

Economic Indicators for the Laramie Area

Annual Trends Edition

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Volume X, Number 1
March, 2007

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For subscription rates, please see the last page.

The articles appearing in this publication represent the opinions of the authors and do not necessarily reflect the views of the various funding organizations. Duplication or quotation of material in this publication is welcomed, but it is requested that the Center be credited.

PREFACE

This is the ninth edition of the *Annual Trends* of the *Economic Indicators for the Laramie Area*. The purpose of the *Annual Trends* is to summarize and illustrate the Laramie/Albany County local economy over the past 10 years or so. It presents the latest available, federal, state and local agency statistics dealing with Albany County's economic and demographic growth patterns. Business and government planning requires a realistic assessment of past trends of the existing economy and realistic assumptions about the future. The indicators and statistics contained in this report can be used as a relative measure of future economic activity for the City of Laramie and Albany County.

The statistics contained in this publication are reported on an annual basis. Data in the September edition of the *Indicators* are, in contrast, reported on a monthly basis. In addition, this edition presents a number of data sets not found in the other report. These additional sets are not appropriate as quarterly indicators because of their lack of timeliness, i.e., they are one year or more behind or they are not made available monthly.

Every attempt has been made to present information back to 1996 or further. There are a few exceptions where information was not available as far back as 1996. Likewise, there are a few exceptions where data prior to 1994 is presented.

The Data Center welcomes all comments and suggestions and would encourage users to contact us. Please see the Table of Contents for communication contacts.

ECONOMIC INDICATORS

TRENDS ANALYSIS

DEMOGRAPHICS

In 1980 the population of Albany County was 29,062. By 1990, the U.S. Census Bureau reported the county's population at 30,788, a gain of 1,726 persons or 6 percent. The *2000 Census* measured the county's population at 32,014; this was an increase of 1,226 persons or 4 percent from 1990. The population during the last decade grew at an approximate rate of 0.4 percent per year.

New 2006 population estimates for Albany County had not been released at the time of this report by the U.S. Census Bureau. However, Census estimates for July 1, 2005 reported the county's population at 30,890 which was a 1.6 percent decrease (507 persons) from the July 2004 estimate of 31,397. Table 4.1 provides further details and also provides population projections. By 2008, the population is expected to grow to 31,508 individuals. Many other data sets and indicators measuring the economic and business climate of Albany County suggest robust economic health for the community. In light of these facts, it would appear Census Bureau population estimates and projections are understating both recent and projected population growth.

The population of the City of Laramie in 2000 was 27,204 as compared to 26,687 in 1990, a gain of 517 persons. For further details see Table 4.0 which provides further geographic demographic detail for Albany County.

2006 IN REVIEW

An overall assessment of the greater Albany County economy for 2006 suggested it was a year of good growth in some areas and soft growth or no growth in others. Preliminary labor market data reported 2006 job growth at 1.3 percent. There were 254 new jobs created in 2006 as compared to a loss of 150 jobs in 2005. The labor force also increased, up 1.1 percent over 2005 (+ 227 workers). The county's unemployment rate has always been extremely low and thus, it was surprising to see it drop even lower in 2006. It averaged 2.8 percent last year as compared to 2.9 percent in 2005 and 3.1 percent in 2004. Based upon the number of help-wanted advertisements, the demand for workers was extremely strong last year and looks to remain strong in 2007. The number of help-wanted ads averaged 78 per week during 2006 as compared 56 in 2005 which was a percentage gain of 39 percent.

Another area of strength in 2006 was tax revenues to local county governmental entities. Monthly lodging tax revenues averaged \$45,888 for the year as compared to \$37,249 in 2005, an increase of 23.2 percent. In 2004 the comparable monthly average was \$32,181. Total lodging tax revenues were \$550,661 in 2006 versus \$446,992 in 2005.

Not only did lodging tax receipts do well in 2006 but total tax receipts which include the 4% and 1% Optional sales and use taxes also increased 19.8 percent. In dollar values, they were equal to 12.2 million in 2006 as compared to 10.2 million dollars in 2005. This surge in tax receipts was due to the construction of natural gas pipeline in 2006. The expectation for 2007 is for this series to return to lower long term historical averages.

Like most communities throughout Wyoming not directly impacted by energy related activities, Laramie's residential and commercial construction sector experienced a downturn in 2006. The total number of new residential building permits which include single-family, multi-family and manufactured homes for the greater Laramie area (city and rural) issued last year decreased 25 percent from 2005. In 2005, 234 permits were issued as compared to 176 in 2006. The dollar value of these permits fell from 49.1 million dollars in 2005 to 32.4 million in 2006, a decline of 16.7 million dollars (-34%). Please see Table 3.0 for more detail. Business construction was also hit hard, off 24.4 million dollars in 2006 as compared to 2005, a decline of 60.3 percent. See Table 3.1 for additional details.

JOB GROWTH

Both state and federal labor market statistics underwent revisions in 2001 due to the conversion from the Standard Industrial Classification System (SIC) to the North American Industry Classification System (NAICS). This conversion, while providing greater industrial sector detail, has made historical comparisons difficult and thus readers are cautioned about drawing firm conclusions when making historical comparisons. This caution particularly applies to tables 2.1 and 2.3.

Some of the best statistics for tracking the health and past performance of the local economy are furnished by the U.S. Bureau of Economic Analysis (BEA). However, the problem with BEA data is that it lags by two years. Even so, Table 2.1 reported county job growth (full and part-time) increased at 1.1 percent or 233 jobs in 2004

which was somewhat less than the 2003 increase of 361 jobs. Total jobs in Albany County in 2004 were reported at 20,811 by BEA.

However, Wyoming Department of Employment statistics for 2004 (Table 2.2) reported an increase of 1,786 jobs from 2003 and total employment at 16,809. But then in 2005, they reported a decline of 1,498 jobs with total employment of 15,311. Interestingly, the 1,498 jobs are definitely in existence but due to administrative reporting issues DOE is not capturing them in their data. The 1,498 jobs are state government jobs also. So DOE employment totals for Albany County are consistently understated except for 2004.

Once again, a good portion of new job creation in the county occurred within the government sector. BEA data reported an increase of 296 jobs in state and local government in 2004. Department of Employment data reported an increase of 187 government related jobs between 2005 and 2006. The second fastest growing sector was construction. It added 74 new jobs in 2006 according to DOE numbers. The balance of the sectors reported in Table 2.1 had marginal job changes between 2003 and 2004 with job losses in 7 sectors.

Due to the relatively small size of Albany County's labor market, employment levels in a number of industrial sectors are not disclosed due to confidentiality requirements. For instance, jobs in the Utility sector, Transportation and Warehousing sector, and Wholesale sector plus others are not reported because the data would potentially reveal which specific firms were reporting.

Over the past 10 years, 1997 – 2006, Albany County saw the creation of approximately 1,930 jobs, an increase of 193 jobs per year. For 2006, the unemployment rate was 2.8 percent which was well below the 2006 national unemployment rate of 4.6 percent. It was also comfortably below the state's unemployment rate of 3.2 percent.

BUSINESS GROWTH

The number of business establishments with payrolls in Albany County increased by 24 last year as compared to 36 in 2005. There were 1,199 employers with payrolls in 2006 (Table 2.8).

BEA statistics for 2004 reported in Table 2.9 that the number of non-farm proprietors in Albany County was 2,534, up 102 or 4.2 percent from 2003. The number of farm proprietors (308) remained unchanged from 2003; however this figure was 7 less than that reported in 2002.

Utility indicators also provide other measures of economic growth. Electrical commercial hookups within city limits rose 0.6 percent while Residential electrical hookups increased by 256 in 2006, up 2 percent from 2005. Natural gas residential hookups rose 1.4 percent in 2006, a gain of 140 over 2005. There were 9,929 residential hookups within the City of Laramie in 2006.

EARNINGS GROWTH AND INCOME

Total personal income (Table 2.3) increased by 53.1 million dollars in 2004 which was an increase of 6.0 percent and easily beat 2003's increase of 4.9 percent. Total personal income stood at 935.9 million dollars by the end of 2004 which was the most recent figure available. The 6 percent rate of increase in this critical indicator was well ahead of the national rate of inflation of 2.7 percent in 2004. Albany County residents, therefore, experienced a gain in real incomes in 2004 of approximately 3.3 percent.

Current per capita income statistics are presented in Table 2.5. For 2004, the county's per capita income increased 6.5 percent over 2003 and stood at \$29,810. Albany County's per capita income continued to lag behind national per capita income (\$33,050) by 9.8 percent in 2004 which was less than the 11.1 percent gap in 2003. The gap between local per capita income and national per capita income has been closing over the past four years and this trend is expected to continue in 2006 and 2007.

BEA non-farm wage and salary earnings by place of residence, which include employer paid benefits, showed that the average wage per job in the Laramie area paid an estimated \$25,785 in 2004 versus \$25,026 in 2003, an increase of 3.0 percent. Better yet 2005's average increased to \$26,220 which was up 1.7 percent over 2004. One can expect the latter number to be revised in coming months and mostly likely in an upward direction. See Table 2.11 for more income details.

Table 2.6 presents annual average earnings compiled by the Wyoming Department of Employment. According to this state agency, average annual earnings in Albany County in 2004 were \$26,208 as compared to BEA's average of \$25,785. DOE's 2005 estimate of annual average earnings for Albany County was reported at \$29,068, up sharply (10.9%) from 2004.

TAX BASE

The assessed valuation of real and personal property increased for both the city and county in 2006. The city's total valuation rose to 170.9 million dollars in 2006, up 8 percent or 12.7 million dollars from 2005. The increases last year were slightly less than those in 2005. A long-term view showed that the city's 2006 valuation had increased by 3 times since 1991 when it stood at 53.3 million dollars. City property tax receipts increased 8.7 percent in 2006, up 110,000 dollars.

The increase in the county's tax base was somewhat less than the city's increase of 8 percent. The county's base rose 6.8 percent by comparison, up 17.2 million dollars from 2005. Total valuation stood at 270.7 million dollars in 2006.

Actual county property tax revenues were \$17.1 million in 2006, up \$827,000 (5.1%) from 2005.

EDUCATION

Albany County ranks very high as a well educated community in the nation according to the 2000 Census. It continues to compare favorably with state and national averages. Of the population above 25 years in age in Albany County, 94 percent were high school graduates whereas for the nation only 82 percent of such individuals hold high school degrees. When it comes to holding graduate and professional degrees, 12 percent of local residents have advanced degrees as compared to 9 percent in the nation.

The County's average ACT scores in 2006 were also above the national average. Average student scores were 22.3 as compared to 23.6 in 2005. This was a drop of 5.5 percent and was the first decline in ACT scores since 2002. By comparison the national average was 20.9 in 2006 and thus the county's score was 6.7 percent above the national average.

GOVERNMENT

Historically, government employment in Albany County dominates all other economic sectors. In 2004, it accounted for 36 percent of all jobs according to BEA data (Table 2.1), up from 35 percent in 2003. Data from the Wyoming Department of Employment data (Table 2.2) for 2005 pegged this percentage at 37.1 percent in 2005.

Government workers earned 303.7 million dollars in 2004 as compared to 282.0 million 2003. This was an increase of 7.7 percent which was well ahead of that year's inflation rate of 2.7 percent. Average annual wage and salary earnings for a government worker in Albany County in 2004 were \$40,386. In 2003 the comparable average was \$38,996. DOE's average earnings' figure for 2004 was \$29,984.

Between 1994 and 2004 this sector added 1,018 full-time and part-time jobs to the Albany County economy according to BEA statistics.

SERVICES

Due to the implementation of the NAICS classification system, the Services sector was eliminated as a stand alone sector in 2001. In its place, BEA created 8 new sectors which are shown in Tables 2.1 and 2.3. Historical comparisons for the old Service sector have, therefore, been lost. In addition some of the newly created sectors have only 1 or 2 firms in them and thus the government cannot disclose employment or earnings because by doing so, it will reveal firm specific information.

Accommodation & Food Services had the largest number of jobs within the Services sector in 2004 at 1,737 jobs versus 1,703 jobs in 2003. The sector, therefore, gained 34 new jobs for a percentage increase of 2.0 percent. Average worker earnings were \$11,200 in 2004 as compared to \$11,218 in 2003, a decline of 0.1 percent.

Low earnings within this sub-sector would be expected given the fact there is a large and available workforce of young adults in the university town plus many jobs within this sub-sector are part-time which tend to lower annual average wages.

The Healthcare and Social Assistance sector remained the second largest job creator within the Services sector. It reported 1,396 jobs in 2004 as compared to 1,378 in 2003. Average earnings per job were \$36,216 in 2004 which were up sharply from 2003's average of \$34,136, an increase of 6.1 percent.

The Professional & Technical Services was the third largest sub-sector within the Services sector at 1,183 jobs. It saw a decrease of 95 jobs in 2004. Annual per worker earnings were \$34,808 in 2004, up substantially from 2003's average of \$29,654 (17.4%). This large gain suggests that the loss of the 95 jobs just mentioned were relatively low paying.

RETAIL

The number of retail trade jobs changed little between 2002 and 2004 according to BEA statistics. There was an increase of 23 jobs over the two year period. The sector accounted for 10.8 percent of all jobs in Albany County and yet has shown no appreciable growth in recent years which is surprising given the overall growth in the local market area. Average job earnings in retail were \$18,568 in 2004, up 2.1 percent from the year before.

Retail sales in the Laramie area were estimated at 564.3 million dollars in 2006 which was an increase of 20 percent over 2005's estimate of 470.1 million dollars. Last year's number was inflated due to the fact it contains sales taxes paid by the natural gas pipeline construction project. Expect retail sales to fall in 2007 as the effects of this project wane.

One of the best sources for sector specific data is the *U.S. Economic Census* reports that are published every 5 years. The most recent *Economic Census (2002)* was just released. It reported that there were 167 retail establishments in Albany County in 2002 and that retail sales reached 355.0 million dollars. The Data Center's estimate of retail sales for 2002 by comparison was 421.6 million, so there is a wide discrepancy between the two estimates. Since our estimate is derived by using all 1% Optional Sales tax data, it would be logical to assume that some of the sales taxes captured are paid from other sectors, not just the retail sector. Thus our estimate of retail sales would be higher than the *Economic Census* figure.

FINANCE, INSURANCE & REAL ESTATE

There was little change in the employment base for the F.I.R.E. sector between 2003 and 2004. It added 19 jobs during the period. Earnings, however, increased by 10.4

percent and easily outstripped the rate of inflation. Per worker earnings in 2004 were \$28,609 and 26,374 in 2003, an increase of 8.5 percent.

The Wyoming Department of Employment has not released data on this sector since 2001.

WHOLESALE TRADE

The *2002 Economic Census*, which was just released, reported 22 firms engaged in wholesale trade activities in 2002 as compared to 24 in 1997. The Economic Census pegged employment at 136 workers in 2002 whereas DOE had it at 157. Total revenues for this sector amounted to 51 million dollars in 2002 which was a sizable decrease from the 84.9 million dollars reported in 1997.

Total payroll was reported at 3.5 million dollars in the *2002 Economic Census*. For 2004, BEA did not report earnings, but for 2003, they were 8.1 million dollars by comparison. There were no current statistics on worker earnings for this sector.

CONSTRUCTION

New job creation in construction was positive in 2004 according to BEA statistics. Construction jobs had declined for the previous 3 years. There were 58 new jobs created in 2004 which was an increase of 6.0 percent. Preliminary 2006 data from the Wyoming Department of Employment reported an increase of 74 jobs in 2006, a gain of 9.2 percent over 2005. Given the sharp softening in construction activity over the course of 2006 discussed earlier in this report, this increase in jobs may very well evaporate when 2006 data is revised.

Construction workers earned an average of \$31,799 in 2004 versus \$30,477 in 2003, an increase of 4.3 percent according to BEA. DOE data, on the other hand, reported average earnings at \$29,185 (Table 2.6) in 2005 as compared to \$28,509 in 2004, a gain of 2.3 percent.

Residential construction in Albany County during 2006 dropped from levels reached in 2005. There were 137 new single-family homes were built in 2006 as compared to 167 in 2005, a decline of 18 percent. It should also be mentioned that there were 182 new single-family units built in 2004 and 157 in 2003. These figures do not include manufactured homes. However, the total number of new housing units built in 2006, which included all types of housing except for manufactured housing, fell sharply from 2005. In total, 310 new housing units were added to stock of housing in Albany County in 2006 as compared to 569 in 2005, a decrease of 47 percent. Most of this decline was in multi-family construction (5 or more units per complex) where 75 such units were built in 2006 as compared to 292 in 2005. Please see Table 4.10 for complete details

Over the past ten years, a total of 2,411 new housing units have been constructed in the greater Laramie area.

Since 2000 and including that year, 1,956 new housing units have been built in Albany County. Neither figure includes mobile homes. This is one indicator that serves to contradict the Census Bureau's reported decreases in Albany's County's population. The Census Bureau estimates that since 2000, the population has decreased by 1,124 persons.

Over the past ten years, a total of 2,805 new housing units have been constructed in the greater Laramie area. Since 2000 and including that year, 2,307 new housing units have been built in Albany County. This is one indicator that serves to contradict the Census Bureau's reported decreases in Albany's County's population. The Census Bureau estimates that since 2000, the population has decreased by 1,124 persons.

New commercial and industrial construction in 2006 also fell from the historic highs set in 2005. The dollar value of new construction was 5.7 million dollars in 2006 as compared to 21.0 million dollars in 2005, a decrease of 73 percent. Only 6 permits were issued for new commercial construction in 2006 whereas there were 14 issued in 2005.

TRANSPORTATION & WAREHOUSING

BEA statistics for this sector have not been reported since 2001 due to potential disclosure problems. Wyoming Department of Employment data (Table 2.2) reported fractional changes in the number of workers in this sector since 2004. There were 148 jobs in 2004 as compared to 151 jobs in 2006. Average worker earnings in 2005 were \$36,192 versus \$34,203 in 2004, an increase of 5.8 percent.

The *2002 Economic Census* reported total revenues for this sector at 13.2 million dollars generated by 27 firms. Trucking firms dominated the sector with 17 firms and 8 million dollars in revenues. The *Economic Census* also reported 132 paid employees.

MANUFACTURING

This sector lost jobs for the second consecutive year in 2004. There were 653 full and part-time jobs in 2004 which was a loss of 26 jobs (3.8%) from 2003. Manufacturing accounted for 3.1 percent of all jobs in the county. DOE statistics for 2004 reported 580 jobs by comparison and 556 in 2005, so the downward trend in manufacturing jobs appeared to continue.

This sector generated 24.8 million dollars in wages and salaries in 2004 which was a percentage increase of 3.5 percent over 2003. Average pay per job was \$38,023 in 2004 as compared to \$35,333 in 2003. As is typical of manufacturing jobs, this average was well ahead of the overall average wage per job for workers in Albany County in 2004 (\$25,785). See Table 2.11 for historical average wages per job for the county.

SECTION 1
BUSINESS INDICATORS

Table

- 1.0 Laramie/Albany County Profile
- 1.1 Albany County Sales and Use Tax,
1991 - 2006
Figure 1 - Total Tax Receipts,
1990 - 2006
- 1.2 Albany County Sales and Use Tax
Breakouts, 1990 - 2006
- 1.3 Albany County Enplanements,
1990 - 2006
- 1.4 Albany Electric Power Sales,
1990 - 2006
- 1.5 Albany Gas Consumption,
1990 - 2006

Table 1.0**LARAMIE/ALBANY COUNTY PROFILE 2006**

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE IN VALUE
	YEAR	VALUE	YEAR	VALUE	
Demography					
Total Population ¹	2005	30,890	2004	31,397	-1.61%
Total Male Population	2005	15,587	2004	16,102	-3.20%
Total Female Population	2005	15,033	2004	15,295	-1.71%
% of Population - Under 20 Years Old	2005	16.6%	2004	16.8%	-1.19%
% of Population - 65 Years & Older	2005	8.8%	2004	8.5%	3.53%
Median Age	2005	26.8	2004	26.7	0.37%
% of Population - White Alone (Non-Hispanic)	2005	87.7%	2004	87.7%	0.00%
% of Population - Native American Alone	2005	10.0%	2004	10.0%	0.00%
% of Population - Hispanic or Latino	2005	6.8%	2004	6.9%	-1.45%
% of Households (HH) Headed by Married Couples	2000	42.0%	1990	46.2%	-9.09%
% of HH Headed by Single Female (w/own children <18 yrs.)	2000	7.5%	1990	8.0%	-6.25%
Weather & Geography					
Total Area (sq. miles) ¹	2000	4,273	-	-	
Water Area (sq. miles)	2000	36	-	-	
Mean Elevation (ft.)	2000	7,163	-	-	
Normal Mean Temperature (F) - Laramie ²	1971-2000	40.3	1961-1990	40.4	-0.25%
Average Annual Precipitation (inches) - Laramie ²	1971-2000	11.7	1961-1990	10.9	7.61%
Average Wind Speed (mph)	1992-2002	12.2	-	-	
Crime & Law Enforcement					
Crimes ³	2005	1,098	2004	1,274	-13.81%
Crimes per 100,000 Persons	2005	3,470	2004	3,954	-12.24%
Murders per 100,000 Persons	2005	6.3	2004	3.1	103.23%
Rapes per 100,000 Persons	2005	3.2	2004	3.1	3.23%
Robberies per 100,000 Persons	2005	6.3	2004	6.2	1.61%
Aggravated Assaults per 100,000 Persons	2005	79	2004	96.2	-17.88%
Burglaries per 100,000 Persons	2005	347.6	2004	549.3	-36.72%
Larcenies & Thefts per 100,000 Persons	2005	2,891.5	2004	3,143.7	-8.02%
Motor Vehicle Thefts per 100,000 Persons	2005	135.9	2004	152.1	-10.65%
Education					
% of Pop. (25 yrs. & older) with High School Degree	2000	93.5%	1990	89.3%	4.70%
% of Pop. (25 yrs. & older) with Bachelor's Degree	2000	44.1%	1990	38.5%	14.55%
ACT Average Composite Score (range 1-36)	2005-06	22.3	2004-05	23.6	-5.51%
Spring Semester Enrollment Albany County School District	2007	3,476	2006	3,466	0.29%
Pupil -Teacher Ratio in Public Schools ⁴	2005-06	19	2004-05	18	5.56%

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE
	YEAR	VALUE	YEAR	VALUE	IN VALUE
Public High School Graduation Rate ⁵	2004-05	84.7%	2003-04	80.6%	5.14%
Expenditures Per Pupil in Public Schools (\$)	2005-06	\$10,260	2004-05	\$8,950	14.64%
Total School Enrollments Spring Semester	2006	3,658	2005	3,692	-0.92%
% of Students in Private Schools	2006	1.9%	2005	2.8%	-32.14%
% of Students Home-Schooled	2006	3.4%	2005	2.8%	21.43%
Spring Semester Full-Time Equivalent (FTE) Enrollment at the University of Wyoming ⁶	2007	8,215	2006	8,217	-0.02%
Average Student Age at UW (Spring Semester)	2006	27.7	2005	27.7	0.00%
4 -Year Graduation Rate at UW	2001	26.2%	2000	25.7%	1.95%
Average Faculty Salary at UW (in thousands)	2005-06	\$65.2	2004-05	\$65.1	0.15%
Spring Semester Full-time Equivalent (FTE) Enrollment at Laramie County Community College (Albany County Campus) ⁷	2007	317	2006	534	-40.73%
Housing					
Average Rent for 2-3 Bedroom House (\$) ⁸	4Q05	\$805	4Q04	\$849	-5.18%
Average Rent for 2 Bedroom Apartment (\$)	4Q05	\$603	4Q04	\$594	1.52%
Average Rent for 2-3 Bedroom Mobile Home (\$)	4Q05	\$549	4Q04	\$541	1.48%
Rental Vacancy Rate ¹	2000	5.2%	1990	7.2%	-27.8%
Albany County's Economy					
Median Household Income	2000	\$28,790	1990		
Per Capita Personal Income (\$) ⁹	2004	\$29,810	2003	\$27,998	6.47%
Employment & Labor					
Average Annual Pay (\$) ¹⁰	2005	26,197	2004	26,224	-0.10%
Total Non-farm Employees ⁹	2004	20,413	2003	20,181	1.15%
% of Employees in Mining	2004	0.2%	2003	0.2%	-12.12%
% of Employees in Government	2004	36.8%	2003	35.8%	2.79%
% of Employees in Construction	2004	5.0%	2003	4.8%	4.81%
% of Employees in Manufacturing	2004	3.2%	2003	3.4%	-4.92%
% of Employees in Leisure & Hospitality	2004	10.4%	2003	10.5%	-1.51%
% of Employees in Professional & Business Services	2004	5.8%	2003	6.3%	-8.49%

Sources:

- ¹ U.S. Census Bureau
- ² Western Regional Climate Center
- ³ Wyoming Department of Criminal Investigation
- ⁴ Albany County School District
- ⁵ Wyoming Department of Education
- ⁶ Office of Institutional Analysis, University of Wyoming
- ⁷ Laramie County Community College
- ⁸ State of Wyoming, Dept. of Admin. & Info., Economic Analysis Division
- ⁹ U.S. Commerce Department, Bureau of Economic Analysis
- ¹⁰ U.S. Department of Labor, Bureau of Labor Statistics

Table 1.1**ALBANY COUNTY SALES AND USE RECEIPTS***Annual Total
1991-2006*

YEAR	TOTAL SALES TAX RECEIPTS 4% STATE & 1% OPTIONAL	4% STATE SALES AND USE TAX RECEIPTS	LOCAL OPTIONAL 1% SALES AND USE TAX RECEIPTS
1991	\$5,100,297	\$2,828,932	\$2,271,365
1992	\$5,376,354	\$2,957,903	\$2,418,451
1993	\$5,540,070	\$3,057,855	\$2,482,215
1994	\$6,005,542	\$3,280,610	\$2,724,932
1995	\$6,169,718	\$3,391,469	\$2,778,249
1996	\$6,735,539	\$3,675,996	\$3,059,543
1997	\$7,249,262	\$3,880,142	\$3,369,120
1998	\$7,202,414	\$3,844,472	\$3,357,942
1999	\$7,551,979	\$3,980,571	\$3,571,408
2000	\$8,289,554	\$4,248,210	\$4,041,344
2001	\$8,942,632	\$4,761,340	\$4,181,292
2002	\$8,983,454	\$4,867,951	\$4,115,503
2003	\$9,270,688	\$4,958,375	\$4,312,313
2004	\$9,602,616	\$5,157,815	\$4,444,802
2005	\$10,202,044	\$5,495,356	\$4,706,688
2006	\$12,223,942	\$6,581,004	\$5,642,938

Source: Wyoming Department of Revenue and Taxation

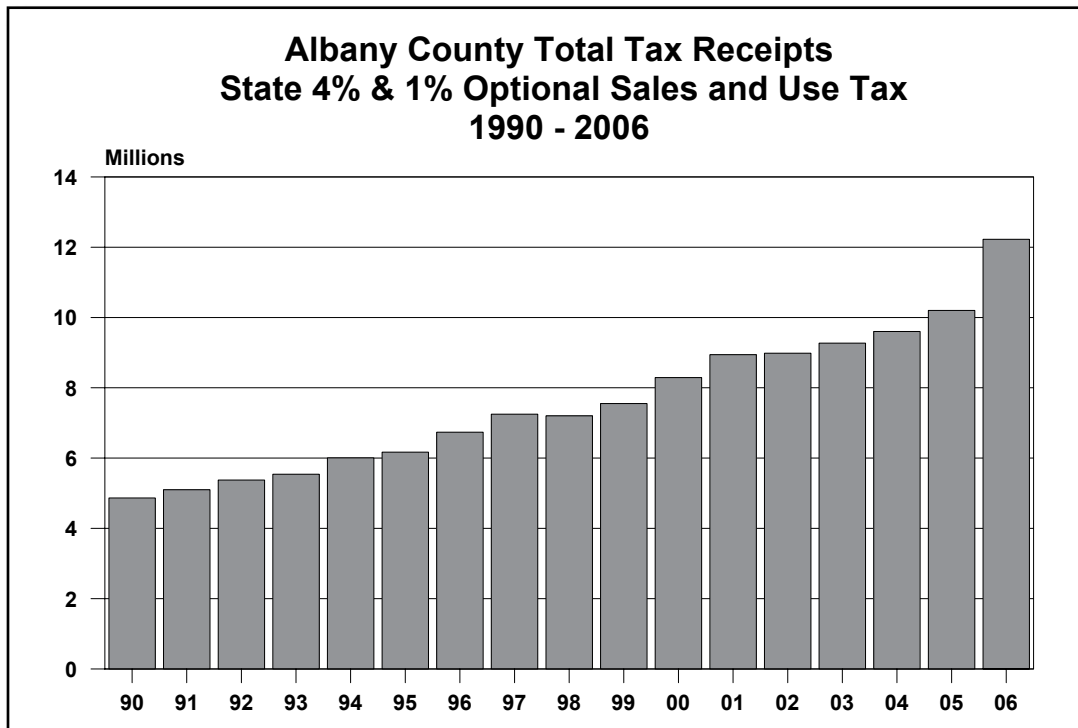


Table 1.2**SELECTED ALBANY COUNTY SALES AND USE TAX BREAKOUTS***Annual Total**1990-2006*

(Dollars)

YEAR	LODGINGS SALES & USE TAX RECEIPTS	WHOLESALE & RETAIL SALES & USE TAX COLLECTIONS	SERVICES SALES & USE TAX COLLECTIONS	RETAIL SALES *
1990	107,111	6,226,994	1,361,327	218,248,700
1991	114,390	6,409,586	1,571,066	227,136,500
1992	120,914	7,270,510	1,638,625	241,845,100
1993	126,664	7,977,579	3,309,007	248,221,500
1994	134,277	9,352,162	2,036,465	272,493,200
1995	144,408	9,438,092	2,130,930	277,824,900
1996	148,512	10,915,735	1,929,332	305,954,300
1997	155,070	11,363,237	2,868,385	336,912,000
1998	167,505	11,708,468	2,948,811	335,794,311
1999	261,234	12,286,224	3,438,890	357,140,817
2000	284,520	13,474,066	3,696,143	404,134,400
2001	306,877	13,648,765	3,497,354	418,129,300
2002	311,765	14,676,253	3,945,873	421,550,500
2003	369,136	15,045,403	3,903,244	431,222,900
2004	386,169	15,336,618	4,787,487	444,480,190
2005	446,992	15,225,405	N/A	470,668,769
2006	550,661	15,307,558	N/A	564,293,791

Note: Distribution Ratio Changes:
 1989 rate changed from 33% to 36.67%
 1992 rate changed from 36.67% to 35%
 1993 rate changed from 35% to 28%
 2002 rate changed from 28% to 29.5%

Source: Wyoming Department of Revenue and Taxation
 *Wyoming Center for Business & Economic Analysis

Table 1.3**ALBANY COUNTY ENPLANEMENTS***Annual Total
1990 - 2006*

YEAR	ENPLANEMENTS
1990	5,081
1991	5,489
1992	8,407
1993	9,062
1994	9,500
1995	9,170
1996	9,797
1997	10,100
1998	8,494
1999	10,809
2000	11,781
2001	9,611
2002	8,321
2003	8,096
2004	8,667
2005	8,531
2006	9,264

Source: Laramie Regional Airport

Table 1.4**CITY OF LARAMIE ELECTRIC POWER HOOKUPS***Monthly Average
1990 - 2006*

YEAR	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
1990	N/A	N/A	N/A
1991	N/A	N/A	N/A
1992	N/A	N/A	N/A
1993	N/A	N/A	N/A
1994	N/A	N/A	N/A
1995	N/A	N/A	N/A
1996	N/A	N/A	N/A
1997	31	1,792	11,448
1998	30	1,836	11,636
1999	26	1,865	11,762
2000	26	1,878	11,907
2001	26	1,917	11,995
2002	24	2,028	12,125
2003	22	2,074	12,285
2004	22	2,097	12,531
2005	21	2,115	12,832
2006	21	2,128	13,088

N/A - Data is not available
Source: Pacificorp

Table 1.5**CITY OF LARAMIE NATURAL GAS HOOKUPS***Monthly Average
1990 - 2006*

YEAR	COMMERCIAL	RESIDENTIAL
1990	N/A	N/A
1991	N/A	N/A
1992	N/A	N/A
1993	N/A	N/A
1994	N/A	N/A
1995	N/A	N/A
1996	N/A	N/A
1997	888	8,861
1998	895	8,846
1999	902	8,759
2000	904	8,833
2001	928	8,838
2002	935	9,502
2003	938	9,379
2004	934	9,534
2005*	1,102	9,789
2006	1,098	9,929

N/A - Data is not available

*The Public Service Commission new regulations and guidelines required reclassification of accounts.

Source: KNEnergy

**SECTION 2
EMPLOYMENT AND INCOME**

Table

- 2.0 Labor Force Averages - Wyoming, Albany County, and Laramie, 1998 - 2006
Figure 2 - Unemployment Rates, 1994 - 2006
- 2.1 BEA Employment - Albany County, 1995 - 2004
- 2.2 Covered Employment - Albany County, 1996 - 2006
- 2.3 Personal Income and Industry Earnings - Albany County, 1994 - 2004
- 2.4 Total Payroll - Albany County, 1998 - 2006
- 2.5 Per Capita Income - Albany County, Wyoming, and U.S, 1990 - 2004
Figure 3 - Per Capita Personal Income, 1990 - 2004
- 2.6 Albany County Average Annual Earned Income, 1997 - 2006
- 2.7 Average Annual Pay by Selected States, 1992 - 2004
- 2.8 Employers by Industry - Albany County, 1998 - 2006
- 2.9 BEA Proprietors - Albany County, 1990 - 2004
- 2.10 Median Household Income
- 2.11 Household Income Earnings by Sex
Average Wage Per Job

Table 2.0

LABOR FORCE AVERAGES
For Wyoming, Albany County & Laramie
1998 - 2006

	1998	1999	2000	2001	2002	2003	2004	2005	2006 (a)
LABOR FORCE									
Wyoming	260,570	264,676	266,882	269,985	271,280	275,305	279,474	284,538	290,798
Albany County	17,677	18,431	18,300	18,527	18,478	18,899	20,185	19,992	20,219
City of Laramie	15,214	15,864	15,446	15,638	15,596	15,951	17,038	16,874	N/A
EMPLOYED									
Wyoming	247,748	251,828	256,685	259,508	260,057	263,097	268,599	274,362	281,396
Albany County	17,296	18,091	17,688	17,880	17,849	18,238	19,559	19,409	19,663
City of Laramie	14,896	15,581	14,936	15,099	15,072	15,400	16,516	16,389	N/A
UNEMPLOYED									
Wyoming	12,822	12,848	10,197	10,477	11,223	12,208	10,875	10,176	9,402
Albany County	381	340	612	647	629	661	626	583	557
City of Laramie	318	283	510	539	524	551	522	485	N/A
UNEMPLOYMENT RATE (%)									
Wyoming	4.9%	4.9%	3.8%	3.9%	4.1%	4.4%	3.9%	3.6%	3.2%
Albany County	2.2%	1.8%	3.3%	3.5%	3.4%	3.5%	3.1%	2.9%	2.8%
City of Laramie	2.1%	1.8%	3.3%	3.4%	3.4%	3.5%	3.1%	2.9%	N/A

Notes: (a) 2006 figures are not benchmarked.

N/A - Data is not available.

Source: Wyoming Department of Employment

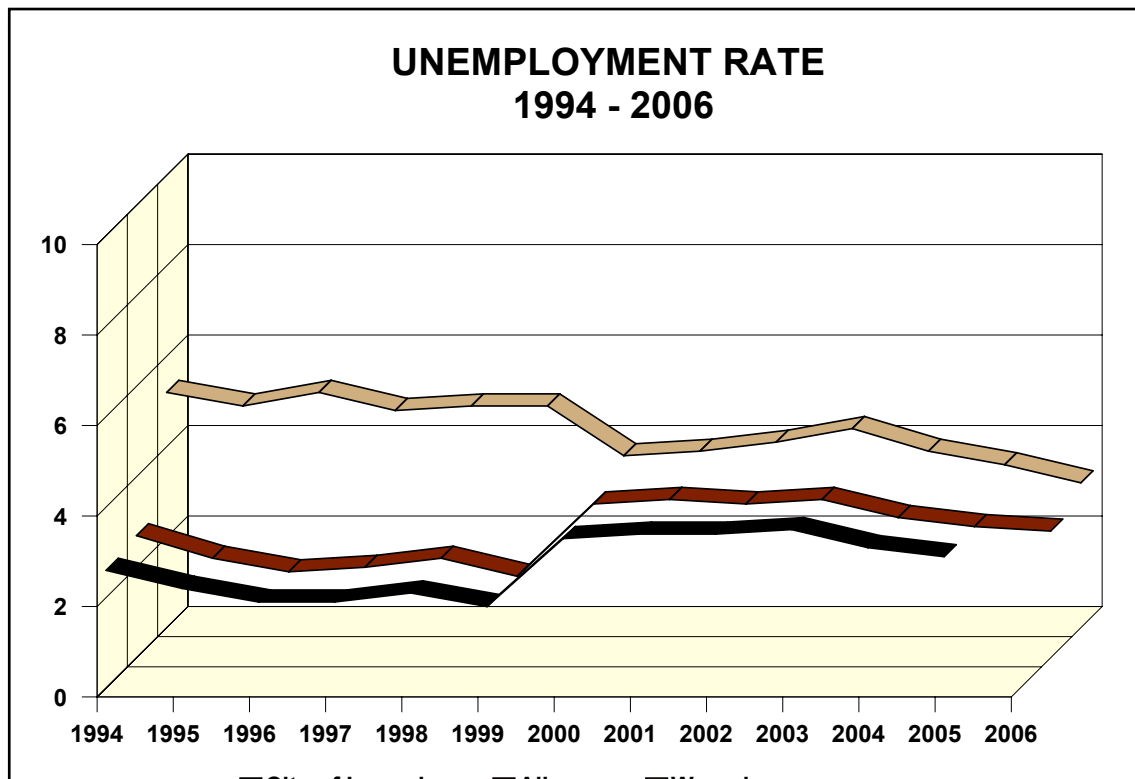


Table 2.1

**ALBANY COUNTY EMPLOYMENT (BEA)
Full & Part Time Employment By Industry
1995 - 2004**

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Total Employment	19,413	19,719	19,922	20,350	20,578	21,245	20,474	20,217	20,578	20,811
By Type										
Wage and Salary	15,732	16,009	16,047	16,392	16,895	17,398	17,760	17,552	17,838	17,969
Proprietors	3,681	3,710	3,875	3,958	3,683	3,847	2,714	2,665	2,740	2,842
Farm	304	304	307	312	310	311	310	315	308	308
Nonfarm (a)	3,377	3,406	3,568	3,646	3,373	3,536	2,404	2,350	2,432	2,534
By Industry										
Farm	407	401	380	403	394	409	402	409	397	398
Nonfarm	19,006	19,318	19,542	19,947	20,184	20,836	20,072	19,808	20,181	20,413
Private	12,571	12,888	13,049	13,420	13,398	13,791	12,910	12,777	12,949	12,894
Ag. Serv., For., Fish., & Other	(b)	(b)	(b)	(b)	(b)	259	101	107	97	103
Mining	(b)	(b)	38	34	(b)	50	41	20	45	40
Utilities							(b)	(b)	(b)	(b)
Construction	926	924	974	946	919	1,110	1,097	1,040	964	1,022
Manufacturing	740	805	773	820	867	850	694	707	679	653
Transportation & Warehousing	385	390	373	400	405	391	(b)	(b)	(b)	(b)
Wholesale Trade	235	230	(b)	(b)	237	225	230	234	226	(b)
Retail Trade	3,912	4,080	4,023	3,866	3,831	2,844	2,368	2,207	2,216	2,239
Finance, Insurance, & Real Estate	1,031	1,067	1,357	1,454	1,366	1,482	1,027	(b)	1,080	1,099
Information	N/A	N/A	N/A	N/A	N/A	N/A	430	(b)	364	(b)
Services	5,107	5,140	5,099	5,421	5,474	5,580	N/A	N/A	N/A	N/A
Professional & Technical Services							1,331	1,263	1,278	1,183
Management of Companies & Enterprises							(c)	(c)	(b)	(b)
Administrative & Waste Services							346	406	(b)	(b)
Educational Services							(b)	(b)	605	603
Healthcare & Social Assistance							(b)	(b)	1,378	1,396
Arts, Entertainment & Recreation							409	417	422	380
Accommodation & Food Services							1,468	1,635	1,703	1,737
Other Services							1,180	1,209	1,234	(b)
Government & Government Enterprises	6,435	6,430	6,493	6,527	6,786	7,045	7,162	7,031	7,232	7,519
Federal, Civilian	238	230	240	235	245	242	246	262	254	243
Military	201	200	208	209	198	195	193	188	184	186
State and Local	5,996	6,000	6,045	6,083	6,343	6,608	6,723	6,581	6,794	7,090

Notes: (a) Excludes limited partners.
 (b) Data not disclosed
 (c) Less than 10 jobs, but the estimates for this item are included in the totals.
 N/A - Data is not available
 Source: U.S. Commerce Department - Bureau of Economic Analysis.

Table 2.2

ALBANY COUNTY BY SECTOR
Covered Employment by Standard Industrial Classification
1996 - 2006

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006*
PRIVATE EMPLOYMENT											
Agriculture, Forestry, Fishing & Hunting	123	119	136	139	136	81	81	74	81	76	78
Mining	10	13	8	9	19	8	9	31	24	15	15
Utilities						N/A	N/A	N/A	N/A	18	19
Construction	622	647	649	664	827	804	771	699	752	802	876
Manufacturing	671	669	735	746	735	635	633	614	580	556	606
Transportation & Warehousing	249	231	243	242	224	116	121	122	148	152	151
Wholesale Trade	181	179	183	177	165	152	157	157	160	157	126
Retail Trade	3,323	3,271	3,159	3,152	3,156	1,958	1,830	1,846	1,852	1,882	1,799
Information						146	332	331	286	267	170
Fire	356	387	433	438	452	517	547	183	583	604	626
Services	2,982	2,988	3,393	3,381	3,394	N/A	N/A	N/A	N/A	N/A	N/A
Professional & Technical Services						1,056	783	802	714	802	791
Management of Companies & Enterprises						(a)	(a)	(a)	(a)	(a)	(a)
Administration & Waste Services						208	236	230	215	228	198
Educational Services						304	355	411	408	394	425
Healthcare & Social Assistance						1,062	1,056	1,109	1,136	1,179	1,213
Arts, Entertainment, & Recreation						207	218	222	175	153	168
Accommodation & Food Services						1,370	1,524	1,583	1,611	1,641	1,627
Other Services						712	725	753	715	703	727
Government	5,000	5,034	5,012	5,001	5,032	5,090	5,202	5,443	7,374	5,680	5,850
Federal Government	233	242	247	248	243	252	269	259	248	234	210
State Government	3,166	3,178	3,075	3,074	3,126	3,105	3,154	3,340	5,277	3,616	3,689
Local Government	1,601	1,614	1,690	1,679	1,663	1,733	1,779	1,844	1,823	1,831	1,945
Total	13,517	13,538	13,951	13,949	14,140	14,448	14,601	15,023	16,809	15,311	15,468

N/A - Data is not available

*2006 figures were interpolated

Notes: (a) Not disclosed

Source: Wyoming Department of Employment

Table 2.3**ALBANY COUNTY PERSONAL INCOME AND EARNINGS BY INDUSTRY (BEA)***(Thousands of Dollars)
1994 - 2004*

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Total Personal Income	547,834	582,902	602,296	639,615	675,938	715,337	742,831	795,661	841,571	882,802	935,936
Derivation of TPI											
Earnings by Place of Work	367,173	374,842	390,952	406,253	422,127	452,834	492,349	526,614	554,554	590,776	630,520
Less: Personal Cont. for Social Insur. (a)	16,395	17,393	18,162	18,797	19,846	21,044	53,536	28,090	29,735	31,624	33,187
Plus: Adjustment for Residence	9,782	8,846	8,270	8,140	8,594	8,516	10,004	11,099	11,954	12,997	13,533
Equals: Net Earn. by Place of Residence	360,560	366,295	381,060	395,596	410,875	440,306	448,817	480,304	505,369	539,193	576,088
Plus: Dividends, Interest, and Rent (b)	116,115	140,621	142,216	160,098	181,002	189,486	201,138	211,348	224,557	226,880	236,094
Plus: Transfer Payments	71,159	75,986	79,020	83,921	84,061	85,545	92,876	104,009	111,645	116,729	123,754
Industry Earnings											
Farm	10,321	5,604	4,518	6,198	1,693	4,549	4,172	5,539	-497	3,928	3,460
Nonfarm	356,852	369,238	386,434	400,055	420,434	448,285	488,177	521,075	555,051	586,848	627,060
Private	193,817	201,016	217,218	225,477	236,343	253,789	272,107	286,170	299,814	304,826	323,399
Ag. Serv., For., Fish, and Other	1,865	(b)	(b)	(b)	(b)	(b)	2,176	1,213	1,209	1,204	1,233
Mining	193	(b)	(b)	456	442	(b)	932	895	847	2,026	1,640
Utilities							(b)	(b)	(b)	(b)	(b)
Construction	19,655	19,921	21,779	24,910	25,734	27,019	36,245	33,893	34,306	29,380	32,499
Manufacturing	25,651	27,185	36,799	30,090	28,599	34,121	24,096	22,393	22,195	23,991	24,829
Transportation & Warehousing	14,198	13,381	13,456	13,870	14,927	15,447	16,959	(b)	(b)	(b)	(b)
Wholesale Trade	5,737	5,716	6,278	(b)	(b)	6,074	6,687	8,538	8,392	8,111	(b)
Retail Trade	40,084	40,566	41,299	44,681	43,858	46,581	49,482	40,170	38,724	40,314	41,574
Finance, Insurance, & Real Estate	11,337	12,195	13,358	14,439	17,760	19,559	21,628	24,814	(b)	28,484	31,441
Information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,695	(b)	7,147	(b)
Services	75,142	80,023	81,995	90,477	97,160	102,350	110,738	N/A	N/A	N/A	N/A
Professional & Technical Services								36,601	36,932	37,898	41,178
Management of Companies & Enterprises								137	2,478	(b)	(b)
Administrative & Waste Services								4,362	5,234	(b)	(b)
Educational Services								(b)	(b)	14,907	15,075
Healthcare & Social Assistance								(b)	(b)	47,039	50,557
Arts, Entertainment & Recreation								3,868	4,470	4,838	4,465
Accommodation & Food Services								15,780	18,470	19,104	19,454
Other Services								19,063	20,484	22,296	(b)
Government & Government Enterprises	163,035	168,222	169,216	174,578	184,091	194,496	219,234	234,905	255,237	282,022	303,661
Federal, Civilian	11,683	11,456	11,731	12,461	12,650	13,551	14,806	15,500	17,255	17,409	18,224
Military	2,848	2,837	3,010	3,170	3,379	3,290	3,833	4,131	5,022	6,451	6,872
State and Local	148,504	153,929	154,475	158,947	168,062	177,655	200,595	215,274	232,960	258,162	278,565

Notes: (a) Personal contributions for social insurance are included in earnings by type and industry but excluded from personal income.
(b) Not shown to avoid disclosure of confidential information. Estimates are included in totals.

N/A - Data is not available.

Source: U.S. Commerce Department - Bureau of Economic Analysis

Table 2.4

ALBANY COUNTY TOTAL PAYROLL
Covered Employment by Standard Industrial Classification
1998 - 2006
(Dollars)

	1998	1999	2000	2001	2002	2003	2004	2005	2006*
PRIVATE EMPLOYMENT									
Agriculture	2,299,973	2,458,344	2,509,410	2,136,524	1,702,620	1,684,713	1,769,494	2,021,185	1,750,895
Mining	255,040	271,114	544,564	320,075	192,564	1,275,571	1,037,664	597,215	656,950
Utilities				(a)	(a)	(a)	(a)	1,283,808	1,301,831
Construction	16,710,710	17,412,264	24,140,030	23,016,655	18,703,408	19,903,607	21,492,430	23,399,112	24,535,633
Manufacturing	18,071,428	18,420,108	18,449,447	17,278,440	15,640,824	18,630,347	19,191,392	17,319,101	18,856,798
Transportation & Warehousing	7,442,148	7,482,048	7,160,647	3,593,461	3,569,728	3,753,950	5,045,583	5,495,000	5,782,639
Information				3,178,565	5,087,269	5,827,665	6,097,302	5,487,643	5,429,725
Wholesale Trade	4,426,657	4,416,110	4,533,401	4,439,940	4,809,532	5,088,677	7,138,830	5,055,980	4,335,143
Retail Trade	37,786,202	38,138,403	39,519,804	30,399,142	29,899,528	31,472,624	32,403,961	32,763,550	32,658,412
Fire	11,413,834	11,309,164	11,690,660	10,787,594	13,752,608	15,960,354	17,250,705	18,610,102	19,872,730
Services	63,858,978	63,816,784	68,939,722	83,082,110	N/A	N/A	N/A	N/A	N/A
Professional & Technical Services				17,863,327	21,385,483	23,147,118	25,398,684	30,975,291	29,005,543
Management of Companies & Enterprises				(a)	(a)	(a)	(a)	(a)	(a)
Administrative & Waste Services				3,113,864	3,872,269	4,021,236	3,465,564	4,262,867	3,712,608
Educational Services				7,342,077	(a)	(a)	11,307,058	12,043,352	13,527,791
Health Care & Social Assistance				29,486,390	30,928,886	34,762,820	37,467,868	39,803,843	39,292,743
Arts, Entertainment, & Recreation				1,769,142	1,865,651	2,057,555	1,677,996	1,242,569	1,529,784
Accommodation & Food Services				12,029,858	14,155,914	11,673,279	14,941,900	15,452,861	15,848,888
Other Services				11,477,452	12,497,122	13,480,920	12,565,401	12,297,318	12,566,690
Government									
Federal Government	9,211,923	9,379,697	9,900,473	10,341,000	11,479,000	11,704,000	11,945,000	12,091,337	10,934,349
State Government	93,488,312	94,625,948	100,852,663	108,406,000	117,941,000	132,350,000	152,399,956	146,229,953	148,698,034
Local Government	42,699,615	43,293,257	45,505,584	47,732,000	51,116,000	54,006,000	56,754,898	58,740,226	64,182,189
TOTAL PAYROLL (\$)	307,664,820	310,973,241	333,746,405	352,970,000	384,501,000	405,672,000	440,591,533	445,190,313	455,606,117

N/A - Data is not available

(a) Not Disclosed

*2006 figures were interpolated

Source: Wyoming Department of Employment

Table 2.5**PER CAPITA PERSONAL INCOME***Albany County***1990 - 2004**

(Dollars)

YEAR	ALBANY COUNTY (A)	WYOMING (B)	UNITED STATES (C)	PERCENT DIFFERENCE ((A-C)/C)
1990	14,262	18,002	19,477	-26.78%
1991	14,609	18,680	19,892	-26.56%
1992	15,219	19,346	20,854	-27.02%
1993	15,455	199,976	21,346	-27.60%
1994	16,376	20,498	22,172	-26.14%
1995	17,422	21,039	23,076	-24.50%
1996	18,093	21,875	24,175	-25.16%
1997	19,381	23,412	25,334	-23.50%
1998	20,588	24,836	26,883	-23.42%
1999	21,863	26,536	27,939	-21.75%
2000	23,335	28,460	29,845	-21.81%
2001	24,989	30,305	30,574	-18.27%
2002	26,639	30,986	30,810	-13.54%
2003	27,998	32,279	31,484	-11.07%
2004	29,810	34,279	33,050	-9.80%

Source: U.S. Department of Commerce - Bureau of Economic Analysis

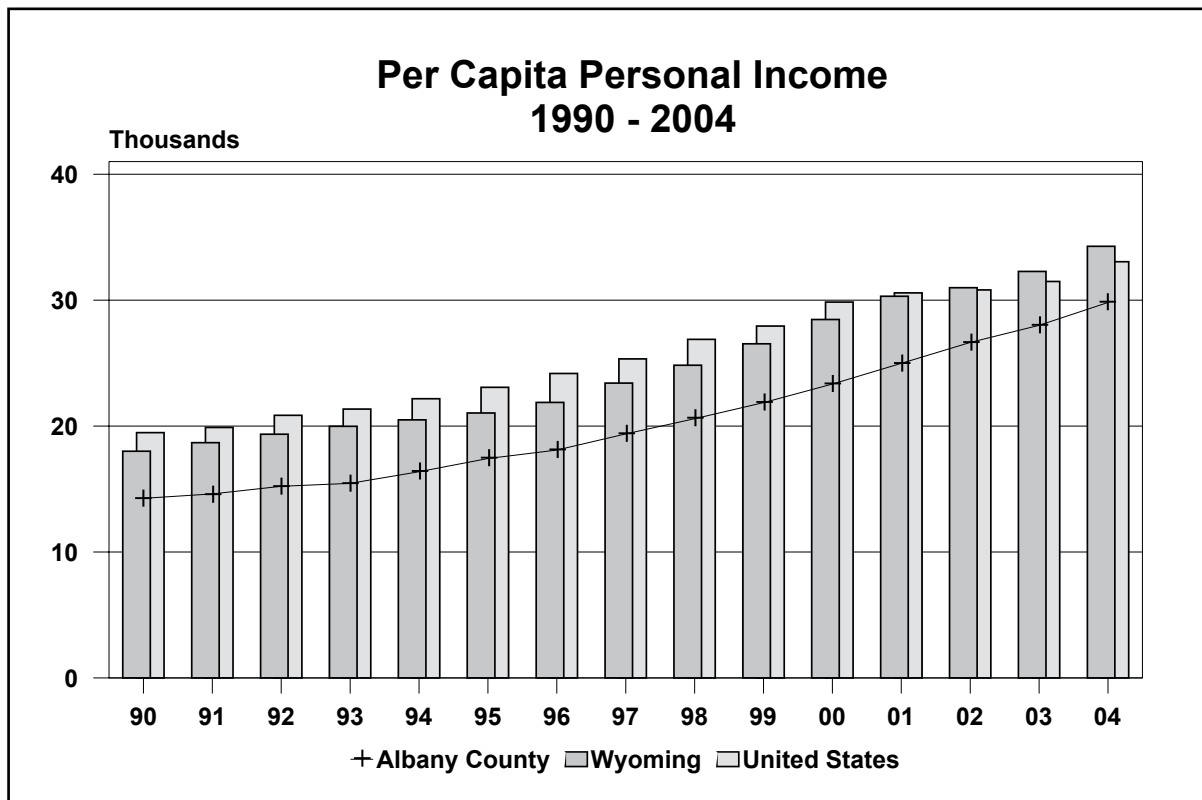


Table 2.6**ALBANY COUNTY AVERAGE ANNUAL EARNED INCOME****1997 - 2006**

(Dollars)

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006*
PRIVATE										
Agriculture	14,755	16,246	17,707	20,423	26,793	29,991	22,854	21,866	27,092	23,753
Mining	23,367	32,147	29,310	28,041	40,456	42,536	43,797	41,990	39,611	45,026
Utilities					N/A	N/A	N/A	N/A	71,058	70,521
Construction	25,033	25,327	26,223	29,198	28,509	30,030	28,236	28,509	29,185	30,299
Manufacturing	24,324	24,050	24,703	25,155	27,196	27,651	30,511	33,020	31,187	31,935
Trans & Warehousing	30,586	30,566	30,711	31,629	30,927	29,718	30,810	34,203	36,192	38,665
Information					21,515	15,782	17,628	21,359	20,618	30,299
Wholesale Trade	21,368	23,318	24,891	28,106	29,510	31,278	32,487	44,213	32,318	34,970
Retail Trade	10,839	11,424	12,099	13,104	15,496	16,666	17,069	17,485	17,394	18,448
F & I	23,918	25,953	25,805	24,263	22,159	22,906	23,634	25,734	26,884	27,976
Services	18,287	19,255	18,878	20,306	17,518	N/A	N/A	N/A	N/A	N/A
Professional & Technical Services					21,723	27,482	28,743	35,542	38,480	37,979
Management of Companies & Enterprises					N/A	N/A	N/A	N/A	N/A	N/A
Administrative & Waste Services					15,028	16,627	17,363	16,107	18,590	19,926
Educational Services					24,167	N/A	27,004	27,677	30,641	32,463
Health Care & Social Assistance					27,976	29,367	31,343	32,942	33,748	32,912
Arts, Entertainment, & Recreation					8,762	8,710	9,334	9,789	8,229	8,340
Accommodation & Food Services					8,671	9,308	9,269	9,269	9,412	9,897
Other Services					16,302	17,212	17,901	17,589	17,485	17,604
TOTAL GOVERNMENT	27,370	28,553	29,458	31,044	33,085	35,009	36,387	30,108	38,233	39,193
State Government	28,585	29,693	30,786	32,266	34,892	37,388	39,598	28,886	40,430	41,146
Local Government	23,613	25,045	25,789	27,417	28,392	29,380	29,271	31,187	32,110	34,046
Federal Government	36,455	37,660	37,847	40,716	40,976	42,692	45,162	48,217	51,961	52,152
AVERAGE ANNUAL	20,880	21,820	22,295	23,608	24,648	26,416	26,988	26,208	29,068	30,035

*2006 Figures were interpolated

N/A - Data is not available

Source: Wyoming Department of Employment

Table 2.7

AVERAGE ANNUAL PAY BY STATES

1992 - 2004

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Percent Change 1992-2004
United States	25,903	26,361	26,939	27,845	28,946	30,353	31,945	33,313	35,320	36,214	36,764	37,765	39,354	66.74%
Arizona	23,153	23,501	24,276	25,324	26,387	27,659	29,322	30,523	32,610	33,408	34,036	35,056	36,646	70.90%
California	28,902	26,470	29,878	30,717	31,776	33,525	35,348	37,564	41,207	41,358	41,419	42,592	44,641	70.52%
Colorado	25,040	25,682	26,155	27,122	28,520	30,066	32,248	34,192	37,168	37,950	38,005	38,942	40,276	75.82%
Connecticut	32,603	33,169	33,811	35,127	36,592	38,941	40,895	42,653	45,486	46,963	46,852	48,328	51,007	75.92%
Delaware	26,596	27,144	27,952	29,123	30,711	32,188	33,969	35,102	36,535	38,434	39,684	40,954	42,487	73.96%
Florida	23,145	23,571	23,918	24,709	25,641	26,673	28,184	28,911	30,560	31,551	32,426	33,544	35,186	67.30%
Georgia	24,373	24,865	25,313	26,308	27,492	29,037	30,856	32,339	34,214	35,114	35,734	36,626	37,866	71.23%
Idaho	20,649	21,188	21,938	22,839	23,353	24,062	24,868	26,042	27,701	27,765	28,163	28,677	29,871	57.29%
Illinois	27,910	28,425	29,107	30,101	31,296	33,024	34,715	36,279	38,045	39,058	39,688	40,540	42,277	67.02%
Indiana	23,570	24,109	24,908	25,571	26,477	27,635	29,108	30,027	31,030	31,778	32,603	33,379	34,694	59.89%
Kansas	21,982	22,430	22,907	23,709	24,609	25,694	26,845	28,029	29,361	30,153	30,825	31,489	32,738	61.76%
Massachusetts	29,664	30,229	31,024	32,352	33,937	35,716	37,774	40,331	44,168	44,976	44,954	46,323	48,916	83.28%
Michigan	27,463	28,260	29,541	30,545	31,522	32,780	34,521	35,734	37,011	37,387	38,135	39,433	40,373	59.10%
Minnesota	25,324	25,710	26,422	27,363	28,866	30,231	32,075	33,487	35,414	36,585	37,458	38,610	40,398	74.69%
Montana	19,378	19,932	20,218	20,516	21,146	21,946	22,648	23,253	24,272	25,194	26,001	29,607	27,830	55.52%
Nebraska	20,355	20,815	21,500	22,389	23,294	24,565	25,539	26,633	27,693	28,375	29,448	30,382	31,507	69.60%
Nevada	24,743	25,461	25,700	26,647	27,788	28,672	30,203	31,213	32,277	33,122	33,993	35,329	37,106	65.96%
New Jersey	32,073	32,722	33,439	34,533	35,928	37,514	39,516	N/A	43,676	44,285	45,182	46,351	48,064	68.95%
New Mexico	21,051	21,731	22,351	23,040	23,716	24,684	25,711	26,270	27,498	28,698	29,431	30,202	31,411	62.36%
New York	32,399	32,919	33,439	34,938	36,816	38,543	40,684	42,133	45,358	46,664	46,328	47,247	49,941	72.97%
North Dakota	18,945	19,382	19,893	20,492	21,242	22,049	22,990	23,753	24,683	25,707	26,550	27,628	28,987	64.46%
Ohio	24,845	25,338	26,134	26,868	27,776	29,094	30,392	31,396	32,508	33,280	34,214	35,153	36,441	59.53%
Oklahoma	21,698	22,001	22,293	22,671	23,329	24,226	25,122	25,748	26,988	28,020	28,654	29,699	30,743	51.53%
Pennsylvania	25,785	26,274	26,950	27,904	28,973	30,163	31,584	32,694	34,015	34,976	35,808	36,995	38,555	64.36%
South Dakota	18,016	18,613	19,255	19,931	20,724	21,648	22,751	23,765	24,802	25,600	26,360	27,210	28,281	72.13%
Texas	25,088	25,523	25,959	26,899	28,129	29,699	31,515	32,895	34,943	36,039	36,248	36,968	38,511	69.65%
Utah	21,976	22,250	22,811	23,626	24,572	25,736	26,873	27,884	29,229	30,074	30,585	31,106	32,171	60.26%
Washington	25,553	25,760	26,362	27,453	28,881	30,769	33,076	35,736	37,099	37,475	38,242	39,021	39,361	73.81%
Wyoming	21,215	21,745	22,054	22,351	22,870	23,866	24,725	25,639	26,836	28,025	28,975	29,924	31,210	55.67%

NA - Data is not available.
Source: Statistical Abstract of the United States.

Table 2.8**ALBANY COUNTY EMPLOYERS*****Covered Employment by Standard Industrial Classification
1998 - 2006***

	1998	1999	2000	2001	2002	2003	2004	2005	2006*
PRIVATE EMPLOYMENT									
Agriculture	20	22	24	15	15	16	16	15	16
Mining	8	8	9	9	8	7	7	6	4
Utilities				(a)	(a)	(a)	(a)	3	3
Construction	123	123	133	140	141	151	152	164	162
Manufacturing	37	36	34	34	34	32	35	33	35
Transportation & Warehousing	44	44	45	29	27	28	26	24	27
Information				19	17	19	19	20	22
Wholesale Trade	40	39	40	35	38	42	44	48	49
Retail Trade	217	216	211	147	143	150	149	153	154
Fire	91	89	93	103	100	54	55	56	57
Services	411	406	407	495	N/A	N/A	N/A	N/A	N/A
Professional & Technical Services				142	144	134	131	141	145
Management of Companies & Enterprises				(a)	(a)	(a)	(a)	(a)	(a)
Administrative & Waste Services				42	43	44	47	52	46
Educational Services				9	(a)	(a)	12	13	14
Health Care & Social Assistance				90	92	100	106	109	113
Arts, Entertainment, & Recreation				23	25	26	25	26	24
Accommodation & Food Services				88	93	99	100	102	108
Other Services				101	103	109	102	101	104
Government ¹									
Federal Government	14	15	15	12	13	15	14	15	15
State Government	21	20	21	24	26	27	29	28	29
Local Government	15	15	15	14	13	13	13	13	13
TOTAL	1,041	1,033	1,047	1,077	1,104	1,130	1,139	1,175	1,199

N/A - Data is not available

¹Number of Governmental Agencies

*2006 Figures were interpolated

(a) Not Disclosed

Source: Wyoming Department of Employment

Table 2.9**ALBANY COUNTY PROPRIETORS (BEA)**
1990-2004

YEAR	NON-FARM	FARM	TOTAL
1990	3,105	278	3,383
1991	3,194	284	3,478
1992	3,152	302	3,454
1993	3,169	303	3,472
1994	3,353	303	3,656
1995	3,377	304	3,681
1996	3,406	304	3,710
1997	3,568	307	3,875
1998	3,646	312	3,958
1999	3,373	310	3,683
2000	3,536	311	3,847
2001	2,404	311	2,715
2002	2,350	315	2,665
2003	2,432	308	2,740
2004	2,534	308	2,842

Source: U.S. Commerce Department -
Bureau of Economic Analysis

Table 2.10**MEDIAN HOUSEHOLD INCOME***Albany County*

YEAR	MEDIAN HOUSEHOLD INCOME	PERCENT CHANGE
2003	\$33,719	4.05%
2002	\$32,211	2.51%
2001	\$31,628	0.90%
2000	\$32,298	3.39%
1999	\$31,179	0.14%
1998	\$34,192	6.73%
1997	\$32,374	7.55%
1996	N/A	5.88%
1995	\$28,485	N/A
1994	N/A	N/A
1993	\$26,559	N/A
1992	N/A	N/A
1991	N/A	N/A
1990	N/A	N/A
1989	\$23,167	N/A

Source: Census Bureau

Table 2.11**HOUSEHOLD INCOME***Albany County***EARNINGS BY SEX***Population 16 Years and Over
Albany County***AVERAGE WAGE PER JOB***Albany County*

Households					Year	
			Males	Females		
Total:	13,289	Total:	12,190	9,969	1990	\$16,162
Less than \$10,000	2,269	\$1 to \$2,499 or loss	1,103	1,512	1991	\$16,973
\$10,000 to \$14,999	1,413	\$2,500 to \$4,999	1,247	1,292	1992	\$17,319
\$15,000 to \$24,999	2,293	\$5,000 to \$7,499	1,363	1,383	1993	\$17,696
\$25,000 to \$34,999	1,707	\$7,500 to \$9,999	885	752	1994	\$18,020
\$35,000 to \$49,999	1,928	\$10,000 to \$12,499	866	918	1995	\$18,396
\$50,000 to \$74,999	2,100	\$12,500 to \$14,999	669	473	1996	\$18,714
\$75,000 to \$99,999	867	\$15,000 to \$17,499	642	511	1997	\$19,450
\$100,000 to \$149,999	474	\$17,500 to \$19,999	440	393	1998	\$20,159
\$150,000 to \$199,999	127	\$20,000 to \$22,499	542	505	1999	\$20,538
\$200,000 or more	111	\$22,500 to \$24,999	302	232	2000	\$21,462
		\$25,000 to \$29,999	636	698	2001	\$22,226
		\$30,000 to \$34,999	695	364	2002	\$24,218
		\$35,000 to \$39,999	539	315	2003	\$25,026
		\$40,000 to \$44,999	468	205	2004	\$25,785
		\$45,000 to \$49,999	369	111	2005	\$26,220
		\$50,000 to \$54,999	275	103		
		\$55,000 to \$64,999	549	73		
		\$65,000 to \$74,999	253	35		
		\$75,000 to \$99,999	174	57		
		\$100,000 or more	173	37		

Source: American Community Survey

Source: US Department of
Commerce, Bureau of
Economic Analysis

Source: American Community Survey

**SECTION 3
DEVELOPMENT TRENDS**

Table

- 3.0 Residential Construction Activity,
1990 - 2006
Figure 4 - Residential and
Commercial Construction
Valuation, 1990 - 2006
- 3.1 Commercial Construction Activity,
1981 - 2006
- 3.2 Major Property Tax Districts,
1995 - 2006
Figure 5 - Property Tax Districts,
1990 - 2006

Table 3.0

RESIDENTIAL CONSTRUCTION ACTIVITY

*City of Laramie & Rural Area
1990-2006*

YEAR	CITY HOUSING PERMITS (A)	FIVE YEAR AVERAGE PERMITS	NEW CITY HOUSING UNITS (B)	CITY NEW PERMIT VALUATION (\$)	RURAL NEW HOUSING UNITS (C)	RURAL NEW PERMIT VALUATION (\$)	TOTAL NEW UNITS (B+C)	TOTAL CITY & RURAL PERMIT VALUATION
1990	15	18	N/A	1,242,553	N/A	N/A	N/A	1,242,553
1991	28	20	N/A	2,336,844	N/A	N/A	N/A	2,336,844
1992	32	23	N/A	3,194,947	N/A	N/A	N/A	3,194,947
1993	54	29	N/A	9,004,204	N/A	N/A	N/A	9,004,204
1994	66	39	158	8,837,990	N/A	N/A	N/A	8,837,990
1995	80	52	156	10,206,127	N/A	N/A	N/A	10,206,127
1996	62	59	83	6,965,495	N/A	N/A	N/A	6,965,498
1997	78	68	116	8,925,105	N/A	N/A	N/A	8,925,105
1998	50	67	91	6,749,530	65	5,848,300	156	12,597,830
1999	54	65	99	10,178,562	75	7,704,000	174	17,882,562
2000	48	58	50	5,684,449	73	9,804,100	123	15,488,549
2001	73	61	207	14,400,287	72	9,034,500	279	23,434,787
2002	84	62	91	10,277,185	58	8,788,657	149	19,065,842
2003	127	77	195	16,956,291	90	11,596,300	285	28,552,591
2004	172	101	335	25,674,957	75	11,120,050	410	36,795,007
2005	156	122	511	37,718,583	78	11,420,000	589	49,138,583
2006	107	127	250	21,318,119	69	11,123,400	319	32,441,519

N/A - Data is not available

Notes: (a) Housing permits include Single family, Multi-family permits and Manufactured Homes.

(b) Housing units include new single-family residences, townhouses, condominiums, apartment units, and manufactured homes.

(c) Rural permits include all housing permits outside the Laramie City limits.

Source: City of Laramie Engineer's Office
1990 - 2006 Data: City of Laramie Building Inspection Division and Albany County Planning Office

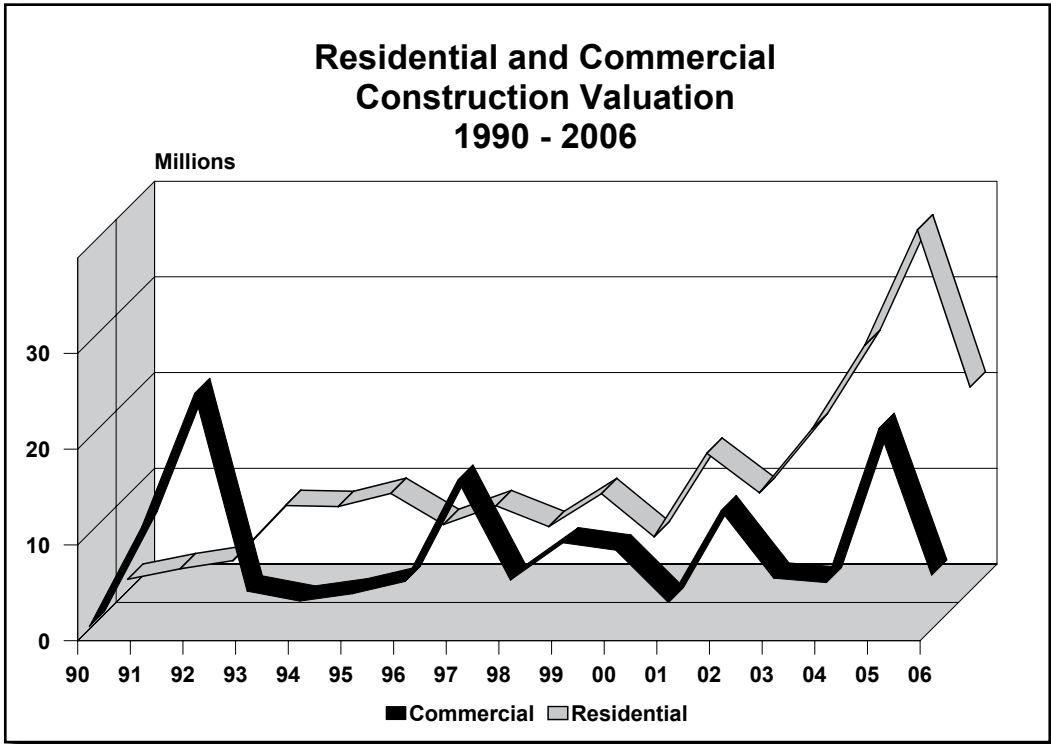


Table 3.1

COMMERCIAL CONSTRUCTION ACTIVITY
Albany County
 1981-2006

YEAR	NEW CONSTRUCTION		ADDITIONS & REMODELS		AGRICULTURE & FARM		TOTAL		ANNUAL PERCENTAGE CHANGE	
	PERMITS	VALUATION (\$)	PERMITS	VALUATION (\$)	PERMITS	VALUATION (\$)	PERMITS	VALUATION (\$)	PERMITS	VALUATION
1981	17	3,047,930	N/A	N/A	N/A	N/A	17	3,047,930	N/A	N/A
1982	6	322,074	N/A	N/A	N/A	N/A	6	322,074	-64.71	-89.43
1983	10	1,764,425	N/A	N/A	N/A	N/A	10	1,764,425	66.67	447.83
1984	7	2,565,724	N/A	N/A	N/A	N/A	7	2,565,724	-30.00	45.41
1985	2	143,600	N/A	N/A	N/A	N/A	2	143,600	-71.43	-94.40
1986	2	36,000	N/A	N/A	N/A	N/A	2	36,000	0.00	-74.93
1987	7	578,048	N/A	N/A	N/A	N/A	7	578,048	250.00	1505.69
1988	2	389,400	N/A	N/A	N/A	N/A	2	389,400	-71.43	-32.64
1989	3	1,242,417	N/A	N/A	N/A	N/A	3	1,242,417	50.00	219.06
1990	2	279,451	N/A	N/A	N/A	N/A	2	279,451	-33.33	-77.51
1991	7	10,722,100	N/A	N/A	N/A	N/A	7	10,722,100	250.00	3736.84
1992	7	24,629,000	N/A	N/A	N/A	N/A	7	24,629,000	0.00	129.70
1993	14	3,998,263	111	6,438,795	N/A	N/A	125	10,437,058	1685.71	-57.62
1994	14	2,964,936	111	16,160,979	N/A	N/A	125	19,125,915	0.00	83.25
1995	10	4,051,301	98	2,328,084	N/A	N/A	108	6,379,385	-13.60	-66.65
1996	9	5,009,796	136	6,843,440	N/A	N/A	145	11,853,236	34.26	85.81
1997	13	15,581,098	143	5,255,345	N/A	N/A	156	20,836,443	7.59	75.79
1998*	16	6,653,588	109	15,356,180	11	723,000	136	22,732,768	-12.82	9.10
1999	19	9,607,294	89	5,732,393	27	2,980,500	135	18,320,187	-0.74	-19.41
2000	29	8,412,484	74	21,273,511	21	1,599,700	124	31,285,695	-8.15	70.77
2001	13	3,493,649	75	8,634,561	14	3,529,000	102	15,657,210	-17.74	-49.95
2002	17	12,562,751	107	14,916,709	8	435,500	132	27,914,960	29.41	78.29
2003	10	5,476,226	87	12,051,174	6	418,800	103	17,946,200	-21.97	-35.71
2004	9	5,246,157	76	16,201,756	5	807,772	90	22,255,685	-12.62	24.01
2005	17	21,509,092	80	16,864,987	26	2,040,000	123	40,414,079	36.67	81.59
2006	6	5,664,252	81	9,657,848	6	722,000	93	16,044,100	-24.39	-60.30

NA - Data is not available.
 * Data previous to 1998 was only for the City of Laramie. As of 1998, County permits were available.
 Source: 1981 - 2006 Data: City of Laramie Building and Engineering Department Annual Report.

Table 3.2**MAJOR PROPERTY TAX DISTRICTS*****Revenues
1995 - 2006***

	1995	1996	1997	1998	1999	2000
CITY OF LARAMIE						
Value (\$)	72,693,051	78,904,431	84,761,227	91,426,390	94,595,090	98,453,668
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	581,544	631,235	678,090	731,411	756,761	787,629
ALBANY COUNTY						
Value (\$)	121,443,040	132,877,734	140,827,479	149,948,849	156,235,775	170,050,286
Mill Levy	66.50	66.48	66.45	63.44	63.50	63.50
Revenue (\$)	8,075,962	8,833,446	9,357,986	9,512,755	9,920,972	10,798,193
AC SCHOOL DISTRICT #1						
Value (\$)	121,443,040	132,877,734	140,827,479	149,948,849	156,235,775	170,050,286
Mill Levy	50.00	50.00	50.00	47.00	45.00	47.00
Revenue (\$)	6,072,152	6,643,887	7,041,374	7,047,596	7,030,610	7,992,363
AC CONSERVATION DISTRICT (a)						
Value (\$)	121,443,040	132,877,734	140,827,479	149,948,849	156,235,775	170,050,286
Mill Levy	0.50	0.48	0.45	0.44	0.50	0.50
Revenue (\$)	60,722	63,516	63,372	65,977	78,118	85,025
WEED AND PEST DISTRICT						
Value (\$)	121,443,040	132,877,734	140,827,479	149,948,849	156,235,775	170,050,286
Mill Levy	1.00	1.00	1.00	1.00	1.00	1.00
Revenue (\$)	121,443	132,878	140,827	149,949	156,236	170,050

NA - Data is not available.

Note: (a) Albany County Conservation District Tax commenced in 1989.

Source: Albany County Assessor's Office, Wyoming Department of Revenue

Major Property Tax Districts continued on page 32

Major Property Tax Districts continued from page 31

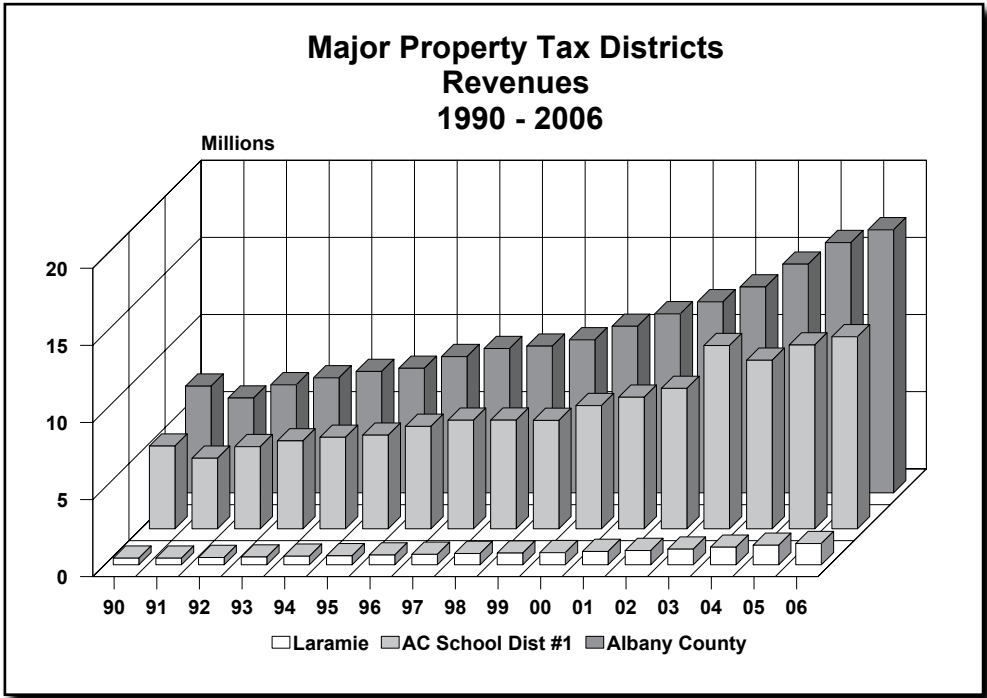
	2001	2002	2003	2004	2005	2006
CITY OF LARAMIE						
Value (\$)	107,918,732	115,470,159	126,719,624	142,333,635	158,228,958	170,932,173
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	863,350	923,761	1,013,757	1,138,669	1,265,832	1,376,035

ALBANY COUNTY						
Value (\$)	181,544,885	193,719,574	208,799,630	232,571,920	253,591,847	270,747,259
Mill Levy	63.94	63.94	63.94	63.75	64.00	63.00
Revenue (\$)	11,607,979	12,386,430	13,350,648	14,826,460	16,229,878	17,057,077

AC SCHOOL DISTRICT #1						
Value (\$)	181,544,885	193,719,574	208,799,630	232,571,920	253,591,847	270,747,259
Mill Levy	47.00	47.00	56.92	47.00	47.00	46.00
Revenue (\$)	8,532,610	9,104,820	11,884,875	10,930,880	11,918,817	12,454,373

AC CONSERVATION DISTRICT (a)						
Value (\$)	181,544,885	193,719,574	208,799,630	232,571,920	253,591,847	270,747,259
Mill Levy	0.94	0.94	0.94	0.79	1.00	1.00
Revenue (\$)	170,652	182,094	196,272	183,732	253,592	270,747

WEED AND PEST DISTRICT						
Value (\$)	181,544,885	193,719,574	208,799,630	232,571,920	253,591,847	270,747,259
Mill Levy	1.00	1.00	1.00	0.96	1.00	1.00
Revenue (\$)	181,545	193,719	208,780	223,269	253,592	270,747



SECTION 4 DEMOGRAPHICS

Table

- 4.0 Census Detail, 1990 - 2000
- 4.1 Population and Household Estimates, 1990 - 2008
 - Figure 6 - Population Forecasts, 1990 - 2008
 - Figure 7 - Population by Age, 2000
- 4.2 Population Profiles, 1980 - 2000
- 4.3 Population by Race and Ethnic Groups, 1980 - 2000
- 4.4 Education Profiles, 1980 - 2006
- 4.5 School Enrollment, 1990 - 2006
 - Figure 8 - School Enrollment, 1993 - 2006
- 4.6 Housing Profile, 1996 - 2006
 - Figure 9 - Residential Housing Profile, 1991 - 2006
- 4.7 Changes in Housing Stock, 1980 - 2000
- 4.8 Laramie Building Permits, 1997 - 2006
- 4.9 Housing Occupancy, 1940 - 2000
- 4.10 Housing Profile, 1980 - 2006

Table 4.0**CENSUS DETAIL***1990-2000*

	1990	2000
Albany CDP	N/A	80
Ft. Laramie Town	243	243
Laramie City	26,687	27,204
Medicine Bow Town	389	274
Rock River Town	<u>190</u>	<u>235</u>
	27,509	28,036
Bal. of County	<u>3,288</u>	<u>3,978</u>
Total	30,797	32,014

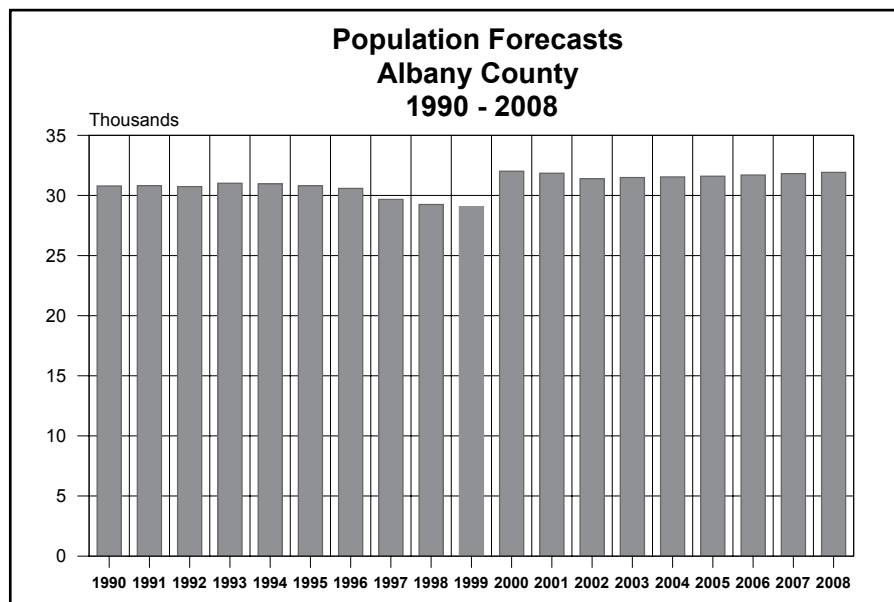
Source: U.S. Census Bureau Decennial Census 1990, 2000

Table 4.1**POPULATION ESTIMATES AND ANNUAL GROWTH***Albany County
1990 - 2008*

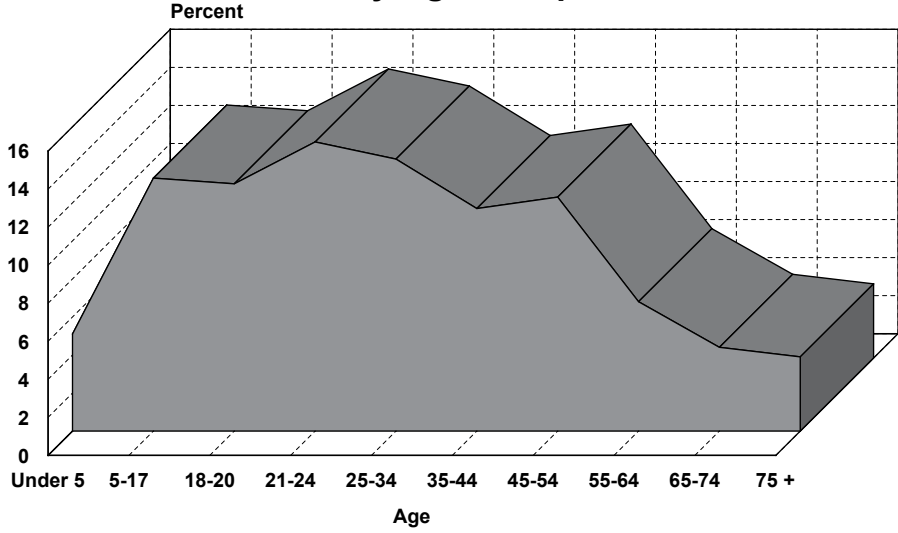
YEAR	US CENSUS (A)	COUNTY POPULATION PROJECTIONS (B)	PERCENT CHANGE	HOUSEHOLDS (A)
1990	30,797	30,788		11,957
1991	30,816	30,816	0.09%	
1992	30,736	30,736	-0.26%	
1993	31,021	31,021	0.93%	
1994	30,968	30,968	-0.17%	
1995	30,813	30,813	-0.50%	
1996	30,587	30,587	-0.73%	
1997	29,672	29,672	-2.99%	
1998	29,185	29,251	-1.42%	
1999	29,060	29,060	-0.65%	
2000	32,014	32,014	10.17%	13,269
2001	31,841	31,847	-0.52%	13,233
2002	31,592	31,390	-1.43%	13,181
2003	31,531	31,490	0.32%	13,169
2004	31,397	31,540	0.16%	13,141
2005	30,890	31,600	0.19%	13,035
2006	—	31,094	-1.60%	
2007	—	31,300	0.66%	
2008	—	31,508	0.66%	
2009	—	31,717	0.66%	
2010	—	31,928	0.66%	

Notes: (a) Census Bureau Estimates
(b) The Wyoming Center to Economic Analysis

Source: U.S. Census Bureau and Wyoming Division of Economic Analysis



2000 Population Albany County By Age Group



Source: U.S. Census Bureau, Census 2000

Table 4.2**ALBANY COUNTY POPULATION PROFILES**

	1980 (A)	1990	2000
Census Population			
Total Population	29,062	30,797	32,014
Age Distribution			
Less than 5	2,037	1,967	1,630
5 - 9 years	1,679	1,946	1,575
10 - 14 years	1,761	1,742	1,614
15 - 19 years	3,518	3,485	3,634
20 - 24 years	6,138	5,551	6,463
25 - 29 years	3,437	2,669	2,753
30 - 34 years	2,116	2,596	1,840
35 - 39 years	1,565	2,403	1,746
40 - 44 year	1,110	1,891	2,002
45 - 49 years	904	1,379	2,140
50 - 54 years	1,012	1,059	1,805
55 - 59 years	1,051	884	1,218
60 - 64 years	745	867	948
65 - 69 years	748	765	759
70 - 74 years	489	607	647
75 - 79 years	319	451	555
80 - 84 years	302	294	389
85 and over	131	241	296
Median Age	24.9	26.4	26.7
Per Capita Income			
City	6,577	11,652	16,036
County	6,672	11,825	16,706
Median Household Income			
City	13,892	19,642	27,319
County	14,644	20,715	28,790

Note: (a) 1980 numbers were interpolated to match 1990 census age cohorts.

Source: U.S. Census Bureau Population and Housing 1980, 1990, 2000
Wyoming State Data Center Bulletin Volume II, Number 3

Table 4.3

POPULATION BY RACE AND ETHNIC GROUPS
1980 - 2000

	ALBANY COUNTY			WYOMING		
	1980	1990	2000	1980	1990	2000
Totals	29,062	30,797	32,014	469,557	453,588	493,782
White	26,356	26,841	28,003	431,503	412,711	444,185
Hispanic	1,863	1,988	2,807	24,535	25,751	31,669
Black	277	253	354	3,186	3,426	3,722
Native American	171	235	305	7,892	8,857	11,133
Asian	358	643	545	1,953	2,622	3,073

Source: US Census Bureau 1980, 1990, 2000

Table 4.4

ALBANY COUNTY EDUCATION PROFILES
1980 - 2000

EDUCATION ATTAINMENT (YRS.)	1980	1990	2000(A)
Elementary (K-8)	601	592	360
High School (9-12, no diploma)	1,039	1,150	1,208
Senior High Graduate (12)	3,147	3,413	5,356
College Study (13-15)	5,202	4,863	10,859 *
College Graduate (16+)	3,019	6,279	5,160
Graduate & Professional Degree	N/A	N/A	3,201
Percent High School Graduates	86.4	89.3	94.0

Average ACT Scores

	1998	1999	2000	2001	2002	2003	2004	2005	2006
Albany County	23.0	22.5	22.7	22.4	21.1	21.5	22.4	23.6	22.3
Wyoming	21.4	21.4	21.6	21.5	21.4	21.4	21.4	21.4	21.6
United States	21.0	21.0	21.0	21.0	20.8	20.8	20.9	20.9	20.9

*Includes Associate Degree holders

N/A - Data is not available.

Notes: (a) 18 Years and Older

Source: ACT, Inc., Iowa City, IA

US Census of Population and General Social and Economic Characteristics 1980, 1990

Wyoming State Data Center Bulletin Volume II, Number 3

Albany County School District Number 1

Table 4.5

PUBLIC AND PRIVATE SCHOOL ENROLLMENT
Laramie and Albany County
 1990 - 2006

YEAR	ELEMENTARY	JUNIOR HIGH	SENIOR HIGH	PRIVATE	HOME SCHOOLED	TOTAL	LCCC HEADCOUNT (A)	LCCC FTE (A)	UW HEADCOUNT (A)	UW FTE (A)	WY TECH
1990	2,276	861	863	N/A	NA	4,000	N/A	N/A	10,662	9,523	N/A
1991	2,309	887	842	N/A	NA	4,038	471	138	9,251	8,137	N/A
1992	2,315	970	854	N/A	NA	4,139	674	156	9,292	7,530	N/A
1993	2,263	993	889	132	NA	4,277	593	134	9,055	7,565	N/A
1994	2,209	1,035	885	130	NA	4,259	682	156	8,958	7,436	531
1995	2,190	1,013	912	128	84	4,327	644	178	8,759	7,370	524
1996	2,137	1,018	941	128	99	4,323	645	208	8,592	7,225	649
1997	1,996	993	959	125	109	4,182	749	250	9,420	7,581	612
1998	1,908	959	951	158	112	4,088	700	257	9,397	7,717	735
1999	1,962	990	975	157	98	4,182	617	242	9,329	7,234	814
2000	1,950	948	933	133	91	4,055	623	245	8,200	7,169	909
2001	1,930	924	898	118	100	3,970	628	254	8,400	7,310	1,132
2002	1,917	911	899	115	105	3,947	619	281	8,545	7,493	1,489
2003	1,925	875	850	123	107	3,880	704	333	8,612	7,538	1,767
2004	1,933	848	818	117	106	3,822	759	375	8,611	7,197	2,101
2005	1,845	828	803	86	105	3,667	800	397	8,416	7,417	2,233
2006	1,831	835	808	70	114	3,658	974	467	8,429	7,435	1,888

NA - Data is not available.

Source: Albany County School District #1

Private Schools

Laramie County Community College

University of Wyoming

Wyoming Technical Institute

Note: (a) LCCC Headcount, University of Wyoming Headcount, and FTE numbers are for the Albany Campuses only.

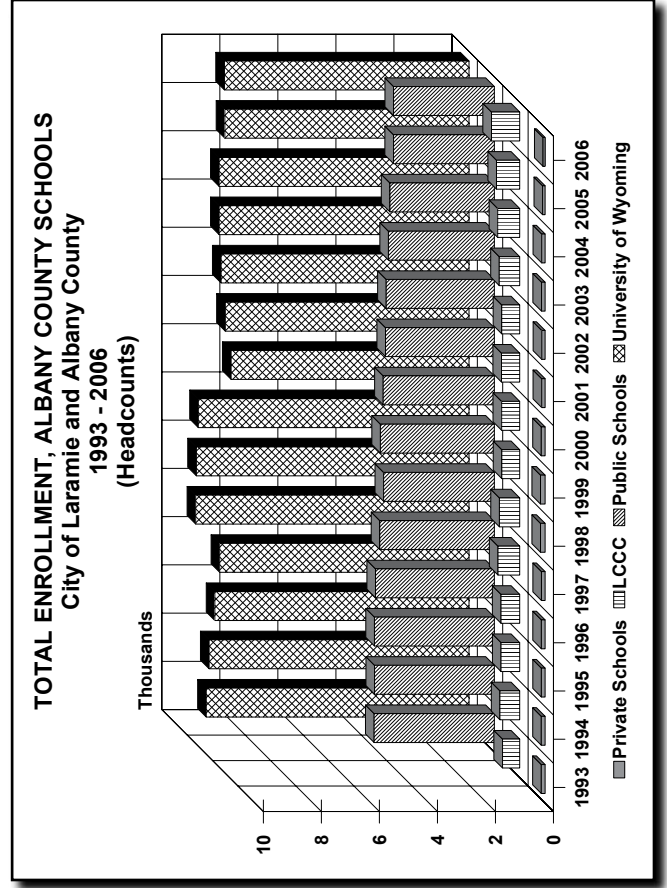


Table 4.6

HOUSING PROFILE
City of Laramie Only
1996 - 2006

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total Housing Units	14,482	14,598	14,686	14,833	14,883	15,091	15,182	15,377	15,709	16,220	16,442
Single Family Units	9,802	9,859	9,900	9,943	9,989	10,048	10,129	10,244	10,374	10,483	10,560
% of Total	67.7%	67.5%	67.4%	67.0%	67.1%	66.6%	66.7%	66.6%	66.0%	64.6%	64.2%
Multi-Family Units	4,680	4,739	4,786	4,890	4,894	5,043	5,053	5,133	5,335	5,737	5,882
% of Total	32.3%	32.5%	32.6%	33.0%	32.9%	33.4%	33.3%	33.4%	34.0%	35.4%	35.8%

Notes: Single Family Units include Single Family and Manufactured Homes.

Multi Family Units includes the total number of units in apartments, condominiums and townhomes.

Source: 1997 - 2006 Data: City of Laramie Building Inspection Division.

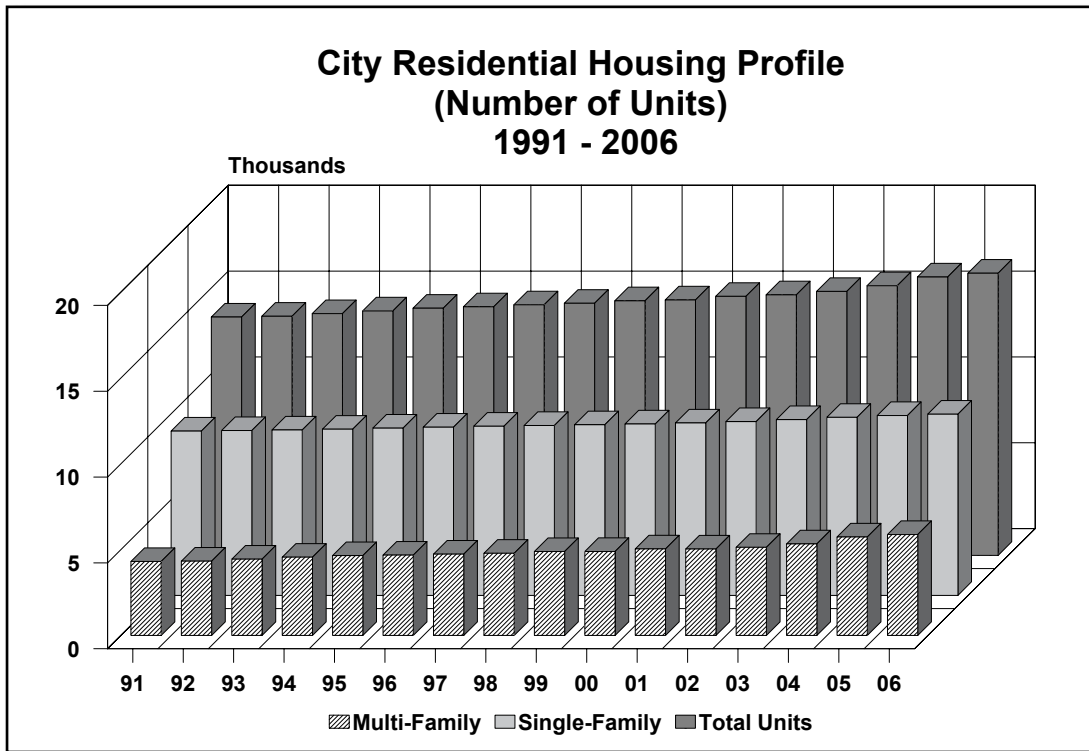


Table 4.7**CHANGES IN HOUSING STOCK***1980 - 2000
Albany County*

	1980	1990	2000
Year-Round Occupied Housing			
Units in Structure	11,467	13,844	13,269
1 (Single Family)	6,084	7,668	8,622
2 To 9	2,930	3,114	3,381
10 Or More	1,168	1,179	1,192
Mobile Home Or Trailer	1,285	1,883	2,008
Owner-Occupied Housing			
Units in Structure	5,779	5,878	6,808
1 (Single Family)	4,488	4,812	5,662
2 To 9	394	141	N/A
10 Or More	0	0	N/A
Mobile Home Or Trailer	897	885	1,004
Other	N/A	40	3
Renter-Occupied Housing			
Units in Structure	4,860	6,079	6,461
1 (Single Family)	1,233	1,614	1,771
2 To 9	2,316	2,810	N/A
10 Or More	1,038	1,151	N/A
Mobile Home Or Trailer	273	437	519
Other	N/A	67	0
Vacant Units For Rent	828	N/A	405

NA - Data is Not Available

Source: U.S. Census Bureau

Table 4.8**BUILDING PERMITS***City of Laramie**1997 - 2006*

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	TOTAL
New Residences	40	29	30	32	31	44	75	104	97	74	681
New Apartments/Duplex	21	9	11	2	14	3	12	32	47	30	214
Remodels	195	161	231	180	275	288	256	262	278	255	3,558
Mobile Homes/ Constr. Trailers	17	12	13	18	28	37	40	26	12	3	243
Demolish	3	8	5	6	5	6	6	2	9	7	74

Note: New Residences may include Single-family homes, Townhouses, or Condos.

Source: City of Laramie Engineer's Office

1997 - 2006 Data: City of Laramie Building and Engineering Department Annual Report.

Table 4.9**HISTORIC COMPARISON OF OWNER/RENTER OCCUPIED
HOUSING UNITS*****Albany County
1940-2000***

	1940	1950	1960	1970	1980	1990	2000
Owner Occupied Units	1,200	1,661	2,714	3,804	5,779	5,878	6,829
% of Total	43.0%	43.6%	46.8%	48.7%	50.4%	42.5%	44.9%
Renter Occupied Units	1,330	1,847	2,673	3,475	4,860	6,079	6,440
% of Total	47.7%	48.5%	46.1%	44.5%	42.4%	43.9%	42.3%
Vacant	261	302	412	537	828	1,887	1,946
% of Total	9.4%	7.9%	7.1%	6.9%	7.2%	13.6%	12.8%
Total Units	2,791	3,810	5,799	7,816	11,467	13,844	15,215

Source: 1990, 2000 US Census of Housing, Detailed Housing Characteristics

Table 4.10**HOUSING PROFILE***Albany County
1980 - 2006*

YEAR	SFU ¹	PER UNIT VALUATION					2005 REAL \$ VALUE	% CHANGE
		DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS ²	SFU		
1980	128	4	4	6	142	69.00		
1981	121	8	19	80	228	65.20	-0.055	
1982	93	8	28	134	263	57.50	-0.118	
1983	138	2	103	47	290	57.20	-0.005	
1984	55	0	47	78	180	66.60	0.164	
1985	29	2	0	76	107	93.70	0.407	
1986	13	0	0	0	13	64.40	-0.313	
1987	14	0	0	8	22	75.90	0.179	
1988	11	2	0	0	13	150.10	0.978	
1989	15	0	0	0	15	132.90	-0.115	
1990	12	0	4	8	24	119.90	-0.098	
1991	31	0	0	16	47	107.30	-0.105	
1992	56	0	16	0	72	122.60	0.143	
1993	69	0	4	0	73	125.20	0.021	
1994	106	0	39	69	214	127.70	0.020	
1995	102	4	20	48	174	133.40	0.045	
1996	109	2	12	12	135	125.10	-0.062	
1997	98	4	52	0	154	147.50	0.179	
1998*	91	7	4	39	141	114.80	-0.222	
1999*	104	0	12	44	160	139.00	0.211	
2000*	102	4	0	0	106	130.40	-0.062	
2001*	100	0	4	144	248	124.50	-0.045	
2002*	99	2	8	0	109	133.90	0.076	
2003*	157	0	32	48	237	128.90	-0.037	
2004*	182	5	16	174	377	143.10	0.110	
2005*	167	0	110	292	569	135.7	-0.052	
2006*	137	6	92	75	310	144.4	0.064	

¹ Single-Family Units are number of units of new single-family residences, townhomes and condos.² Total does not include manufactured housing.

N/A - Data is not available

* 1998 - 2006 are calculated by the Wyoming Center for Business & Economic Analysis, estimates before that time were calculated by the Census Bureau.

Source: Census Bureau
Wyoming Center for Business & Economic Analysis

DATA SOURCES

1. Automobile Registrations:
Albany County Clerk
 2. Construction, Permits, Valuation, Residential:
Laramie City Engineering Department
 3. Employment:
Wyoming Department of Employment
 4. Help-Wanted Index:
Center for Business and Economic Analysis
Laramie County Community College
 5. Sales and Use Tax Collections:
Wyoming Department of Revenue and Taxation
Department of Administration & Information
 6. Utilities
Electrical - Pacific Power
Natural Gas - KN Energy
 7. Water Usage - Metered Taps:
Laramie City Building Department
 8. Banking Data:
Laramie Area Credit Unions (2)
 9. Enplanements:
Laramie Regional Airport
 10. Educational Data
Albany County School District #1
St. Laurence Private School
University Of Wyoming
Laramie County Community College
-

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We wish to acknowledge financial support from the following:

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