

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:

8. 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:

dwwidauf@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.

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

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 City of Cheyenne | DATE SUBMITTED 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(I)

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(I))

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 |

| | |
|---|--|
| <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>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.</p> |
|---|--|

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 | <p>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.</p> |

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. |
|--|---------------------------|---|

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(I)(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(I)(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.

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

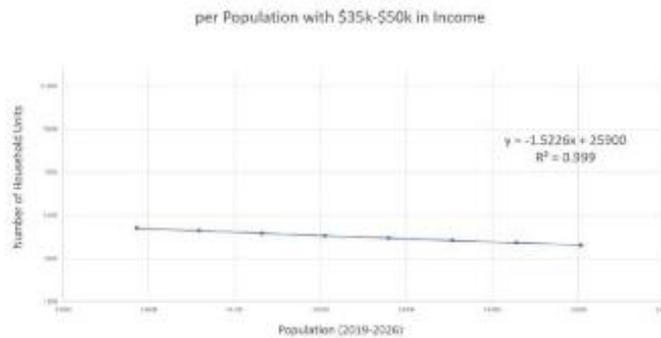
There are certain barriers that exist to addressing the affordable housing crisis. One of the major barrier categories is governmental. Things that the government does that can act as barriers include approving building locations and funding and zoning regulations. Approving building locations is a barrier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

Sources

Diamond & McQuade, 2017. Who Wants Affordable Housing in Their Backyard? An Equilibrium

Analysis of Low-Income Property Development: Journal of Political Economy, Vol 127, No 3

Meisner-Maggard, S. J. (2019). (rep.). Laramie County Housing Study Report. Cheyenne, WY: CheyenneChamber.org.

U.S. Bureau of Labor Statistics. (2016, March 3). Employment by industry, 1910 and 2015. U.S. Bureau of Labor Statistics. Retrieved February 15, 2022, from <https://www.bls.gov/opub/ted/2016/employment-by-industry-1910-and-2015.htm>

U.S. Census Bureau. (2020). Cheyenne. Cheyenne - Place Explorer - Data Commons. Retrieved April 15, 2022, from <https://datacommons.org/place/geoid/5613900>

U.S. Department of Housing and Urban Development (HUD). (1966, September). Analysis of the Cheyenne, Wyoming Housing Market. HUD User Office of Policy Development and Research. Retrieved February 15, 2022.

Wright, G. (2014). Design and Affordable American Housing. *Cityscape*, 16(2), 69–86.

Wyoming Community Development Authority, Equal Housing Opportunity. (2021, September 24). Cheyenne city. Wyoming Community Development Authority. Retrieved February 15, 2022.

Zhong, Q., Karner, A., Kuby, M., & Golub, A. (2017). A multiobjective optimization model for locating affordable housing investments while maximizing accessibility to jobs by public transportation. *Environment and Planning B: Urban Analytics and City Science*, 46(3), 490–510.

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

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

Corresponding author's Email: c22grant.engel@usafa.edu

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.

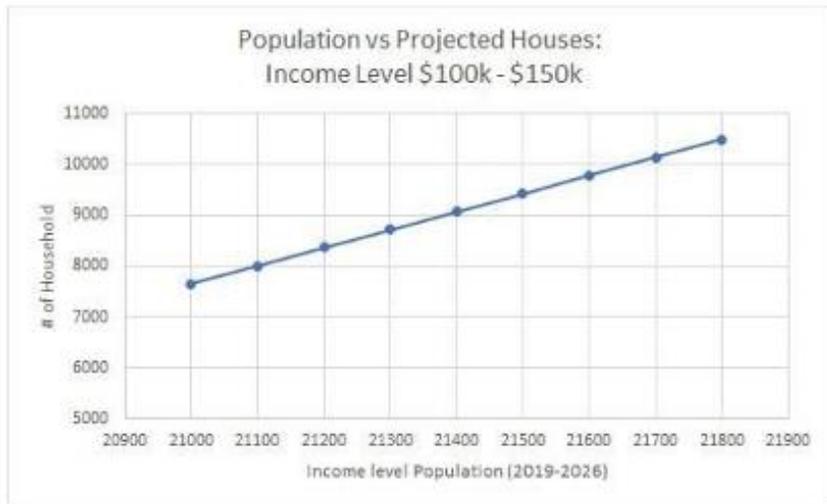


Figure 1. Projected Housing Units in Cheyenne (Income \$100k-\$150k)

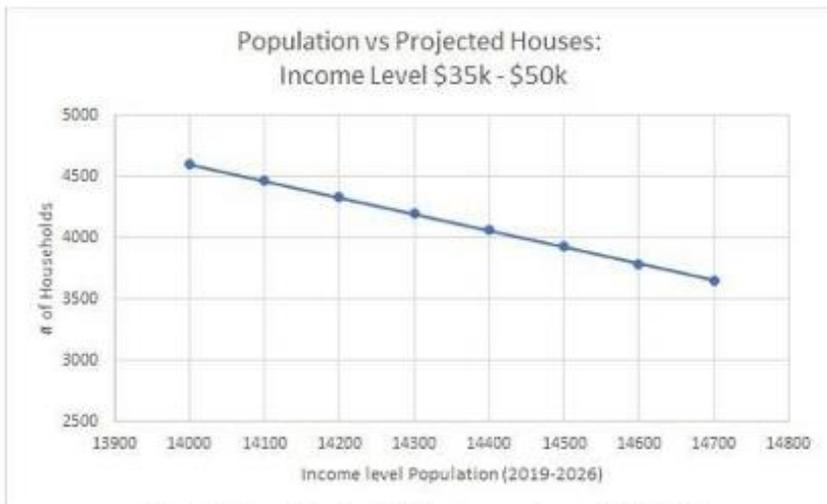


Figure 2. Projected Housing Units in Cheyenne (Income \$35k-\$50k)

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 4500 workers. This estimate was verified with GBSD executives whose estimates were between 3,000 and 4,000 workers with about 80% living in West Nebraska. Using the high and low projections and assuming the national average family size of around 3 (US Census 2019 5 year), the involved area will experience a population increase of 9,000 to 13,500 between 2024 and 2026 due to GBSD alone.

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

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

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

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

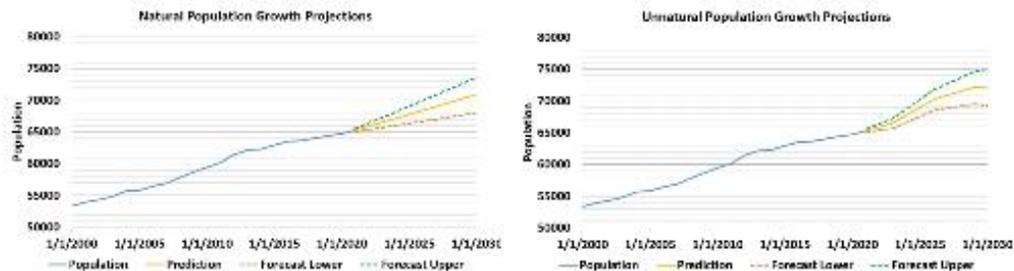


Figure 3. Natural vs. Unnatural Population Projection through 2030 Using the Average Growth Scenario

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

3.2 Affordable Housing Analysis

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

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

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

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

| Total Estimated Housing Forecast | | | |
|---|--------|--------|--------|
| Cheyenne City Strong Growth Scenario | | | |
| Year | Owner | Renter | Total |
| 2020 | 18,294 | 9,832 | 28,126 |
| 2025 | 19,183 | 10,166 | 29,349 |
| 2030 | 20,110 | 10,517 | 30,627 |

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

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

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

| Attractiveness | | | | | Unit Specifics | | | Community Value | |
|------------------|---------------|-----------------------|-----------------|-------------|----------------|---------------------|---------------|-------------------------------|---------------------|
| 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) | | AHU = affordable housing unit | |
| 50% | 35% | 15% | | | 50% | 50% | | | |
| 6.8% | 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.

5. References

- Diamond & McQuade, 2017. Who Wants Affordable Housing in Their Backyard? An Equilibrium Analysis of Low-Income Property Development: Journal of Political Economy, Vol 127, No 3
- Meisner-Maggard, S. J. (2019). (rep.). Laramie County Housing Study Report. Cheyenne, WY: CheyenneChamber.org.
- U.S. Bureau of Labor Statistics. (2016, March 3). Employment by industry, 1910 and 2015. U.S. Bureau of Labor Statistics. Retrieved February 15, 2022, from <https://www.bls.gov/opub/ted/2016/employment-by-industry-1910-and-2015.htm>
- U.S. Census Bureau. (2020). Cheyenne. Cheyenne - Place Explorer - Data Commons. Retrieved April 15, 2022, from <https://datacommons.org/place/geoid/5613900>
- U.S. Department of Housing and Urban Development (HUD). (1966, September). Analysis of the Cheyenne, Wyoming Housing Market. HUD User Office of Policy Development and Research. Retrieved February 15, 2022.
- Wright, G. (2014). Design and Affordable American Housing. Cityscape, 16(2), 69–86.

Wyoming Community Development Authority, Equal Housing Opportunity. (2021, September 24). Cheyenne city. Wyoming Community Development Authority. Retrieved February 15, 2022.

Zhong, Q., Karner, A., Kuby, M., & Golub, A. (2017). A multiobjective optimization model for locating affordable housing investments while maximizing accessibility to jobs by public transportation. *Environment and Planning B: Urban Analytics and City Science*, 46(3), 490–510.

Economic Indicators
for Greater Cheyenne

Annual Trends
Edition

Center for Business and Economic Analysis @ LCCC

Volume XXXVIII, Issue I
March 2022

Table of Contents

| | |
|---|----|
| Economic Indicators Summary | 1 |
| Business Trends | 3 |
| Cheyenne/Laramie County Profile | 5 |
| Laramie County Total Taxable Sales and Retail Sales by Sub Sectors | 7 |
| Laramie County Sales and Use Tax Receipts | 8 |
| Figure 1 – Sales and Use Taxes, Total Tax Receipts | 9 |
| Laramie County Lodging Tax Receipts | 10 |
| Growth Rates | 11 |
| Figure 2 – Population vs Employment Growth Rates | 12 |
| Figure 3 – Wages, Personal Income and Real GDP | 12 |
| Laramie County Gross Domestic Product | 13 |
| Laramie County Auto Registrations (Titles) | 14 |
| Laramie County Enplanements | 15 |
| Tourism Activity | 16 |
| Oil Production and Prices | 17 |
| Employment Trends | 18 |
| Labor Force Averages | 20 |
| Figure 4 – Unemployment Rates | 21 |
| Laramie County Employment (BEA) | 22 |
| Current Employment Statistics | 23 |
| Laramie County Proprietors | 24 |
| Laramie County Employment Projections | 25 |
| Firms by Size and Industry | 26 |
| Wages, Earnings and Income Trends | 27 |
| 2019 Household Income | 29 |
| Median Household Income | 30 |
| 2019 Earnings by Gender | 31 |
| Average Wage and Compensation per Job | 31 |
| Figure 5 – Average Wage & Compensation per Job | 32 |
| Laramie County Average Annual Earned Income | 33 |
| Per Capita Personal Income | 34 |
| Figure 6 – Per Capita Personal Income | 35 |
| Laramie County Personal Income and Earnings by Industry (BEA) | 36 |
| Figure 7 – Personal Income | 37 |
| Laramie County Total Payroll | 38 |
| Demographic Trends | 39 |
| Census Detail | 42 |
| Population Estimates and Projections | 43 |
| Figure 9 – Population Estimates and Projections | 44 |
| Laramie County Population and Income Profiles | 45 |
| Population by Race and Ethnic Groups | 46 |
| Population by Age and Gender | 47 |
| Migration Data | 48 |
| Commuters in and out of Laramie County | 49 |
| Figure 10 – Earnings by Commuters | 50 |
| Figure 11 – Net Residential Adjustment as a % of TPI | 51 |
| Commuter Income Flows | 52 |
| Laramie County Education Profiles | 53 |
| Public and Private School Enrollment | 54 |

| | |
|---|----|
| Figure 12 – Public School and College Enrollment..... | 55 |
| Housing Trends | 56 |
| Residential for Sale, Sold & Price..... | 57 |
| Cheyenne Housing Rental Rates..... | 58 |
| Housing Profile – Laramie County..... | 59 |
| Figure 13 – New Residential Housing Units..... | 60 |
| Housing Profile – Cheyenne Area | 61 |
| Households by Unit Type..... | 61 |
| Building Permits | 62 |
| Residential Construction Activity | 63 |
| Historic Housing Occupancy | 64 |
| Vacancy Rates | 65 |
| Development Trends | 66 |
| Annexation Trends | 67 |
| Commercial Construction Activity | 68 |
| Figure 14 – Residential and Commercial Construction Valuation..... | 69 |
| New Commercial/Industrial Construction | 70 |
| Commercial Property | 71 |
| Assessed Real and Personal Property Value..... | 72 |
| Figure 15 – Assessed Real & Personal Property Values..... | 73 |
| Major Property Tax Districts..... | 74 |
| Figure 16 – Major Property Tax Districts | 75 |

| | |
|---|--|
| Communications | |
| Center for Business and Economic Analysis @ LCCC 1400 E College Drive, Cheyenne, WY 82007 Website: www.wyomingeconomicdata.com | Editor email: ncolsch@lccc.wy.edu Staff email: staff@wyomingeconomicdata.com CBEA@LCCC Phone: 307.778.1151 |

Editor.....Nick Colsch
 Researcher.....Nick Colsch
 Editorial Assistance.....Nick Colsch

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:
www.wyomingeconomicdata.com.

Sign up for our monthly e-newsletter announcing publication releases at
www.wyomingeconomicdata.com or send us an email at staff@wyomingeconomicdata.com.

WCBEA@LCCC sincerely appreciates past and continuing cooperation of the entities listed in our data sources throughout the report. This report would not be possible without the financial support of the Cheyenne-Laramie County Economic Development Joint Powers Board and Cheyenne LEADS.

Economic Indicators

Summary

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

2021 in Review

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

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

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

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

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

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

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

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

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

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

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

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

Business Trends

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

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

| Business Trends | |
|--------------------|--|
| Tables and Figures | |
| Table 1.0 | Cheyenne/Laramie County Profile |
| Table 1.1 | Laramie County Total Taxable Sales and Retail Sales by Sub Sectors (2016-2021) |
| Table 1.2 | Laramie County Sales and Use Tax Receipts (1998-2021) |
| Figure 1 | Laramie County Sales & Use Tax Receipts (2002-2021) |
| Table 1.3 | Laramie County Lodging Tax Receipts (1992-2021) |
| Table 1.4 | Growth Rates (2005-2020) |
| Figure 2 | Growth Rate Population vs. Employment (2006-2020) |
| Figure 3 | Growth Rates - Wages, Personal Income & Real GDP (2006-2020) |
| Table 1.5 | Laramie County GDP (2006-2020) |
| Table 1.6 | Auto Registrations (2002-2021) |
| Table 1.7 | Enplanements (2002-2021) |
| Table 1.8 | Tourism Activity (2012-2021) |
| Table 1.9 | Oil Production and Prices (2015-2021) |

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) ² | 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 Enforcement⁶ | | | | | |
| 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 ⁷ | 2020 | 94.4% | 2019 | 93.0% | 1.5% |
| % of Pop. (25 yrs. & older) with Bachelor's Degree or higher ⁷ | 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 | 90.3% | 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) ¹ | 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 | 1.9% | -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 Demographics²⁰ | | | | | |
| % 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 | 52.3% | 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 ²¹ | 2020 | 277.9 | 2020 | 258.11 | 7.4% |
| Annual Inflation Rate - Cheyenne ²² | 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, 3 Year Estimates

¹³U.S. Census Bureau, American Community Survey, 3 Year Estimates.

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

¹⁵Worlester, Regional Climate Center.

¹⁶Wyoming Division of Criminal Investigation.

¹⁷Wyoming Department of Education Statistical Report Series 3, District Financial Profile.

¹⁸Wyoming Department of Education Statistical Report Series 2, Fall Enrollment Summary by Grade, by Districts and State.

¹⁹WCDEA from Wyoming Department of Education, ICSDR, ICSDR2 and Cheyenne Area Schools.

²⁰Wyoming Department of Education, Assessment Reports.

²¹Laramie County Community College, Institutional Research Office.

²²Wyoming Department of Information & Administration, Economic

²³Cheyenne Board of Realtors.

²⁴U.S. Department of Commerce, Bureau of Economic Analysis.

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

²⁶U.S. Department of Labor, Bureau of Labor Statistics.

²⁷Wyoming Department of Workforce Services, Labor Market Information, CESData.

²⁸Wyoming Department of Workforce Services, Labor Market Information, LAU9 Data.

²⁹U.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 | 1,326,037,100 | 1,429,816,900 | 1,483,546,000 | 1,499,441,700 | 1,777,775,200 |
| Auto Dealers and Parts | 77,729,100 | 86,425,700 | 90,433,700 | 101,828,100 | 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 |
| Baking 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 | 150,184,600 |
| Lodging Services | 51,262,900 | 57,794,200 | 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 | 279,393,900 | 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 Purpose* | 4% State Sales and Use Tax Receipts | 1% Optional Local General Purpose Sales and Use Tax Receipts |
|------|---|--|---|
| 1998 | 21,494,651 | 11,541,365 | 9,953,296 |
| 1999 | 23,492,956 | 12,426,483 | 11,066,483 |
| 2000 | 24,833,339 | 13,115,173 | 11,718,167 |
| 2001 | 26,406,542 | 13,800,674 | 12,605,568 |
| 2002 | 29,011,725 | 15,428,989 | 13,582,736 |
| 2003 | 29,528,829 | 15,885,502 | 13,673,327 |
| 2004 | 30,559,319 | 16,501,718 | 14,057,601 |
| 2005 | 31,733,902 | 17,213,493 | 14,520,409 |
| 2006 | 33,118,921 * | 17,894,618 | 15,224,303 |
| 2007 | 32,702,985 * | 17,636,107 | 15,066,606 |
| 2008 | 33,114,106 * | 17,827,988 | 15,286,119 |
| 2009 | 31,517,315 * | 16,979,116 | 14,529,199 |
| 2010 | 31,846,764 * | 17,051,836 | 14,794,927 |
| 2011 | 36,323,256 | 18,977,386 | 17,345,870 |
| 2012 | 38,495,663 | 20,616,860 | 17,678,803 |
| 2013 | 41,713,896 | 22,630,753 | 19,083,143 |
| 2014 | 50,365,308 | 27,315,092 | 23,050,216 |
| 2015 | 48,440,936 | 26,339,882 | 22,101,054 |
| 2016 | 43,007,227 | 23,443,445 | 19,563,782 |
| 2017 | 46,955,066 | 25,585,051 | 21,370,015 |
| 2018 | 52,524,785 | 28,602,262 | 23,922,523 |
| 2019 | 55,406,955 | 29,855,166 | 25,551,789 |
| 2020 | 59,555,208 | 32,498,839 | 27,056,369 |
| 2021 | 65,083,030 | 35,499,803 | 29,583,227 |

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

This table 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 26.6%.

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 - \$1,038,784

...2009 - \$1,781,000

...2010 - \$895,500

Source: WYBEA from Wyoming Department of Revenue

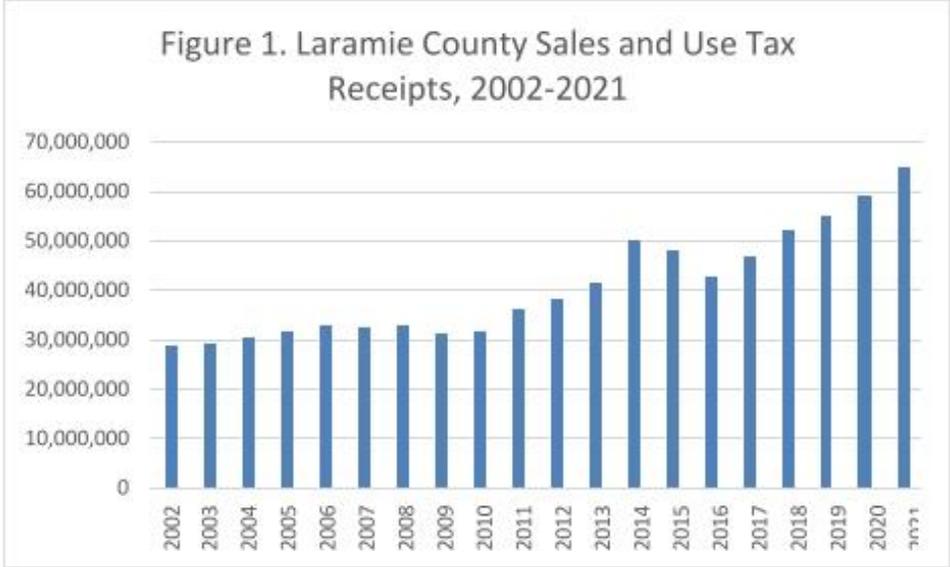


Table 1.3

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: 7/31/92 to 3/31/93 - 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% | 58,058 | 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 | 2.1% | 44,792 | 1.4% | 63,565 | 1.2% | 42,260 | 2.4% |
| 2013 | 95,706 | 1.1% | 62,104 | 1.1% | 46,100 | 2.9% | 65,587 | 3.2% | 43,000 | 1.8% |
| 2014 | 96,038 | 0.3% | 62,259 | 0.2% | 46,858 | 1.6% | 66,322 | 1.1% | 44,050 | 2.4% |
| 2015 | 97,006 | 1.0% | 62,904 | 1.0% | 47,167 | 0.7% | 67,095 | 1.2% | 45,270 | 2.8% |
| 2016 | 97,978 | 1.0% | 63,483 | 0.9% | 46,667 | -1.1% | 67,574 | 0.7% | 46,230 | 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% | 63,957 | 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% | | 0.96% | | 0.72% | | 1.29% | | 3.24% |
| \$ 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 for County (2012 dollars) | | Building Permits | |
|---------------------|-----------------|--------------|----------------------------|--------------|--|---------------|------------------------------------|--------------|------------------|--------------|
| | \$ | % Change | \$ | % Change | \$ | % Change | (\$000,000) | % Change | # Permits | % Change |
| 2005 | 3,137,052 | | 36,591 | | 44,475 | | 4,146 | | 2,370 | |
| 2006 | 3,438,947 | 9.6% | 39,611 | 8.5% | 46,568 | 4.7% | 4,444 | 7.2% | 1,765 | -24.3% |
| 2007 | 3,609,700 | 5.0% | 41,181 | 4.0% | 49,901 | 7.3% | 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 | 6.0% | 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% | 49,425 | 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 | -2.8% |
| 2017 | 4,900,123 | 3.3% | 49,697 | 2.7% | 47,543 | 1.4% | 5,028 | -0.1% | 2,198 | 20.1% |
| 2018 | 5,183,999 | 5.8% | 52,224 | 5.1% | 48,921 | 2.9% | 5,298 | 5.4% | 2,051 | -6.7% |
| 2019 | 5,345,940 | 3.1% | 53,532 | 2.5% | 48,590 | -0.7% | 5,582 | 5.4% | 2,100 | 2.4% |
| 2020 | 5,542,205 | 3.7% | 55,094 | 2.9% | 49,470 | 1.8% | 5,400 | -3.2% | 2,312 | 10.1% |
| 15 Year Avg. | | 3.97% | | 2.85% | | 0.73% | | 2.31% | | 0.62% |
| \$ Year Avg. | | 2.44% | | 1.64% | | -0.03% | | 2.17% | | 4.68% |

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

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

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

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

Source: Laramie County Planning and Development

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

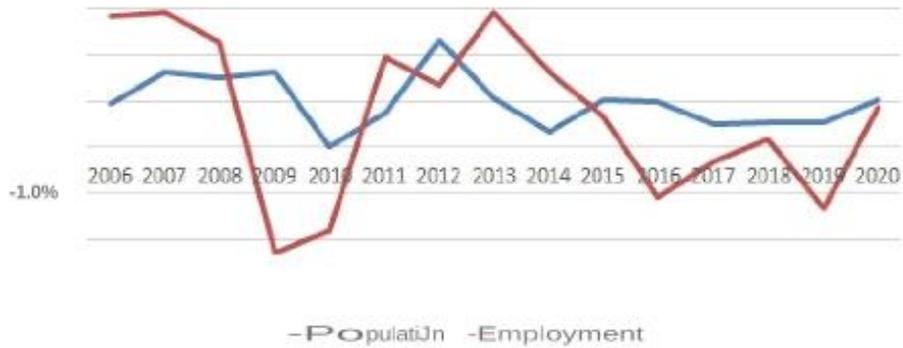


Figure 3. Laramie County Growth Rates in Wages, Personal Income and Real GDP 2006-2020

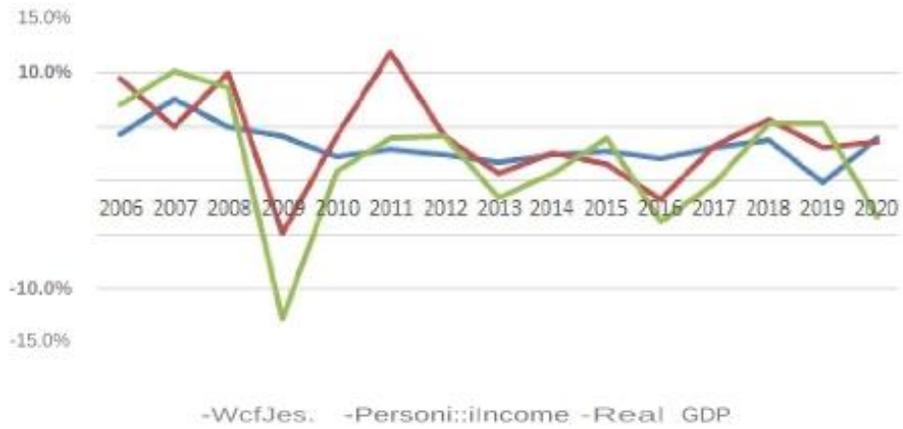


Table 1.5

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

| Year | Real GDP* | Real GDP %Change | Nominal GDP ² | 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% | 5,050 | -0.5% | 52,222 | -2.6% |
| 2014 | 5,030 | 0.6% | 5,156 | 2.1% | 52,375 | 0.3% |
| 2015 | 5,232 | 4.0% | 5,392 | 4.6% | 53,935 | 3.0% |
| 2016 | 5,031 | -3.8% | 5,178 | -4.0% | 51,348 | -4.8% |
| 2017 | 5,028 | -0.1% | 5,353 | 3.4% | 51,066 | -0.5% |
| 2018 | 5,298 | 5.4% | 5,814 | 8.6% | 53,528 | 4.8% |
| 2019 | 5,582 | 5.4% | 6,114 | 5.2% | 56,101 | 4.8% |
| 2020 | 5,400 | -3.3% | 5,822 | -4.8% | 53,725 | -4.2% |

Note: *Data are in millions of chained 2012 dollars

²Data 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 | 38,566 |
| 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 | 13,486 | 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: WCEBA from Wyoming Oil and Gas Conservation Commission

Oil Spot Prices and Spuds

(b)

Monthly Average

2015- 2021

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

Source: WCEBA 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) |
| Figure 4 | Unemployment Rate (2007-2021) |
| Table 2.1 | BEA Employment (2007-2020) |
| Table 2.2 | Current Employment Statistics (2002-2021) |
| Table 2.3 | BEA Proprietors (1991-2020) |
| Table 2.4 | Employment Projections (2019-2023) |
| Table 2.5 | Firms by Size and Industry (2019) |

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

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

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

Table 2.0

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

| | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|--------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Labor Force | | | | | | | | | | | | | | | |
| Wyoming | 286,560 | 293,270 | 300,120 | 303,298 | 308,815 | 307,267 | 306,604 | 305,970 | 304,402 | 300,732 | 292,922 | 289,574 | 290,295 | 291,676 | 294,228 |
| Laramie County | 42,422 | 42,940 | 43,834 | 44,282 | 47,167 | 47,711 | 48,587 | 48,762 | 48,727 | 48,874 | 48,162 | 47,188 | 47,912 | 49,065 | 50,544 |
| Cheyenne | 28,254 | 28,612 | 28,830 | 29,851 | 30,627 | 31,008 | 31,629 | 31,764 | 31,855 | 31,948 | 31,500 | 30,844 | 31,048 | 31,822 | 32,702 |
| Employed* | | | | | | | | | | | | | | | |
| Wyoming | 278,486 | 284,310 | 281,152 | 283,744 | 289,019 | 290,932 | 292,131 | 293,302 | 291,295 | 284,681 | 280,689 | 277,820 | 279,743 | 278,149 | 281,092 |
| Laramie County (LAUS) | 40,919 | 41,250 | 40,995 | 40,928 | 44,249 | 44,967 | 46,258 | 46,656 | 46,788 | 46,866 | 46,383 | 45,416 | 46,242 | 46,391 | 48,563 |
| Laramie County (CES) | 44,150 | 45,158 | 44,133 | 43,342 | 44,100 | 44,790 | 46,100 | 46,858 | 47,167 | 46,957 | 46,517 | 46,608 | 47,108 | 45,902 | 46,692 |
| Cheyenne | 27,193 | 27,411 | 27,120 | 27,975 | 28,954 | 29,303 | 30,182 | 30,452 | 30,544 | 30,604 | 30,288 | 29,654 | 29,952 | 30,008 | 31,381 |
| Unemployed | | | | | | | | | | | | | | | |
| Wyoming | 8,074 | 8,960 | 18,970 | 19,554 | 17,796 | 16,335 | 14,477 | 12,668 | 13,106 | 16,051 | 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 | 1,722 | 1,705 | 1,444 | 1,312 | 1,311 | 1,344 | 1,212 | 1,191 | 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 | 4.6 | 4.3 | 4.1 | 4.1 | 3.7 | 3.7 | 3.5 | 5.4 | 3.9 |
| Cheyenne | 3.8 | 4.2 | 6.0 | 6.3 | 5.8 | 5.5 | 4.6 | 4.2 | 4.2 | 4.1 | 3.8 | 3.8 | 3.5 | 5.2 | 4.0 |

Notes: Figures are not benchmarked. Benchmarking is completed on an annual basis to account for survey error, or variation in the estimates including sampling error and non-sampling error. Benchmarking data does not affect employment levels. Figures for 2007-2009 are benchmarked.

* Labor statistics are compiled from multiple sources: Current Population Survey (CPS) and Current Employment Statistics (CES). Local Area Unemployment Statistics (LAUS) are estimated based on CPS data which is based on household monthly 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 business employers. Individuals who worked in more than one establishment, like part-timers, are counted only once (their names appear on payroll).

Because of changes in the estimation methodology, there is a break in the data set between 2009 and 2012. Therefore, pre-2009 data are not comparable to data from 2010 to present.

Source: BLS/BEA from Wyoming Department of Workforce Services, Labor Market Information

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

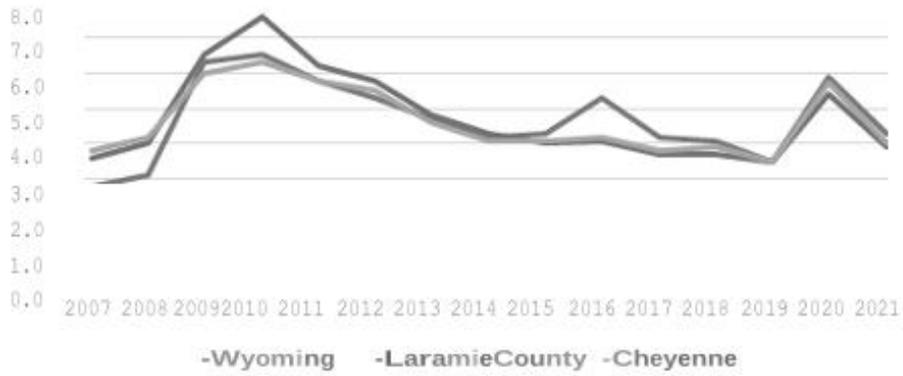


Table 2.1

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 | 68,888 | 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 | 836 | 888 | 963 | 991 | 980 | 1,015 | 1,017 | 1,023 | 1,011 | 1,029 | 1,037 | 1,038 |
| Nonfarm proprietors employment | 11,070 | 11,226 | 11,661 | 11,813 | 12,327 | 12,281 | 13,008 | 13,039 | 13,512 | 14,605 | 16,013 | 17,318 | 17,771 | 16,798 |
| By Industry | | | | | | | | | | | | | | |
| Farm employment | 918 | 999 | 1057 | 1,135 | 1,253 | 1,334 | 1,319 | 1,345 | 1,369 | 1,379 | 1,409 | 1,388 | 1,415 | 1,390 |
| Nonfarm employment | 60,189 | 61,255 | 60,568 | 60,306 | 61,573 | 62,231 | 64,268 | 64,977 | 65,725 | 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 | 46,621 | 47,549 | 48,222 | 48,544 | 49,964 | 51,820 | 53,130 | 50,752 |
| Forestry, fishing, and related activities | (D) |
| Mining | (D) | (D) | (D) | (D) | (D) | (D) | 649 | 822 | 966 | 945 | 1059 | 1121 | 1066 | 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 | 4,088 | 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 | 3,883 | 3,663 | 3,478 | 3,468 | 3,660 | 3,687 | 3,765 | 4,236 | 4,231 | 3,923 | 4,216 | 4,134 | 4,338 | 4,304 |
| 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 | 5,833 |
| Real estate and rental and leasing | 2,916 | 2,992 | 2,836 | 2,916 | 2,963 | 2,951 | 3,106 | 3,294 | 3,348 | 3,478 | 3,686 | 4,134 | 4,304 | 3,966 |
| Professional, scientific, and technical services | 2,702 | 2,783 | 2,632 | 2,706 | 2,695 | 2,774 | 2,891 | 2,966 | 3,098 | 3,185 | 3,366 | 3,426 | 3,558 | 3,365 |
| Management of companies and enterprises | 201 | 200 | 177 | 198 | 174 | 136 | 233 | 275 | (D) | (D) | (D) | (D) | 361 | 439 |
| Administrative and waste management services | 2,323 | 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 | 601 | 619 | 596 | 561 | 592 | 574 |
| Health care and social assistance | 4,547 | 4,675 | 4,756 | 4,768 | 4,817 | 4,812 | 4,808 | 4,777 | 4,717 | 4,951 | 5,153 | 5,278 | 5,301 | 5,280 |
| Arts, entertainment, and recreation | 763 | 770 | 772 | 788 | 806 | 854 | (D) | (D) | 860 | 969 | 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 | 2,816 | 2,728 | 2,717 | 2,690 | 2,705 | 2,806 | 2,859 | 2,645 |
| Government and government enterprises | | | | | | | | | | | | | | |
| Federal, civilian | 16,780 | 17,105 | 17,397 | 17,529 | 17,526 | 17,523 | 17,647 | 17,428 | 17,504 | 17,651 | 17,599 | 17,571 | 17,562 | 17,682 |
| Military | 2,514 | 2,585 | 2,893 | 2,683 | 2,683 | 2,583 | 2,589 | 2,566 | 2,641 | 2,720 | 2,772 | 2,801 | 2,789 | 2,809 |
| State and local | 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 government | 10,829 | 11,075 | 11,226 | 11,271 | 11,269 | 11,375 | 11,413 | 11,395 | 11,396 | 11,481 | 11,300 | 11,203 | 11,156 | 11,134 |
| Local government | 4,121 | 4,219 | 4,229 | 4,195 | 4,191 | 4,228 | 4,220 | 4,190 | 4,210 | 4,167 | 4,122 | 4,060 | 3,946 | 3,922 |
| | 6,708 | 6,858 | 6,997 | 7,076 | 7,078 | 7,147 | 7,193 | 7,196 | 7,186 | 7,374 | 7,178 | 7,143 | 7,210 | 7,212 |

NA: Data are not available.
 Note: (D) Not shown to avoid disclosure of confidential information. Estimates for fractions 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 (B) | 2003 (B) | 2004 (B) | 2005 (B) | 2006 (B) | 2007 (B) | 2008 (B) | 2009 (B) | 2010 (B) | 2011 (B) | 2012 (B) | 2013 (B) | 2014 (B) | 2015 (B) | 2016 (B) | 2017 (B) | 2018 (B) | 2019 (P) | 2020 (P) | 2021 (S) |
|--------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 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 | 46.8 | 47.1 | 47.4 | 47.1 | 47.1 |
| Total Private | 27.1 | 28.0 | 28.4 | 29.0 | 30.1 | 30.6 | 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 | 33.5 |
| 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 Construction | 2.5 | 2.6 | 2.7 | 2.9 | 3.1 | 3.1 | 3.5 | 3.0 | 2.7 | 2.9 | 3.0 | 3.5 | 3.8 | 3.8 | 3.5 | 3.8 | 3.7 | 4.0 | 3.8 | |
| Manufacturing | 1.5 | 1.5 | 1.6 | 1.6 | 1.0 | 1.0 | 1.0 | 1.5 | 1.4 | 1.4 | 1.3 | 1.4 | 1.4 | 1.4 | 1.1 | 1.3 | 1.3 | 1.3 | 1.4 | 1.1 |
| Service Providing | 35.2 | 36.1 | 36.5 | 37.3 | 38.4 | 39.4 | 40.2 | 39.7 | 39.7 | 39.9 | 40.2 | 41.2 | 41.7 | 42.0 | 41.6 | 41.7 | 41.5 | 42.1 | 42.1 | 42.2 |
| Private Service Providing | 23.2 | 23.9 | 24.2 | 24.6 | 25.1 | 26.2 | 26.1 | 25.1 | 25.5 | 25.5 | 26.0 | 27.4 | 28.0 | 27.9 | 28.0 | 27.5 | 27.9 | 28.1 | 28.2 | 28.4 |
| Trade, Transportation, and Utilities | 8.2 | 8.1 | 8.1 | 9.0 | 9.2 | 9.8 | 9.8 | 9.1 | 9.0 | 9.3 | 9.6 | 10.0 | 10.1 | 10.5 | 10.4 | 10.2 | 10.2 | 9.9 | 10.0 | 10.1 |
| Wholesale Trade | 0.1 | 0.1 | 0.1 | 0.8 | 0.1 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 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 and Utilities | 2.1 | 2.1 | 2.1 | 2.6 | 2.5 | 3.1 | 3.1 | 3.0 | 3.1 | 3.2 | 3.2 | 3.5 | 3.9 | 3.8 | 3.7 | 3.6 | 3.6 | 3.8 | 3.8 | 4.1 |
| Information | 1.0 | 1.1 | 1.0 | 1.0 | 1.0 | 1.0 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.2 | 1.2 | 1.1 | 1.1 | 1.0 | 1.0 | 0.9 | 0.9 |
| Financial Activities | 1.8 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.2 | 2.2 | 2.2 | 2.2 | 2.2 | 2.2 | 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 | 3.1 | 3.4 | 3.4 | 3.2 | 3.2 | 3.2 | 3.4 | 3.4 | 3.4 | 3.3 | 3.1 | 3.6 | 3.7 | 3.8 | 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 | 4.6 | 4.8 | 4.8 | 4.8 | 4.7 | 4.6 | 4.9 | 5.0 | 4.7 |
| Other Services | 1.4 | 1.4 | 1.1 | 1.1 | 1.1 | 1.1 | 1.7 | 1.7 | 1.8 | 1.4 | 1.7 | 1.8 | 1.7 | 1.6 | 1.4 | 1.6 | 1.8 | 1.8 | 1.6 | 1.4 |
| Government | 12.1 | 12.3 | 12.4 | 12.8 | 12.1 | 13.2 | 13.6 | 13.9 | 13.8 | 14.0 | 14.0 | 13.9 | 14.0 | 14.0 | 13.6 | 13.6 | 13.6 | 14.3 | 13.9 | 13.6 |
| Federal Government | 2.0 | 2.0 | 2.0 | 2.0 | 2.1 | 2.0 | 2.1 | 2.1 | 2.1 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| 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 | 7.0 | 7.1 | 7.3 | 7.3 | 7.3 | 7.3 | 7.4 | 7.4 | 7.4 | 7.4 | 7.4 | 7.3 | 7.3 | 7.3 | 7.3 | 7.3 |

Notes: (B) final benchmark, (P) preliminary benchmark, (S) preliminary data. Each year, (B) CEI survey employment estimates are benchmarked to comprehensive counts of employment for the month of March. Source: 2002-2018 data: WCEBA via 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 | \$30,852 | 8,817 |
| 1997 | 8,607 | \$14,392 | 586 | \$16,836 | 9,193 |
| 1998 | 8,541 | \$15,441 | 610 | \$11,338 | 9,151 |
| 1999 | 8,547 | \$17,677 | 628 | \$12,511 | 9,175 |
| 2000 | 8,968 | \$16,818 | 660 | \$18,447 | 9,628 |
| 2001 | 8,415 | \$19,332 | 679 | -\$4,409 | 9,094 |
| 2002 | 8,798 | \$19,112 | 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 | \$20,728 | 636 | \$7,410 | 10,430 |
| 2006 | 9,964 | \$18,042 | 608 | \$15,526 | 10,572 |
| 2007 | 11,070 | \$20,209 | 723 | \$27,650 | 11,793 |
| 2008 | 11,226 | \$17,915 | 779 | \$16,904 | 12,005 |
| 2009 | 11,661 | \$21,916 | 836 | \$25,587 | 12,497 |
| 2010 | 11,813 | \$27,252 | 898 | \$65,330 | 12,711 |
| 2011 | 12,327 | \$29,043 | 963 | \$22,964 | 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 | \$13,081 | 15,628 |
| 2017 | 15,831 | \$23,511 | 1032 | \$6,369 | 16,863 |
| 2018 | 17,318 | \$20,283 | 1029 | -\$6,072 | 18,347 |
| 2019 | 17,771 | \$21,675 | 1037 | \$4,374 | 18,808 |
| 2020 | 16,798 | \$24,245 | 1038 | \$8,495 | 17,836 |

Source: 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 ^{1,1} | Projected 2019 ² | Actual Less Projected 2019 | Actual 2020 ^{1,2} | Projected 2020 ³ | 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 ⁴ | 1,065 | N/A | N/A | 76 | 1,069 | -333 | 1,069 | 1,074 | 1,078 |
| Utilities | 178 | 205 | -27 | 180 | 174 | 6 | 174 | 168 | 163 |
| Construction | 4,633 | 4,090 | 543 | 4,508 | 4,651 | -143 | 4,651 | 4,798 | 4,950 |
| Manufacturing | 1,656 | 1,550 | 106 | 1,550 | 1,711 | -161 | 1,711 | 1,760 | 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 ⁵ | (D) | 877 | N/A | (D) | 877 | N/A | 877 | 877 | 877 |
| Accommodation & Food Services | 4,900 | 4,694 | 206 | 4,285 | 5,025 | -740 | 5,025 | 5,153 | 5,285 |
| Other Services | 2,859 | 2,758 | 101 | 2,645 | 2,939 | -294 | 2,939 | 3,022 | 3,106 |
| Government | | | | | | | | | |
| Federal Civilian | 2,789 | 2,735 | 54 | 2,809 | 2,735 | 74 | 2,797 | 2,805 | 2,814 |
| Military | 3,617 | 3,452 | 165 | 3,739 | 3,452 | 287 | 3,664 | 3,713 | 3,762 |
| State & Local | 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-disclosure in the Forestry, Fishing and Hunting, and Retail Activities sector as well as

WCEA reporting errors.

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

¹2021 projections provided because 2021 actual data not yet available.

WCEA did not report mining and other employment previously due to lack of historical data.

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

(E) Preliminary BLS data.

SOURCE: WCEA 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 | 0 |
| Mining | 24 | 431 | 12 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Utilities | 13 | 209 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 355 | 2,474 | 234 | 58 | 34 | 22 | 6 | 0 | 0 | 0 | 0 | 0 |
| Manufacturing | 69 | 1,307 | 31 | 12 | 14 | 5 | 4 | 0 | 0 | 0 | 0 | 0 |
| Wholesale trade | 118 | 975 | 73 | 19 | 10 | 13 | 3 | 0 | 0 | 0 | 0 | 0 |
| Retail trade | 369 | 6,052 | 162 | 74 | 69 | 37 | 17 | 7 | 3 | 0 | 0 | 0 |
| Transportation & warehousing | 137 | 2,526 | 80 | 20 | 18 | 14 | 0 | 0 | 0 | 0 | 0 | 0 |
| Information | 81 | 1,146 | 53 | 10 | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance & insurance | 207 | 1,477 | 128 | 43 | 20 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Real estate & rental & leasing | 169 | 772 | 146 | 22 | 14 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional, scientific & tech. services | 607 | 2,539 | 506 | 55 | 22 | 17 | 5 | 0 | 0 | 0 | 0 | 0 |
| Management of companies & enterprises | 19 | 110 | 14 | 0 | 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 | 0 |
| Educational services | 46 | 336 | 30 | 7 | 5 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Health care and social assistance | 348 | 6,598 | 180 | 69 | 43 | 37 | 12 | 5 | 0 | 0 | 0 | 0 |
| Arts, entertainment & recreation | 39 | 395 | 26 | 3 | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| Accommodation & food services | 221 | 4,035 | 61 | 38 | 44 | 59 | 16 | 3 | 0 | 0 | 0 | 0 |
| Other services (except public admin.) | 299 | 1,620 | 184 | 69 | 32 | 13 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unclassified establishments | 14 | 17 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 3,355 | 34,602 | 2,067 | 533 | 355 | 273 | 66 | 15 | 3 | 0 | 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 ¹ | \$66,910 | |
| Mean household income | \$85,483 | |

¹ 90 percent confidence level margin of error.
Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 Year Estimates

Median Household Income
Laramie County

| (b) | | |
|------|-------------------------|----------------|
| Year | Median Household Income | Percent Change |
| 2009 | \$60,781 | - |
| 2010 | \$48,784 | -19.7% |
| 2011 | \$50,053 | 2.0% |
| 2012 | \$54,192 | 8.3% |
| 2013 | \$61,661 | 13.8% |
| 2014 | \$57,551 | -6.7% |
| 2015 | \$60,599 | 5.3% |
| 2016 | \$62,221 | 2.7% |
| 2017 | \$62,879 | 3.8% |
| 2018 | \$64,306 | 3.4% |
| 2019 | \$66,910 | 6.4% |

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

2019 Earnings by Gender
Population 16 Years and Over
(Full-time, year-round)
Laramie County

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

Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 Year Estimates

Average Wage and Compensation Per Job
Laramie County

| (d) | | | | |
|------|--------------|----------------|--------------------|----------------|
| Year | Compensation | Percent Change | Wages ¹ | Percent Change |
| 2010 | \$53,248 | - | \$ 41,065 | - |
| 2011 | \$54,801 | 2.9% | \$ 42,360 | 3.2% |
| 2012 | \$57,357 | 4.7% | \$ 44,461 | 5.0% |
| 2013 | \$58,699 | 2.3% | \$ 44,631 | 0.4% |
| 2014 | \$59,968 | 2.2% | \$ 45,601 | 2.2% |
| 2015 | \$60,439 | 0.8% | \$ 46,173 | 1.3% |
| 2016 | \$61,035 | 1.0% | \$ 46,797 | 1.4% |
| 2017 | \$62,879 | 3.0% | \$ 48,089 | 2.8% |
| 2018 | \$65,260 | 3.8% | \$ 49,839 | 6.5% |
| 2019 | \$65,261 | 0.0% | \$ 51,341 | 6.8% |
| 2020 | \$65,261 | 0.0% | \$ 53,367 | 7.1% |

¹ Does not include benefits.
Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

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

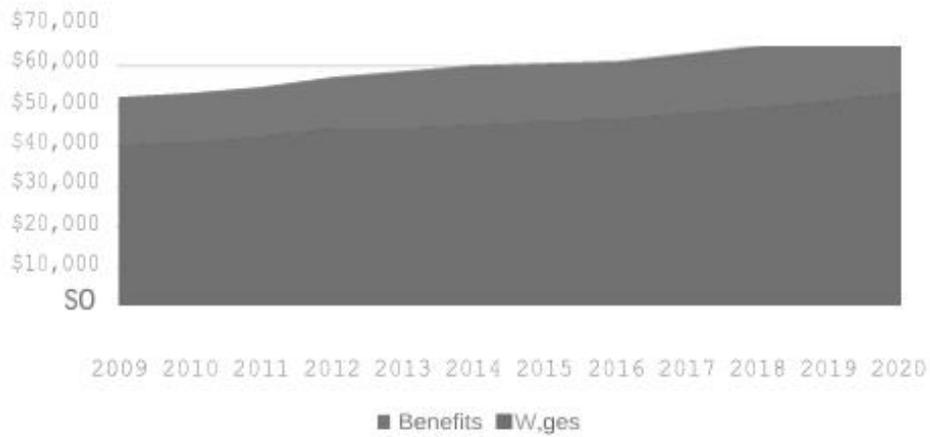


Table 3.1

Laramie County Average Annual Earned Income¹
(Dollars)

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

Notes: ¹ Compiled using quarterly data of average weekly wages

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

Table 3.2

Per Capita Personal Income

Laramie County
1993- 2020

| Year | Laramie County | Wyoming | United States | Percent Difference Laramie County and U.S. |
|------|----------------|----------|---------------|--|
| 1993 | \$20,882 | \$20,419 | \$21,733 | -3.9% |
| 1994 | \$21,670 | \$21,034 | \$22,575 | -4.0% |
| 1995 | \$22,593 | \$21,818 | \$23,607 | -4.3% |
| 1996 | \$23,149 | \$22,693 | \$24,771 | -6.5% |
| 1997 | \$24,095 | \$24,282 | \$25,993 | -7.3% |
| 1998 | \$25,871 | \$25,741 | \$27,557 | -6.1% |
| 1999 | \$27,158 | \$27,488 | \$28,675 | -5.3% |
| 2000 | \$28,709 | \$29,519 | \$30,657 | -6.4% |
| 2001 | \$30,262 | \$31,161 | \$31,589 | -4.2% |
| 2002 | \$31,767 | \$31,546 | \$31,632 | -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: WCB&A from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 6. Per Capita Personal Income, 1993-2020

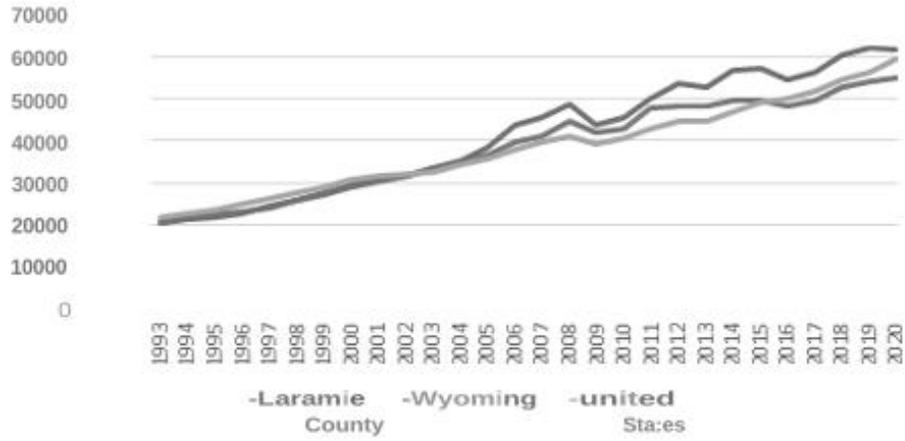


Table 3.3

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 | 4,453,968 | 4,507,500 | 4,646,283 | 4,789,768 | 4,896,283 | 4,742,835 | 4,000,123 | 5,183,999 | 5,345,940 | 5,542,205 |
| Derivation of Total Personal Income | | | | | | | | | | |
| Earnings by Place of Work | 3,085,377 | 3,264,882 | 3,430,541 | 3,697,632 | 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 | 369,835 | 424,333 | 442,765 | 445,655 | 444,842 | 458,923 | 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 Earns, by Place of Residence | 2,641,165 | 2,761,423 | 2,852,424 | 2,899,427 | 2,940,237 | 2,907,653 | 3,002,623 | 3,167,437 | 3,307,855 | 3,317,933 |
| Plus: Dividends, Interest, and Rent ² | 1,122,593 | 1,145,411 | 1,089,853 | 1,146,153 | 1,141,050 | 1,021,071 | 1,044,242 | 1,119,202 | 1,069,944 | 1,067,488 |
| Plus: Transfer Payments | 690,223 | 690,733 | 705,003 | 744,190 | 784,944 | 814,111 | 853,258 | 897,960 | 938,143 | 1,166,783 |
| Industry Earnings | | | | | | | | | | |
| Farm | 70,644 | 38,391 | 32,884 | 38,071 | 16,771 | 13,747 | 13,627 | 11,843 | 17,710 | 26,693 |
| Nonfarm | 3,024,727 | 3,226,489 | 3,397,663 | 3,459,563 | 3,527,121 | 3,498,496 | 3,611,547 | 3,797,157 | 3,971,191 | 3,992,282 |
| Private | 1,790,352 | 1,901,365 | 2,063,682 | 2,096,466 | 2,135,538 | 2,064,041 | 2,164,746 | 2,316,695 | 2,474,000 | 2,461,454 |
| Ag, Serv., For., Fish, and Other ³ | (D) |
| Mining | (D) | (D) | 67,634 | 59,199 | 42,499 | 94,123 | 71,483 | 113,792 | 115,439 | 75,125 |
| Construction | 180,292 | 206,344 | 241,511 | 245,548 | 249,256 | 230,954 | 231,554 | 253,004 | 312,058 | 306,423 |
| Manufacturing | 121,494 | 111,847 | 125,671 | 145,665 | 152,772 | 142,859 | (D) | 142,421 | 141,759 | 131,335 |
| Transportation and Warehousing | 236,305 | 250,204 | 258,423 | 273,794 | 277,044 | 245,199 | 259,285 | 265,330 | 280,738 | 293,669 |
| Wholesale Trade | 59,914 | 76,400 | 77,186 | 82,989 | 76,086 | 72,760 | 82,547 | 90,795 | 97,571 | 94,618 |
| Retail Trade | 209,689 | 228,006 | 217,381 | 215,151 | 229,603 | 230,820 | 227,855 | 223,998 | 234,392 | 241,969 |
| Finance and Insurance | 105,710 | 116,439 | 122,971 | 127,777 | 135,454 | 133,764 | 132,423 | 140,242 | 142,977 | 157,103 |
| Real estate and rental and leasing | 95,596 | 106,946 | 108,960 | 103,259 | 110,763 | 105,724 | 89,154 | 86,408 | 114,078 | 111,593 |
| Information | 73,564 | 78,445 | 83,341 | 83,859 | 87,439 | 83,911 | (D) | 83,645 | 80,799 | 73,398 |
| Utilities | 15,413 | 15,629 | 17,135 | 19,071 | 22,559 | 23,508 | 22,943 | 24,211 | 23,709 | 24,848 |
| Services | 649,783 | 711,227 | 728,974 | 728,355 | 743,355 | 771,039 | 819,748 | 880,269 | 907,388 | 936,213 |
| Professional & business services | 142,874 | 155,013 | 155,979 | 164,824 | 170,314 | 183,056 | 205,455 | 221,595 | 228,069 | 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 | 78,732 | 75,838 | 76,350 | 87,802 | 99,763 | 101,859 | 112,544 |
| Educational Services | 13,522 | 14,138 | 14,160 | 13,686 | 12,366 | 11,802 | 13,176 | 13,935 | 16,143 | 17,073 |
| Healthcare & Social Assistance | 248,323 | 270,551 | 263,054 | 267,222 | 271,731 | 267,838 | 294,170 | 300,042 | 313,043 | 316,670 |
| Arts, Entertainment, & Recreation | 7,674 | 8,283 | (D) | (D) | 7,962 | 9,396 | 12,079 | 11,858 | (D) | (D) |
| Accommodation & Food Service | 84,334 | 95,182 | 115,592 | 107,811 | 114,271 | 116,169 | 113,184 | 123,273 | 133,472 | 126,466 |
| Other services | 65,792 | 91,312 | 97,968 | 89,719 | 91,289 | 91,309 | 93,899 | 101,674 | 104,468 | 103,472 |
| Government & Government Enterprises | 1,209,374 | 1,265,120 | 1,323,982 | 1,363,066 | 1,393,589 | 1,414,454 | 1,446,803 | 1,490,402 | 1,497,101 | 1,530,823 |
| Federal, Civilian | 231,446 | 228,538 | 228,073 | 234,004 | 246,077 | 257,306 | 273,759 | 294,228 | 292,613 | 303,916 |
| Military | 269,808 | 278,820 | 277,531 | 273,705 | 263,741 | 278,762 | 286,143 | 295,551 | 315,590 | 326,204 |
| State government | 314,204 | 325,122 | 348,088 | 356,884 | 368,911 | 367,507 | 361,218 | 362,631 | 352,648 | 347,116 |
| Local government | 411,916 | 432,579 | 479,314 | 498,547 | 514,841 | 520,705 | 525,677 | 538,054 | 536,646 | 543,585 |

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: receipts of wages and salaries of US residents employed by international organizations and foreign embassies and consulates in the United States. (D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals. Source: WCBBA from U.S. Department of Commerce, Bureau of Economic Analysis.

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

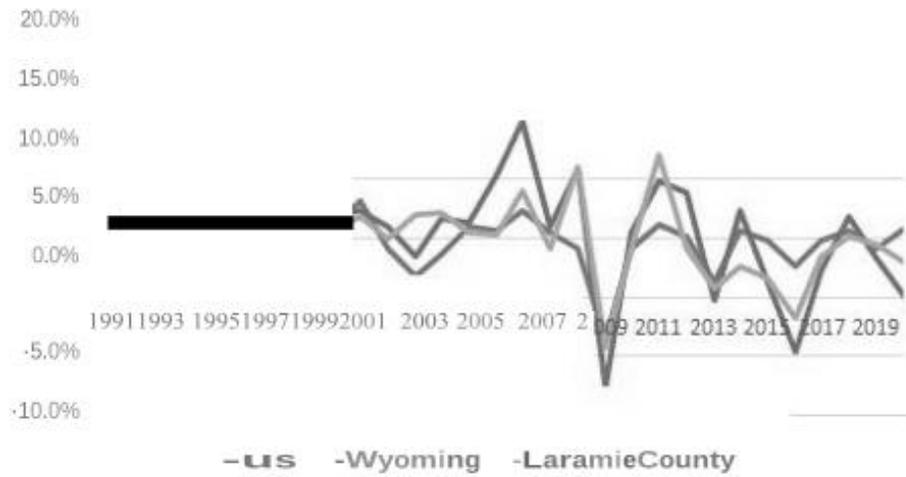


Table 3.4

| Laramie County Total Payroll | | | | | | | | | | |
|---|-------------------|-------------|-------------|-------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Covered Employment by Standard Industrial Classification | | | | | | | | | | |
| (Dollars) | | | | | | | | | | |
| | 2011- 2020 | | | | | | | | | |
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| Total Payroll | 402,305,490 | 419,717,883 | 462,927,155 | 476,040,029 | 2,027,818,975 | 2,017,331,590 | 2,073,570,289 | 2,149,575,486 | 2,282,177,904 | 2,315,015,458 |
| Private Employment | 233,948,677 | 263,713,333 | 282,136,611 | 294,000,533 | 1,298,640,703 | 1,299,496,632 | 1,304,080,396 | 1,391,905,303 | 1,464,026,748 | 1,512,375,325 |
| Agriculture | 1,790,180 | 2,050,333 | 2,162,441 | 2,351,841 | 13,945,096 | 12,041,741 | 11,911,303 | 11,851,739 | 12,880,009 | 13,279,991 |
| Mining | 1,196,811 | 4,380,954 | 3,406,948 | 6,852,735 | 31,713,717 | 27,399,870 | 43,321,392 | 59,144,587 | 61,232,521 | 95,382,264 |
| Utilities | 2,827,140 | 3,293,695 | 2,879,503 | 3,338,730 | 15,935,085 | 15,771,446 | 15,832,821 | 16,780,588 | 16,340,175 | 18,548,685 |
| Construction | 20,348,206 | 23,989,898 | 27,569,396 | 31,855,253 | 160,613,254 | 148,727,942 | 148,262,109 | 199,930,794 | 191,676,676 | 189,567,585 |
| Manufacturing | 19,319,206 | 17,334,585 | 17,445,556 | 20,923,963 | 87,798,882 | 83,716,811 | 85,270,907 | 93,888,540 | 95,321,811 | 93,160,491 |
| Wholesale Trade | 9,894,561 | 11,806,282 | 12,006,628 | 13,362,706 | 56,440,862 | 53,776,883 | 54,425,794 | 58,137,913 | 65,264,259 | 63,421,798 |
| Retail Trade | 32,579,594 | 34,696,824 | 34,764,466 | 35,893,206 | 109,442,478 | 109,778,881 | 105,105,777 | 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 | 124,495,433 | 134,563,573 | 146,251,105 | 155,011,774 |
| Information | 10,995,144 | 12,153,522 | 12,525,682 | 13,176,843 | 59,933,254 | 56,721,869 | 56,832,029 | 56,050,055 | 55,598,751 | 52,029,051 |
| Finance & Insurance | 19,281,950 | 20,021,677 | 20,911,411 | 23,112,491 | 100,327,377 | 95,034,770 | 99,889,633 | 99,395,569 | 105,950,153 | 117,465,801 |
| Real Estate & Rental & Leasing | 4,200,542 | 5,108,813 | 5,801,848 | 5,853,792 | 25,014,508 | 24,501,793 | 25,023,938 | 26,551,118 | 31,170,993 | 28,384,361 |
| Services | 88,818,792 | 104,441,420 | 116,764,342 | 107,927,741 | 462,946,062 | 464,025,465 | 487,839,234 | 524,884,805 | 652,984,573 | 681,490,116 |
| Professional & Business Services | 17,047,108 | 21,681,302 | 19,939,185 | 21,400,438 | 101,537,202 | 100,660,388 | 108,445,501 | 115,569,906 | 121,120,247 | 138,099,232 |
| Mgmt of Companies & Enterprises | 1,304,314 | 1,493,984 | 1,825,009 | 1,484,185 | 3,475,412 | 4,152,254 | 5,085,834 | 6,002,595 | 7,572,248 | 8,407,670 |
| Administrative & Waste Services | 8,245,393 | 9,222,788 | 9,269,662 | 9,385,101 | 43,951,942 | 43,577,270 | 52,190,731 | 58,186,346 | 60,931,769 | 68,477,291 |
| Educational Services | 1,947,813 | 1,962,896 | 1,525,908 | 1,597,356 | 6,182,578 | 9,588,046 | 5,261,043 | 5,172,796 | 6,374,561 | 7,827,072 |
| Health Care & Social Assistance | 36,904,771 | 39,603,410 | 40,888,762 | 41,895,936 | 184,142,400 | 184,359,493 | 191,259,708 | 200,379,845 | 205,986,585 | 213,085,752 |
| Arts, Entertainment, & Recreation | 792,056 | 840,599 | 863,323 | 1,046,050 | 4,742,780 | 5,516,138 | 5,931,144 | 6,886,299 | 6,834,135 | 6,648,264 |
| Accommodation & Food Services | 13,922,899 | 20,957,822 | 33,596,208 | 21,902,856 | 78,745,964 | 81,120,893 | 79,095,951 | 89,484,374 | 98,734,677 | 95,848,700 |
| Other Services | 8,051,896 | 9,118,701 | 9,058,122 | 9,255,812 | 40,187,882 | 38,081,942 | 40,609,312 | 43,293,892 | 45,240,358 | 45,038,174 |
| Government | 168,356,813 | 176,504,550 | 180,370,544 | 181,439,496 | 729,178,272 | 717,834,958 | 769,489,893 | 777,690,177 | 788,143,464 | 802,640,133 |
| Federal Government | 37,851,731 | 42,086,822 | 42,168,186 | 42,857,884 | 164,993,074 | 180,164,524 | 187,613,569 | 193,493,794 | 197,424,869 | 205,574,101 |
| State Government | 57,053,050 | 57,805,289 | 58,149,388 | 57,690,128 | 238,250,987 | 236,438,077 | 227,056,589 | 226,933,844 | 237,342,421 | 236,451,003 |
| Local Government | 73,452,032 | 76,612,439 | 80,053,070 | 80,922,884 | 325,934,211 | 341,232,357 | 344,820,735 | 346,327,552 | 353,376,067 | 360,615,029 |

Source: WDEMR 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 ⁴ |
| 2003 | 84,084 | 54,852 | 33,257 ⁴ |
| 2004 | 85,427 | 55,693 | 33,713 ⁴ |
| 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 ⁴ |
| 2020 | 100,512 | 65,132 | 41,739 ³ |
| 2021 | 101,585 | 65,804 | 42,292 ⁴ |
| 2022 | 102,669 | 66,483 | 42,852 ³ |
| 2023 | 103,765 | 67,170 | 43,420 ³ |
| 2024 | 104,872 | 67,863 | 43,995 ⁴ |

Sources: ¹WCBEA from Wyoming Department of Administration & Information, Economic Analysis Division (EAD), Population Estimates as of July 1 of each year. Data for 2021 through 2024 represent population projections by EAD for the City of Cheyenne (2021 through 2024 for Laramie County).
²WCBEA from U.S. Census Bureau, Decennial Census.
³WCBEA from U.S. Census Bureau, ACS 5-year household estimates.
⁴WCBEA projections.

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



Table 4.2

**Laramie County Population Profiles
2010- 2019**

(a)

| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|--------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Census 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 | 6,890 | 6,641 | 6,676 | 6,638 | 6,539 | 6,215 | 6,371 |
| 10 to 14 years | 5,916 | 5,883 | 5,985 | 6,056 | 6,164 | 6,253 | 6,429 | 6,476 | 6,840 | 6,614 |
| 15 to 19 years | 5,950 | 5,774 | 5,804 | 5,856 | 5,755 | 5,707 | 5,847 | 5,788 | 6,525 | 5,924 |
| 20 to 24 years | 6,498 | 6,585 | 7,182 | 7,331 | 7,433 | 7,290 | 7,074 | 6,778 | 5,079 | 6,625 |
| 25 to 34 years | 12,523 | 12,737 | 13,244 | 13,496 | 13,763 | 14,170 | 14,411 | 14,580 | 14,845 | 14,524 |
| 35 to 44 years | 11,394 | 11,267 | 11,447 | 11,499 | 11,475 | 11,566 | 11,757 | 11,950 | 11,449 | 12,583 |
| 45 to 54 years | 13,511 | 13,301 | 13,220 | 12,875 | 12,471 | 12,228 | 12,068 | 11,727 | 12,635 | 11,242 |
| 55 to 64 years | 11,741 | 12,116 | 12,393 | 12,570 | 12,625 | 12,660 | 12,824 | 12,838 | 12,926 | 12,984 |
| 65 and over | 11,734 | 12,008 | 12,617 | 13,243 | 13,762 | 14,266 | 14,803 | 15,309 | 16,163 | 16,390 |
| Additional Data³ | | | | | | | | | | |
| Median Age | 38.2 | 37.0 | 37.1 | 37.0 | 36.8 | 36.8 | 36.8 | 37.0 | 37.9 | 37.4 |
| Persons Per Household | 2.36 | 2.42 | 2.64 | 2.62 | 2.44 | 2.52 | 2.52 | 2.56 | 2.45 | 2.45 |

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

²Note: Previous WCBEA Trends reported population statistics from the U.S. Census Bureau, American Community Survey 1 Year Estimates.

³WCBEA from American Community Survey 1 Year Estimates for years 2010-2019

**Laramie County Income Profiles
2010- 2019**

(b)

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

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

Table 4.3

**Population by Race and Ethnicity
1990- 2020**

(a)

| Year | White | Black | Native American | Asian | Other | Two or more races | Totals | Hispanic (Ethnicity) |
|-----------------------|---------|-------|-----------------|-------|--------|-------------------|---------|----------------------|
| Laramie County | | | | | | | | |
| 1990 | 66,280 | 2,218 | 528 | 821 | 3,295 | N/A | 73,142 | 7,310 |
| 2000 | 72,563 | 2,124 | 693 | 777 | 3,356 | 2,094 | 81,607 | 8,897 |
| 2010 | 81,205 | 2,248 | 878 | 976 | 3,620 | 2,811 | 91,738 | 11,978 |
| 2020 | 75,279 | 2,200 | 596 | 1,228 | 654 | 4,953 | 100,512 | 15,602 |
| Wyoming | | | | | | | | |
| 1990 | 427,061 | 3,606 | 9,479 | 2,806 | 10,636 | N/A | 453,500 | 25,524 |
| 2000 | 454,670 | 3,722 | 11,435 | 2,771 | 12,301 | 8,883 | 493,782 | 31,669 |
| 2010 | 511,279 | 4,748 | 13,763 | 4,426 | 17,049 | 12,361 | 563,626 | 50,231 |
| 2020 | 469,664 | 4,735 | 11,781 | 5,037 | 2,914 | 23,674 | 576,851 | 59,046 |

Source: WCEEA 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 | 2,940 | 6,625 | 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 54 | 12,548 | 12,353 | 24,901 | 12,535 | 12,370 | 24,905 | 12,265 | 11,560 | 23,825 | -4.3% |
| 55 to 64 | 3,507 | 3,502 | 7,109 | 5,807 | 5,934 | 11,741 | 6,330 | 6,654 | 12,984 | 10.6% |
| 65 and Over | 3,956 | 5,440 | 9,396 | 5,258 | 6,476 | 11,734 | 7,623 | 8,767 | 16,390 | 39.7% |
| Total | 41,057 | 40,768 | 81,825 | 46,080 | 46,191 | 92,271 | 50,413 | 49,867 | 99,500 | 7.6% |

Source: WCEEA 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 | 29.0% | 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% | Cocoonino | AZ | 48 | 1.0% | 74.6% |
| Cook | IL | 43 | 2.0% | 67.2% | Tooele | UT | 46 | 0.9% | 75.5% |
| Sheridan | WY | 42 | 1.9% | 69.1% | Mesa | CO | 39 | 0.8% | 76.3% |
| Monroe | NY | 36 | 1.7% | 70.7% | Fergus | MT | 39 | 0.8% | 77.1% |
| Converse | WY | 36 | 1.7% | 72.4% | Natrona | WY | 38 | 0.8% | 77.9% |
| Adams | CO | 35 | 1.6% | 74.0% | Travis | TX | 35 | 0.7% | 78.6% |
| Arapahoe | CO | 35 | 1.6% | 75.6% | 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% | Muscataine | 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, 4-year ACS Characteristics files

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

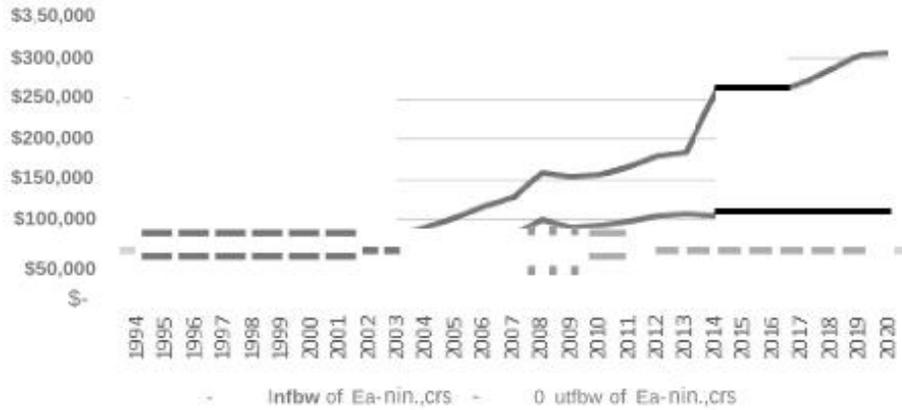


Figure 10..Laramie County Net Residential Adjustment as a Percentage of Total Income, 1994-2020

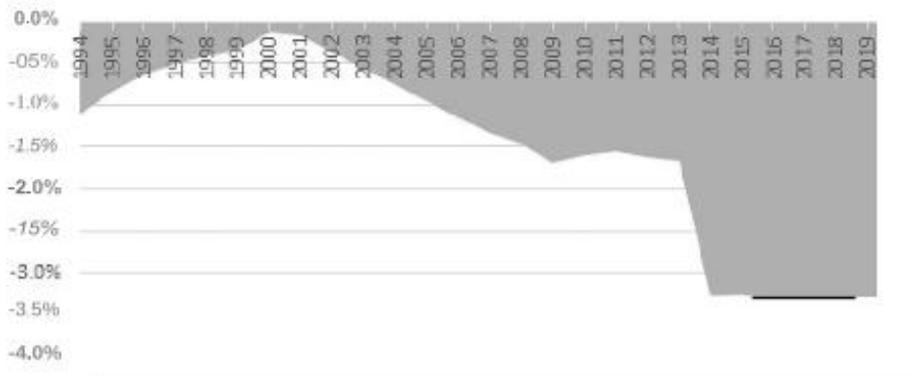


Table 4.5

**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: WCREA 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 | 67,236 | 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 Census
²WCBEA 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, LCSDM
²WCBEA from ACT, The Condition of College & Career Readiness, 2021.
http://www.act.org/content/dam/act/secure/documents/cccr2017/CCCR_National_2021.pdf

Table 4.7

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

| Year | Elementary | Junior High | Senior High | Private ¹ | Home Schooled | Total Public School | LCCC Headcount ² | LCCC FTE |
|------|------------|-------------|-------------|----------------------|---------------|---------------------|-----------------------------|----------|
| 1995 | 8,212 | 2,341 | 4,345 | 379 | 190 | 14,896 | 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 | 1,665 |
| 2000 | 7,555 | 2,339 | 4,303 | 415 | 333 | 14,197 | 3,431 | 1,620 |
| 2001 | 7,532 | 2,364 | 4,303 | 360 | 346 | 14,199 | 3,178 | 1,600 |
| 2002 | 7,415 | 2,333 | 4,276 | 360 | 326 | 14,024 | 3,331 | 1,863 |
| 2003 | 7,285 | 2,325 | 4,315 | 409 | 317 | 13,925 | 3,951 | 2,292 |
| 2004 | 7,104 | 2,318 | 4,285 | 535 | 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 | 2,162 | 4,151 | 457 | 269 | 14,593 | 4,607 | 2,602 |
| 2014 | 8,400 | 2,137 | 4,211 | 346 | 306 | 14,748 | 4,294 | 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 | 366 | 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 2018 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 Albany County Campus.

1992 Inward 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.

Source: WDEA from:

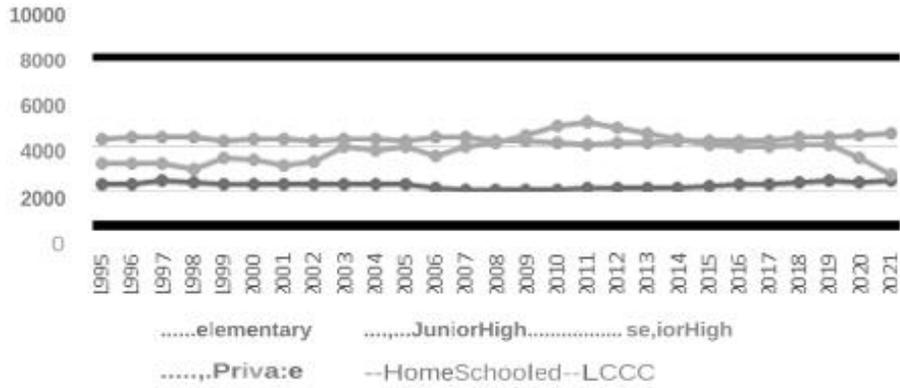
Laramie County School District #1, Wyoming Department of Education, Statistical Report Series #2, Historical Enrollment by Grade by District

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 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 12 | 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

Residential 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 ¹ | \$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 | 95 | 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 | 196.0 | -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: WYBREA from U.S. Census Bureau and Wyoming Housing Database Partnership

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

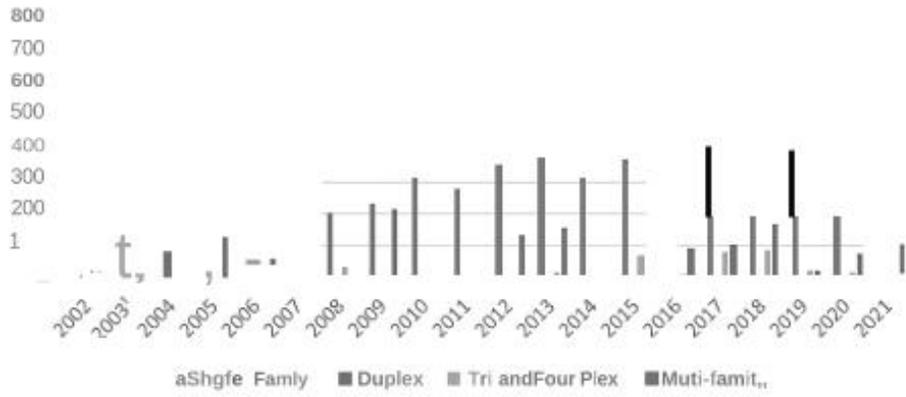


Table 5.3

**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: WCBEA from City of Cheyenne Building Safety Department

**Households by Unit Type
Laramie County
2019**

(b)

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

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

Table 5.4

**Building Permits
City of Cheyenne
2007-2021**

(a)

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

Source: WCBEA from City of Cheyenne Safety Department

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

(b)

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

¹ Does not include Mobile or Modular Home permits.

Source: WCBEA from Laramie County Planning and Development Office

Table 5.5

Residential Construction Activity
City of Cheyenne
1992 - 2021

| Year | Housing Permits | Five-Year 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 | ** 228 | 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 |

¹Notes: 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.

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

1992 - 1998: Reported Apartment permits were not extended into units.

1989 - 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 |
| %ofTotal | 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 |
| %ofTotal | 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 | 894 | 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 |

Note: 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 Wyott 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 2021. Total city valuation was \$822.8 million dollars in 2021, an increase of 6.3 percent over 2020 and total county valuation was \$1,107.9 million dollars, a decrease of 23.6 percent from 2020.

Development Trends

Tables and Figures

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

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

Economic Development

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

Table 6.0

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

| Year | Acres Annexed | City Size Sq. Miles | Annual Growth % |
|--------------|----------------------|----------------------------|------------------------|
| 1989 | 1152.63 | 19.16 | - |
| 1990 | 306.10 | 19.64 | 2.5% |
| 1991 | 114.21 | 19.82 | 0.9% |
| 1992 | 54.08 | 19.91 | 0.5% |
| 1993 | 22.01 | 19.94 | 0.2% |
| 1994 | 12.96 | 19.96 | 0.1% |
| 1995 | 307.82 | 20.44 | 2.4% |
| 1996 | 18.11 | 20.47 | 0.1% |
| 1997 | 66.66 | 20.57 | 0.5% |
| 1998 | 0.99 | 20.57 | 0.0% |
| 1999 | 640.00 | 21.20 | 3.1% |
| 2000 | 6.25 | 21.30 | 0.5% |
| 2001 | 48.73 | 21.38 | 0.4% |
| 2002 | 942.53 | 21.70 | 1.5% |
| 2003 | 93.67 | 22.10 | 1.8% |
| 2004 | 74.00 | 22.22 | 0.5% |
| 2005 | 332.82 | 22.74 | 2.3% |
| 2006 | 945.53 | 24.22 | 6.5% |
| 2007 | 39.33 | 24.31 | 0.4% |
| 2008 | 185.26 | 24.60 | 1.2% |
| 2009 | 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: WCO EA 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

| Year | New Construction | | Additions & Remodels | | Annual Total | | Percent Change | |
|------|------------------|---------------|----------------------|---------------|--------------|---------------|----------------|-----------|
| | Permits | Valuation | Permits | Valuation | Permits | Valuation | Permits | Valuation |
| | 1993- 2021 | | | | | | | |
| 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 | \$12,825,969 | 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

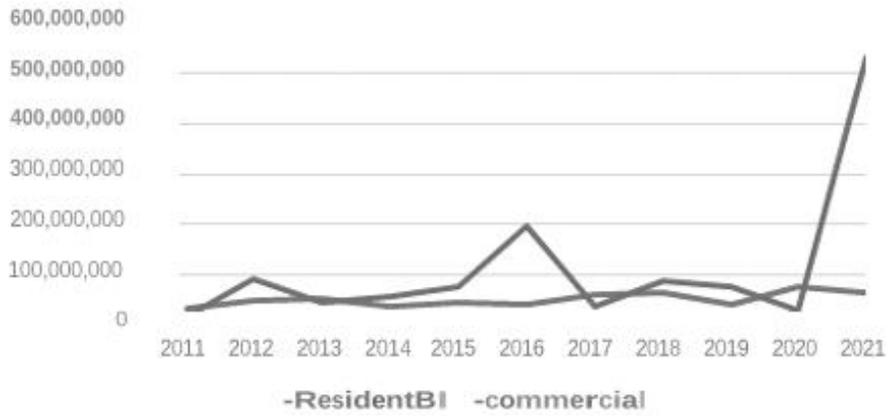


Table 6.2

**New Commercial/Industrial Construction
2010- 2021**

| Year | City | County | Total | %change |
|------|---------------|---------------|----------------------|---------|
| 2010 | \$27,254,322 | \$54,205,457 | \$81,539,779 | - |
| 2011 | \$3,909,712 | \$22,999,557 | \$26,909,269 | -67.0% |
| 2012 | \$51,346,615 | \$115,559,215 | \$166,905,830 | 520.3% |
| 2013 | \$26,633,403 | \$20,642,263 | \$47,275,666 | -71.7% |
| 2014 | \$31,960,257 | \$204,856,374 | \$236,816,631 | 400.9% |
| 2015 | \$62,126,950 | \$45,561,092 | \$107,688,042 | -54.5% |
| 2016 | \$15,817,459 | \$5,771,837 | \$21,589,296 | -80.0% |
| 2017 | \$20,133,915 | \$19,989,081 | \$40,122,996 | 85.8% |
| 2018 | \$24,250,762 | \$550,875,573 | \$575,126,335 | 1333.4% |
| 2019 | \$49,485,419 | \$72,034,910 | \$121,520,329 | -78.9% |
| 2020 | \$11,359,986 | \$198,053,213 | \$209,413,199 | 72.3% |
| 2021 | \$507,777,445 | \$10,304,203 | \$518,081,648 | 147.4% |

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

Table 6.3

**Commercial Property
For Sale & Lease (1,500 Sq. Ft. and Above)
2019- 2021**

Summary Table
Commercial Property For Sale and Lease

Updated:12/31/2021

| Property Type | # Properties | Square Footage | Avg lease Rate | Min/Max Rate |
|----------------------------|--------------|----------------|----------------|---------------|
| First Quarter 2019 | | | | |
| Warehouse | 23 | 451,421 | \$7.33 | 4.50 - 12.75 |
| Retail | 63 | 561,916 | \$13.21 | 6.00 - 23.50 |
| Office Space | 34 | 210,885 | \$14.16 | 10.00-18.50 |
| Second Quarter 2019 | | | | |
| Warehouse | 19 | 202,028 | \$6.24 | 4.50- 8.00 |
| Retail | 52 | 511,589 | \$13.26 | 6.00 - 23.50 |
| Office Space | 34 | 184,319 | \$14.23 | 10.00-18.50 |
| Third Quarter 2019 | | | | |
| Warehouse | 16 | 232,094 | \$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 | \$9.99 | 4.50- 8.50 |
| Retail | 47 | 339,957 | \$15.08 | 12.00 - 23.50 |
| Office Space | 31 | 148,153 | \$13.25 | 10.00-16.00 |
| First Quarter 2020 | | | | |
| Warehouse | 18 | 371,335 | \$7.60 | 6.25 - 8.50 |
| Retail | 48 | 372,196 | \$15.57 | 12.00 - 23.50 |
| Office Space | 33 | 144,796 | \$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 | 447,640 | \$14.78 | 8.00 - 23.50 |
| Office Space | 26 | 186,962 | \$15.35 | 11.00 - 21.00 |
| Fourth Quarter 2020 | | | | |
| Warehouse | 23 | 643,145 | \$8.57 | 6.75 - 12.00 |
| Retail | 48 | 451,081 | \$14.75 | 4.99 - 23.50 |
| Office Space | 42 | 214,915 | \$14.07 | 8.00 - 21.00 |
| First Quarter 2021 | | | | |
| Warehouse | 20 | 414,847 | \$8.38 | 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 | 7.95-19.00 |
| Office Space | 31 | 229,380 | \$14.51 | 12.00-19.00 |
| Fourth Quarter 2021 | | | | |
| Warehouse | 21 | 532,031 | \$10.92 | 8.50-12.00 |
| Retail | 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 | 633,147,098 | 633,837,566 | 692,048,050 | 734,748,763 | 774,126,602 | 822,795,799 |
| County(\$) | 474,450,028 | 499,979,971 | 549,237,324 | 782,647,865 | 759,645,745 | 785,249,941 | 882,896,681 | 1,337,160,914 | 1,448,460,588 | 1,107,871,237 |
| Residential | | | | | | | | | | |
| City(\$) | 340,329,907 | 351,122,923 | 364,624,108 | 376,283,894 | 400,482,805 | 424,680,388 | 443,880,971 | 484,255,726 | 521,087,311 | 562,906,382 |
| County(\$) | 183,029,691 | 188,696,636 | 209,964,245 | 216,096,457 | 225,761,901 | 237,010,097 | 257,471,499 | 276,113,261 | 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 | 157,521,658 | 163,287,705 | 185,313,797 | 169,578,108 | 171,021,081 | 179,590,471 | 181,690,087 | 185,352,725 |
| County(\$) | 32,007,724 | 34,652,660 | 63,890,725 | 70,972,473 | 101,444,615 | 130,131,457 | 123,811,174 | 146,345,868 | 146,349,806 | 145,563,558 |
| 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(\$) | 38,957,272 | 35,488,431 | 45,386,385 | 52,554,160 | 56,600,372 | 58,771,145 | 57,290,427 | 60,621,607 | 60,677,471 | 64,883,738 |
| County(\$) | 217,416,235 | 232,767,593 | 281,195,879 | 459,099,414 | 593,869,095 | 590,112,000 | 563,976,141 | 876,827,603 | 969,562,319 | 801,539,846 |
| Assessed% of Actual Value | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% |
| Agricultural² | | | | | | | | | | |
| City(\$) | 5,254 | 2,266 | 2,842 | 3,042 | 3,346 | 28,531 | 27,871 | 51,684 | 60,334 | 54,271 |
| County(\$) | 18,833,604 | 19,790,334 | 22,044,898 | 23,382,049 | 24,862,548 | 25,425,569 | 24,961,164 | 24,428,893 | 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 | 10,386,213 | 10,741,718 | 10,490,391 | 10,017,694 | 10,229,225 | 10,641,389 | 9,962,699 |
| County(\$) | 13,156,664 | 14,072,747 | 13,151,377 | 13,097,470 | 12,667,596 | 12,561,821 | 12,656,713 | 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 commercial and personal property are now included in residential or commercial data.
Source: WCBRA from Laramie County Assessor's Office

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

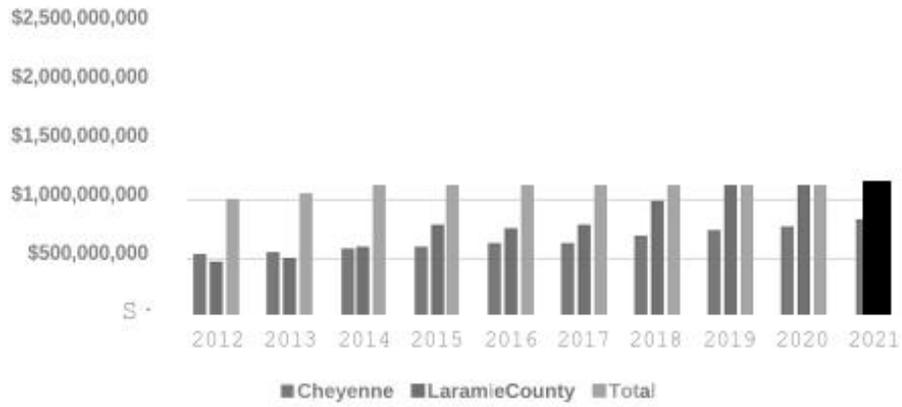


Table 6.5

Major Property Tax Districts

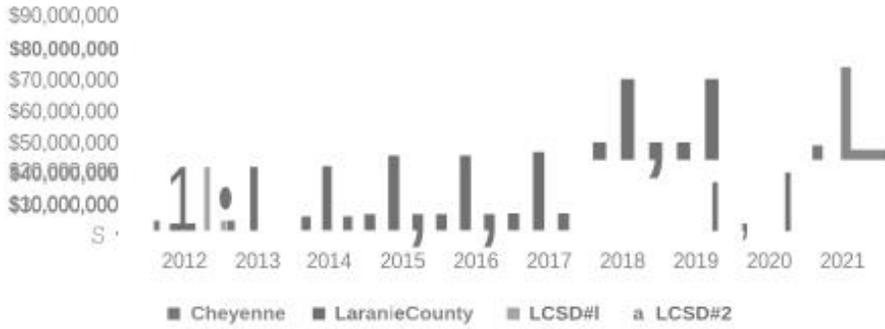
Revenues

2012 - 2021

| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| City of Cheyenne | | | | | | | | | | |
| Value(\$) | 533,191,527 | 546,175,351 | 577,640,126 | 602,206,337 | 633,142,098 | 663,837,599 | 685,730,266 | 734,748,753 | 774,126,502 | 822,759,199 |
| Mill Levy | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 |
| Revenues(\$) | 4,285,532 | 4,369,403 | 4,621,122 | 4,817,651 | 5,065,137 | 5,310,701 | 5,485,642 | 5,877,990 | 6,193,013 | 6,582,078 |
| Laramie County | | | | | | | | | | |
| Value(\$) | 1,007,641,558 | 1,046,155,322 | 1,166,877,442 | 1,384,962,686 | 1,391,787,844 | 1,449,087,507 | 1,664,944,742 | 2,071,909,677 | 2,223,593,159 | 1,930,631,036 |
| Mill Levy | 17.00 | 17.00 | 18.00 | 18.20 | 18.20 | 18.20 | 18.20 | 18.90 | 18.84 | 19.04 |
| Revenues(\$) | 17,129,904 | 17,784,644 | 21,908,939 | 25,247,870 | 25,330,539 | 26,373,382 | 30,301,944 | 39,156,093 | 41,949,015 | 39,759,215 |
| LCSD#1 | | | | | | | | | | |
| Value(\$) | 901,103,005 | 920,033,777 | 1,029,384,390 | 1,208,390,379 | 1,217,062,012 | 1,289,871,261 | 1,455,272,484 | 1,718,022,365 | 1,740,286,777 | 1,653,817,130 |
| Mill Levy | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 |
| Revenues(\$) | 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 | 126,121,548 | 137,493,059 | 175,612,310 | 174,725,232 | 159,216,246 | 209,672,257 | 353,887,310 | 483,306,388 | 276,813,908 |
| Mill Levy | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 | 44.00 |
| Revenues(\$) | 4,687,894 | 5,549,345 | 6,049,694 | 7,726,947 | 7,667,910 | 7,005,515 | 9,235,578 | 15,571,042 | 21,265,461 | 12,179,812 |
| LC Conservation District | | | | | | | | | | |
| Value(\$) | 1,007,641,558 | 1,046,155,322 | 1,166,877,442 | 1,384,962,686 | 1,391,787,844 | 1,449,087,507 | 1,664,944,742 | 2,071,909,677 | 2,223,593,159 | 1,930,631,036 |
| Mill Levy | 0.50 | 0.50 | 0.50 | 0.50 | 0.50 | 0.50 | 0.50 | 0.50 | 0.50 | 0.50 |
| Revenues(\$) | 503,821 | 523,079 | 583,438 | 692,481 | 696,894 | 724,546 | 832,472 | 1,039,954 | 1,111,707 | 965,310 |
| South Cheyenne Water & Sewer | | | | | | | | | | |
| Value(\$) | 35,451,293 | 37,130,871 | 38,206,291 | 40,877,618 | 43,624,218 | 47,479,040 | 48,781,285 | 52,761,578 | 54,480,077 | 57,446,220 |
| Mill Levy | 5.79 | 7.82 | 3.99 | 4.38 | 8.01 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 |
| Revenues(\$) | 204,208 | 290,298 | 152,443 | 175,044 | 348,994 | 379,433 | 390,250 | 422,002 | 435,843 | 450,570 |
| Weed and Pest District | | | | | | | | | | |
| Value(\$) | 1,007,641,558 | 1,046,155,322 | 1,166,877,442 | 1,384,962,686 | 1,391,787,844 | 1,449,087,507 | 1,664,944,742 | 2,071,909,677 | 2,223,593,159 | 1,930,631,036 |
| Mill Levy | 1.90 | 1.90 | 1.90 | 1.90 | 1.90 | 1.90 | 1.90 | 1.90 | 1.90 | 1.90 |
| Revenues(\$) | 1,511,462 | 1,589,233 | 1,750,316 | 2,077,444 | 2,087,685 | 2,173,632 | 2,497,411 | 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.

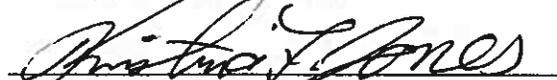
PRESENTED, READ AND ADOPTED this 8th day of May, 2023.



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 Ruffel*, 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 publication 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*



L. Hernandez
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 . . . | Amount |
|------------------------------|-----------|
| | \$ 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.