: ¹WCSEA from American Community Survey 5 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	518,805	59,046

Source: WCEA 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 5	2,745	2,642	5,387	3,447	3,298	6,745	3,222	3,021	6,243	-7.4%
5 to 19	9,215	8,766	17,981	9,262	8,863	18,125	9,746	9,163	18,909	4.3%
20 to 24	2,985	2,545	5,530	3,415	3,063	6,498	3,685	2,840	6,525	2.0%
25 to 34	6,101	5,420	11,521	6,356	6,167	12,523	7,542	6,982	14,524	16.0%
35 to 44	12,548	12,353	24,901	12,535	12,370	24,905	12,265	11,560	23,825	-4.3%
45 to 54	3,507	3,602	7,109	5,807	5,934	11,741	6,330	6,654	12,984	10.6%
55 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: WCEA 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	925	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%	Cocorino	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%
Anapahoe	CO	35	1.6%	75.6%	Kern	MI	34	0.7%	79.3%
Scotts Bluff	NE	30	1.4%	77.0%	Gulf	FL	31	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: WCDMA from US Census Bureau, 5-year ACS Continuing Release

Figure 9..Earnings flows by Commuters into and out of Laramie County, 1994-2020

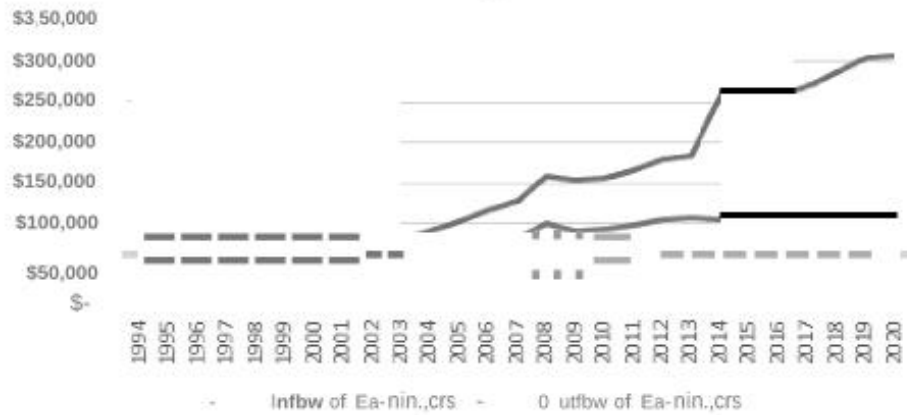


Figure 10..Laramie County Net Residential Adjustment as a Percentage of Total Income, 1994-2020

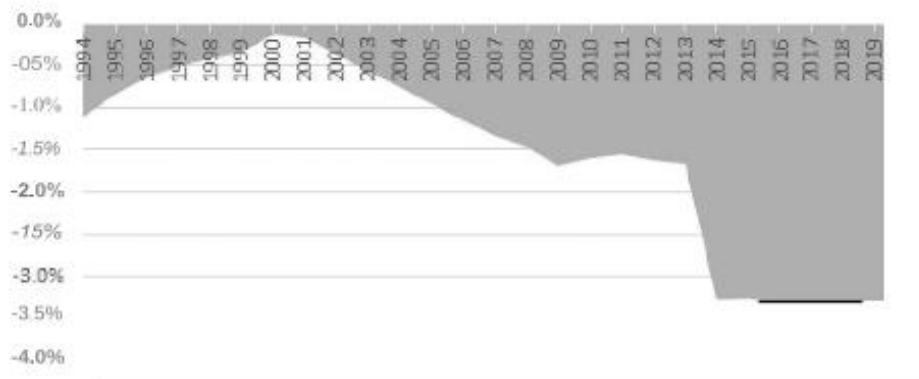


Table 4.5

Commuter Income Flows
Laramie County
1994- 2020

Year	Inflows of Earnings (\$000)	Outflow of Earnings (\$000)	Net Resident Adjustments (\$000)	Net Adjustment as a % of TPI ¹
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 ¹	2011 ²	2012 ²	2013 ²	2014 ²	2015 ²	2016 ²	2017 ²	2018 ²	2019 ²
Total Population 25+	61,556	61,715	62,201	63,961	65,006	64,281	67,239	67,446	68,017	67,775
Educational Attainment										
Elementary (K-6)	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, LCSDM²WCBEA from ACT, The Condition of College & Career Readiness, 2021.http://www.act.org/content/dam/act/secured/documents/cocr2017/CCCR_National_2021.pdf

Table 4.7

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

Year	Elementary	Junior High	Senior High	Private ¹	Home Schooled	Total Public School	LCCC Headcount ²	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	306	14,323	3,524	1,865
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	306	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	320	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: ¹ Private school enrollment data since 2014 were revised in the fall of 2016 to more accurately reflect enrollment of school-age children only.

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

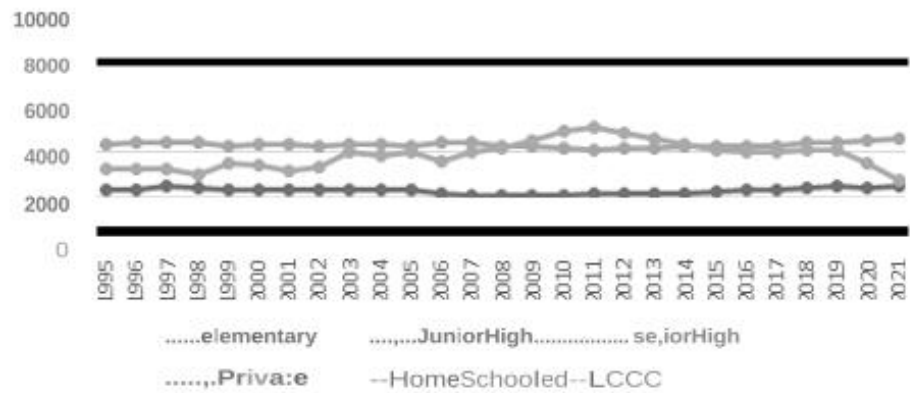
Laramie County School District #1, Wyoming Department of Education, Statistical Report Series #2, Historical Enrollment by Grade by District

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.
- 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.

Housing Trends

Tables and Figures

Table 5.0	Residential Sales for Sale, Sold & Price (1992-2021)
Table 5.1	Cheyenne Housing Rental Rates (2004-2021)
Table 5.2	Laramie County Housing Profile (1990-2021)
Table 5.3	New Residential Housing Permits (2009-2021)
Figure 1.2	Laramie County New Single Family Permits (2002-2021)
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)

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 ²	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 ³	\$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.

³Source: WCBEA from Laramie County Assessor's Office

Source: 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	\$000s of 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	206	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

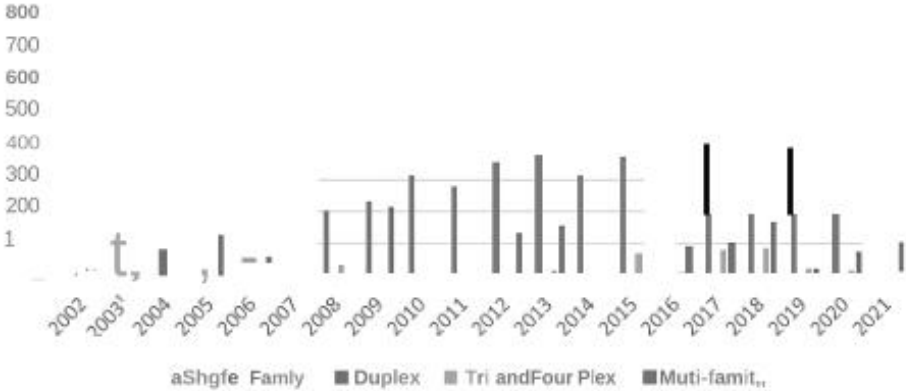


Table 5.3

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	19,961	20,219	20,416	20,666	21,061	21,394	21,764	22,119	22,506	22,874	23,257	23,470	23,673
%of Total	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
%of Total	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: WCREA 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: WCREA 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	268	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 Average ¹	New Net Housing Units ²	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	239	\$65,289,399

Notes: The five year average is a moving average. For example, the five year average of 202 in 2015 represents the mean number of Housing Permits issued from 2011 through 2015.

¹Housing units are defined as new Residences, Townhouses, Condominiums,

Multi-plexes and Apartment units.

1993 - 1998: Reported Apartment permits were not extended into units.

1999 - 1991: No new apartments or multi-plexed units were built.

Source: WCREA from City of Cheyenne Building Safety Department

Table 5.6**Historic Housing Occupancy**
Laramie County

	1960	1970	1980	1990	2000	2010
Total Units	19,236	19,437	27,275	30,507	34,213	40,462
Owner Occupied Units	10,377	11,220	16,930	18,406	22,054	25,533
% of Total	53.9%	57.7%	62.1%	60.3%	64.4%	68.0%
Renter Occupied Units	7,871	6,646	8,362	9,686	9,873	12,043
% of Total	40.9%	34.2%	30.7%	31.8%	28.9%	32.0%
Vacant	988	1,571	1,983	2,415	2,286	2,886
% of Total	5.1%	8.1%	7.3%	7.9%	6.7%	7.1%

Source: WCBBA 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 database

²Wyoming 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 increase of 13.1 percent over 2020. 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	206.45	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: *Includes the Cheyenne Business Parkway - 1088.2 Acres

†Does not include the North Range Business Park

Source: WCOGA from City of Cheyenne Engineer's Office

1989 - 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	\$21,573,890	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

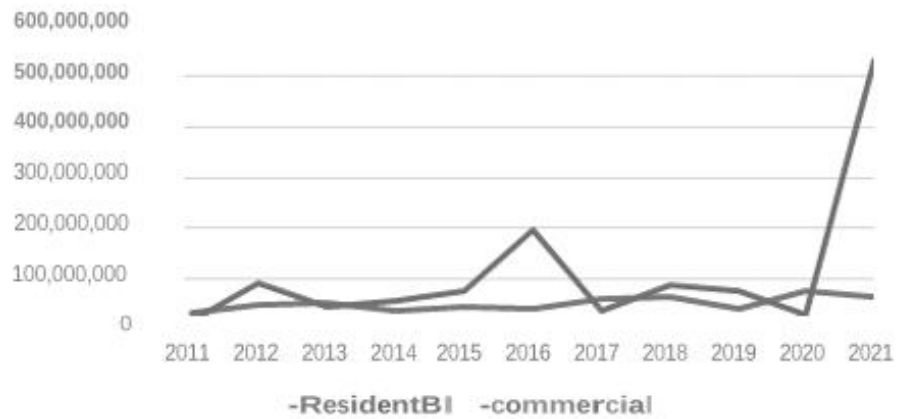


Table 6.2

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: WCBBA 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	302,028	\$6.24	4.50- 8.00
Retail	52	511,588	\$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	338,957	\$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	372,196	\$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 - 8.00
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	186,862	\$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	\$8.38	5.00-12.00
Retail	46	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	39	358,900	\$13.93	7.05-19.00
Office Space	31	229,380	\$14.51	12.00-19.00
Fourth Quarter 2021				
Warehouse	21	532,031	\$10.82	8.50-12.00
Retail	38	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(\$)	533,181,527	546,175,353	577,640,123	602,314,817	633,142,098	633,837,566	692,048,050	734,748,763	774,126,602	822,795,799
County(\$)	474,460,028	499,979,976	589,237,324	782,647,866	759,645,746	785,249,941	882,896,681	1,337,160,914	1,448,460,588	1,107,871,237
Residential										
City(\$)	340,829,907	351,192,923	364,624,106	378,283,894	400,482,865	424,869,388	443,880,971	484,255,726	521,887,311	562,906,362
County(\$)	183,035,691	188,696,636	208,964,245	216,096,457	225,761,591	237,019,097	257,471,499	276,113,351	296,485,811	321,636,233
Assessed% of Actual Value	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%
Commercial										
City(\$)	144,763,758	149,188,739	157,501,658	163,287,705	185,313,797	169,578,108	171,021,081	179,590,471	181,890,087	185,352,725
County(\$)	32,007,724	34,652,660	63,890,725	70,972,473	101,444,815	120,131,457	123,811,174	146,345,868	146,349,806	145,663,568
Assessed% of Actual Value	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%
Industrial¹										
City(\$)	38,857,272	35,488,431	45,386,385	52,554,160	56,600,373	58,771,145	57,290,427	60,621,657	60,577,471	64,883,738
County(\$)	217,416,235	232,767,589	281,196,879	459,099,414	593,889,096	590,112,000	563,976,141	876,927,603	968,562,319	601,539,846
Assessed% of Actual Value	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
Agricultural¹										
City(\$)	5,254	2,266	2,942	3,042	3,346	28,534	27,875	51,684	90,334	54,274
County(\$)	18,833,604	19,790,334	22,044,898	23,382,049	24,882,548	25,425,569	24,981,164	24,428,839	24,293,226	24,528,914
Assessed% of Actual Value	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%
Vacant										
City(\$)	8,536,334	10,302,994	10,105,131	10,186,213	10,741,718	10,490,381	10,037,664	10,229,225	10,641,589	9,062,699
County(\$)	13,156,684	14,072,747	13,151,377	13,097,470	12,687,599	12,561,821	12,656,719	13,345,253	13,795,426	14,602,666
Assessed% of Actual Value	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%

¹As of 2017, Agricultural data refers to land only. All other data such as equipment and personal property are now included in residential or commercial data.

Source: WORSA from Laramie County Assessor's Office

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

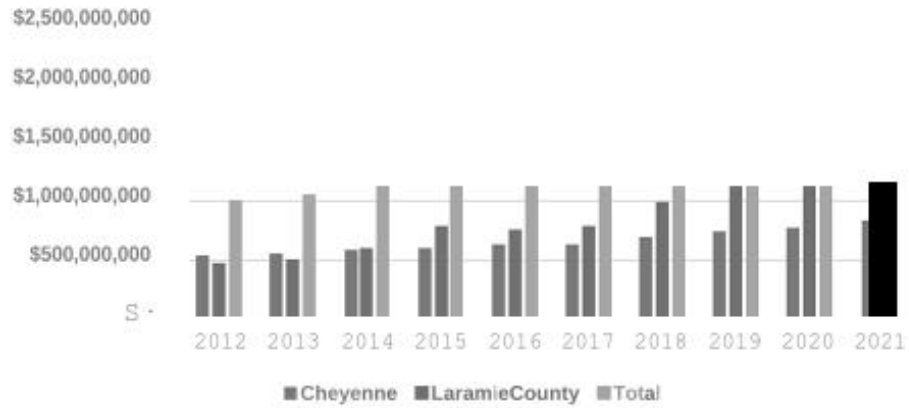
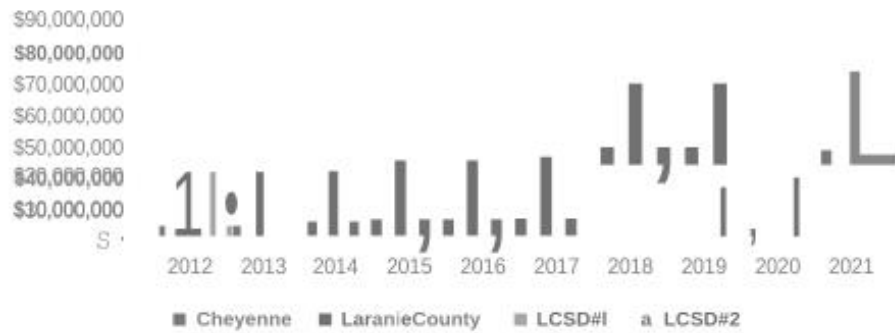


Table 6.5

Major Property Tax Districts										
Revenues										
2012 - 2021										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
City of Cheyenne										
Value(\$)	533,191,537	546,175,351	577,640,126	602,206,337	633,142,086	663,837,599	685,730,266	734,748,753	774,126,502	822,759,799
Mlt Levy	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Revenue(\$)	4,265,532	4,369,403	4,621,122	4,817,651	5,065,137	5,310,703	5,485,642	5,877,990	6,193,013	6,582,078
Laramie County										
Value(\$)	1,007,641,555	1,046,155,322	1,166,877,442	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
Mlt Levy	17.0%	17.0%	18.6%	18.2%	18.2%	18.2%	18.2%	18.9%	18.8%	19.0%
Revenue(\$)	17,129,958	17,784,646	21,908,609	25,247,870	25,330,539	26,375,382	30,301,944	39,158,093	41,949,015	36,759,213
LCSD#1										
Value(\$)	901,103,056	920,033,772	1,029,384,382	1,208,350,379	1,217,062,612	1,289,871,261	1,455,272,486	1,718,022,367	1,740,286,777	1,653,817,138
Mlt Levy	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%
Revenue(\$)	39,648,534	40,481,488	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	125,121,548	137,493,065	175,612,310	174,725,232	159,216,246	209,672,257	353,887,310	483,306,388	276,813,904
Mlt Levy	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%
Revenue(\$)	4,687,694	5,549,345	6,049,694	7,726,942	7,687,912	7,005,515	9,225,573	15,571,043	21,265,481	12,179,812
LC Conservation District										
Value(\$)	1,007,641,555	1,046,155,322	1,166,877,442	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
Mlt Levy	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Revenue(\$)	503,821	523,078	583,438	692,481	695,894	724,546	832,472	1,035,954	1,111,797	965,316
South Cheyenne Water & Sewer										
Value(\$)	35,451,391	37,120,871	38,206,291	40,877,618	43,624,218	47,429,040	48,781,285	52,761,539	54,480,077	57,446,220
Mlt Levy	5.7%	7.8%	3.9%	4.3%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Revenue(\$)	204,208	290,288	152,443	175,044	348,994	379,433	390,250	422,092	435,843	459,570
Weed and Pest District										
Value(\$)	1,007,641,555	1,046,155,322	1,166,877,442	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
Mlt Levy	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	0.8%	0.8%	0.8%
Revenue(\$)	1,511,462	1,569,233	1,750,316	2,077,444	2,087,683	2,173,633	2,497,417	1,657,528	1,778,875	1,544,505

Source: ACRBA 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.

Housing Community Development
2101 O'Neil Avenue, Room 309
Cheyenne, WY 82001

Deanne Widauf
Program Manager
dwidauf@cheyennecity.org

307/637-6255.



H&CD

CDBG

PY 2023

Community Development Block Grant is an entitlement program that is administered through the U.S. Department of Housing & Urban Development. These funds are allocated to projects that meet a National Objective and are an eligible activity.

For Program Year 2023 the City of Cheyenne's Entitlement Allocation is Four Hundred Forty-eight Thousand Eleven Dollars (\$448,011). In addition to Cheyenne's Entitlement Allocation the Housing & Community Development office will be using up to \$107,091 in recaptured funding.

There will be a Public Hearing during City Council April 24, 2024 at 6:00 p.m. and will go before Finance Committee May 1, 2024 at 12:00 noon.

Public Services Projects:

Comea Inc.	\$ 38,750
<i>To provide for electrical and medical expenses for the Journey Program.</i>	
Needs, Inc.	\$ 16,250
<i>To provide Crisis Food Assistance</i>	
Safehouse	\$ 10,000
<i>To provide Victim Emergency Assistance</i>	

General Services Projects:

Comea Inc.	Tier 1 \$ 85,000
	Tier 2 \$ 150,000
<i>To provide for the expansion of the women's dorm</i>	
Habitat for Humanity	Tier 1 \$ 160,000
	Tier 2 \$ 190,000
<i>To provide for the installation of a street, curb, gutter, and sidewalk</i>	
Habitat for Humanity	\$ 60,500
<i>To provide for homeowner rehabilitation</i>	
Program Administration	\$ 89,602

NOTE: Tier 2 will only go into effect if additional funding is recaptured.

Resolution

RESOLUTION NO. 6324

ENTITLED: "A RESOLUTION ADOPTING THE CITY OF CHEYENNE'S ANNUAL ACTION PLAN 2023, PREPARED BY THE CHEYENNE HOUSING AND COMMUNITY DEVELOPMENT OFFICE."

WHEREAS, the Department of Housing and Urban Development (HUD) provides funding to communities to address housing and urban development problems;

WHEREAS, the City of Cheyenne has been designated by HUD as an Entitlement Community, and is eligible to receive an annual allocation of Community Development Block Grant (CDBG) funds based on the Comprehensive Consolidated Plan 2020 - 2024 which was adopted by the Governing Body on October 12, 2020; and,

WHEREAS, the 2023 Annual Action Plan has been developed in compliance with the City's Citizen Participation Plan, which requires citizen input and two public hearings including review and recommendations by the Housing and Community Development Office Advisory Council. A copy of the 2023 Annual Action Plan is attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING, that the 2023 Annual Action Plan is adopted and the Governing Body, Mayor, and City Clerk are authorized to submit the Plan, along with certificates, and execute all HUD contracts and third-party agreements with operating and sponsoring agents necessary to implement and accomplish the 2023 Annual Action Plan.

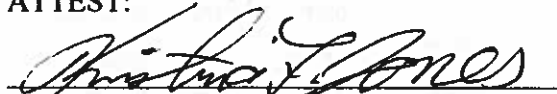
PRESENTED, READ AND ADOPTED this 8th day of May, 2023.



Patrick Collins, Mayor

(SEAL)

ATTEST:


Kristina F. Jones, City Clerk

Affidavit

From:
Wyoming Tribune Eagle
702 W. Lincolnway
Cheyenne, WY 82001

Affidavit of Publication

Description of advertisement:
2023 ANNUAL ACTION PLAN
Published: 03/22/23
AD# 349065

THE STATE OF WYOMING) ss.
County of Laramie)

I, Debbie Ruff, do
solemnly swear that I am the Publisher's Agent
of the **Wyoming Tribune Eagle**, a newspaper of
general circulation published in the **County of
Laramie, State of Wyoming**; that the notice, of
which the attached is a true copy, was published in
said newspaper for 1 publications, the first having
been made on 03/22/2023, and the last publication
having been made on 03/22/2023; that said notice
was published in the regular and entire issue of said
newspaper during the period and times of publica-
tion aforesaid and that the notice was published in
the newspaper proper, and not in a supplement.

Publication fees: \$183.33

Subscribed and sworn to before me
on this date: March 24 2023



[Signature]
Notary Public

**PUBLIC NOTICE
CITY OF CHEYENNE
PUBLICATION OF
2023 ANNUAL ACTION PLAN**

The City of Cheyenne Housing & Community Development (H&CD) Comprehensive Consolidated Plan 2020-2024 identifies the City's 5-year goals, and the Department of Housing and Urban Development (HUD) has awarded the City of Cheyenne H&CD Office an anticipated \$448,011 and approximately \$107,091 in recaptured funding, Tier 1 and 2, to undertake its 2023 Annual Action Plan. The activities that are being recommended by the H&CD Office Advisory Council to the Cheyenne City Council for funding are as follows:

Public Service Projects . . .	Amount
Comea, Inc. - Journey Program to Self-Sufficiency	\$ 38,750
Needs, Inc. - Crisis Food Assistance	\$ 16,250
Safehouse - Victim Emergency Fund	\$ 10,000
General Service Projects . . .	Amount
Comea, Inc. - Women's Dorm (Tier 1 and 2)	\$ 150,000
Habitat for Humanity - Wills Road (Tier 1 and 2)	\$ 190,000
Habitat for Humanity - Critical Home Repair	\$ 60,500
Program Administration . . .	\$ 89,602

The City of Cheyenne will accept comments on the recommendations by the H&CD Office Advisory Council for CDBG 2023 Annual Action Plan for 30 days, beginning March 24, 2023. All comments must be written and submitted to the Housing & Community Development Office at 2101 O'Neil Avenue, Room 309, Cheyenne, WY 82001, no later than April 24, 2023. A public hearing and a resolution will be presented to the Cheyenne City Council on April 24, 2023. If the Cheyenne City Council approves the 2023 Annual Action Plan the City will submit the Plan to HUD on May 12, 2023. HUD has 45 days to review the Plan.

The Consolidated Plan is operated within the confines of the City of Cheyenne since it is designated as the project area. A draft of the 2023 Annual Action Plan may be viewed on the City of Cheyenne website: www.cheyennecity.org, City Clerks Office, Laramie County Library or you may send an e-mail to dwidlauf@cheyennecity.org to request an electronic copy.