

**Economic Indicators  
for Greater Cheyenne**

***Annual Trends  
Edition***

Center for Economic and Business Data  
for Laramie County

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# Economic Indicators Trends Analysis

## Summary

The purpose of the *Annual Trends* is to summarize and illustrate the Cheyenne and Laramie County local economy over the past 10 years. It presents the latest available, federal, state and local agency statistics dealing with Laramie 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 in Cheyenne and Laramie County.

## Location

Cheyenne is located 10 miles north of the Colorado-Wyoming border and 100 miles north of Denver, Colorado.

In the 2000 U.S. Census, the population of Laramie County was reported at 81,607, this was a gain of 8,465 persons from the 1990 population of 73,142. The percentage gain was 11.6 percent from ten years ago. On a yearly basis, the county's population grew at a rate of 1.2 percent. Recent Census population estimates show the county's population at 82,894 in 2002, a gain of 1.6 percent over 2000, or 1,287 persons.

Cheyenne's population was reported at 53,011 in the 2000 Census, up 3,003 from 1990's figure of 50,008. On a per year basis, the city's population grew at a rate of 0.6 percent which was half as slow as the county's growth rate (1.2%). The 2002 population projection for Cheyenne was 53,552, up 1 percent from 2000.

Table 4 presents census population by geographic detail for the years 1990 and 2000. The table provides a general picture as to where the gain in population between 1990 and 2000 (8,465 persons) occurred in the county.

## Job Growth

Both state and federal labor market statistics have undergone revisions 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 misleading when examining industrial sector statistics. Table 2.1 is a good example.

Bureau of Economic Analysis data (federal) showed job growth (full and part-time) in Laramie County increased at 0.7 percent in 2001. State statistics reported job growth at 0.6 percent by comparison. However, in 2002 state covered employment statistics showed job growth at 3.2 percent, a gain of 1,183 jobs. For 2003, job growth was at a rate of 2.0 percent, a gain of 765 jobs. Job growth in 2002 and 2003 was well above Laramie County's historical growth rate of 1 percent. See Table 2.2 for additional details.

From 1991 to 2001, the number of total jobs in Laramie County grew from 48,007 in 1991 to 54,604 in 2001 - an increase of 8,952 jobs or 18.6 percent using BEA data. State statistics for the past 10 years, reported a gain of 5,715 jobs between 1993 and 2003, an increase of 17.4 percent. State data does not include military employment. F.E. Warren Air Force Base military employment was 4,423 in 2003.

The average unemployment rate was 3.8 percent in 2003, and remained unchanged from 2001. This rate reflected a fully employed local economy.

As has been true throughout the 1990s, the local unemployment rate remained below national rates. Our rate of 3.8 percent was comfortably below January's 2004 national unemployment rate of 5.6 percent. Our 3.8 percent rate was also below Wyoming's average unemployment rate of 4.1 percent. Overall, the Laramie County economy did well in 2003 and revised 2002 employment data suggests it was a much better year than originally reported.

Three more subtle measures of growth in the greater Cheyenne economy posted above average gains in 2003, too. Metered water taps rose 1.7 percent, residential electric hookups increased 1.6 percent and residential gas hook-ups rose 2.2 percent. Respectively, their 10 year growth rates were 1 percent, 1.2 percent and 1.6 percent.

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## Business Growth

The number of business establishments with payrolls in Laramie County grew from 2,074 in 1993 to 2,752 in 2003 - an increase of 678 or 33 percent. On a long-term average basis, the local economy has been adding 68 new businesses per year or six per month. Table 2.11 lists the number of county firms that employ 100 or more workers. There are four years of data which show that our largest employers have changed their employment numbers incrementally since 2001. Total employment by these firms in 2004 stood at 20,620 as compared to 20,028 in 2001, an increase of 3.0 percent.

U.S. Department of Commerce (BEA) statistics for 2001, showed the number of non-farm proprietors in Laramie County at 10,256, a gain of 553 from 2000 (5.7%). The past 10 year average rate of increase was 246 or 21 per month. The total number of farm proprietors has remained almost unchanged over the past ten years at an average of 582.

## Earnings Growth and Income

The annual earnings of those working in Laramie County grew from \$943 million in 1991 to \$1.6 billion in 2001 - an increase of \$693 million or 73.5 percent. The rate of inflation over this time was 31.1 percent by comparison. In other words, real earnings incomes increased 3.8 percent per year over the past ten years for county workers.

Cheyenne's workers estimated average annual earnings were \$28,938 in 2003 as compared to \$28,808 in 2002, a marginal gain of 0.05 percent over 2002. This increase was considerably below the 2003 rate of inflation (2.3%). The good news is that the 2003 earnings figure is highly preliminary and upon revision will most likely move up considerably. From 1993, annual earnings for local workers have risen 34 percent.

Personal income grew \$1.6 billion in 1990 to \$2.5 billion in 2001, an increase of 80 percent. Per capita income was \$30,074 in 2001 as compared to \$28,547 in 2000, an increase of 5.3 percent. The gap between Laramie County's per capita income and national per capita income (\$30,413) closed considerably in 2001. It was only 1.1 percent behind in 2001 as compared to 4.1 percent in 2000. Also, it was ahead of the state's per capita figure of \$29,587 by 1.6 percent.

## Tax Base

The assessed valuation of real and personal property increased sharply for the city and moderately for the county in 2003. Cheyenne's total valuation increased from \$301.6 million in 2002 to \$333 million in 2003, an increase of \$31.4 million or 10.4 percent. Property tax

receipts to the city rose to \$2,413,000 in 2003 to \$2,664,000 this year, a gain of \$251,000 or ten percent. From 1993 to 2003, the city's property tax base increased 90.4 percent.

The tax base for the county was \$538.7 million in 2003, up 46.5 million as compared to last year's gain \$27.2 million. Overall this was an increase of 9.4 percent. However, property tax revenues declined from \$10.8 million in 2002 to \$9.2 million in 2003, a decrease of 14.8 percent from 2002. This decline was due to a reduction in the mill levy from 22 mills in 2002 to 17 mills in 2003. The community college did not renew a 5 mill levy that it had in place. From 1993 to 2003, the county's tax base increased 87.9 percent.

Laramie County's sales tax revenues, including the 4 percent state sales tax and the 1% Optional Tax, increased marginally to \$29.5 million in 2003. This was a small gain of \$0.5 million (1.8%) over 2002 and considerably less than increases over the past years. Sales tax receipts from the state accounted for \$15.9 million of this total with the balance raised from the local 1% Optional Tax (\$13.7 million). Optional tax receipts increased 0.7 percent from 2002. Over the previous 10 years, local 1% Optional Tax receipts increased by 92.3 percent.

## Education

Laramie County ranks very high as a well educated community in the nation according to the 2000 Census. Laramie County continues to compare favorably with state and national averages.

The County's average ACT scores in 2003 were above the national average. Our students scored 22.5 as compared to 20.8 at the national level, a percentage difference of 8.2. Likewise, local students exceeded the state average (21.4) by 5.1 percent.

There are many residents and new school graduates who are either eager to enter the labor force for the first time or progress to long-term career opportunities. Cheyenne provides an excellent, well-educated labor pool. The educational programs of Laramie County School Districts No. 1 and No. 2, coupled with Laramie County Community College (LCCC), several other distance learning colleges, and the University of Wyoming extension programs, offer a rich source of skilled workers and opportunities for advanced employee training for local businesses.

## The Government Sector

Historically, government employment in Laramie County has always dominated employment in all other economic sectors. However, with the implementation of the NAICS mentioned previously, the government

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sector lost its number one ranking to the service sector. According to Table 2.1, service sector employment in 2001 was 16,321 while total government sector employment was 15,819. The service sector accounted for 29.7 percent of all jobs in Laramie County whereas the government sector accounted for 29.0 percent. This development was not unexpected, given the long-term trend whereby the national economy has moved from a predominately goods producing system to a knowledge based system. It is reasonable to expect that the local Service sector will continue to increase its dominance in future years.

However, even though the service sector employs the largest number of workers, the earnings generated by it were dwarfed by the government sector. Earnings in the government sector in 2001 were \$655.4 million as compared to \$353.8 million in the service sector. Thus, government earnings were 46 percent greater than service sector earnings. Table 2.3 provides more detail. Using earnings as a yardstick measure returned the government sector to its number one status. In 2001, there were 9,607 state and local government jobs, an increase of 230 jobs over 2000. Military jobs stood at 3,820 and federal civilian jobs were 2,392, down 148 from the year before.

## The Services Sector

With the implementation of the NAICS, the service sector was broken into eight sub-sectors as depicted in Table 2.1 and 2.3. These sub-categories allow for a much more precise tracking of employment and earnings activity in the sector. For instance, professional and business services reported 2,394 jobs in 2001, 83.1 million dollars in earnings. Average earnings in this sub-sector were \$34,712. The largest component of the overall service sector by the number of jobs was Accommodation and Food Services with 3,905 jobs. Total earnings were 53.6 million with average earnings only equal to \$13,717 by comparison to Professional and Business Services.

Total employment in this sector was 16,321 with total earnings equal to \$353.8 million. Average earnings, therefore, were equal to \$21,677 per job.

The average annual growth rate in earnings over the previous ten years was 14.9 percent.

## The Retail Trade Sector

Due to the NAICS reallocation of jobs between industrial sectors, the 2001 reported job total for the retail sector declined from 2000 by 2,913 jobs. This sector now accounts for 13 percent of all jobs in the county. In 2000, the comparable percentage was 18 percent. Average earnings in retail were \$18,169 in 2001.

Retail sales in the Greater Cheyenne area ended the year at \$1.367 billion in 2003, a scant increase of 0.7 percent from 2002 retail sales. In 2002 retail sales grew at a 7.8 percent pace and in 2001, the rate of growth was 7.6 percent. See Table 1.2 for additional details.

The latest Census Bureau estimates (1997) showed there were 1,039 retail establishments in Laramie County and total retail sales were \$872,554,000. Casper had 1,059 retail outlets, but retail sales were substantially less, \$661,751. Laramie County was home to 13.5 percent of all retail stores in Wyoming and accounted for 18.7 percent of total state retail sales.

## The Finance, Insurance and Real Estate Sector

Laramie County's F.I.R.E. sector employed 4,449 workers in 2001 accounting for 8.1 percent of total non-farm employment. These workers earned in excess of \$99 million, and average earnings were \$22,341.

Between 1991 and 2001, the F.I.R.E. sector added 786 full- and part-time jobs to the local economy.

## The Wholesale Trade Sector

The latest Census statistics reported 167 firms in Laramie County were engaged in wholesale trade activities. These firms had sales of \$271 million.

In 2001, there were 957 jobs in this sector, down from 1,086 reported in 2000. Total earnings were \$38.1 million, a decline of 1.3 percent from the previous year. Job creation for the past 10 years for this sector has been meager at best.

## The Construction Sector

There were 1,102 net new construction sector jobs created in Laramie County between 1991 and 2001 which accounted for 12 percent of the total gain in all jobs over this period.

Laramie County construction workers earned an average of \$31,623 in 2001, up 3.7 percent from 2000. Total earnings in Laramie County for construction workers were approximately \$101.5 million in 2001. The 10 year average rate of growth in earnings was 13.5 percent.

Table 4.6 is new the **Annual Trends** this year. It provides housing unit construction by type of unit from 1980 through 2003. The total number of new housing units constructed in 2003 appeared to be at a record high. In 2003, 785 units were added to the Laramie County stock of housing. Prior to 2003, the highest number recorded was 664 in 1996 with the previous

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high at 635 in 1983. Of the 785 units built in 2003, 461 were single-family residences (another record high), 124 were duplex units and 200 were multi-family units (5 or more units per complex). Single-family units increased at a rate of 5.3 percent in 2003 as compared to 1.5 percent in 2002.

Since 1980 6,067 single-family homes have been built in Laramie County. A total of 8,417 housing units have been added to the county's housing stock over the same period.

Over the past ten years (1994-2003), 4,417 new housing units have been constructed in the county. In the previous ten years, the total was 2,312 by comparison.

The average selling price for a home in the City of Cheyenne during 2003 was \$136,139, an increase of 10.2 percent over the 2002 average of \$123,556. By December 2003, the average selling price in the city had risen to \$139,463, a gain of seven percent from December 2002. The average selling price of a rural residence in 2003 rose 10.7 percent from 2002 with the average at \$216,344.

## The Transportation, and Public Utilities Sector

The number of jobs reported in the T.P.U. sector declined between 2001 and 2000 due to the implementation of the NAICS. Communication jobs that were once allocated to this sector were moved to other the services sector. Historical comparisons are, therefore, no longer available for the TPU sector.

Average yearly pay for workers within this sector for 2001 was \$45,672 which was considerably higher than average earnings (\$29,967) for all wage and salary earners in Laramie County in 2001. In 2000, average overall earnings were \$28,367 by comparison. These earning figures were calculated using Tables 2.1 and 2.3.

## The Manufacturing Sector

Traditionally, Laramie County's manufacturing accounts for a small portion of total jobs in the county. This remained the case in 2001 with an added disappointment that manufacturing jobs declined between 2000 and 2001. There was a loss of 135 jobs for a percentage decline of seven percent. In 2001 there were 1,797 full and part-time jobs in this sector. They accounted for 3.3 percent of all jobs as compared to 3.6 percent in 2000. Since 1992, this sector has only added 187 new jobs to the economy.

Manufacturing workers earned \$77.8 million in 2001 up sharply from 2000, (8.0%). Average pay for the sector in 2001 was \$43,294 which was well above the annual average for all workers in Laramie County.

## Economic Development

**CHYENNE LEADS**, the community's organization for economic development, worked with 75 unique, new prospects during 2003, plus more than 30 contacts still "active" from prior years generated a busy year for the corporation. Of the new contacts, the largest include the following: 26 were manufacturing companies, four were in Information Technology (IT), three were in Transportation/Trucking, three were in Distribution, and two were in Aviation. At year-end the active contact list contained 53 prospects to be carried into 2004.

Six companies that LEADS has worked with, in one capacity or another, committed to a business presence in Cheyenne during 2003, and six companies that had committed the year prior opened their doors in 2003. In total, these 12 companies added more than 70 new jobs during the year and are in line to add an additional 150 jobs in 2004. Three of the new companies are IT businesses, two are Transportation/Trucking and one is Broadcast Media.

Activity in the Cheyenne Business Parkway (CBP) in 2003 was confined primarily to internal expansion of existing businesses. At year-end there were 1,338 jobs filled within the CBP. Work was completed by the Laramie County Conservation District, in conjunction with Wyoming Game and Fish, on LEADS-initiated improvements to the Dry Creek wetland north of Campstool."

As 2003 drew to a close, LEADS was in the process of purchasing another 600 plus acres west of the city for a second industrial parkway.

Table 2.11 lists the top 41 employers in the greater Cheyenne area. In addition, it provides full-time equivalent employment numbers by firm for the years 2001, 2002, 2003 and 2004. Total employment by these top employers in early 2004 was 20,620.

The economic challenges facing Laramie County and Cheyenne in 2003 are not much different and are certainly no greater than in past years. The primary long-term challenge facing the community is the lack of economic diversification and our historical dependence upon government employment, which accounts for approximately 29 percent of total jobs. The community continued its quest for greater economic diversification during 2003.

The local area offers the 48<sup>th</sup> lowest individual tax burden in the nation and low real estate taxes (the owner of a \$150,000 home pays approximately \$1,140 annually in property taxes). More importantly, Laramie County and Cheyenne offer excellence in schooling, little if any pollution, strength in work ethics, and an environment very low in crime. See Table 1.0 – **Cheyenne/Laramie County Profile – 2003** for crime rate statistics and comparisons to national rates.

**SECTION 1  
BUSINESS INDICATORS**

**Table**

- 1.0 Cheyenne/Laramie County Profile**
- 1.1 Laramie County Sales and Use Tax Collections, 1986 - 2003**
  - Figure 1 - Total Tax Distribution, 1986 - 2003**
- 1.2 Laramie County Sales and Use Tax Breakouts - Selected Sectors, 1981 - 2003**
- 1.3 Cheyenne Electrical Power Consumption, 1982 - 2003**
  - Figure 2 - Commercial Electrical Power Consumption, 1982 - 2003**
- 1.4 Cheyenne Natural Gas Consumption, 1988 - 2003**
- 1.5 Cheyenne Utility Hookups, 1988 - 2003**
- 1.6 Laramie County Auto Registrations, 1985 - 2003**
- 1.7 Enplanements - Cheyenne Municipal Airport, 1985 - 2003**

**Table 1.0**

## Cheyenne/Laramie County Profile 2003

Cheyenne, Wyoming, is located near the geographical and time center of North America. Strategically situated at a major transportation hub (the intersection of Interstates 25 and 80 and two major railroads), it is a developing center of commerce. Only 90 minutes north of Denver, Colorado, Cheyenne sits as the northern anchor city of the Front Range of the Rocky Mountains. Cheyenne is the capital city of Wyoming, the seat of Laramie County and the site of Warren Air Force Base.

Approx. City Population .....	53,847
Approx. MSA Population .....	70,893
Approx. County Population .....	82,894

### Employment Percentage by Industry

Farming .....	1.7	Fin., Ins. & RE .....	8.1
Mining .....	0.3	Services .....	29.9
Construction .....	5.9	Gov't .....	29.0
Manufacturing .....	3.3	Retail Trade .....	13.0
Trans & Util .....	4.4	Wholesale .....	1.8
Agi. Services* .....	ND		

### Major Private Sector Employers

United Medical Centers	Frontier Refining
Union Pacific Railroad	WalMart
Sierra Trading Post	Echo Star Communications
Lowe's	Great Lakes Aviation
Qwest Corp	Little America
Blue Cross/Blue Shield	

### Employed Workforce Demographics

Age 16 - 19 .....	8.0%	Male .....	55.6%
Age 20 - 44 .....	68.1%	Female .....	44.4%
Age 45+ .....	23.9%		

### Taxes

No State Income Tax (personal or corporate);  
No Inventory Tax; 4% State Sales Tax; 2% Local Sales Tax; Gasoline Tax \$0.09/gallon; Property Tax - 74.50 mills on 9.5% of residential market value.

### Weather Normals

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Min Temp	11	20	23	32	41	48	54	50	42	30	25	16
Max Temp	35	37	42	56	66	78	86	83	74	63	46	38
Rainfall	0.6	0.6	0.6	1.4	2.4	2.2	1.9	1.8	0.6	0.6	0.8	0.6
Snowfall	7.0	6.1	11.9	9.7	0.0	0.0	0.0	0.0	0.0	3.7	6.9	6.1

### Organized Labor Influence

Percentage Union Employees/All Employees ..... 14.0%

### Law Enforcement

89 police officers  
66 sheriff's deputies, provide protection outside the city  
81 city firefighter employees and 9 county-wide volunteer districts

Fire Rating: City - 3 County - 8-9

\*Note: Not Disclosed

### Area Crime Rate (12/31/02) per 100,000

	U.S. (2002)	Lar Co. (2002)	U.S. (2002)	Lar Co. (2002)
Robberies .....	145.9	40.2	Homicides .....	5.6
Rapes .....	33.0	49.9	Assaults .....	310.1
Burglaries .....	746.2	390.7	Car Thefts .....	432.1

### Housing

Average Sales Price: Cheyenne .....	\$136,139
Close-in Rural .....	\$216,344
Apt. Rental Rate: 2 Bedroom .....	\$503

### Education

Average daily teacher/pupil ratio .....	1.38
Expenditure/student .....	\$8,096
Average ACT 2002 Score .....	21.6

### Income

Per Capita (2001 BEA, 90th Rank) .....	\$30,074
Median Household Income (2000) .....	\$39,607
Mean Household Income (2000) .....	\$45,252
Average Wage per Job (2002) .....	\$28,808

### Demographics Cheyenne Workers

Households - County .....	31,927
Households - City .....	22,324

### Employed Workforce Characteristics

Employment - Laramie County .....	41,845
Unemployment Rate .....	3.8%

### Average Weekly Wages

Agriculture .....	426	Retail Trade .....	396
Mining .....	803	FIRE .....	722
Construction .....	533	Local Government .....	563
Manufacturing .....	728	State Government .....	757
Transportation .....	539	Federal Government .....	895
Wholesale Trade .....	724	Information .....	684
Healthcare .....	612	Real Estate .....	594

### Inflation

U.S. CPI .....	2.3%	Cheyenne .....	3.0%
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### Race (2000)

White .....	69,027
Hispanic .....	8,897
Black .....	2,124
Native American .....	693
Asian .....	866
Total .....	81,607

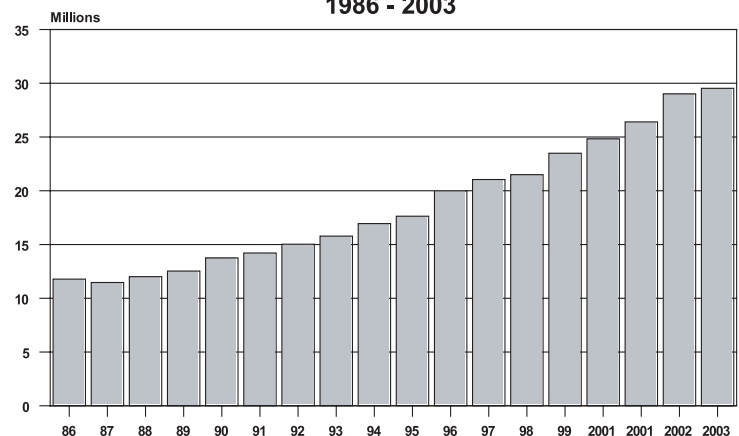
**Table 1.1****Laramie County Sales and Use Taxes***Annual Total*  
**1986 - 2003**  
(Dollars)

YEAR	TOTAL SALES TAX DISTRIBUTIONS	4% STATE SALES AND USE TAX DISTRIBUTIONS	LOCAL OPTIONAL 1% SALES AND USE TAX DISTRIBUTIONS
	4% STATE & 1% OPTIONAL (B)	(C)	
1986	11,782,682 (a)	6,046,135	5,736,547
1987	11,466,035	5,857,623	5,608,412
1988	12,011,326	6,308,272	5,703,054
1989	12,535,676	6,676,490	5,859,186
1990	13,754,944	7,403,129	6,351,815
1991	14,214,108	7,743,249	6,470,859
1992	15,030,132	8,260,537	6,769,595
1993	15,783,892	8,675,088	7,108,804
1994	16,945,691	9,260,700	7,684,991
1995	17,634,051	9,673,791	7,960,260
1996	19,999,036	11,223,626	8,775,410
1997	21,048,071	11,177,653	9,870,418
1998	21,494,660	11,541,365	9,953,295
1999	23,492,966	12,426,483	11,066,483
2000	24,833,339	13,115,173	11,718,167
2001	26,406,542	13,800,674	12,605,568
2002	29,011,725	15,428,989	13,582,736
2003	29,528,829	15,855,502	13,673,327

- Notes: (a) 1% Special Facilities Tax commenced April 1986 and ended September 1988.  
 (b) This total includes the 4% Sales and Use Tax, the 1% Sales and Use Tax, the Out of State Use Tax, and the Out of State Sale Tax. Prior to 1989 the percentage of sales and use tax collections distributed to counties was 33%. From July 1, 1989 to June 30, 1992, it was 36.67%. From July 1, 1992 to June 30, 1993, the allocation was 35%. From July 1, 1993, it was changed to 28%. As of July 1, 2002, the percentage distribution was changed to 29.5%.  
 (c) State Sales and Use Taxes were increased from 3% to 4% on July 1, 1993.

Source: Wyoming Department of Revenue & Taxation

**Laramie County Sales and Use Taxes**  
**Total Tax Distributions**  
**1986 - 2003**



**Table 1.2****Selected Laramie County Sales and Use Tax Breakouts**

*Annual Totals*  
**1981 - 2003**  
(Dollars)

<b>YEAR</b>	<b>3% LODGINGS TAX RECEIPTS (A)</b>	<b>WHOLESALE &amp; RETAIL SALES &amp; USE TAX COLLECTIONS</b>	<b>SERVICES SALES &amp; USE TAX COLLECTIONS</b>	<b>ESTIMATED RETAIL SALES *</b>	<b>% CHANGE</b>
1981	N/A	11,066,367	1,829,370		
1982	N/A	12,262,243	1,836,688	N/A	
1983	N/A	12,343,858	1,792,937	N/A	
1984	N/A	12,919,310	1,853,578	N/A	
1985	N/A	13,786,933	1,947,072	559,666,300	
1986	N/A	15,683,909	2,443,567	573,654,700	2.5%
1987	N/A	16,537,118	2,293,916	560,841,236	-2.2%
1988	202,981	16,418,110	2,391,771	570,305,413	1.7%
1989	222,653	13,543,510	1,994,112	585,918,593	2.7%
1990	228,378	14,448,098	2,056,390	635,181,509	8.4%
1991	246,751	16,050,144	3,130,123	647,085,861	1.9%
1992	262,981	20,086,507	3,209,167	676,959,513	4.6%
1993	283,746	23,158,229	3,517,068	710,880,409	5.0%
1994	302,640	27,212,926	4,116,488	768,499,065	8.1%
1995	316,596	27,029,256	4,116,487	796,025,960	3.6%
1996	326,421	29,405,013	4,162,129	877,541,038	10.2%
1997	321,721	29,467,220	5,568,488	987,041,761	12.5%
1998	344,509	29,728,423	5,949,910	995,329,539	0.8%
1999	362,725	32,057,238	6,780,991	1,106,648,302	11.2%
2000	399,193	33,710,491	6,997,205	1,171,816,600	5.9%
2001	400,237	35,099,553	7,692,960	1,260,556,700	7.6%
2002	453,917	38,310,116	8,133,448	1,358,273,578	7.8%
2003	582,681	40,946,784	7,517,230	1,367,333,000	0.7%

Notes: As of April 1, 2003 the 2% Lodging Tax increased to 3%. The lag in actual receipts caused a large variation in 3rd quarter data.

Source: Wyoming Department of Revenue & Taxation  
Cheyenne Area Convention and Visitor's Bureau  
\*Center for Economic and Business Data

**Table 1.3**

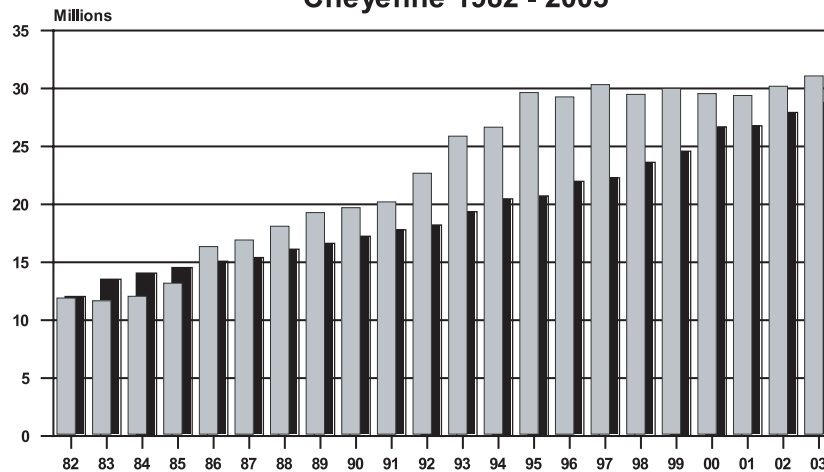
## Cheyenne Electrical Power Sales

*Monthly Average  
1982 - 2003*

YEAR	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
1982	11,903,127	12,046,174	N/A
1983	11,669,777	13,532,100	N/A
1984	12,058,222	14,063,788	N/A
1985	13,192,723	14,540,373	N/A
1986	16,359,393	15,088,952	N/A
1987	16,915,723	15,402,928	N/A
1988	18,101,455	16,122,944	N/A
1989	19,279,580	16,630,256	N/A
1990	19,708,183	17,242,640	N/A
1991	20,206,789	17,804,254	10,853,997
1992	22,678,954	18,213,299	15,461,257
1993	25,888,948	19,363,148	16,100,752
1994	26,660,488	20,470,098	16,153,544
1995	29,646,805	20,722,672	16,378,051
1996	29,274,837	21,981,947	16,909,734
1997	30,333,102	22,289,679	17,007,344
1998	29,496,366	23,627,902	17,198,608
1999	30,008,744	24,583,751	17,489,479
2000	29,558,994	26,688,059	18,315,332
2001	29,387,715	26,773,892	17,727,787
2002	30,183,684	27,929,167	18,096,770
2003	31,074,855	28,776,711	18,475,063

Note: Power Consumption is measured in KWH.  
Source: Cheyenne Light Fuel & Power

### Commercial Electric Power Sales, Monthly Average Cheyenne 1982 - 2003



**Cheyenne Gas Consumption**  
*Monthly Average (Measured in MCF)*  
**1988 - 2003**

YEAR	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
1988	57,589	142,532	222,634
1989	54,817	136,776	213,861
1990	59,237	140,130	216,072
1991	62,300	140,943	224,265
1992	64,192	131,956	215,981
1993	63,294	152,432	243,881
1994	54,535	140,474	227,168
1995	62,276	142,419	232,901
1996	59,469	143,344	247,028
1997	55,996	140,290	247,759
1998	58,969	124,638	211,119
1999	60,765	120,926	206,842
2000	61,456	123,062	204,375
2001	58,687	143,255	204,321
2002	56,454	124,940	210,776
2003	56,620	120,830	201,057

Source: Cheyenne Light Fuel and Power

**Cheyenne Utility Hookups**  
*Highest Number Reported For the Year*  
**1988 - 2003**

YEAR	METERED WATER TAPS	RESIDENTIAL	GAS HOOKUPS
		ELECTRIC HOOKUPS	
1988	17,231	N/A	N/A
1989	17,361	N/A	N/A
1990	17,484	N/A	N/A
1991	17,491	27,467	22,861
1992	17,623	27,743	23,183
1993	17,805	27,966	23,452
1994	18,010	28,476	23,900
1995	18,259	28,851	24,299
1996	18,565	29,295	24,696
1997	18,795	29,794	25,490
1998	18,977	30,319	25,864
1999	19,200	30,630	26,248
2000	19,120	31,177	26,681
2001	19,443	31,104	26,870
2002	19,645	31,574	27,435
2003	19,977	32,082	28,028

Source: Cheyenne Board of Public Utilities  
 Cheyenne Light, Fuel and Power

## Laramie County Auto Registrations (Titles)

### *Annual Total 1985 - 2003*

1985	39,582
1986	38,284
1987	38,203
1988	37,373 (a)
1989	30,813
1990	28,761
1991	28,602
1992	29,646
1993	30,230
1994	30,525
1995	30,390
1996	31,540
1997	31,181
1998	31,022
1999	32,625
2000	33,381
2001	35,092
2002	36,808
2003	36,353

Note: (a) Reporting and filing requirements were changed which accounted for most of the reported declines in 1988, 1989, and 1990.

Source: Laramie County Clerk

## Laramie County Enplanements

### *Annual Total 1985 - 2003*

1985	24,622
1986	28,966
1987	36,126
1988	30,626
1989	26,197
1990	28,394
1991	36,093
1992	41,880
1993	42,830
1994	34,634
1995	23,581
1996	21,002
1997	21,839
1998	19,035
1999	19,500
2000	22,646
2001	24,426
2002	21,391
2003	17,182

Note: The declines in 1994 and 1995 reflect the loss of a regional airline serving the Cheyenne market.

Source: Cheyenne Airport

**SECTION 2  
EMPLOYMENT AND INCOME**

**Table**

- 2.0 Labor Force Averages - Wyoming, Laramie County, and Cheyenne, 1990 - 2003  
Figure 3 - Unemployment Rates, 1989 - 2003
- 2.1 BEA Employment - Laramie County, 1990 - 2001
- 2.2 Covered Employment - Laramie County, 1990 - 2003
- 2.3 Personal Income and Industry Earnings - Laramie County, 1990 - 2001
- 2.4 Total Payroll - Laramie County, 1994 - 2003
- 2.5 Per Capita Income - Laramie County, Wyoming, and U.S, 1984 - 2001  
Figure 4 - Per Capita Personal Income, 1981 - 2001
- 2.6 L.C. Average Annual Earned Income, 1995 - 2003
- 2.7 Average Annual Pay by Selected States, 1990 - 2002
- 2.8 Employers by SIC - Laramie County, 1992 - 2003
- 2.9 BEA Proprietors - Laramie County, 1983 - 2001
- 2.10 Employment Projections - Laramie County, 2003 - 2006
- 2.11 Major Local Employers
- 2.12 Tourism Activity, 1995 - 2003

## Table 2.0

### Labor Force Averages For Wyoming, Laramie County and Cheyenne 1990 - 2003

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003 (a)
<b>LABOR FORCE</b>														
Wyoming	246,000	240,000	241,026	239,000	249,302	255,808	257,617	250,598	257,968	262,069	266,945	271,262	270,290	275,940
Laramie County	36,688	35,940	37,124	37,670	38,930	39,109	39,151	38,491	39,091	39,923	41,216	42,186	42,361	43,519
Cheyenne	25,759	25,238	26,068	26,452	27,336	27,464	27,494	27,030	27,452	28,037	29,032	29,626	29,748	N/A
<b>EMPLOYED</b>														
Wyoming	233,000	228,198	227,480	226,000	236,423	243,733	244,691	237,865	245,607	249,323	256,568	260,596	258,943	264,717
Laramie County	34,787	34,444	35,529	36,125	36,608	37,669	37,729	37,002	37,684	38,524	40,137	40,692	40,758	41,845
Cheyenne *	24,442	24,201	24,963	25,382	26,148	26,467	26,509	25,998	26,477	27,068	28,201	28,591	28,637	N/A
<b>UNEMPLOYED</b>														
Wyoming	13,000	11,802	13,546	13,000	12,879	12,075	12,926	12,733	12,361	12,746	10,377	10,666	11,347	11,178
Laramie County	1,901	1,496	1,595	1,554	1,715	1,440	1,422	1,489	1,407	1,399	1,199	1,494	1,603	1,674
Cheyenne *	1,317	1,037	1,105	1,070	1,188	977	985	1,032	975	969	831	1,035	1,111	N/A
<b>UNEMPLOYMENT RATE (%)</b>														
Wyoming	5.3%	4.9%	5.6%	5.4%	5.2%	4.7%	5.0%	5.1%	4.8%	4.9%	3.9%	3.9%	4.2%	4.1%
Laramie County	5.2%	4.2%	4.3%	4.1%	4.4%	3.7%	3.6%	3.9%	3.6%	3.5%	2.9%	3.5%	3.8%	3.8%
Cheyenne *	5.1%	4.1%	4.2%	4.0%	4.3%	3.6%	3.6%	3.8%	3.6%	3.5%	2.9%	3.5%	3.7%	N/A

NA - Data is not available.

Notes: (a) 2003 figures are not benchmarked.

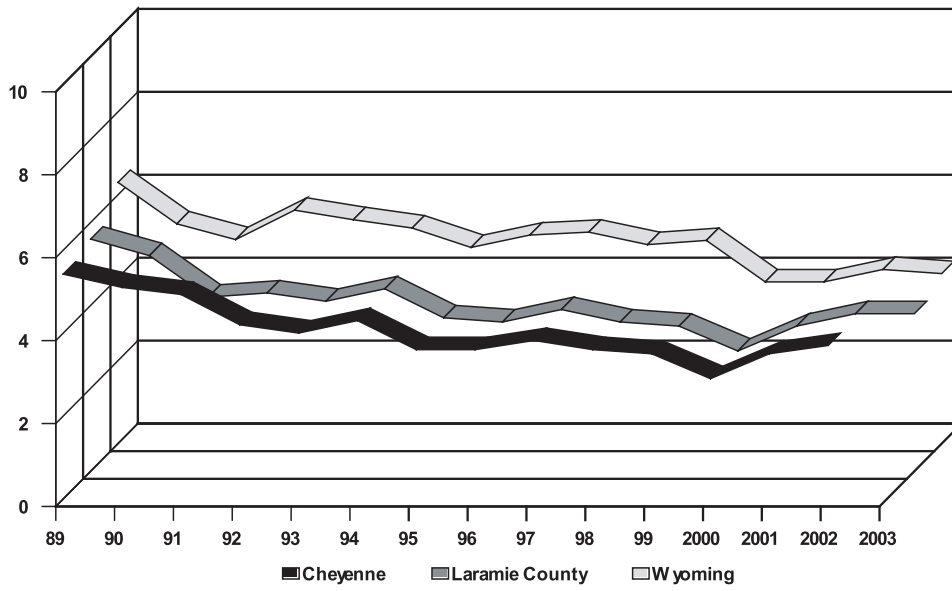
\* Cheyenne Employment is based on Census Bureau population estimates.

Figures for 1989 - 2002 are benchmarked data.

Source: Wyoming Department of Employment

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## UNEMPLOYMENT RATE 1989 - 2003



## Table 2.1

### Laramie County Employment (BEA) Full & Part Time Employment By Industry 1990 - 2001

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Total Employment	44,582	45,652	46,493	48,007	49,418	49,806	50,293	50,830	51,846	52,510	54,201	54,604
<b>By Type</b>												
Wage and Salary	37,139	37,868	38,883	40,120	40,863	41,266	41,479	41,644	42,288	43,200	44,498	44,348
Proprietors	7,443	7,784	7,610	7,887	8,555	8,540	8,814	9,186	9,558	9,310	9,703	10,256
Farm	557	563	582	578	579	582	577	579	587	585	586	586
Nonfarm (a)	6,886	7,221	7,028	7,309	7,976	7,958	8,237	8,607	8,971	8,725	9,117	9,670
<b>By Industry</b>												
Farm	804	793	805	810	840	894	905	850	922	899	947	920
Nonfarm	43,778	44,859	45,688	47,197	48,578	48,912	49,388	49,980	50,924	52,149	53,254	53,684
Private	29,561	30,552	31,194	32,126	33,168	33,799	34,317	35,007	35,936	36,554	37,523	37,865
Ag. Serv., For., Fish. & Other	352	395	375	407	496	470	507	545	581	705	734	(D)
Mining	211	231	185	214	232	204	179	194	197	215	189	178
Construction	1,976	2,108	2,316	2,429	2,632	2,681	2,792	2,979	3,089	3,214	3,168	3,210
Manufacturing	1,583	1,610	1,594	1,694	1,758	1,646	1,778	1,815	1,910	1,870	1,932	1,797
Transportation & Public Utilities	3,617	3,643	3,574	3,462	3,171	2,832	2,820	2,834	3,116	3,469	3,598	2,388
Wholesale Trade	876	895	920	959	1,001	987	941	961	1,058	1,059	1,086	957
Retail Trade	7,380	7,588	7,705	8,266	8,697	9,233	9,441	9,616	9,646	9,646	9,996	7,083
Finance, Insurance & Real Estate	3,647	3,663	3,926	4,223	4,175	4,228	4,150	4,385	4,592	3,925	4,096	4,449
Information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(D)
Services	9,919	10,419	10,599	10,472	11,006	11,518	11,709	11,678	11,747	12,451	12,724	
Professional & Business Services												2,394
Management of companies and enterprises												396
Administrative and Waste Services												2,528
Educational Services												286
Health Care and Social Assistance												3,252
Arts, Entertainment and Recreation												887
Accommodation and Food Services												3,905
Other services												2,673
Government & Government Enterprises	14,217	14,307	14,494	15,071	15,410	15,113	15,071	14,973	14,998	15,057	15,731	15,819
Federal, Civilian	2,641	2,576	2,611	2,612	2,548	2,529	2,462	2,406	2,418	2,393	2,540	2,392
Military	4,019	4,048	4,014	4,058	4,223	4,163	4,066	3,972	3,884	3,856	3,814	3,820
State and Local	7,557	7,683	7,869	8,401	8,639	8,421	8,543	8,595	8,686	8,808	9,377	9,607

N/A - Data is not available

Note: (D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

Source: US Commerce Department - Bureau of Economic Analysis

**Laramie County By Sector**  
**Covered Employment by Standard Industrial Classification**  
**1990 - 2003**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003*
<b>PRIVATE EMPLOYMENT</b>														
Agriculture	235	248	262	278	325	374	427	406	394	379	401	168	170	170
Mining	78	110	87	124	109	104	100	97	95	94	85	74	82	60
Construction	1,339	1,469	1,545	1,674	1,846	1,910	2,005	2,141	2,098	2,327	2,303	2,231	2,433	2,430
Manufacturing	1,384	1,416	1,432	1,542	1,551	1,448	1,563	1,604	1,668	1,644	1,689	1,551	1,450	1,467
Transportation	2,401	2,429	2,378	2,267	1,987	1,609	1,579	1,603	1,645	1,996	2,079	1,200	1,104	1,359
Wholesale Trade	758	728	744	789	818	801	763	779	810	827	844	698	674	700
Retail Trade	6,140	6,164	6,345	6,763	6,991	7,509	7,550	7,645	7,521	7,711	7,872	5,294	5,458	5,411
Fire	1,941	1,953	2,165	2,411	2,252	2,247	2,002	2,079	2,170	1,703	1,684	1,841	1,844	1,915
Services	5,977	6,218	6,479	6,265	6,578	7,025	7,138	7,007	6,929	7,755	7,991	10,586	11,593	
Professional & Business Services												1,136	1,227	1,284
Management of Companies & Enterprises												337	288	181
Administrative & Waste Services												1,346	1,939	1,844
Educational Services												99	93	93
Health Care & Social Assistance												2,270	2,479	2,849
Arts, Entertainment & Recreation												303	306	281
Accommodation & Food Services												3,504	3,983	3,905
Other Services												1,591	1,278	1,277
Government														
Federal Government	2,655	2,606	2,635	2,643	2,586	2,546	2,495	2,428	2,404	2,427	2,563	2,453	2,464	2,560
State Government	3,322	3,399	3,340	3,358	3,326	3,272	3,213	3,257	3,297	3,277	3,328	3,570	3,740	3,843
Local Government	4,036	4,084	4,275	4,794	5,031	4,924	5,099	5,093	5,233	5,270	5,621	5,856	5,697	5,812
<b>TOTAL</b>	30,266	30,824	31,687	32,908	33,400	33,769	33,934	34,138	34,264	35,410	36,460	36,675	37,858	38,623
<b>F.E. Warren</b> (Military Only)	3,431	3,566	3,329	3,547	3,590	3,753	3,432	3,441	3,595	3,871	3,730	4,170	4,451	4,423

Notes: Prior to 1989 State and Local Government were included in Public Administration and Services, the Federal Government was not included at all.  
 \* Figures for 2003 were interpolated.  
 Source: Wyoming Department of Employment

**Table 2.3**

## Laramie County Personal Income and Earnings by Industry (BEA)

*(Thousands of Dollars)*  
**1990 - 2001**

	1990	1991	1992	1993	1994	1995
Total Personal Income	1,314,027	1,374,268	1,463,763	1,560,625	1,689,694	1,760,275
<b>Derivation of TPI</b>						
Earnings by Place of Work	897,377	942,903	1,011,535	1,086,590	1,207,529	1,241,534
Less: Personal Cont. for Social Insur. (a)	56,077	59,586	65,010	68,382	65,355	67,331
Plus: Adjustment for Residence	(6,640)	(10,298)	(7,997)	(4,901)	(3,748)	1,295
Equals: Net Earn. by Place of Residence	834,660	873,019	938,528	1,013,307	1,138,426	1,175,498
Plus: Dividends, Interest, and Rent (b)	279,280	278,819	279,686	285,635	341,833	367,728
Plus: Transfer Payments	200,087	222,430	245,549	261,683	209,435	217,049
<b>Industry Earnings</b>						
Farm	13,941	15,185	13,050	21,917	7,184	13,761
Nonfarm	883,436	927,718	998,485	1,064,673	1,200,345	1,227,773
Private	528,923	555,044	612,784	654,069	706,798	709,381
Ag. Serv., For., Fish, and Other (c)	3,595	3,911	4,779	5,891	7,575	6,670
Mining	4,119	4,249	3,637	4,506	4,855	5,093
Construction	45,138	47,754	54,031	55,970	72,386	65,774
Manufacturing	39,365	42,967	52,639	58,431	59,266	58,107
Nondurable Goods	30,876	33,901	41,933	45,854	45,464	40,844
Durable Goods	8,489	9,066	10,706	12,577	13,802	17,263
Transportation and Public Utilities	135,576	141,262	146,941	149,917	139,271	126,317
Wholesale Trade	21,781	21,627	23,185	24,115	27,282	27,624
Retail Trade	81,036	85,903	93,547	102,267	109,010	119,539
Finance, Insurance, & Real Estate	51,658	55,982	70,849	85,213	104,056	97,134
Services	146,655	151,389	163,176	167,759	183,097	203,123
Professional & Business Services						
Management of Companies & Enterprises						
Administrative & Waste Services						
Educational Services						
Healthcare & Social Assistance						
Arts, Entertainment & Recreation						
Accommodation & Food Service						
Other services						
Government & Government Enterprises	354,513	372,674	385,701	410,604	493,547	518,392
Federal, Civilian	81,687	85,076	91,925	98,765	117,028	121,267
Military	91,035	96,827	96,153	99,067	142,808	158,239
State and Local	181,791	190,771	197,623	212,772	233,711	238,886

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

(b) Includes the capital consumption adjustment for rental income of persons.

(c) "Other" consists 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: US Commerce Department - Bureau of Economic Analysis

**Laramie County Personal Income and Earnings by Industry (BEA) continued from page 19**

	1996	1997	1998	1999	2000	2001
Total Personal Income	1,825,971	1,927,406	2,067,319	2,191,425	2,332,601	2,468,632

**Derivation of TPI**

Earnings by Place of Work	1,254,713	1,291,905	1,377,020	1,464,360	1,537,995	1,636,320
Less: Personal Cont. for Social Insur. (a)	68,464	68,426	74,512	78,890	81,000	86,087
Plus: Adjustment for Residence	2,999	4,435	4,434	8,964	9,934	11,956
Equals: Net Earn. by Place of Residence	1,189,248	1,227,914	1,306,942	1,394,434	1,466,929	1,562,189
Plus: Dividends, Interest, and Rent (b)	408,106	461,825	518,024	546,081	599,512	616,427
Plus: Transfer Payments	228,617	237,667	242,353	250,910	266,160	290,016

**Industry Earnings**

Farm	10,082	18,446	15,232	17,251	17,436	21,922
Nonfarm	1,244,631	1,267,148	1,361,788	1,447,109	1,520,559	1,614,398
Private	717,985	732,296	804,492	867,111	907,061	958,957
Ag. Serv., For., Fish, and Other (c)	6,059	5,824	6,016	7,101	7,796	(d)
Mining	4,285	5,489	6,472	6,201	5,656	9,908
Construction	73,662	73,719	81,366	90,839	96,638	101,511
Manufacturing	59,067	60,414	67,569	68,270	72,022	77,801
Nondurable Goods	42,211	40,617	45,947	46,655	46,111	49,105
Durable Goods	16,856	19,797	21,622	21,615	25,911	28,696
Transportation and Public Utilities	120,099	123,121	139,412	154,205	162,625	109,067
Wholesale Trade	27,268	31,652	36,667	37,622	38,606	38,123
Retail Trade	123,928	130,239	138,360	148,439	152,683	128,688
Finance, Insurance, & Real Estate	92,763	88,260	99,185	92,309	93,043	99,397
Services	210,854	213,578	229,445	262,125	277,992	
Professional & Business Services				59,876	75,439	83,128
Management of Companies & Enterprises				23,394	27,599	11,665
Administrative & Waste Services				25,753	23,880	46,524
Educational Services				2,464	2,692	3,261
Healthcare & Social Assistance				89,398	96,732	104,620
Arts, Entertainment & Recreation				5,422	5,473	8,034
Accommodation & Food Service				16,912	17,409	53,563
Other services				38,906	41,256	43,001
Government & Government Enterprises	526,646	534,852	557,296	579,477	610,683	655,441
Federal, Civilian	122,859	124,809	131,797	134,320	142,596	144,732
Military	167,630	164,288	166,553	172,879	178,407	185,619
State and Local	236,157	245,755	258,946	272,278	289,680	325,090

## Table 2.4

### Laramie County Total Payroll Covered Employment by Standard Industrial Classification

1994 - 2003

(Dollars)

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003*
<b>PRIVATE EMPLOYMENT</b>										
Agriculture	6,501,943	6,324,080	6,692,267	6,713,860	6,830,690	6,762,658	7,226,492	4,741,224	3,832,764	3,761,370
Mining	2,976,843	3,147,597	2,902,844	2,664,863	2,925,810	3,115,860	3,034,028	2,712,112	3,275,789	2,554,776
Construction	44,920,676	43,113,433	46,685,725	49,813,663	47,849,230	60,926,417	58,762,454	66,486,818	72,746,158	67,455,126
Manufacturing	44,627,615	42,955,776	45,417,078	49,540,978	53,331,416	55,021,380	55,555,928	58,719,150	58,031,425	55,591,812
Transportation	63,959,688	49,649,763	43,712,104	46,927,539	48,528,428	61,522,013	73,422,334	31,905,807	31,307,930	38,153,804
Wholesale Trade	21,099,673	21,976,539	21,523,477	24,661,120	26,167,008	27,586,417	27,709,558	27,007,471	25,226,588	26,377,294
Retail Trade	88,402,413	97,093,522	102,931,202	106,642,071	109,914,648	123,363,247	118,948,210	102,947,903	113,857,511	111,332,240
Fire	74,253,428	59,216,783	52,416,820	54,480,639	61,090,478	51,816,560	54,440,132	57,097,123	62,068,855	69,219,734
Services	113,746,785	129,028,768	136,229,716	143,049,118	136,977,802	174,632,016	173,880,652	221,153,336	259,143,270	
Professional & Business Services								47,100,055	54,019,204	46,861,256
Management of Companies & Enterprises								2,277,109	8,941,198	7,441,356
Administrative & Waste Services								22,723,800	37,848,899	37,604,194
Educational Services								1,387,388	1,349,335	1,298,984
Health Care & Social Assistance								73,508,834	81,642,337	90,797,474
Arts, Entertainment & Recreation								759,702	3,064,759	2,769,700
Accommodation & Food Services								38,407,975	44,255,466	44,184,762
Other Services								34,988,473	28,022,072	27,491,590
Government										
Federal Government	81,921,374	82,946,373	84,624,666	89,420,661	90,050,410	93,160,925	100,419,912	102,676,427	108,087,860	119,077,020
State Government	89,670,425	93,616,461	91,362,249	95,717,145	110,501,372	105,930,844	109,992,440	129,113,000	140,261,436	151,317,374
Local Government	109,050,642	110,881,443	111,996,613	117,057,250	121,725,996	129,632,438	137,174,944	150,751,344	163,423,750	170,191,860
TOTAL PAYROLL (\$)	741,131,505	739,950,538	746,494,761	786,688,907	815,893,288	893,470,775	920,567,084	1,006,665,389	1,042,892,536	1,117,793,558

\*2003 figures were interpolated.

Source: Wyoming Department of Employment

**Table 2.5**

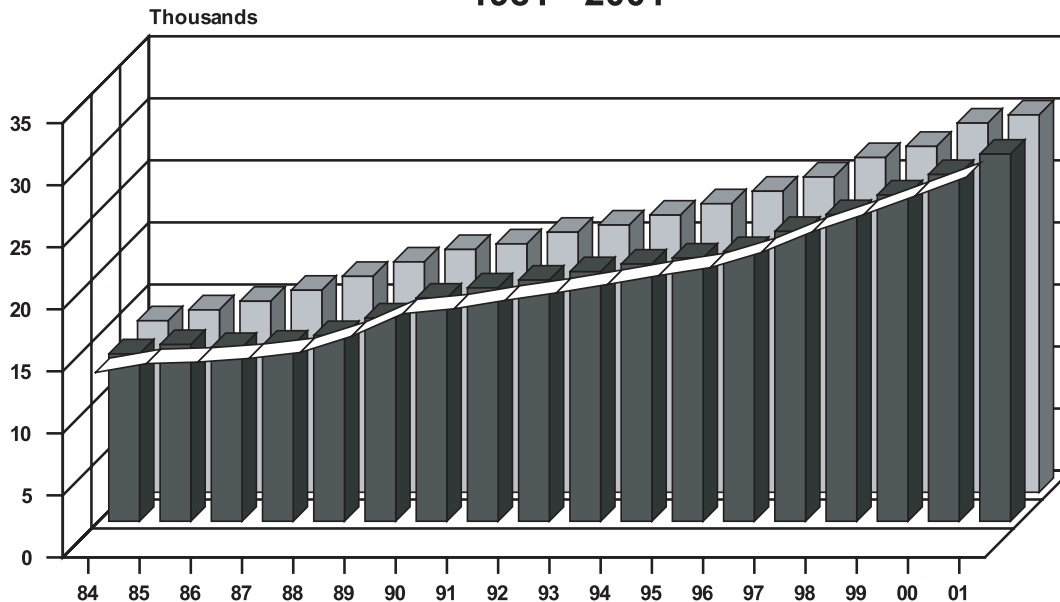
## Per Capita Personal Income Laramie County

*1984 - 2001*  
(Dollars)

YEAR	LARAMIE COUNTY (A)	WYOMING (B)	UNITED STATES (C)	PERCENT DIFFERENCE ((A-C)/C)
1984	14,315	13,493	13,824	3.55%
1985	15,038	14,242	14,705	2.26%
1986	15,159	14,004	15,397	-1.55%
1987	15,453	14,194	16,284	-5.10%
1988	15,935	14,968	17,403	-8.44%
1989	17,241	16,383	18,566	-7.14%
1990	19,060	17,985	19,572	-2.62%
1991	19,453	18,805	20,023	-2.85%
1992	20,140	19,434	20,960	-3.91%
1993	20,736	20,113	21,539	-3.73%
1994	21,420	20,726	22,340	-4.12%
1995	22,138	21,216	23,255	-4.80%
1996	22,772	21,732	24,270	-6.17%
1997	23,994	23,360	25,412	-5.58%
1998	25,674	24,714	26,893	-4.53%
1999	27,052	26,294	27,880	-2.97%
2000	28,547	27,941	29,760	-4.08%
2001	30,074	29,587	30,413	-1.11%

Source: US Department of Commerce - Bureau of Economic Analysis

## Per Capita Personal Income 1981 - 2001



**Table 2.6****Laramie County Average Annual Earned Income****1995 - 2003**

(Dollars)

	1995	1996	1997	1998	1999	2000	2001	2002	2003*
<b>PRIVATE</b>	19,651	19,827	20,740	22,057	25,196	24,440	25,168	25,844	25,636
Agriculture	16,890	15,673	16,540	17,892	17,982	21,515	28,366	22,646	22,178
Mining	30,145	29,004	27,544	34,070	49,049	32,422	36,556	39,962	41,782
Construction	22,577	23,287	23,267	24,950	28,810	28,314	29,731	29,861	27,716
Manufacturing	29,671	29,059	30,884	32,229	32,409	33,644	37,817	38,701	37,882
Trans & Utilities	30,853	27,685	29,279	30,248	36,172	34,775	26,598	28,340	28,054
Wholesale Trade	27,454	28,218	31,644	32,482	31,623	33,072	38,662	37,440	37,674
Retail Trade	12,930	13,633	13,949	14,993	14,277	15,743	19,448	20,826	20,592
Fire	26,358	26,185	26,207	27,741	34,393	31,993	28,269	31,031	34,229
Services	18,367	19,086	20,416	21,405	20,358	23,452	21,270	23,133	
Professional & Business Services							41,366	43,836	36,504
Management of Companies & Enterprises							27,040	31,083	41,886
Administrative & Waste Services							16,900	19,539	20,514
Educational Services							14,092	14,664	14,092
Health Care & Social Assistance							27,755	32,903	31,850
Arts, Entertainment & Recreation							10,036	10,010	9,854
Accommodation & Food Services							10,959	11,102	11,310
Other Services							22,009	21,931	21,528
<b>TOTAL GOVERNMENT</b>	26,760	26,647	28,038	29,184	27,090	30,147	32,201	35,347	36,062
State Government	28,616	28,434	29,393	30,913	29,349	39,234	36,166	38,402	39,390
Local Government	22,519	21,964	22,984	23,809	24,058	24,245	25,740	28,977	29,302
qFederal Government	32,578	33,914	36,824	38,201	38,029	38,252	41,873	45,383	46,540
<b>TOTAL</b>	21,913	21,999	23,044	24,294	25,648	25,935	27,456	28,808	28,938

\* 2003 figures were interpolated.

N/A - Data is not available.

Source: Wyoming Department of Employment

## Average Annual Pay By States 1990 - 2002

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	Percent Change 1990-2002
United States	23,602	24,578	25,903	26,361	26,939	27,845	28,946	30,353	31,945	33,313	35,320	36,214	36,764	55.77%
Arizona	21,443	22,207	23,153	23,501	24,276	25,324	26,387	27,659	29,322	30,523	32,610	33,408	34,036	58.73%
California	26,180	27,513	28,902	26,470	29,878	30,717	31,776	33,525	35,348	37,564	41,207	41,358	41,419	58.21%
Colorado	22,908	23,981	25,040	25,682	26,155	27,122	28,520	30,066	32,248	34,192	37,168	37,950	38,005	65.90%
Connecticut	28,995	30,689	32,603	33,169	33,811	35,127	36,592	38,941	40,895	42,653	45,486	46,963	46,852	61.59%
Delaware	24,423	25,647	26,596	27,144	27,952	29,123	30,711	32,188	33,969	35,102	36,535	38,434	39,684	62.49%
Florida	21,032	21,991	23,145	23,571	23,918	24,709	25,641	26,673	28,184	28,911	30,560	31,551	32,426	54.17%
Georgia	22,114	23,165	24,373	24,865	25,313	26,308	27,492	29,037	30,856	32,339	34,214	35,114	35,734	61.59%
Idaho	18,991	19,688	20,649	21,188	21,938	22,839	23,353	24,062	24,868	26,042	27,701	27,765	28,163	48.30%
Illinois	25,312	26,317	27,910	28,425	29,107	30,101	31,296	33,024	34,715	36,279	38,045	39,058	39,688	56.80%
Indiana	21,699	22,522	23,570	24,109	24,908	25,571	26,477	27,635	29,108	30,027	31,030	31,778	32,603	50.25%
Kansas	20,238	21,002	21,982	22,430	22,907	23,709	24,609	25,694	26,845	28,029	29,361	30,153	30,825	52.31%
Massachusetts	26,689	28,041	29,664	30,229	31,024	32,352	33,937	35,716	37,774	40,331	44,168	44,976	44,954	68.44%
Michigan	25,376	26,125	27,463	28,260	29,541	30,545	31,522	32,780	34,521	35,734	37,011	37,387	38,135	50.28%
Minnesota	23,126	23,962	25,324	25,710	26,422	27,363	28,866	30,231	32,075	33,487	35,414	36,585	37,458	61.97%
Montana	17,895	18,648	19,378	19,932	20,218	20,516	21,146	21,946	22,648	23,253	24,272	25,194	26,001	45.30%
Nebraska	18,577	19,372	20,355	20,815	21,500	22,389	23,294	24,565	25,539	26,633	27,693	28,375	29,448	58.52%
Nevada	22,358	23,083	24,743	25,461	25,700	26,647	27,788	28,672	30,203	31,213	32,277	33,122	33,993	52.04%
New Jersey	28,449	29,991	32,073	32,722	33,439	34,533	35,928	37,514	39,516	N/A	43,676	44,285	45,182	58.82%
New Mexico	19,347	20,272	21,051	21,731	22,351	23,040	23,716	24,684	25,711	26,270	27,498	28,698	29,431	52.12%
New York	28,873	30,011	32,399	32,919	33,439	34,938	36,816	38,543	40,684	42,133	45,358	46,664	46,328	60.45%
North Dakota	17,626	18,132	18,945	19,382	19,893	20,492	21,242	22,049	22,990	23,753	24,683	25,707	26,550	50.63%
Ohio	22,843	23,602	24,845	25,338	26,134	26,868	27,776	29,094	30,392	31,396	32,508	33,280	34,214	49.78%
Oklahoma	20,288	20,968	21,698	22,001	22,293	22,671	23,329	24,226	25,122	25,748	26,988	28,020	28,654	41.24%
Pennsylvania	23,457	24,393	25,785	26,274	26,950	27,904	28,973	30,163	31,584	32,694	34,015	34,976	35,808	52.65%
South Dakota	16,430	17,143	18,016	18,613	19,255	19,931	20,724	21,648	22,751	23,765	24,802	25,600	26,360	60.44%
Texas	22,700	23,760	25,088	25,523	25,959	26,899	28,129	29,699	31,515	32,895	34,943	36,039	36,248	59.68%
Utah	20,074	20,874	21,976	22,250	22,811	23,626	24,572	25,736	26,873	27,884	29,229	30,074	30,585	52.36%
Washington	22,646	23,942	25,553	25,760	26,362	27,453	28,881	30,769	33,076	35,736	37,099	37,475	38,242	68.87%
Wyoming	20,049	20,591	21,215	21,745	22,054	22,351	22,870	23,866	24,725	25,639	26,836	28,025	28,975	44.52%

NA - Data is not available.

Source: Statistical Abstract of the United States, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002.

US Department of Commerce, Economics and Statistics Administration, Bureau of the Census, Bureau of Labor Statistics.

## Tables 2.8

### Laramie County Employers Covered Employment by Standard Industrial Classification 1992 - 2003

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003*
<b>PRIVATE EMPLOYMENT</b>												
Agriculture	45	46	51	52	57	59	60	66	63	23	22	22
Mining	11	12	11	13	13	13	13	11	11	10	11	14
Construction	242	237	241	263	274	322	347	350	366	351	372	383
Manufacturing	45	42	44	46	49	51	54	52	58	62	63	64
Transportation	105	107	106	124	123	135	148	151	153	106	107	106
Wholesale Trade	123	127	135	142	143	148	154	147	150	128	129	142
Retail Trade	461	432	447	458	475	478	468	474	471	346	344	352
Fire	197	202	211	219	220	225	230	227	235	268	271	272
Services	753	745	761	817	826	892	910	925	924	1176	1146	1207
Professional & Business Services										296	279	304
Management of Companies & Enterprises										14	14	15
Administrative & Waste Services										202	202	209
Educational Services										24	21	25
Health Care & Social Assistance										198	189	210
Arts, Entertainment & Recreation										33	34	31
Accommodation & Food Services										172	165	181
Other Services										237	242	232
<b>GOVERNMENT *</b>												
Federal Government	36	42	53	46	45	54	45	47	46	46	48	53
State Government	60	57	26	55	53	53	50	50	50	54	54	55
Local Government	24	25	45	26	26	26	28	27	27	26	26	25
<b>TOTAL</b>	<b>2,102</b>	<b>2,074</b>	<b>2,131</b>	<b>2,261</b>	<b>2,304</b>	<b>2,456</b>	<b>2,507</b>	<b>2,527</b>	<b>2,554</b>	<b>2,529</b>	<b>2622</b>	<b>2752</b>

N/A - Data is not available.

Notes: 1st and 2nd quarter unit accounts are reported.

\* 2003 figures were interpolated.

Source: Wyoming Department of Employment

Definition: This information reports the number of unemployment insurance accounts open not the number of employers in a given area. The employer is the legal entity which either pays the unemployment insurance tax, or elects or is required to reimburse the State unemployment fund for unemployment insurance benefits costs in lieu of paying the UI tax. The reporting unit of an employer may contain two or more establishments in the same economic activity in the same county.

**Laramie County Proprietors (BEA)***1983 - 2001*

<b>Year</b>	<b>Non-Farm</b>	<b>Farm</b>	<b>Total</b>
1983	5,980	612	6,592
1984	6,064	594	6,658
1985	5,822	584	6,406
1986	5,418	574	5,992
1987	6,383	547	6,930
1988	6,875	550	7,425
1989	6,589	558	7,147
1990	6,886	557	7,443
1991	7,221	563	7,784
1992	7,028	582	7,610
1993	7,309	578	7,887
1994	7,976	579	8,555
1995	7,958	582	8,540
1996	8,237	577	8,814
1997	8,607	579	9,186
1998	8,971	587	9,558
1999	9,255	585	9,840
2000	9,543	585	10,128
2001	9,670	586	10,256

Source: US Commerce Department - Bureau of Economic Analysis

**Table 2.10**

**Laramie County Employment Projections**  
 (Jobs by Place of Work)  
**2003 - 2006**

	2003	2004	2005	2006
Total Employment	55,790	56,860	57,917	58,996
<b>PRIVATE</b>				
Farm	957	976	996	1,016
Agriculture	815	871	931	995
Mining	187	189	191	192
Construction	3,333	3,396	3,461	3,527
Manufacturing Durable Goods & Nondurable Goods	1,833	1,851	1,870	1,889
Transportation & Public Utilities	2,434	2,519	2,565	2,611
Wholesale Trade	961	963	965	967
Retail Trade	7,340	7,472	7,607	7,744
Finance, Insurance & Real Estate Service	4,512	4,543	4,575	4,607
	16,914	17,218	17,528	17,844
<b>GOVERNMENT</b>				
Federal Civilian	2,416	2,428	2,440	2,452
Military	3,896	3,936	3,975	4,015
State & Local Government	10,192	10,498	10,813	11,137

Source: Center for Economic and Business Data

**Table 2.11****Major Employers in the Cheyenne Area***(100 or more employees)*

NAME	PRODUCT/SERVICE	NO. OF JOBS			
		2001	2002	2003	2004
F. E. Warren AFB	Military	4,170	4,451	4423	4190
State of Wyoming	Government Services	3,224	3,627	3397	3574
Federal Government	Government Services	2,409	2,422	1685	1811
Laramie County School District No. 1	Education K-12	1,794	1,850	1703	1794
United Medical Centers	Health Care	1,225	1,330	1360	999
Union Pacific Railroad	Transportation, Rail	700	650	695	700
Woming National Guard	Military	773	859	669	698
City of Cheyenne	Government Services	512	528	542	557
Lowe's Companies Inc.	Distrubution Center	N/A	N/A	325	460
Sierra Trading Post	Outlet Catalog/Retail	430	503	399	420
Veterans' Affairs Medical Center	Health Care	329	322	379	421
Laramie Co. Community College	Education	231	235	384	410
Laramie County Government	Government Services	350	300	280	320
Echo Star Communications	Satellite Uplink Center	248	223	252	296
Wal-Mart	Retail Sales	275	250	265	288
United States Postal Service	Government Services	N/A	N/A	315	284
Frontier Oil	Oil Refinery	258	261	259	274
Life Care Cheyenne	Long-Term Care	167	170	140	216
Little America	Hotel & Resort	222	208	207	207
Blue Cross/Blue Shield	Health Plans	206	210	206	205
Jeld Wen	Window Manufacturing	N/A	N/A	150	200
Great Lakes Aviation	Airlines	250	215	243	198
Laramie County School District #2	Education K-12	250	237	201	192
Wyott Corportation	Mfg. Food Service Equipment	130	150	150	160
Qwest Corporation	Telecommunications	263	279	268	150
Corral West	Western Clothing Retail	186	163	100	140
Mountain Regional Services, Inc.	Disability Services	N/A	N/A	102	130
Dyno Nobel/Coastal Chem	Fertilizer & Nitrate Mfg.	190	159	166	127
Albertsons	Retail Food Outlet	273	199	153	121
Sam's Club	Retail Sales	130	150	145	120
Wyoming Tribune Eagle	New and Printing Services	N/A	N/A	93	115
Safeway	Retail Food Outlet	148	128	112	112
Hitching Post Inn	Motel/Convention	200	192	150	108
Warren Federal Credit Union	Credit Union	N/A	N/A	99	106
Dillard's	Retail Sales	N/A	N/A	94	105
Mountain Towers	Long-Term Care	140	143	134	105
Taco Johns	Fast Food Services	40	100	100	100
VAE Nortrak	Mfg. Rail Switching	165	140	118	104
Spradley Motors	Automobile Sales	N/A	N/A	98	103
Target	Retail Sales	N/A	N/A	125	a
Unicover Corp.	Philatelic & Numismatic Sales	140	160	160	a
	<b>TOTALS</b>	<b>20,028</b>	<b>20,814</b>	<b>20,846</b>	<b>20,620</b>

N/A - Data is not available

Note: (a) Would not provide information.

**Table 2.12****Tourism Activity****Monthly Averages  
1995 - 2003**

	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
Available Rooms	22,427	22,774	21,877	21,394	20,865	21,861	24,031	25,880	27,775
Nights Occupied	13,655	13,547	13,251	13,129	13,168	14,518	16,878	18,290	17,306
Occupancy Rate	62.0%	59.5%	59.3%	61.0%	63.5%	66.4%	68.5%	69.1%	63.4%
Average Room Rate (\$)	\$46.27	\$47.59	\$50.28	\$52.17	\$55.48	\$56.55	\$57.28	\$57.19	\$57.97
CACVB Visitor Walk-in Count	993	1,346	1,455	1,285	1,004	868	995	1,298	1,203
Trolley Ridership	560	623	463	504	468	389	570	606	912
Pine Bluffs Info. Center	8,563	5,696	7,705	6,345	6,140	9,276	9,371	9,633	9,041
I-25 State Visitor Center	11,337	9,773	8,028	9,617	7,035	5,391	5,566	5,475	5,770
Old West Museum Paid Visitor	2,780	3,033	4,249	4,364	3,952	3,312	3,736	3,527	3,491
State Museum	5,157	Closed	Closed	Closed	1,647	1,449	1,468	1,413	2,274

Note: Numbers reported are a monthly average for each year.  
Source: Cheyenne Area Convention and Visitors Bureau

**SECTION 3  
DEVELOPMENT TRENDS**

Table

- 3.0 Annexation Trends, 1980 - 2003
- 3.1 Residential Construction Activity,  
1983 - 2003
- 3.2 Commercial Construction Activity,  
1982 - 2003  
Figure 5 - Residential and  
Commercial Construction Valuation,  
1983 - 2003  
Figure 6 - Assessed Real Property  
Values, 1988 - 2003
- 3.3 Assessed Real Property Values,  
1992 - 2003
- 3.4 Major Property Tax Districts,  
1992 - 2003  
Figure 7 - Property Tax Districts,  
1990 - 2003
- 3.5 Capital Improvements, 1984 - 2003

**Table 3.0**

## Annexation Trends

*City of Cheyenne*  
*1980 - 2003*

YEAR	ACRES ANNEXED	CITY SIZE SQ. MI.	ANNUAL GROWTH %
1980	103.94	15.44	1.05%
1981	276.41	15.87	2.78%
1982	134.95	16.09	1.39%
1983	54.17	16.17	0.50%
1984	562.09	17.05	5.44%
1985	18.79	17.08	0.18%
1986	6.14	17.09	0.06%
1987	156.89	17.33	1.40%
1988	19.65	17.36	0.17%
1989	1,152.63 (a)	19.16	10.37%
1990	306.10	19.64	2.51%
1991	114.21	19.82	0.92%
1992	54.08	19.91	0.45%
1993	22.01	19.94	0.15%
1994	12.96	19.96	0.10%
1995	307.82	20.44	2.40%
1996	18.11	20.47	0.15%
1997	66.66	20.57	0.49%
1998	0.99	20.57	0.00%
1999	640.00	21.20	3.06%
2000	6.25	21.30	0.47%
2001	48.73	21.38	0.38%
2002	942.53	21.70	1.50%
2003	93.67	22.87	5.39%
TOTAL ANNEXED	5,119.78		

Note: (a) Includes the Cheyenne Business Parkway: 1069.2 Acres

Source: City of Cheyenne Engineer's Office

1980 - 2003 Data: City of Cheyenne Building and Engineering Department Annual Report.

**Table 3.1**

## Residential Construction Activity

*City of Cheyenne*  
*1983 - 2003*

YEAR	HOUSING PERMITS	FIVE YEAR AVERAGE	NEW NET HOUSING UNITS (A)	NEW PERMIT VALUATION (\$)
1983	334	N/A	357	17,819,760
1984	226	N/A	148	7,388,108
1985	214	N/A	133	7,748,797
1986	377	N/A	189	10,124,929
1987	190	192	132	9,065,896
1988	160	143	115	14,191,079
1989	100	129	76	6,245,303
1990	79	112	49	4,345,707
1991	91	85	55	4,861,916
1992	229	86	141	12,483,475
1993	263	103	206	19,853,664
1994	353	132	234	20,492,298
1995	258	158	194	15,445,973
1996	237	191	551	33,773,187
1997	189	203	386	25,006,415
1998	218	206	346	24,136,561
1999	175	215	204	17,423,229
2000	143	192	143	16,511,862
2001	158	177	210	20,425,665
2002	262	191	279	32,338,624
2003	404	228	604	46,990,979

NA - Data is not available.

Notes: (a): Housing units are defined as New Residences, Townhouses, Condominiums, Multi-plexes and Apartment units.

1983 - 1988: Reported Apartment permits were not extended into units.

1989 - 1991: No new apartments or multi-plexed units were built.

Source: City of Cheyenne Engineer's Office

1983 - 2003 Data: City of Cheyenne Building and Engineering Department Annual Report.  
The U.S. Census Bureau

**Table 3.2****Commercial Construction Activity**

City of Cheyenne  
1982 - 2003

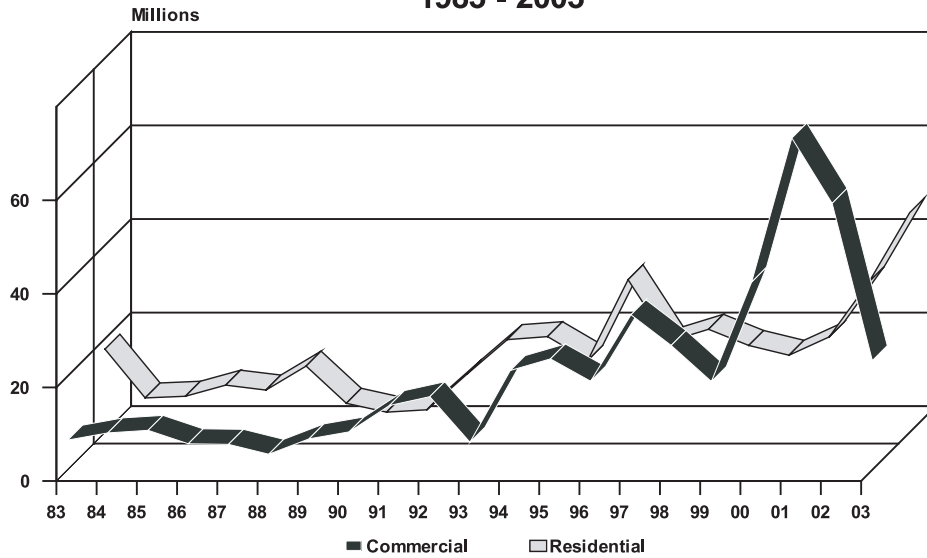
YEAR	NEW CONSTRUCTION		ADDITIONS & REMODELS		ANNUAL TOTAL		PERCENT CHANGE	
	PERMITS	VALUATION (\$)	PERMITS	VALUATION (\$)	PERMITS	VALUATION (\$)	PERMITS	VALUATION
1982	38	5,896,976	100	2,135,154	138	8,032,130	-27.30	-35.73
1983	29	3,922,083	117	2,447,358	146	6,369,440	5.80	-20.70
1984	24	4,856,441	110	3,056,545	134	7,912,986	-8.22	24.23
1985	29	4,841,463	121	3,613,950	150	8,455,413	11.94	6.85
1986	9	2,796,756	112	2,790,457	121	5,587,213	-19.33	-33.92
1987	14	3,806,496	102	1,662,001	116	5,468,497	-4.13	-2.12
1988	3	629,419	97	2,712,453	100	3,341,871	-13.79	-38.89
1989	7	3,375,503	106	3,261,830	113	6,637,333	13.00	98.61
1990	12	4,572,715	106	3,559,211	118	8,131,926	4.42	22.52
1991	11	7,275,590	124	6,484,012	135	13,759,602	14.41	69.20
1992	15	9,750,000	92	5,891,709	107	15,641,709	-20.74	13.68
1993	11	2,700,325	113	3,205,416	124	5,905,741	15.89	-62.24
1994	29	10,871,043	118	10,359,677	147	21,230,720	18.55	259.49
1995	20	16,434,056	133	7,295,663	153	23,729,872	4.08	11.77
1996	19	12,925,969	121	6,029,289	140	18,955,258	-8.50	-20.12
1997	19	20,839,102	168	12,317,511	187	33,156,613	33.57	74.92
1998	32	12,161,139	134	14,437,090	166	26,598,229	-11.23	-19.78
1999	20	7,846,454	142	11,044,908	162	18,891,362	-2.41	-28.98
2000	31	24,320,755	191	15,831,825	222	40,152,580	37.04	112.54
2001	50	51,451,096	166	19,480,513	216	70,931,609	-2.70	76.66
2002	51	30,844,547	190	26,125,665	241	56,970,212	11.57	-19.68
2003	30	7,462,620	124	15,901,576	154	23,364,196	-36.10	-58.99

NA - Data is not available.

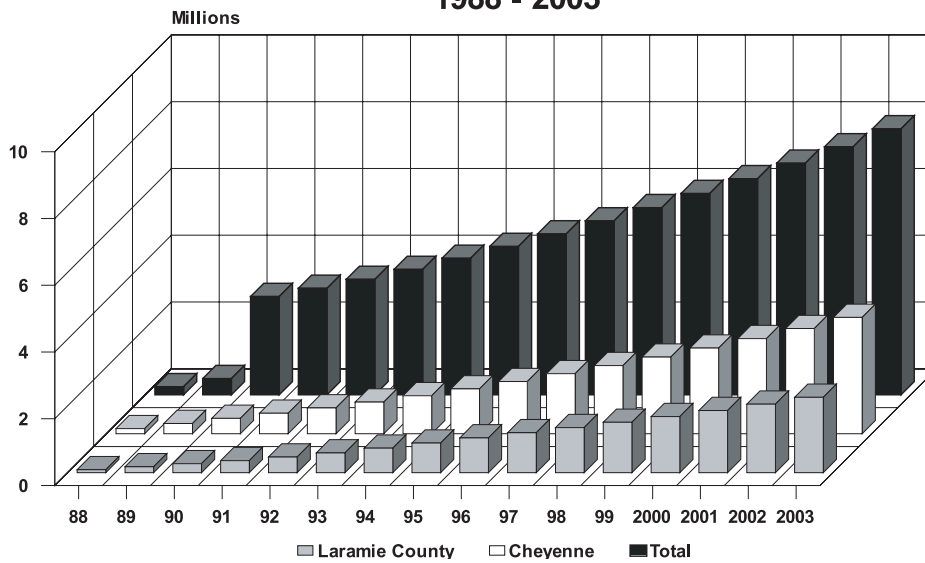
Source: City of Cheyenne Engineer's Office

1982 - 2003 Data: City of Cheyenne Building and Engineering Department Annual Report

### Residential and Commercial Construction Valuation 1983 - 2003



### Assessed Real and Property Values Cheyenne and Laramie County 1988 - 2003



**Table 3.3****Assessed Real and Personal Property Value****Laramie County  
1992 - 2003**

	1992	1993	1994	1995	1996	1997
<b>TOTAL</b>						
City (\$)	160,251,686	174,864,900	190,430,050	204,205,606	220,671,780	235,059,087
County (\$)	108,732,377	122,544,369	142,243,899	152,112,200	154,634,621	155,663,825

**RESIDENTIAL**

City (\$)	90,494,704	108,304,951	123,573,736	136,837,287	147,209,388	156,395,398
County (\$)	29,057,882	31,798,776	37,855,216	43,180,286	49,717,132	55,020,410
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

**COMMERCIAL**

City (\$)	48,856,702	44,496,528	44,894,523	45,999,018	52,017,507	56,415,832
County (\$)	6,012,039	5,866,274	6,049,204	6,941,180	7,689,146	9,402,777
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

**INDUSTRIAL \***

City (\$)	16,803,410	18,094,077	18,122,730	17,436,153	18,203,697	18,930,575
County (\$)	56,502,447	67,428,152	80,053,072	81,923,231	76,585,355	69,471,958
Assessed % of Actual Value	11.50	11.50	11.50	11.50	11.50	11.50

**AGRICULTURAL**

City (\$)	0	0	0	0	0	0
County (\$)	14,325,528	14,595,413	15,432,412	16,788,776	16,642,336	17,316,947
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

**VACANT**

City (\$)	4,096,870	3,969,344	3,839,061	3,933,148	3,241,188	3,317,282
County (\$)	2,834,481	2,855,754	2,853,995	3,278,727	4,000,652	4,451,733
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

N/A - Data is not available.

Source: Laramie County Assessor's Office

\*Fluctuations in valuations are due primarily to changes in mineral valuations.

*Assessed Real and Personal Property Value continued on page 36*

*Assessed Real and Personal Property Value continued from page 35*

	1998	1999	2000	2001	2002	2003
<b>TOTAL</b>						
City (\$)	242,909,044	254,289,189	270,007,446	284,524,644	301,615,103	333,028,981
County (\$)	153,468,686	158,875,527	172,353,693	180,525,429	190,599,915	205,659,198

<b>RESIDENTIAL</b>						
City (\$)	160,465,026	168,819,430	178,806,953	188,856,479	198,716,884	216,458,096
County (\$)	58,669,645	65,203,617	72,323,848	78,912,255	86,720,823	98,458,096
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

<b>COMMERCIAL</b>						
City (\$)	59,180,299	61,456,341	62,591,046	67,206,773	73,319,387	87,403,935
County (\$)	9,882,548	10,792,677	11,375,261	12,495,160	13,051,254	13,615,738
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

<b>INDUSTRIAL *</b>						
City (\$)	19,389,437	20,227,476	24,394,527	24,253,491	25,006,068	24,996,324
County (\$)	62,912,327	60,054,159	65,175,820	66,452,235	67,540,628	69,123,194
Assessed % of Actual Value	11.50	11.50	11.50	11.50	11.50	11.50

<b>AGRICULTURAL</b>						
City (\$)	0	0	0	0	0	0
County (\$)	17,300,821	18,061,372	18,201,143	17,456,900	17,446,081	18,038,932
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

<b>VACANT</b>						
City (\$)	3,874,282	3,785,942	4,214,920	4,207,901	4,572,764	4,603,429
County (\$)	4,703,345	4,763,702	5,277,621	5,208,879	5,841,129	6,423,238
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

**Table 3.4****Major Property Tax Districts****Revenues  
1992 - 2003**

	1992	1993	1994	1995	1996	1997
<b>CITY OF CHEYENNE</b>						
Value (\$)	160,251,686	174,864,900	190,430,050	204,205,606	220,671,780	235,059,087
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	1,282,013	1,398,919	1,523,440	1,633,645	1,765,374	1,880,473

**LARAMIE COUNTY**

Value (\$)	268,984,063	297,409,269	332,673,949	356,317,806	375,306,401	390,772,912
Mill Levy	18.15	18.76	18.42	18.39	18.31	18.26
Revenue (\$)	4,882,061	5,579,398	6,127,854	6,552,684	6,871,860	7,134,600

**LC SCHOOL DISTRICT #1**

Value (\$)	241,957,812	265,875,656	293,954,193	314,438,236	338,787,872	356,390,783
Mill Levy	51.56	50.70	52.22	52.21	52.29	51.52
Revenue (\$)	12,475,345	13,479,896	15,350,288	16,416,820	17,715,218	18,361,253

**LC SCHOOL DISTRICT #2**

Value (\$)	27,026,251	31,533,613	38,719,756	41,879,570	36,518,529	34,332,129
Mill Levy	46.72	46.95	47.64	52.00	52.00	52.00
Revenue (\$)	1,262,666	1,480,503	1,844,609	2,177,738	1,898,964	1,785,271

**LC CONSERVATION DISTRICT (a)**

Value (\$)	268,984,063	297,409,269	332,673,949	356,317,806	375,306,401	390,772,912
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50
Revenue (\$)	134,492	148,705	166,337	178,159	187,653	195,361

**SOUTH CHEYENNE WATER & SEWER**

Value (\$)	9,240,585	8,983,368	9,507,416	10,474,719	11,883,664	12,705,639
Mill Levy	4.84	3.07	0.78	3.44	3.03	2.83
Revenue (\$)	44,724	27,579	7,416	36,033	36,008	35,957

**WEED AND PEST DISTRICT**

Value (\$)	268,984,063	297,409,269	332,673,949	356,317,806	375,306,401	390,722,912
Mill Levy	1.00	1.96	1.00	1.00	1.00	1.00
Revenue (\$)	268,984	582,922	332,674	356,318	375,306	390,723

NA - Data is not available.

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

Source: Laramie County Assessor's Office

*Major Property Tax Districts continued on page 38*

*Major Property Tax Districts continued from page 35*

	1998	1999	2000	2001	2002	2003
<b>CITY OF CHEYENNE</b>						
Value (\$)	242,909,044	254,289,189	270,007,446	284,524,644	301,615,103	333,028,981
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	1,943,272	2,034,314	2,160,060	2,276,197	2,412,921	2,664,232

<b>LARAMIE COUNTY</b>						
Value (\$)	396,377,730	413,164,716	442,361,139	465,050,073	492,215,018	538,688,179
Mill Levy	17.00	22.00	22.00	22.00	22.00	17.00
Revenue (\$)	6,738,421	9,089,624	9,731,945	10,231,102	10,828,730	9,157,699

<b>LC SCHOOL DISTRICT #1</b>						
Value (\$)	361,356,654	378,706,487	406,805,165	428,814,721	456,486,561	499,696,020
Mill Levy	46.04	45.81	43.00	43.00	44.00	44.00
Revenue (\$)	16,636,860	17,348,544	17,492,622	18,439,033	20,085,409	21,986,625

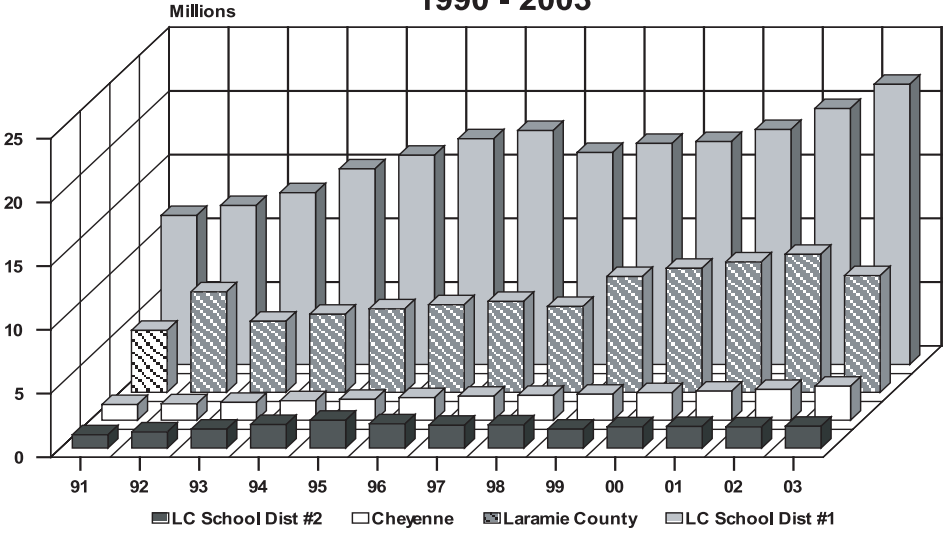
<b>LC SCHOOL DISTRICT #2</b>						
Value (\$)	35,021,076	34,458,229	35,555,974	36,235,352	35,728,457	36,992,159
Mill Levy	51.80	43.00	46.88	46.61	46.42	46.18
Revenue (\$)	1,814,092	1,481,704	1,666,864	1,688,930	1,658,515	1,708,298

<b>LC CONSERVATION DISTRICT (a)</b>						
Value (\$)	396,377,730	413,164,716	442,361,139	465,050,073	492,215,018	538,688,179
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50
Revenue (\$)	198,189	206,582	221,181	232,525	246,108	269,344

<b>SOUTH CHEYENNE WATER &amp; SEWER</b>						
Value (\$)	13,631,245	14,770,147	15,976,468	16,560,782	17,361,258	18,971,122
Mill Levy	3.18	2.67	2.78	2.68	4.02	3.69
Revenue (\$)	43,347	39,436	44,415	44,383	69,792	70,003

<b>WEED AND PEST DISTRICT</b>						
Value (\$)	396,377,730	413,164,716	442,361,139	465,050,073	492,215,018	538,688,179
Mill Levy	1.00	1.00	1.00	1.32	1.50	1.50
Revenue (\$)	396,378	413,165	442,361	613,866	738,323	808,032

## Major Property Tax Districts Revenues 1990 - 2003



## Funds Expended for Capital Improvements

1984 - 2003

YEAR	WATER (A)	WASTEWATER (A)	DRAINAGE	PARKS & RECREATION	LIGHT & POWER	STREETS (B)	BUILDING MAINTENANCE	TOTAL
1984	15,352,122	265,668	158,326	637,908	5,757,012	144,396	137,523	22,452,955
1985	16,163,648	992,671	634,692	325,718	2,512,711	168,121	2,062,075	22,859,636
1986	17,764,265	1,880,325	461,373	57,981	2,370,794	141,593	1,321,531	23,997,862
1987	17,203,903	294,995	1,877,260	44,343	3,142,482	224,333	156,585	22,943,901
1988	33,485,914	1,986,429	138,304	65,011	2,320,603	35,935	77,657	38,109,853
1989	10,827,395	4,693,942	129,215	93,860	2,654,324	38,926	3,419	18,441,081
1990	3,010,839	410,510	0	64,425	3,636,863	273,448	49,668	7,445,753
1991	3,643,393	219,998	105,427	67,958	7,082,938	170,621	16,358	11,306,693
1992	991,527	414,517	0	50,822	2,384,963	220,030	6,074	4,067,933
1993	1,447,566	450,358	1,500	941,352	3,265,077	264,919	3,503	6,374,275
1994	8,175,957	178,364	6,810	68,118	5,211,086	172,214	10,071	13,822,620
1995	4,723,952	565,340	13,865	94,107	4,874,585	44,993	7,836	10,324,678
1996	8,234,674	262,763	5,473	73,027	8,781,303	5,798	3,321	17,366,359
1997	4,437,265	377,571	78,502	138,001	7,171,479	154	1,531	12,204,503
1998	4,525,694	2,383,553	0	120,881	9,705,807	0	0	11,980,715
1999	3,357,788	1,515,698	1,790	220,096	6,693,712	2,003,467	5,010	13,797,561
2000	3,087,249	1,565,510	124,987	106,006	4,837,336	2,074,044	5,951	11,801,083
2001	3,452,204	1,630,503	0	96,335	5,666,217	2,009,363	3,367	12,857,989
2002	18,800,343	1,625,000	0	154,839	3,447,965	2,591,059	537	26,619,743
2003	4,027,000	3,372,000	0	129,698	3,622,099	0	342	11,151,139

Notes: (a) Includes amounts contributed by outside agencies

(b) Does not include 1% Sales Tax Contributions

Source: City of Cheyenne Comprehensive Annual Financial Report  
Board of Public Utilities  
Cheyenne Light, Fuel & Power

## **SECTION 4 DEMOGRAPHICS**

### **Table**

- 4.0 Census Detail, 1990 - 2000**
- 4.1 Population and Household Estimates, 1980 - 2007**  
**Figure 8 - Population Forecasts, 1980 - 2007**
- 4.2 Population Profiles, 1960 - 2000**
- 4.3 Population by Race and Ethnic Groups, 1980 - 2000**
- 4.4 Education Profiles, 1960 - 2000; Average ACT Scores, 1991 - 2003**
- 4.5 School Enrollment, 1976 - 2003**  
**Figure 9 - School Enrollment, 1983 - 2003**
- 4.6 Housing Profile, Laramie County, 1980 - 2003**
- 4.7 Housing Profile, Cheyenne Area, 1991 - 2003**  
**Figure 10 - Residential Housing Profile, 1980 - 2003**
- 4.8 Changes in Housing Stock, 1980 - 2000**
- 4.9 Cheyenne Building Permits, 1990 - 2003; Rural Septic Permits, 1990 - 2003**
- 4.10 Housing Occupancy, 1940 - 2000**

**Census Detail***1990 - 2000*

	<b>1990</b>	<b>2000</b>
Cheyenne City	50,008	53,011
Burns	N/A	285
Fox Farm/College	2,965	3,272
Pine Bluffs	1,054	1,153
Ranchettes	4,038	4,869
South Greeley	3,723	4,201
Warren AFB	3,832	4,440
Albin Town	<u>120</u>	<u>120</u>
	65,740	71,351
Bal. of County	<u>7,402</u>	<u>10,256</u>
<b>TOTAL</b>	<b>73,142</b>	<b>81,607</b>

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

**Table 4.1**

## Population Estimates and Projections

### *Laramie County* *1980 - 2007*

YEAR	US CENSUS LARAMIE COUNTY	CITY OF CHEYENNE POPULATION ESTIMATES (B)	ESTIMATED LARAMIE COUNTY HOUSEHOLDS (B)
1980	68,649	47,283	25,292 (a)
1981	N/A	48,038	26,370
1982	N/A	49,035	27,620
1983	N/A	50,491	26,870
1984	72,347	49,465	27,490
1985	73,300	48,736	27,700
1986	75,000	51,203	28,958
1987	75,600	50,640	29,189
1988	75,200	50,361	28,229
1989	N/A	50,712	28,471
1990	73,142 (a)	50,197 (a)	28,092 (a)
1991	73,706	50,607	28,584
1992	75,326	51,758	29,084
1993	76,762	52,628	29,593
1994	77,916	53,329	30,111
1995	78,750	53,472	30,638
1996	78,728	53,692	31,174
1997	78,626	53,626	31,719
1998	78,583	53,780	32,274
1999	78,877	53,925	32,837
2000	81,607 (a)	53,011 (a)	31,927 (a)
2001	82,084 (c)	53,329	32,364
2002	82,894 (c)	53,552	32,808
2003 *	83,010	53,896	33,257
2004 *	83,430	54,195	33,713
2005 *	83,920	54,507	34,175
2006 *	84,440	54,858	34,643
2007 *	85,040	55,267	34,976

NA - Data is not available.

Notes: (a) U.S. Census Bureau Count

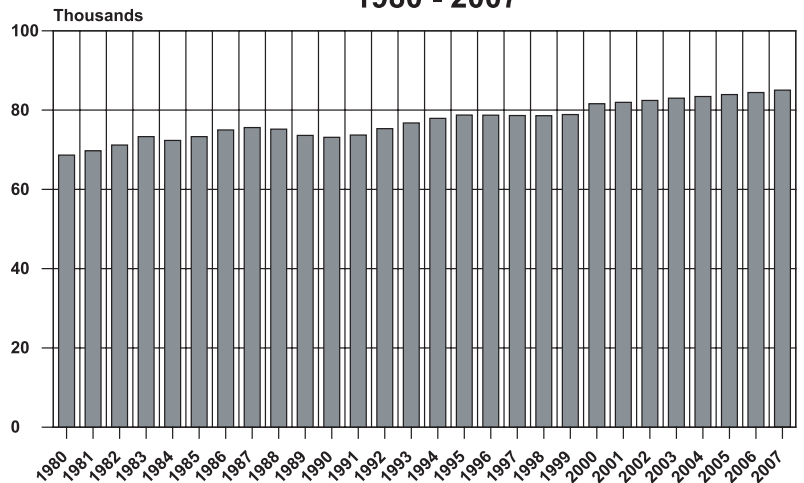
(b) Center for Economic and Business Data

(c) U.S. Census Bureau Estimate

\* Projections by the Wyoming Division of Economic Analysis

Source: Center for Economic and Business Data  
US Census Bureau

### Population Forecasts Laramie County 1980 - 2007



**Table 4.2****Laramie County Population Profiles****1960 - 2000**

	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Census Population	60,149	56,360	68,649	73,142	81,607
<b>Age Distribution</b>					
Less than 5	7,889	4,965	5,797	5,907	5,384
5 - 19 years	16,385	17,232	17,197	16,360	17,910
20 - 44 years	21,779	18,592	27,630	20,141	30,427
45 - 64 years	10,584	10,863	12,035	13,295	18,535
65 and over	3,512	4,708	5,990	7,439	9,351
Less than 5 (a)	N/A	N/A	5,797	5,907	5,384
5 - 16 years	N/A	N/A	12,354	13,088	14,475
16 years and older	N/A	N/A	50,986	55,067	62,981
18 years and older	N/A	N/A	48,884	53,063	60,584
5 - 20 years	N/A	N/A	18,639	17,465	19,024
18 - 20 years	N/A	N/A	4,670	3,293	3,385
21 - 24 years	N/A	N/A	5,766	4,016	4,419
25 - 44 years	N/A	N/A	20,422	25,020	24,894
45 - 54 years	N/A	N/A	6,566	7,323	11,489
55 - 59 years	N/A	N/A	2,859	2,998	3,929
60 - 64 years	N/A	N/A	2,610	2,974	3,117
65 and over	N/A	N/A	5,990	7,439	9,351
Median Age	26.7	26.7	28.1	31.9	35.3
<b>Per Capita Income</b>					
City	N/A	3,180	7,626	13,351	19,469
County	N/A	2,993	7,743	12,932	19,634
<b>Median Household Income</b>					
City	5,916	9,599	16,935	28,117	38,307
County	5,667	9,162	17,630	27,571	39,607
<b>Median Family Income</b>					
City	N/A	N/A	N/A	N/A	45,995
County	N/A	N/A	N/A	N/A	46,536

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

Source: US Census of Population and Housing 1960, 1970, 1980, 1990, 2000  
 Wyoming State Data Center Bulletin Volume II, Number 3  
 State of Wyoming, Division of Economic Analysis

**Table 4.3**

## Population by Race and Ethnic Groups 1980 - 2000

	LARAMIE COUNTY			WYOMING		
	1980	1990	2000	1980	1990	2000
Totals	68,649	73,142	81,607	469,557	453,588	493,782
White	58,838	62,265	69,027	431,503	411,946	444,185
Hispanic	6,643	7,310	8,897	24,474	25,751	31,669
Black	1,952	2,218	2,124	3,270	3,606	3,722
Native American	661	528	693	8,266	9,479	11,133
Asian	555	821	866	2,044	2,806	3,073

Source: US Census Bureau

**Table 4.4**

## Laramie County Education Profiles 1960 - 2000

	1960	1970	1980	1990	2000
Education Attainment (Yrs.) (a)					
Elementary (K-8)	7,499	5,209	3,693	2,373	1,268
High School (9-12, no diploma)	5,957	4,705	3,940	4,868	4,107
Senior High Graduate (12)	11,270	11,569	15,711	13,283	14,053
College Study (13-15)	4,053	4,561	8,288	15,763	15,916
College Graduate (16+)	2,825	3,884	6,815	9,467	8,146
Percent High School Graduates	57.4%	66.9%	80.1%	84.2%	89.1%
Associate Degree	N/A	N/A	N/A	N/A	4,868
Master's Degree	N/A	N/A	N/A	N/A	2,853
Professional School Degree	N/A	N/A	N/A	N/A	1,136

Source: US Census Bureau

## Average ACT Scores 1991 - 2003

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Laramie County	21.0	21.5	21.4	21.1	21.4	21.8	21.7	21.7	21.5	22.2	22.5
Wyoming	21.2	21.2	21.3	21.4	21.4	21.4	21.4	21.6	20.6	21.4	21.4
United States	20.0	20.8	20.8	20.9	21.0	21.0	21.0	21.0	20.5	20.8	20.8

NA - Data is not available.

Notes: (a) 25 Years and older

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

Wyoming State Data Center Bulletin Volume II, Number 3

ACT, Inc., Iowa city, IA

Laramie County School District Number 1

Laramie County School District Number 2

**Table 4.5**

**Public and Private School Enrollment**  
*Cheyenne and Laramie County*  
**1976 - 2003**

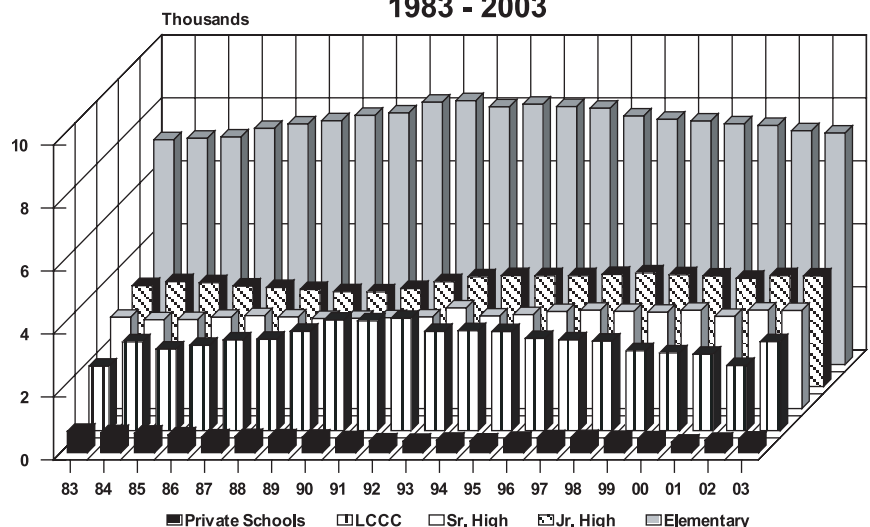
YEAR	ELEMENTARY	JUNIOR HIGH	SENIOR HIGH	PRIVATE	TOTAL	LCCC HEADCOUNT	LCCC FTE
1976	7,311	3,515	3,309	N/A	14,135	N/A	N/A
1977	7,170	3,309	3,284	N/A	13,763	N/A	N/A
1978	7,281	3,200	3,226	N/A	13,707	N/A	N/A
1979	7,221	3,051	3,290	N/A	13,562	N/A	N/A
1980	7,290	3,028	3,201	N/A	13,519	N/A	N/A
1981	7,231	2,999	3,117	N/A	13,347	N/A	N/A
1982	6,930	3,047	2,816	N/A	12,793	N/A	N/A
1983	7,139	3,204	2,900	675	13,917	N/A	N/A
1984	7,186	3,330	2,820	631	13,967	2,818	1,676
1985	7,225	3,296	2,827	616	13,963	2,588	1,532
1986	7,499	3,189	2,899	560	14,146	2,707	1,392
1987	7,639	3,145	2,951	497	14,232	2,877	1,481
1988	7,740	3,081	2,908	510	14,239	2,900	1,565
1989	7,913	3,010	2,860	499	14,281	3,151	1,637
1990	7,989	3,004	2,865	488	14,346	3,509	1,753
1991	8,330	3,112	2,885	440	14,767	3,483	1,855
1992	8,379	3,327	2,908	368	14,982	3,564	1,978
1993	8,183	3,482	3,195	357	15,217	3,149	1,944
1994	8,266	3,523	2,938	392	15,119	3,173	1,584
1995	8,192	3,518	2,984	366	15,189	3,143	1,588
1996	8,139	3,518	3,082	421	15,243	2,927	1,521
1997	7,891	3,560	3,123	468	15,042	2,878	1,426
1998	7,788	3,607	3,086	478	14,959	2,839	1,632
1999	7,732	3,548	3,059	450	14,789	2,534	1,366
2000	7,643	3,509	3,121	436	14,709	2,467	1,255
2001	7,592	3,436	2,927	331	14,286	2,423	1,292
2002	7,424	3,519	3,126	389	14,458	2,061	1,375
2003	7,351	3,511	3,115	428	14,405	2,823	1,704

NA - Data is not available.

Source: Laramie County School District #1  
 Laramie County School District #2  
 Laramie County Community College  
 Private Schools

Footnote for School Districts: LCCC Headcount and FTE numbers are for the Cheyenne Campus and F.E. Warren AFB only. These figures do not include the Albany County Campus.

**Public School and College Enrollment**  
**City of Cheyenne and Laramie County**  
**1983 - 2003**



**Table 4.6****Housing Profile***Laramie County**1980 - 2003*

YEAR	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS	SFU 2001 REAL \$ VALUE	% CHANGE
1980	307	12	84	136	539	96.9	
1981	170	6	28	56	260	88.6	-0.086
1982	150	14	36	54	254	84.3	-0.049
1983	334	52	244	5	635	77.1	-0.085
1984	226	0	4	0	230	83.4	0.082
1985	214	2	68	36	320	76.2	-0.086
1986	377	4	16	11	408	68.4	-0.102
1987	190	0	24	0	214	91.3	0.335
1988	160	2	0	162	324	101.6	0.113
1989	100	0	20	0	120	112	0.102
1990	79	0	0	0	79	122	0.089
1991	91	0	0	0	91	121.4	-0.005
1992	229	2	4	8	243	117.5	-0.032
1993	263	4	16	0	283	123.1	0.048
1994	353	0	4	12	369	117.4	-0.046
1995	258	22	4	14	298	114.3	-0.026
1996	302	2	68	292	664	118	0.032
1997	254	6	17	198	475	115.5	-0.021
1998	320	24	4	121	469	115.5	0.000
1999	289	0	4	30	323	127.6	0.105
2000	245	0	0	0	245	141.4	0.108
2001	257	2	4	56	319	144.7	0.023
2002	438	12	0	20	470	135.7	-0.062
2003	<u>461</u>	<u>124</u>	<u>0</u>	<u>200</u>	<u>785</u>	N/A	N/A
<b>TOTALS</b>	6067	290	649	1411	8417		

N/A - Data is not available

Source: Census Bureau  
Center For Economic and Business Data

**Table 4.7**

## Housing Profile

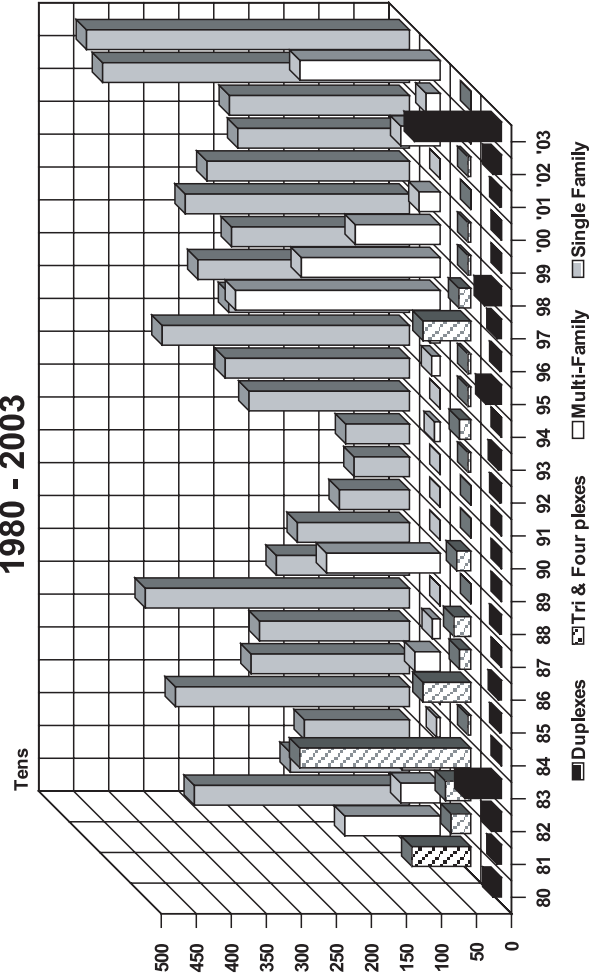
		Cheyenne Area 1991 - 2003												
		1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Total Housing Units		21,911	22,052	22,258	22,478	22,672	23,227	23,499	23,835	24,052	24,178	24,393	24,661	25,265
Single Family Units		16,064	16,197	16,393	16,611	16,781	16,956	17,136	17,310	17,456	17,582	17,731	17,992	18,396
% of Total		73.3%	73.4%	73.6%	73.9%	74.0%	73.0%	72.9%	72.6%	72.6%	72.7%	72.7%	73.0%	72.8%
Multi-Family Units		5,847	5,855	5,865	5,867	5,891	6,271	6,363	6,525	6,596	6,632	6,764	6,771	6,971
% of Total		26.7%	26.6%	26.4%	26.1%	26.0%	27.0%	27.1%	27.4%	27.4%	27.4%	27.7%	27.5%	27.6%

Notes: (a) End of year figures — Do not account for demolished condemned or unoccupied units.

Source: City of Cheyenne Engineer's Office

1990 - 2003 Data: City of Cheyenne Building and Engineering Department Annual Report

## Residential Housing Profile (Number of Units) Laramie County 1980 - 2003



**Table 4.8****Changes in Housing Stock***1980 - 2000*

	LARAMIE COUNTY			CHEYENNE URBAN			CHEYENNE CITY		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
<b>Year-Round Occupied Housing</b>									
Units in Structure (a)	27,269	30,507	31,927	24,927	26,467	28,952	19,587	21,856	22,282
1 (Single Family)	17,790	20,724	21,977	16,018	17,439	NA	13,331	15,388	15,751
2 To 9 (b)	5,017	4,228	6,454	3,751	4,037	NA	4,272	3,908	5,477
10 Or More	1,499	1,690	1,804	2,470	1,676	NA	1,431	1,641	1,738
Mobile Home Or Trailer	2,963	3,865	3,947	2,688	3,315	NA	553	919	814
<b>Owner-Occupied Housing</b>									
Units in Structure	16,929	18,406	22,054	15,330	16,157	NA	12,023	12,926	14,739
1 (Single Family)	14,021	15,552	NA	12,729	13,669	NA	11,003	11,994	NA
2 To 9	729	NA	NA	623	NA	NA	560	NA	NA
10 Or More	85	NA	NA	71	NA	NA	52	NA	NA
Mobile Home Or Trailer	2,094	NA	NA	1,907	NA	NA	408	NA	NA
<b>Renter-Occupied Housing</b>									
Units in Structure	8,363	9,686	9,873	7,922	8,297	NA	6,216	7,314	7,585
1 (Single Family)	2,978	4,054	NA	2,691	2,950	NA	1,832	2,696	NA
2 To 9	3,564	NA	NA	2,667	NA	NA	3,101	NA	NA
10 Or More	1,205	NA	NA	1,990	NA	NA	1,171	NA	NA
Mobile Home Or Trailer	616	NA	NA	574	NA	NA	112	NA	NA

NA - Data is Not Available

Notes: (a) Year-round occupied housing units includes owner-occupied housing units plus renter-occupied housing units plus vacant housing units.

(b) Includes the break down of Housing Units in all three areas.

1 - includes single family attached and detached homes.

2 to 4

5 or more

Mobile home or trailer, etc.

Source: US Census Bureau

**Table 4.9**

**Building Permits**

**City of Cheyenne  
1990 - 2003**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	TOTAL
New Residences	49	54	123	165	151	138	146	156	183	179	144	160	262	454	2,364
New Apartments/Duplex Townhouses New/ Remodeled	0	0	2	6	16	7	79	92	35	33	18	11	1	50	350
Condos	0	1	10	34	69	32	29	24	22	20	15	8	40	124	428
Mobile Homes/ Constr. Trailers	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Demolish	39	34	38	55	51	55	46	33	28	26	12	14	15	22	468
Total All	21	18	13	28	23	17	18	29	25	25	18	30	26	24	315
Total New Residences	109	107	186	288	310	249	318	334	256	283	207	223	344	675	3,889
Total New Residences	49	54	123	165	151	138	146	156	183	179	144	160	262	454	2,364
Total Apartments	0	0	2	6	16	7	79	92	35	33	18	11	1	50	350
Total Mobile Homes	39	34	38	55	51	55	46	33	28	26	12	14	15	22	468
Total Demolish	21	18	13	28	23	17	18	29	25	25	18	30	26	24	315
Total Single Family	49	55	133	199	220	170	175	180	183	179	144	160	262	454	2,563
Detached	49	54	123	165	151	138	146	156	161	159	129	152	222	329	2,134
Attached	0	1	10	34	69	32	29	24	22	20	15	8	40	124	428

Note: Total Single Family = New Residences, Townhouses, and Condos

Source: City of Cheyenne Engineer's Office

1988 - 2003 Data: City of Cheyenne Building and Engineering Department Annual Report.

**Rural Septic Permits for Laramie County**

**1990 - 2003**

Year Issued	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	TOTAL
Number of Permits Issued	101	113	208	209	298	249	249	215	296	338	262	297	298	323	3,133

Note: Figures after 1996 reflect only the permits issued for residential use.

N/A - Information not available.

Source: Cheyenne/Laramie Health Department

**Table 4.10**

## Historic Comparison of Owner/Renter Occupied Housing Units

*Laramie County  
1940 - 2000*

	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Owner Occupied Units	3,934	6,160	10,377	11,220	16,930	18,406	22,054
% of Total	45.1 %	46.3 %	53.9 %	57.7 %	62.1 %	60.3 %	64.4 %
Renter Occupied Units	4,246	6,701	7,871	6,646	8,362	9,686	9,873
% of Total	48.6 %	50.3 %	40.9 %	34.2 %	30.7 %	31.8 %	28.9 %
Vacant	548	456	988	1,571	1,983	2,415	2,286
% of Total	6.3 %	3.4 %	5.1 %	8.1 %	7.3 %	7.9 %	6.7 %
Total Units	8,728	13,317	19,236	19,437	27,275	30,507	34,213

Source: US Census of Population and Housing

## DATA SOURCES

1. Automobile Registrations:  
Laramie County Auto Titles Bureau
2. Bankruptcies: U.S. Clerk of Bankruptcy Court
3. Construction, Permits, Valuation, Residential:  
City of Cheyenne Building Permits Agency
4. Employment:  
Wyoming Department of Employment
5. Help-Wanted Index:  
Center for Economic and Business Data  
Laramie County Community College
6. Sales and Use Tax Collections:  
Wyoming Department of Revenue and Taxation  
Department of Administration & Information - DA
7. Utilities, Electrical, and Natural Gas:  
Excel Energy
8. Water Usage - Metered Taps:  
Board of Public Utilities  
South Cheyenne Sewer & Water District
9. Enplanements:  
Cheyenne Airport Board
10. Housing:  
Center for Economic and Business Data/  
Cheyenne Board of Realtors
11. Human Services:  
Cheyenne Police Department, United Medical Center,  
Safehouse, Comea Shelter, Department of Family Services,  
Laramie County School Districts No. 1 and No. 2, private  
schools.
12. Financial Data:  
Cheyenne Area Credit Unions (8)
13. Tourism:  
Cheyenne Area Convention & Visitors Bureau
14. Banking Data:  
Cheyenne Area Credit Unions (9)  
Cheyenne Area Banks (5)

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