FORGE LARAMIE

EXISTING CONDITIONS, TRENDS, AND PROJECTIONS

Updated April 2026

ABOUT THE TECHNICAL ANALYSIS

The Forge Laramie Technical Analysis

This report includes data on **existing conditions**, and **analyzes projected future trends**, to provide a common understanding of the City of Laramie as part of the Forge Laramie Comprehensive Plan project.

As the comprehensive plan draft is developed, the Technical Analysis will serve as a **point-in-time reference** to help inform development of the plan. New data continuously becomes available, so this report is a helpful snapshot of the city as it exists today.

The Technical Analysis is not meant to be an encyclopedia or history report with every data point about Laramie—the goal is to **inform development of the comprehensive plan** and **provide a common knowledge base** for the community as the plan project moves forward.

Use of Peer Community Data for Comparison

Several communities have been identified as potential peers as part of this Technical Analysis– whether because they are located in Wyoming or share similar traits as college towns. This information is meant to serve as a benchmark for comparison. Future discussions may include examples of specific activities or programs that are working well in peer communities that might inform new policy or action items in the updated Comprehensive Plan.

Location	Category	Population 2023	Median Age	Median Household Income	Owner-occupied units value	Home Value: Income*
Laramie, Wyoming	**Self**	**31,848**	**27**	**$52,414**	**$302,200**	**5.8**
Cheyenne, Wyoming	Wyoming Peer Communities	65,287	39	$77,884	$311,200	4.0
Casper, Wyoming	Wyoming Peer Communities	58,800	37	$69,171	$250,700	3.6
Gillette, Wyoming	Wyoming Peer Communities	33,278	33	$90,699	$257,200	2.8
Missoula, Montana	College Town Peer Communities	77,763	34	$65,329	$427,400	6.5
Fort Collins, Colorado	College Town Peer Communities	170,368	31	$81,883	$586,800	7.2
Bozeman, Montana	College Town Peer Communities	55,000	29	$79,903	$614,900	7.7
Corvallis, Oregon	College Town Peer Communities	61,993	28	$26,868	$480,600	17.9
Ellensburg, Washington	College Town Peer Communities	18,900	27	$49,888	$357,800	7.2
Flagstaff, Arizona	College Town Peer Communities	76,333	26	$68,041	$503,400	7.4
Moscow, Idaho	College Town Peer Communities	40,315	25	$65,179	$352,000	5.4
Logan, Utah	College Town Peer Communities	53,923	24	$56,764	$341,000	6.0
Pullman, Washington	College Town Peer Communities	33,050	23	$33,935	$401,700	11.8

***Home Value: Income:** The home value to income ratio compares housing costs to household earnings, with a common guideline suggesting a home's price be **3 to 5 times** your annual income.

Source: Census ACS 2023 5-year

TABLE OF CONTENTS

ABOUT FORGE LARAMIE

What is Forge Laramie?

Forge Laramie is the planning process the community is undertaking to update Laramie's existing Comprehensive Plan, which was adopted in 2007.

The Comprehensive Plan functions as a pivotal blueprint to guide land use, development, and growth for the next 20 years. This plan is rooted in community values and aspirations, ensuring that Laramie's future reflects the priorities and identity of the people who live, work, and invest here.

Project Timeline

The Forge Laramie process began in the spring of 2025 and is anticipated to be completed in the fall of 2026.

PHASE 1
May - Jun 2025

PROJECT INITIATION
- Initiation & Kickoff Meetings
- Steering Committee Creation
- Community Engagement Plan
- Branding

PHASE 2
Jul - Nov 2025

TECHNICAL FOUNDATION & COMMUNITY VISION
- Community Engagment Round 1
- 2007 Plan Assessment
- Existing Conditions, Trends & Projections
- Steering Committee Meetings

PHASE 3
Dec 2025 - Jul 2026

DRAFT UPDATED COMPREHENSIVE PLAN
- Community Engagement Rounds 2 & 3
- Prepare Plan Drafts
- Steering Committee Meetings

PHASE 4
Aug - Oct 2026

COMPREHENSIVE PLAN ADOPTION
- Public Hearing Plan Draft
- Adoption Hearings
- Project Closeout

COMMUNITY ENGAGEMENT

Why Plan?

- Local **land use plans are required** by Title 9 of Wyoming State Statutes (WY Stat § 9-8-301) and serve as the basis for establishing the City's zoning regulations.
- The Comprehensive Plan...
    - Provides **long-range** (20+ years) **policy guidance** focused on physical planning (such as land use, conservation, and infrastructure);
    - Serves as an **advisory document** which is implemented in part through updates to Laramie's **Unified Development Code** (zoning and subdivision regulations); and
    - Represents the community's **vision for the future**, which is **built from inclusive public engagement.**

Laramie's 2007 Comprehensive Plan

The 2007 Plan is the City's currently adopted Comprehensive Plan which is being updated through the Forge Laramie process.

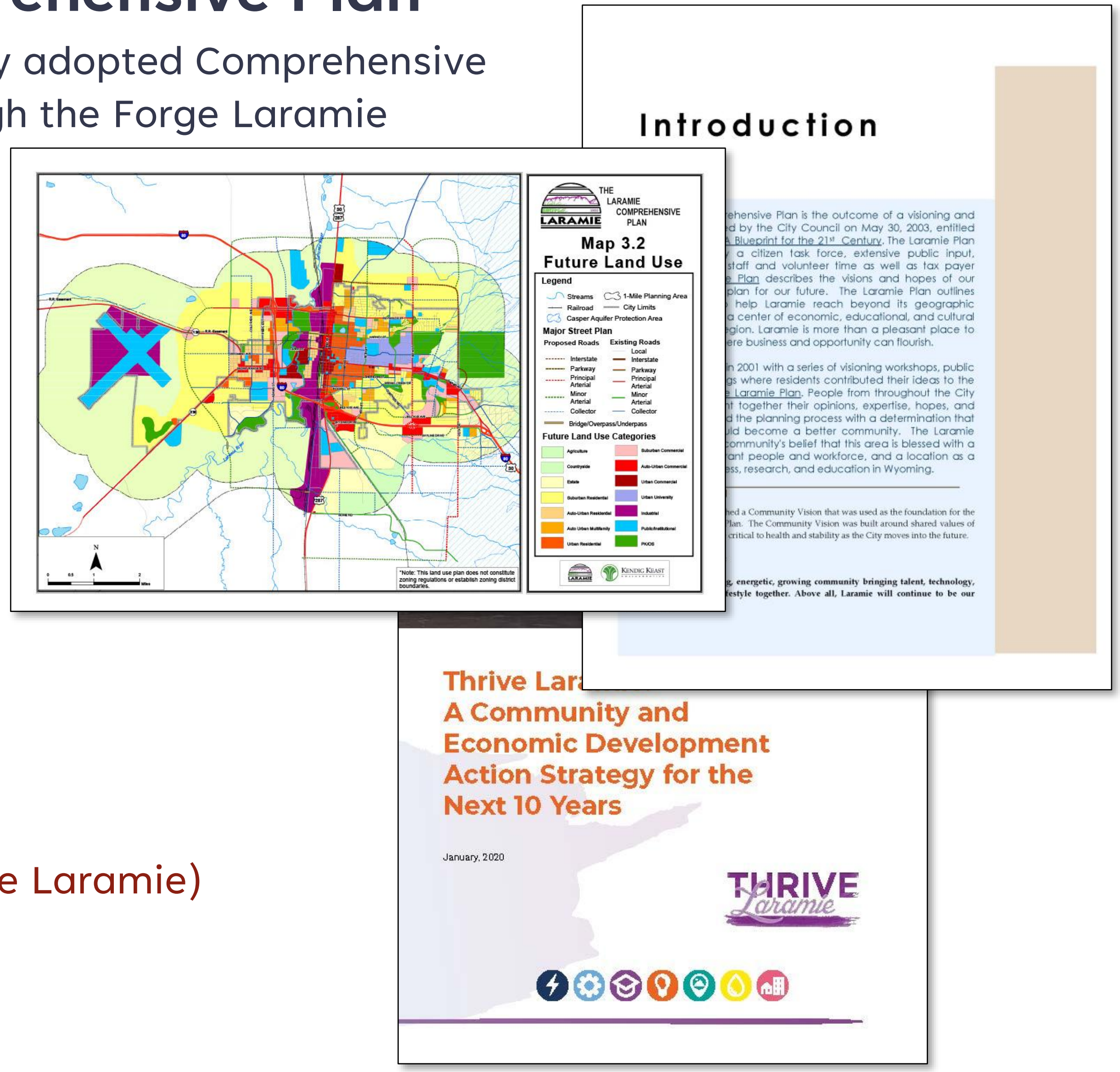
What's in the 2007 Plan?

- Introduction
- Planning Challenges
- Conditions and Outlook

Planning Topics

- Community Character
- Parks & Recreation
- Housing and Neighborhoods
- Public Utilities
- Urban Growth
- Transportation
- Economic Development (Thrive Laramie)
- Public Safety
- Conservation

- Implementation



Understanding Data Sources and Limitations

References to where information was gathered from are provided on each slide of this Technical Analysis. Readers will notice that reporting years vary by data source. In some instances, data sources can lag by a year or two depending on the source. For instance, this report relies on Census data from 2023 because 2024 estimates have not been released yet. Below is a list of sources used to build this Technical Analysis:

- Airbnb
- AirDNA
- Albany County Transportation Authority
- Census on the Map
- City of Laramie
- Department of Housing and Urban Development (HUD)
- Lightcast™
- Mead & Hunt (transit data)
- Realtor.com
- Smith Travel Research
- The Economic Impact of Travel in Wyoming
- U.S. Census American Community Survey (ACS) 5-Year Estimates
- University of Wyoming
- US Fish & Wildlife Service
- VRBO
- Wyoming CDA
- Wyoming Economic Analysis Division
- Wyoming Game and Fish Department
- WyoTech

Additional Plans and Resources

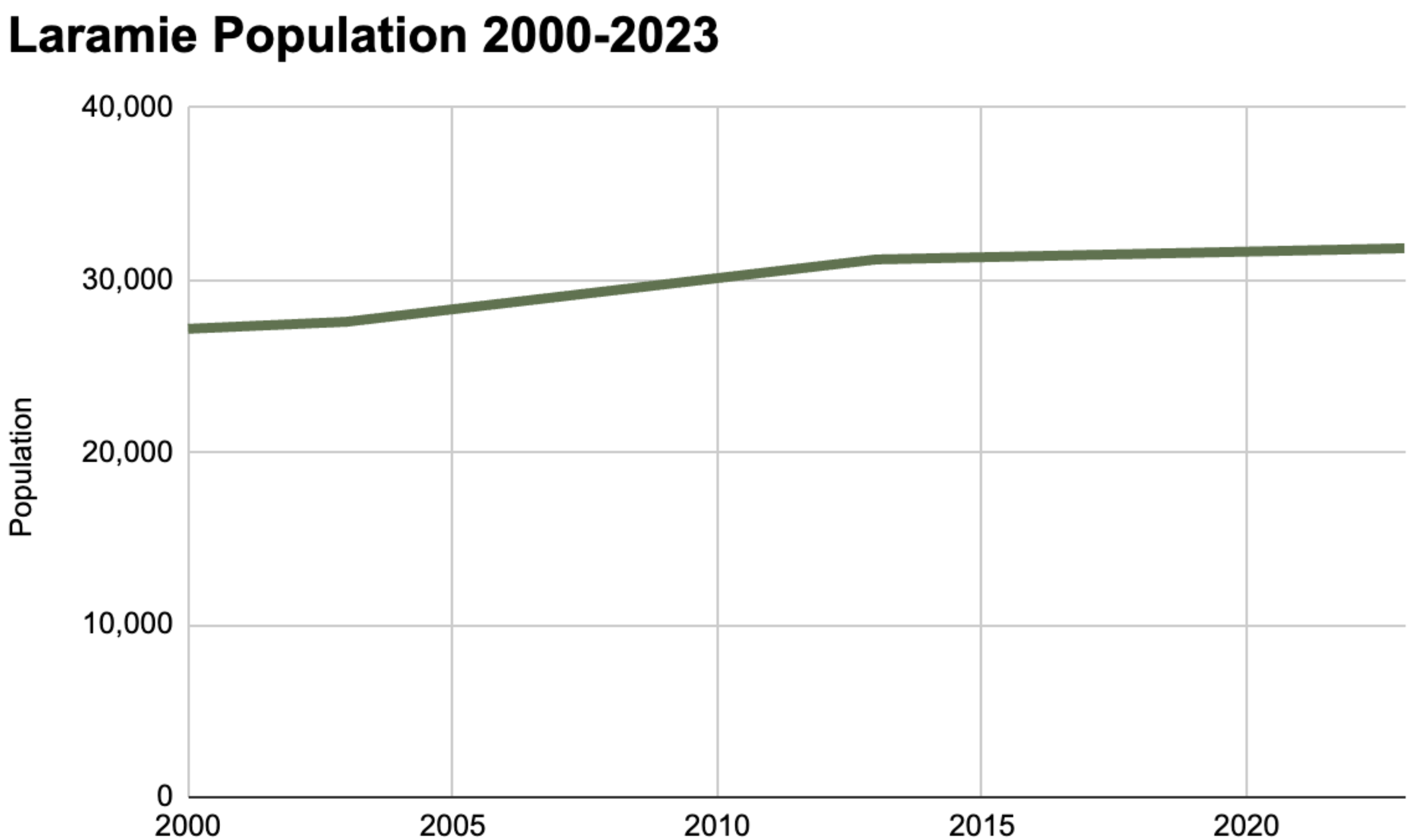
In addition to the Comprehensive Plan, the City has adopted a number of topic-specific plans containing goals and policy guidance that will be referenced throughout the Forge Laramie process. These plans include, but are not limited to:

- Thrive Laramie Community and Economic Development Action Strategy (2020)
- Downtown Development Plan (2011)
- Laramie Main Street Alliance Annual Report(s)
- Visit Laramie Annual Report(s)
- City of Laramie Annual Adopted Budget(s)
- Laramie Growth Area Plan (2023)
- Turner Tract Area Plan (2013)
- West Side Brownfield Plan (2021)
- North 4th Street Redevelopment Plan (2019)
- Wyoming Statewide Rail Plan (2021)
- Laramie Regional Airport Master Plan (2025)
- Unified Development Code
- Parks and Recreation Master Plan (2016)
- Public Art Inaugural Plan (2015)
- Albany County Community Wildfire Protection Plan (2024)
- Albany County Natural Resource Management Plan (2022)
- Casper Aquifer Protection Plan Update (2023)
- Pilot Hill Land Use Plan (2020)
- Wyoming Region 3 Hazard Mitigation Plan (2025)
- Wyoming Outdoor Recreation Report (2025)

OUR COMMUNITY

Laramie's population is stable

Laramie's population grew 17% since 2000, but only 2% over the last decade, from 2013 to 2023.

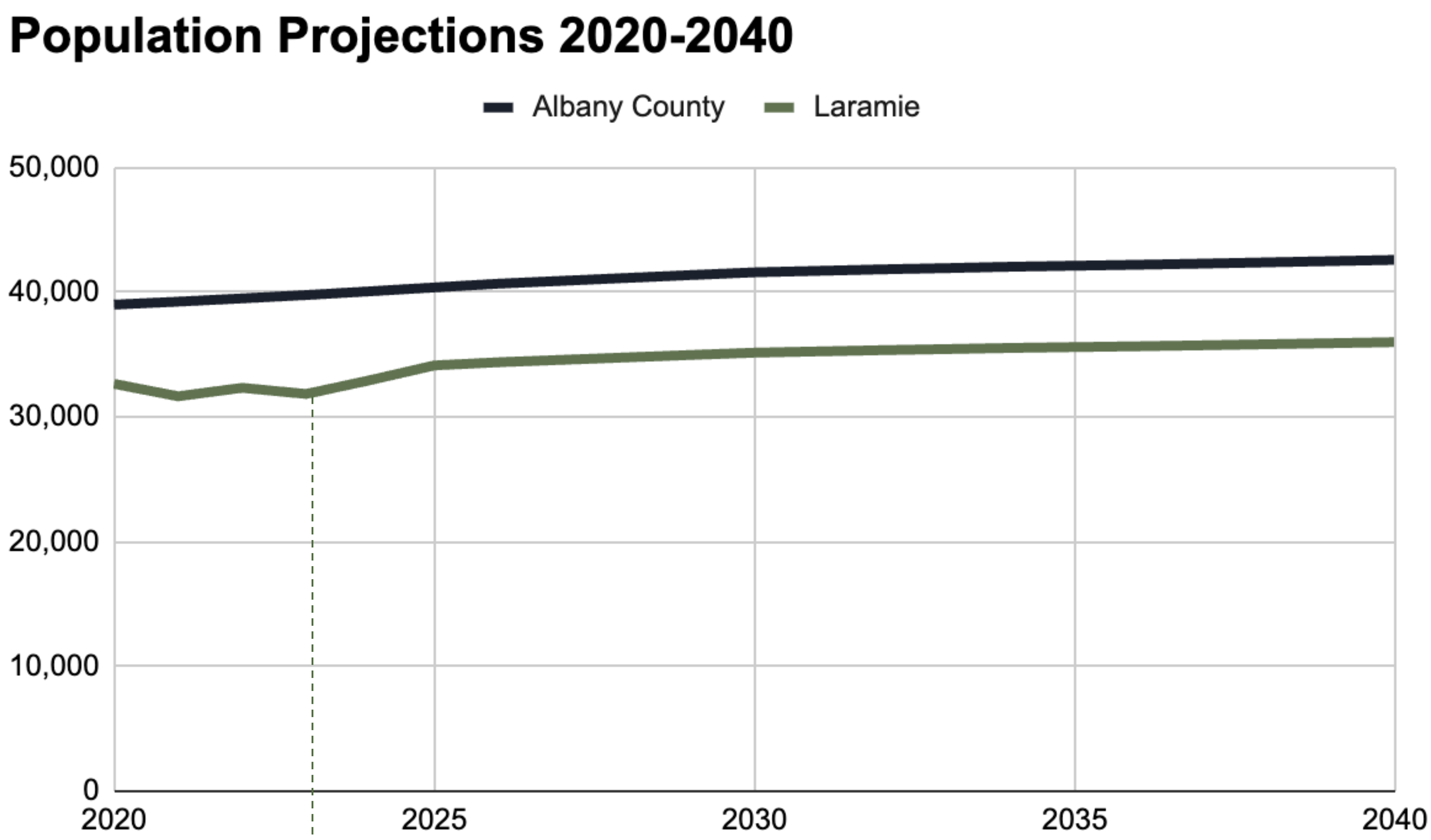


Population (2023):
31,848

Source: Census ACS 2023 5-year

Population is projected to increase

Laramie's population is projected to increase by 10%, or 3,300 people between 2020 and 2040. This growth rate is projected to outpace that of Wyoming (6%) and Albany County (9%).



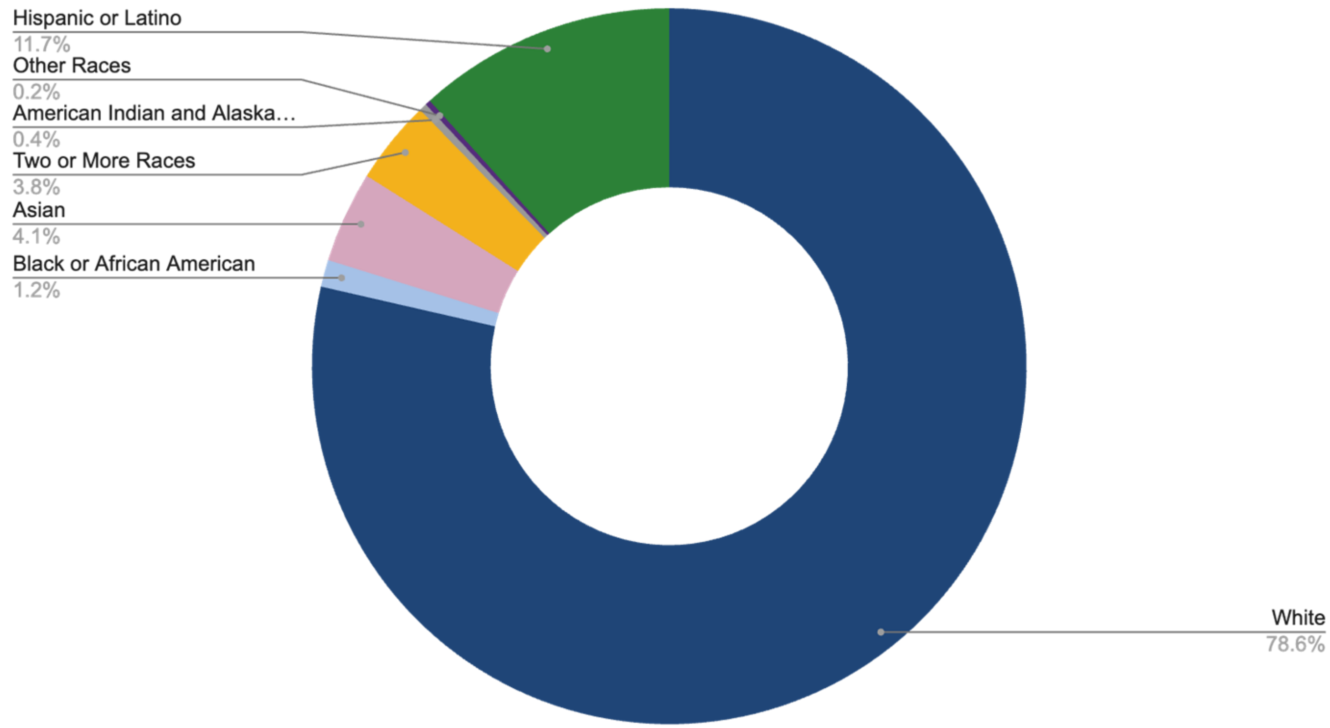
Population (2023):
31,848

Source: Wyoming Economic Analysis Division

Laramie and Wyoming are less racially and ethnically diverse than the rest of the nation

Laramie is slightly more racially and ethnically diverse than Wyoming, though significantly more homogeneous than the United States. Wyoming's population is 82% white, compared to 79% of Laramie's population.

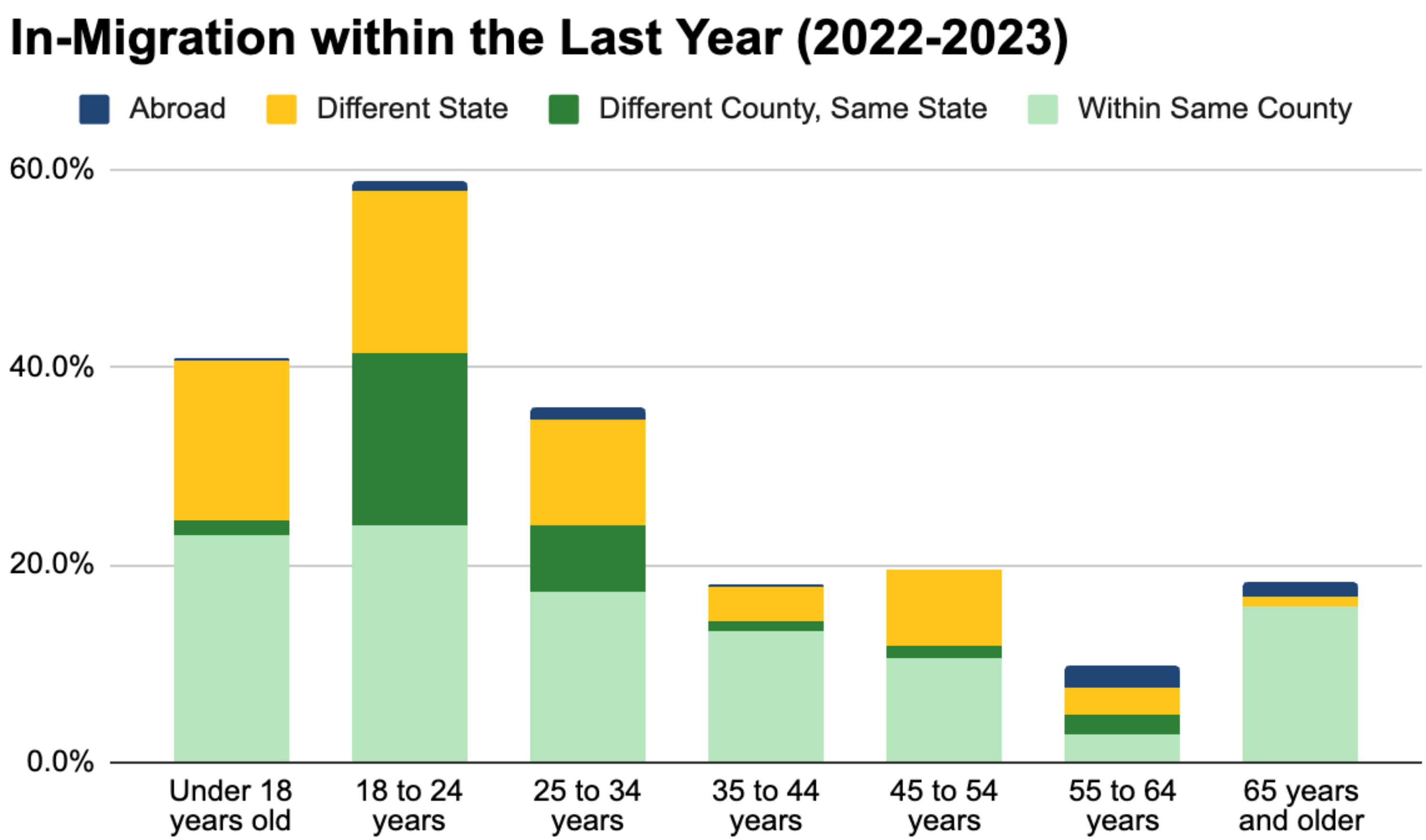
Racial Composition



Source: Census ACS 2023 5-year

Young adults are driving in-migration

In-migration (people moving to Laramie) is largely driven by college age students who are likely relocating to attend the University of Wyoming. In addition to traditional college age students, 36% of 25-34 year olds, 18% of 35 to 44 year olds, and 20% of 45 to 54 year olds also relocated to Laramie within the last year.

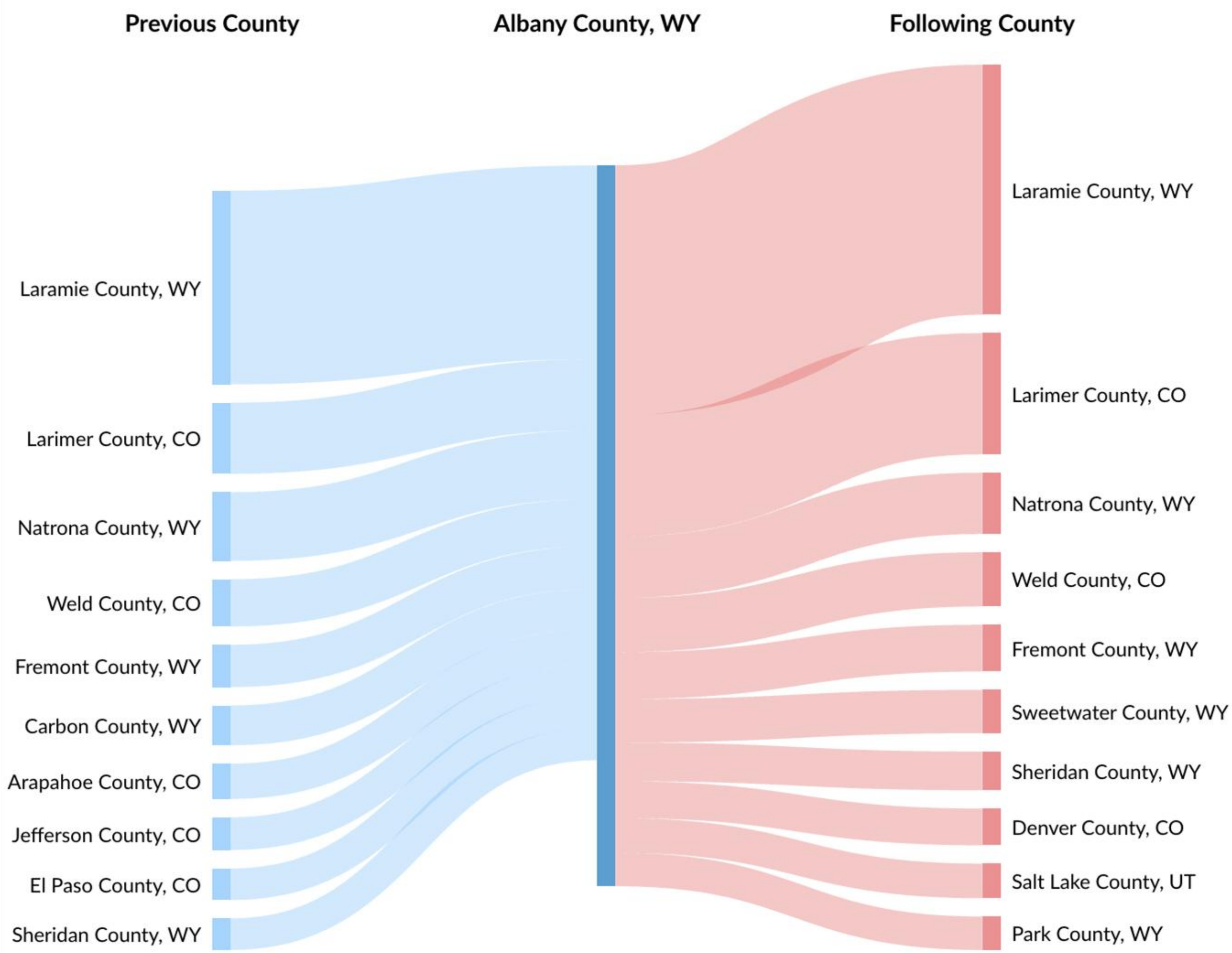


Source: Census ACS 2023 5-year

Wyoming and Colorado are common origins/ destinations

According to the Wyoming Liberty Group, over 60 percent of people born in Wyoming will leave the state by the time they reach their 30s. Common migration origins and destinations include Laramie County and Natrona County in Wyoming, and Larimer County and Weld County in Colorado. This indicates that people are interested in staying in the region, but are open to moving to nearby communities (likely for better job or housing prospects).

Population Inflow/Outflow Locations



Source: Lightcast 2025, Wyoming Liberty Group

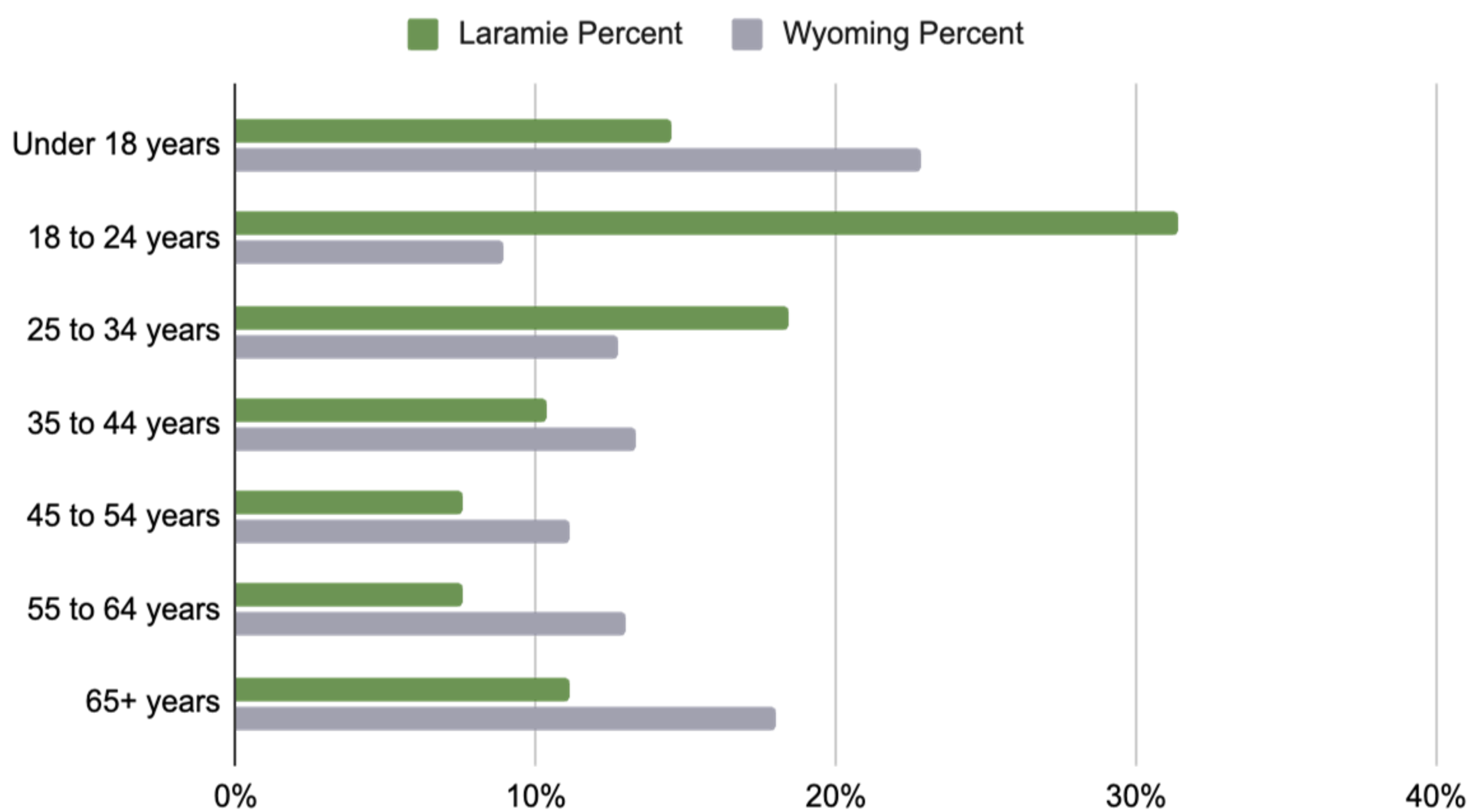
Laramie has a greater share of young adults

More than **31% of Laramie residents are college age** (18-24 years old), solidifying the City’s reputation as a “college town”. Laramie has a lower share of children (under 18 years), working adults (35 to 64 years old), and older adults (65 years of age and older) than Wyoming.

Laramie Median Age (2023): 26.9 years old

Wyoming Median Age (2023): 38.8 years old

Age Composition



Source: Census ACS 2023 5-year

Laramie's Median Age is also the Median of Peer College Towns

Laramie's median age is also near the median of College Town Peer Communities (26). Bozeman and Missoula have higher median ages and larger populations, **reflecting models of population retention beyond college aged populations.**

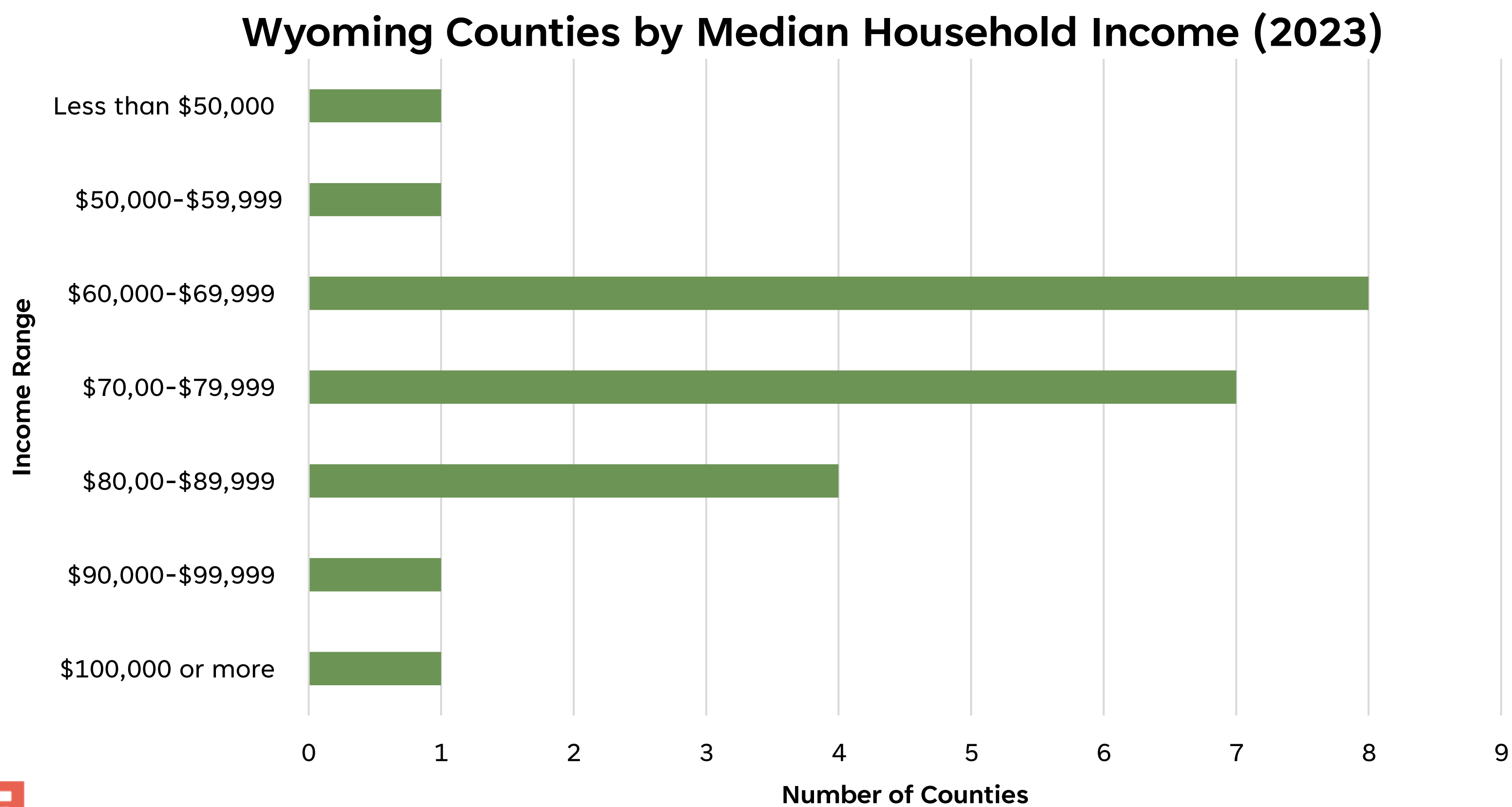
Population & Median Age

Location	Category	Population 2023	Median Age
Cheyenne, Wyoming	Wyoming Peer Communities	65,287	39
Casper, Wyoming	Wyoming Peer Communities	58,800	37
Missoula, Montana	College Town Peer Communities	77,763	34
Gillette, Wyoming	Wyoming Peer Communities	33,278	33
Fort Collins, Colorado	College Town Peer Communities	170,368	31
Bozeman, Montana	College Town Peer Communities	55,000	29
Corvallis, Oregon	College Town Peer Communities	61,993	28
Laramie, Wyoming	**Self**	**31,848**	**27**
Ellensburg, Washington	College Town Peer Communities	18,900	27
Flagstaff, Arizona	College Town Peer Communities	76,333	26
Moscow, Idaho	College Town Peer Communities	40,315	25
Logan, Utah	College Town Peer Communities	53,923	24
Pullman, Washington	College Town Peer Communities	33,050	23

Source: Census ACS 2023 5-year

Overall median household income lags behind the state

Laramie has a **median household income of $52,414,** which lags behind the median household incomes of Albany County ($59,881) and Wyoming ($74,815). While still on the lower end, the gap between Laramie's median household income and most households in the state would be smaller if the state's median household income was not significantly influenced by Teton County ($112,681).



Source: Census ACS 2023 5-year

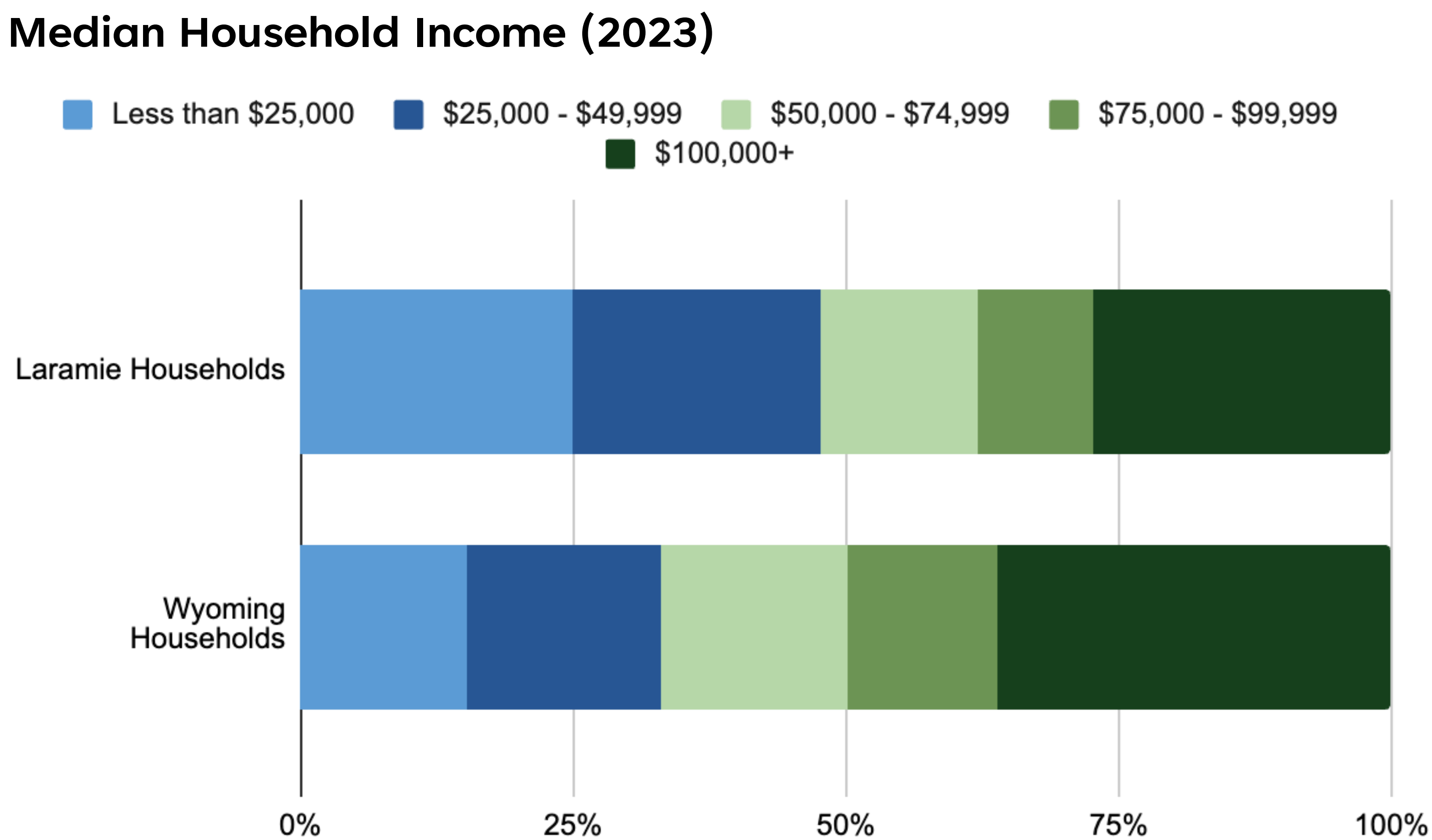
More Laramie households are earning less than $50,000

Almost half of Laramie households earn less than $50,000 in annual income, compared to a third (33%) of state households. Laramie's lower median household income is likely influenced by the presence of the University of Wyoming (UW), both because of the large number of full-time students who work fewer hours per year, and because UW, the city's largest employer, pays relatively low wages.

Laramie Median Household Income (2023): $52,414

Wyoming Median Household Income (2023): $74,815

US Median Household Income (2023): $80,610



Source: Census ACS 2023 5-year

Median household income varies by age

Despite Laramie's overall lagging behind Wyoming's median of $74,815, their relative position varies across age groups. Before age 45, Laramie's median incomes lag the state. From age 45 years and older, median incomes surpass state median. This breakdown shows that Laramie's income gap is age-driven, not structurally economic. Supporting workforce retention beyond the university years could help sustain the higher-earning 25–64 cohort and strengthen the city's long-term economic base.

FORGE LARAMIE

Median Household Income by Age

	Laramie	Wyoming
15 to 24 years	$22,635	$39,401
25 to 44 years	$74,093	$87,117
45 to 64 years	$98,182	$89,736
65 years and over	$65,589	$57,153

Source: Census ACS 2023 5-year

Median Household Income Growth

While still lagging behind the state, Laramie household incomes increased at a rate that surpassed that of Wyoming from 2013 to 2023.

Change in Median Household Income (2013-2023)

	2013	2023	Change
Laramie Median Household Income	$37,657	$52,414	39.2%
Wyoming Median Household Income	$57,406	$74,815	30.3%
United States Median Household Income	$52,250	$80,610	54.3%

Source: Census ACS 2023 5-year

Laramie leads in educational attainment

Given the presence of the University of Wyoming, Laramie residents lead the state in educational attainment, particularly in terms of professional degrees. More than half (55.8%) of Laramie residents ages 25 or older attained at least a Bachelor's degree.

FORGE LARAMIE

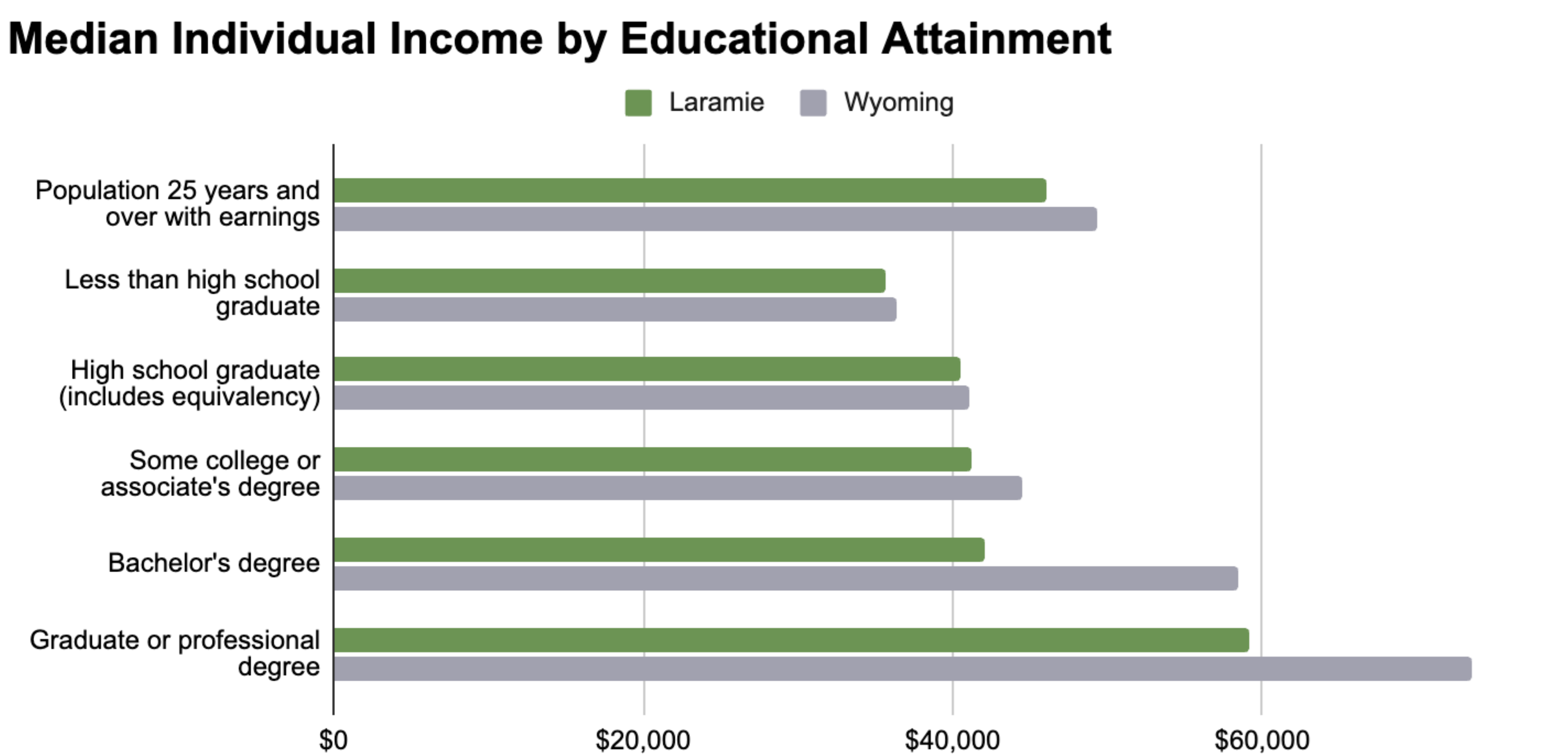
Educational Attainment

	Laramie	Wyoming
Less than 9th grade	1.1%	1.9%
9th to 12th grade, no diploma	2.2%	4.0%
High school graduate (includes equivalency)	14.7%	27.8%
Some college, no degree	18.1%	24.5%
Associate's degree	8.1%	11.8%
Bachelor's degree	27.7%	18.8%
Graduate or professional degree	28.0%	11.1%

Source: Census ACS 2023 5-year

Incomes lag at all levels of educational attainment

While Laramie's median household income surpasses that of Wyoming at age 45 years and older, individual incomes do not surpass state medians at any educational attainment level - and particularly lag for those with advanced degrees.

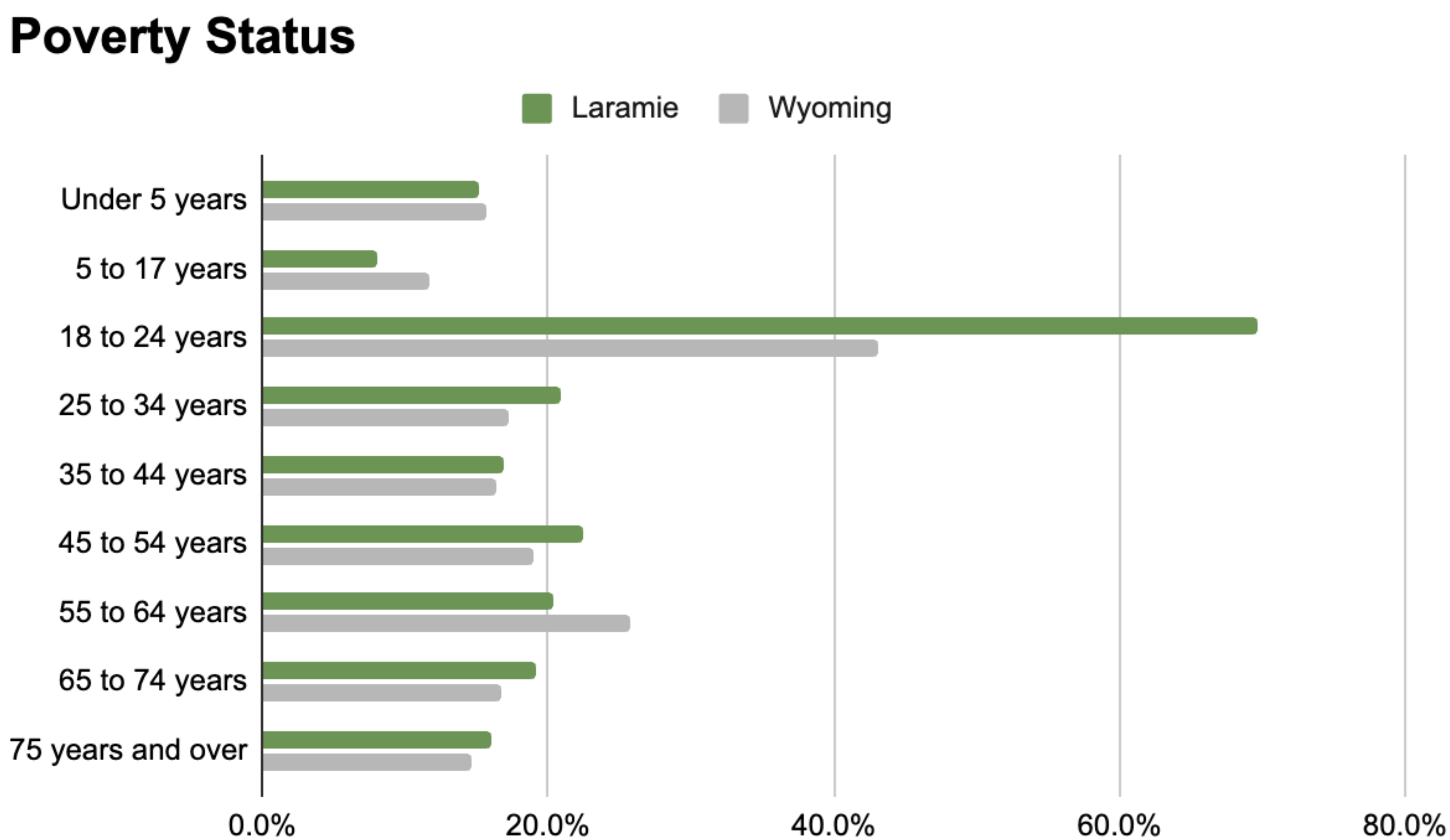


FORGE LARAMIE

Source: Census ACS 2023 5-year

Young Adult Poverty

Laramie's overall poverty rate well surpasses that of state averages, but is driven by college age and young adults. Laramie has a lower share of young children and older adults experiencing poverty than Wyoming.



Source: Census ACS 2023 5-year

HOUSING

Overall Housing Stock Assessment

Housing Unit Overview

In total, Laramie has just over **15,000 housing units**. Of those units, 7.6%, or 1,158 units are vacant. Of the occupied housing units, **44% are owner occupied**, and **56% renter occupied**. Laramie's rental vacancy rate (the share of units actually available to rent) typically trends lower, between 2-4%.

Communities want to have some level of vacancy (between 5%-8% for rental housing and around 2% for owner-occupied housing) to support a healthy housing market. Laramie's relatively low rental housing vacancy rate indicates the presence of a tight housing market, which may be associated with higher rents and fewer housing choices for residents.

Nationally, vacancy is trending downward. In 2023, the US experienced the among the lowest gross vacancy rates (9.6), homeowner vacancy rates (0.8), and rental vacancy rates (5.5), since 2005.

Housing Occupancy Versus Vacancy

	Homeowner Units	Rental Units	Total Units
Occupied housing units	6,221	7,918	14,139
Vacant housing units	663	495	1,158
Total housing units	6,884	8,413	15,297

FORGE LARAMIE

Source: Census ACS 2023 5-year, WCDA

Vacancy Status

Almost one third of vacant properties are for rent in Laramie, more than double the rate in the state. Vacant properties in Laramie are also more likely to be rented, but not occupied. However, Laramie has a lower rate of seasonal/recreational/ occasional use vacancy than Wyoming.

Both Laramie and Wyoming experience similar rates of “other vacant” or persistent vacancy (including abandoned, inherited, complex title, or other property statuses).

FORGE LARAMIE

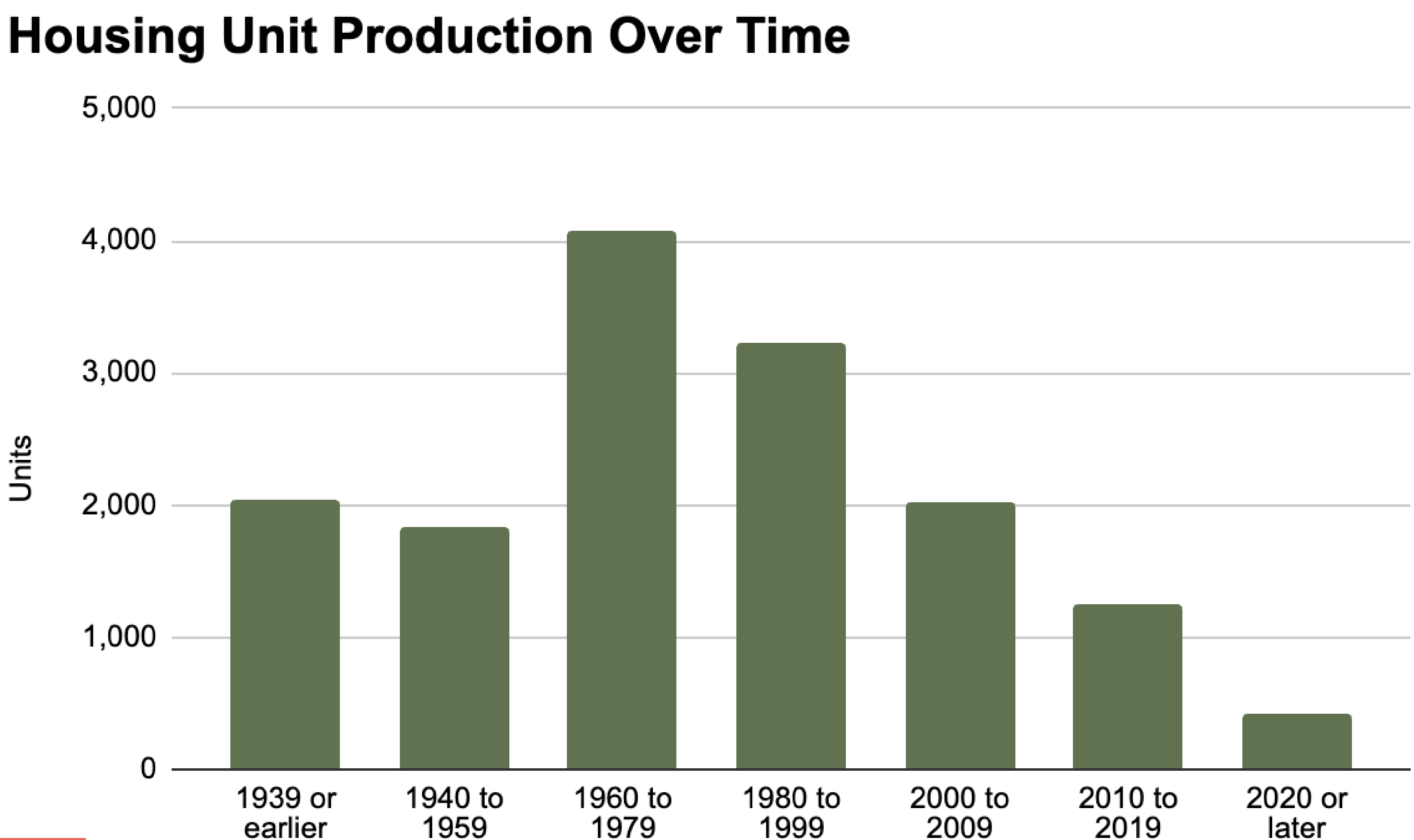
Percent Vacant

	Laramie	Wyoming
For rent	32.3%	15.6%
Rented, not occupied	10.4%	1.8%
For sale only	3.5%	4.5%
Sold, not occupied	No data	1.5%
For seasonal, recreational, or occasional use	**16.4%**	**38.5%**
For migrant workers	No data	1.0%
Other vacant	37.3%	37.1%

Source: Census ACS 2023 5-year

Housing unit production is declining

Since peaking from 1960 to 1979, **housing unit production has been declining** in Laramie. Only 25% of Laramie housing units were built in the 2000s.



FORGE LARAMIE

Source: Census ACS 2023 5-year

High Land and Construction Costs Make it Challenging to Produce Lower Priced Housing

Of peer communities, Laramie is in the bottom half of communities with shares of homes built since 2000. Laramie is not just producing fewer lower-priced homes, it is producing less housing overall.

FORGE LARAMIE

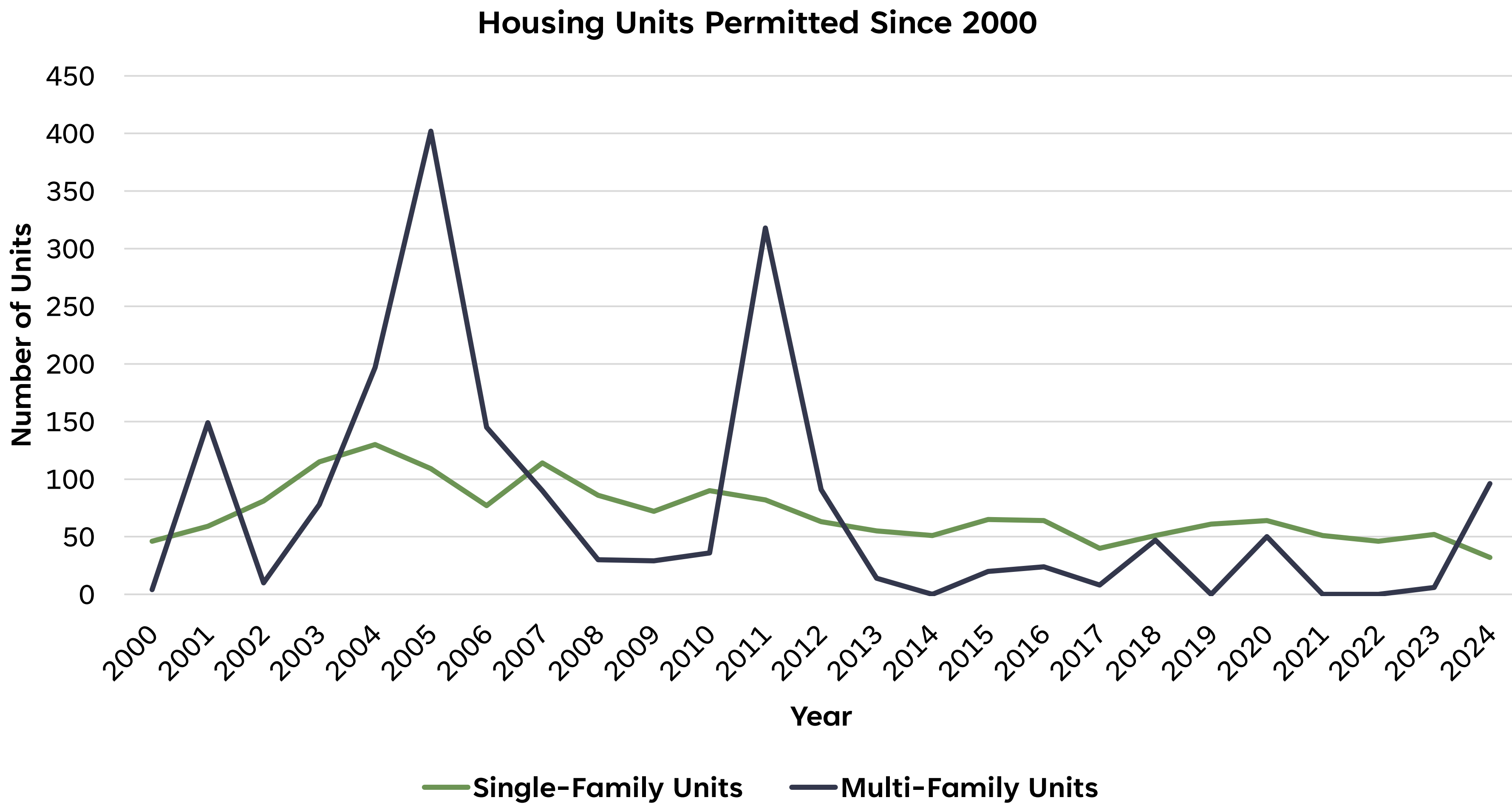
Share of Homes Build Since 2000

Location	Share of Homes Built Since 2000
Bozeman, Montana	48%
Gillette, Wyoming	38%
Flagstaff, Arizona	33%
Ellensburg, Washington	32%
Missoula, Montana	32%
Pullman, Washington	28%
Fort Collins, Colorado	28%
Moscow, Idaho	25%
Laramie, Wyoming	**25%**
Logan, Utah	25%
Corvallis, Oregon	23%
Casper, Wyoming	23%
Cheyenne, Wyoming	22%

Source: Census ACS 2023 5-year

Housing Units Permitted Since 2000

Approximately **3,600** housing units have been permitted since 2000, just over half of which **(51%) were for multi-family units.**

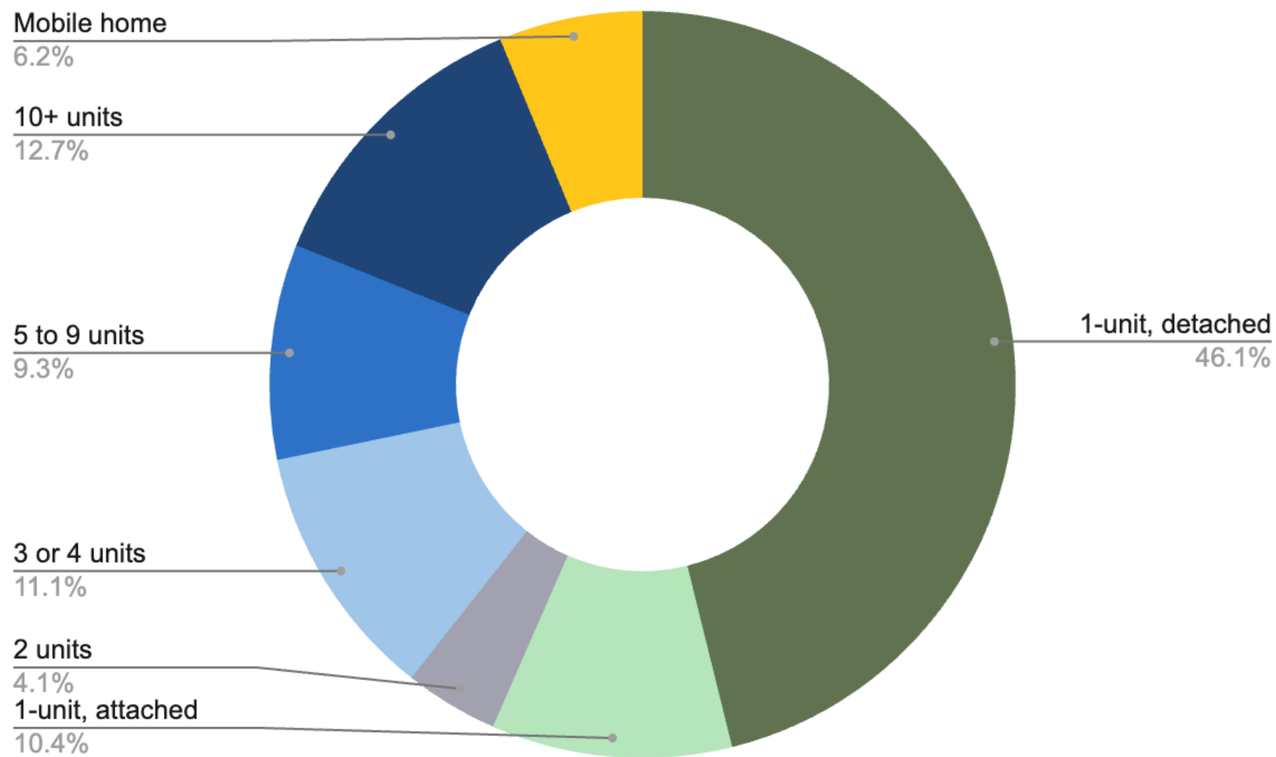


Source: City of Laramie

Most housing units are single-family homes

Just over half of Laramie housing units are single-family homes (detached or attached). The next most common types of housing units are large units (10+ units) (12.7%) and 3- or 4-unit buildings (11%).

Housing Unit Type



Source: Census ACS 2023 5-year

There is a Lack of Housing Choice

Laramie has **fewer single-family homes** than Wyoming peer communities and is generally comparable to college peer communities in the share of non–single-family housing. Differences with other college peer communities are marginal and could possibly be addressed with only modest additions to multifamily units.

FORGE LARAMIE

Single-Family Home Percentage

Location	Category	Share of Single-Family Homes
Cheyenne, Wyoming	Wyoming Peer Communities	75%
Casper, Wyoming	Wyoming Peer Communities	74%
Gillette, Wyoming	Wyoming Peer Communities	63%
Fort Collins, Colorado	College Town Peer Communities	63%
Bozeman, Montana	College Town Peer Communities	57%
Missoula, Montana	College Town Peer Communities	56%
Laramie, Wyoming	**Self**	**55%**
Corvallis, OR	College Town Peer Communities	53%
Ellensburg, Washington	College Town Peer Communities	53%
Flagstaff, Arizona	College Town Peer Communities	51%
Logan, Utah	College Town Peer Communities	49%
Moscow, Idaho	College Town Peer Communities	48%
Pullman, WA	College Town Peer Communities	32%

Source: Census ACS 2023 5-year

Household size slightly lower than Wyoming

Most Laramie households are composed of one or two people, with the average household size (2.1 people) being slightly lower than the state (2.4) and national (2.6) averages.
The presence of university students and smaller rental households may be contributing to smaller household sizes.

FORGE LARAMIE

Household Size

	Laramie	Wyoming
1-person household	31.9%	31.0%
2-person household	35.8%	36.3%
3-person household	17.6%	13.6%
4-or-more-person household	14.7%	19.1%

Larame avg. household size (2023): 2.1 people

Wyoming avg. household size(2023): 2.4 people

Source: Census ACS 2023 5-year

Laramie lacks substantial long-term tenancy

More than half (60%) of Laramie households have moved in since 2020. **Only 17% of households have not moved since the new millennium**. Long-term tenancy can contribute to community building. The lack of long-term tenancy may be further evidence of a ‘brain drain.’

FORGE LARAMIE

Housing Tenure

	Laramie Count	Laramie Share
Moved in 2021 or later	2,595	18.4%
Moved in 2018 to 2020	5,962	42.2%
Moved in 2010 to 2017	3,203	22.7%
Moved in 2000 to 2009	926	6.5%
Moved in 1990 to 1999	666	4.7%
Moved in 1989 or earlier	787	5.6%

Source: Census ACS 2023 5-year

Student Housing - Dorms

The census considers dorms 'group quarters' - separate from housing units. Laramie's group quarters population is 2,578.

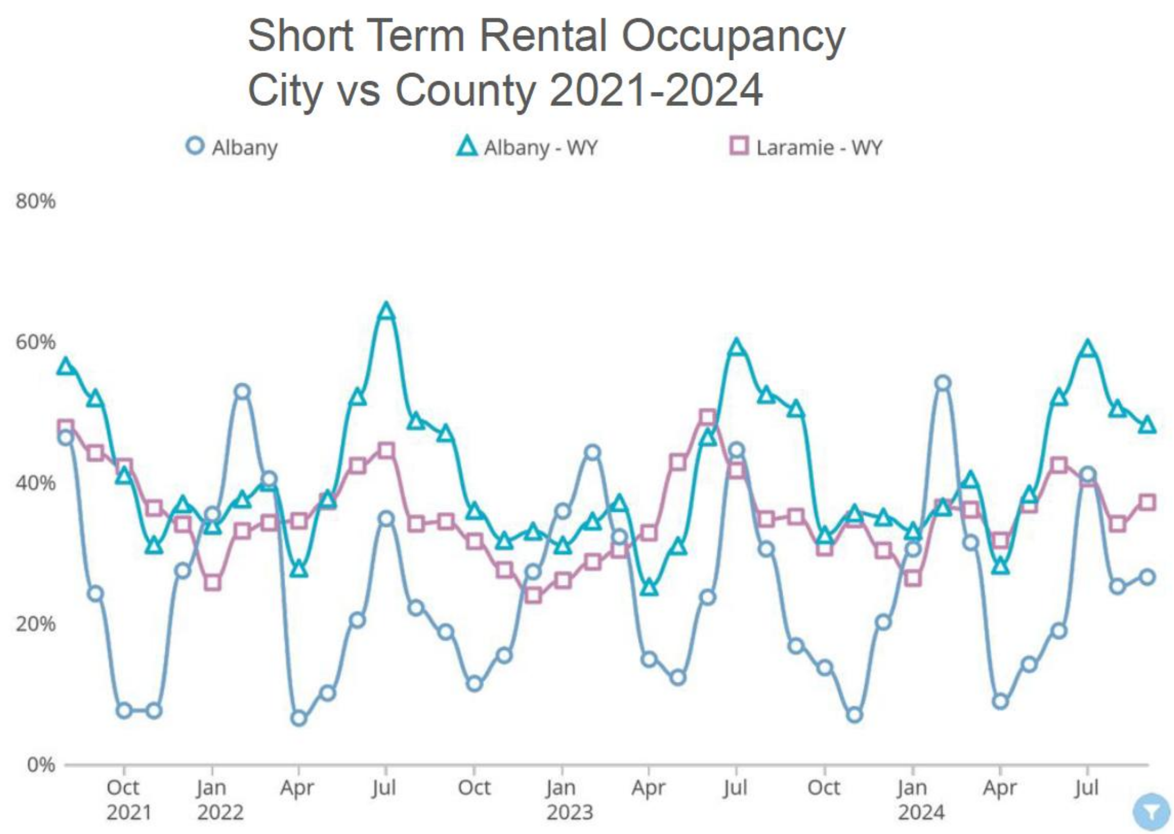
In 2024, University of Wyoming's had a total student population of 10,813, made up of 8,130 undergraduate and 2,683 graduate students. Of WyoTech's 1,068 students, 618 live on campus.
That means more than 8,500 students will need to seek private, off campus housing, annually.

Source: Census ACS 2023 5-year, WyoTech, Dale Killingbeck (Cowboy State Daily)

Short Term Rentals

According to AirDNA, Albany County has 296 short term rentals (listed on AirBNB or Vrbo). **Short term rentals account for around 2% of all housing units in Laramie.**

Overall, rental demand is limited in Laramie outside of July. For comparison, chain hotels are at 80% capacity most of summer. However, Laramie occupancy is steadier across the year (particularly in the winter) compared to the county, suggesting steady University and longer-term business travel.



Source: Airbnb, VRBO, City of Laramie, Visit Laramie, AirDNA, Smith Travel Research

Housing Costs and Values

Housing costs are on par with the state

As of 2023, the **median value of an owner-occupied home** in Laramie was **$302,000**.

Monthly Housing Costs

	Monthly Median Costs Laramie	Monthly Median Costs Wyoming
Owner Occupied Units	$1,308	$1,129
Rental Units	$933	$968

Source: Census ACS 2023 5-year

Home values are increasing, outpacing the state

Since 2013, the number of homes valued under $200,000 has dropped to essentially zero in both Laramie and Wyoming, coinciding with a broader shift toward higher-value housing. Overall, **the median value of Laramie and Wyoming homes have increased by more than 50% since 2013**, with Laramie ($302,000) slightly leading the state ($285,000) in both change and dollar value.

FORGE LARAMIE

Home Values

	Laramie Change 2013-2023	Wyoming Change 2013-2023
Less than $50,000	-6.8%	-25.0%
$50,000 to $99,999	-59.4%	-52.3%
$100,000 to $149,999	-88.3%	-56.1%
$150,000 to $199,999	-72.7%	-52.4%
$200,000 to $299,999	14.0%	21.9%
$300,000 to $499,999	171.7%	133.9%
$500,000 to $999,999	714.6%	234.0%
$1,000,000 or more	-66.7%*	175.2%
Median home value (change in dollars)	56.0%	53.4%

Source: Census ACS 2023 5-year

*few entries

Incomes are too Low to Afford Existing Housing Stock

While **Laramie's home value to income ratio** is less severe than many peer college communities, it **is the highest of Wyoming peer communities.**
This speaks to the relative competitive advantage other Wyoming communities have for talent attraction and retention.

Income & Home Value

Location	Median Household Income	Home Value: Income*
Corvallis, Oregon	$26,868	17.9
Pullman, Washington	$33,935	11.8
Bozeman, Montana	$79,903	7.7
Flagstaff, Arizona	$68,041	7.4
Fort Collins, Colorado	$81,883	7.2
Ellensburg, Washington	$49,888	7.2
Missoula, Montana	$65,329	6.5
Logan, Utah	$56,764	6.0
Laramie, Wyoming	**$52,414**	**5.8**
Moscow, Idaho	$65,179	5.4
Cheyenne, Wyoming	$77,884	4.0
Casper, Wyoming	$69,171	3.6
Gillette, Wyoming	$90,699	2.8

***Home Value: Income:** The home value to income ratio compares housing costs to household earnings, with a common guideline suggesting a home's price be **3 to 5 times** your annual income.

Source: Census ACS 2023 5-year

Affordability by Occupation

Comparing earnings to rent reveals that office and support workers and food service workers would struggle to afford rent, while **most occupations** (with the exception of management, technical, and transportation workers), **would struggle to afford the median home price.**

Worker Affordability							
Occupation	**2010 % Employment**	**2021 % Employment**	**2021 Median Earnings**	**Max. Rent**	**Can Afford Median Rent?**	**Max. Purchase Price**	**Can Afford Median Price?**
Education, legal, community service, arts, and media occupations	20%	21%	$52,074	$1,302	Yes	$226,008	No
Management, business, and financial occupations	16%	15%	$60,453	$1,511	Yes	$262,374	Yes
Computer, engineering, and science occupations	7%	9%	$54,929	$1,373	Yes	$238,399	Yes
Office and administrative support occupations	15%	9%	$33,188	$830	No	$144,040	No
Healthcare practitioners and technical occupations	5%	8%	$53,021	$1,326	Yes	$230,118	No
Sales and related occupations	11%	8%	$42,718	$1,068	Yes	$185,402	No
Construction and extraction occupations	5%	7%	$46,857	$1,171	Yes	$203,366	No
Food preparation and serving related occupations	3%	4%	$20,125	$503	No	$87,345	No
Transportation occupations	2%	4%	$54,048	$1,351	Yes	$234,575	Yes
Installation, maintenance, and repair occupations	3%	3%	$46,682	$1,167	Yes	$202,606	No

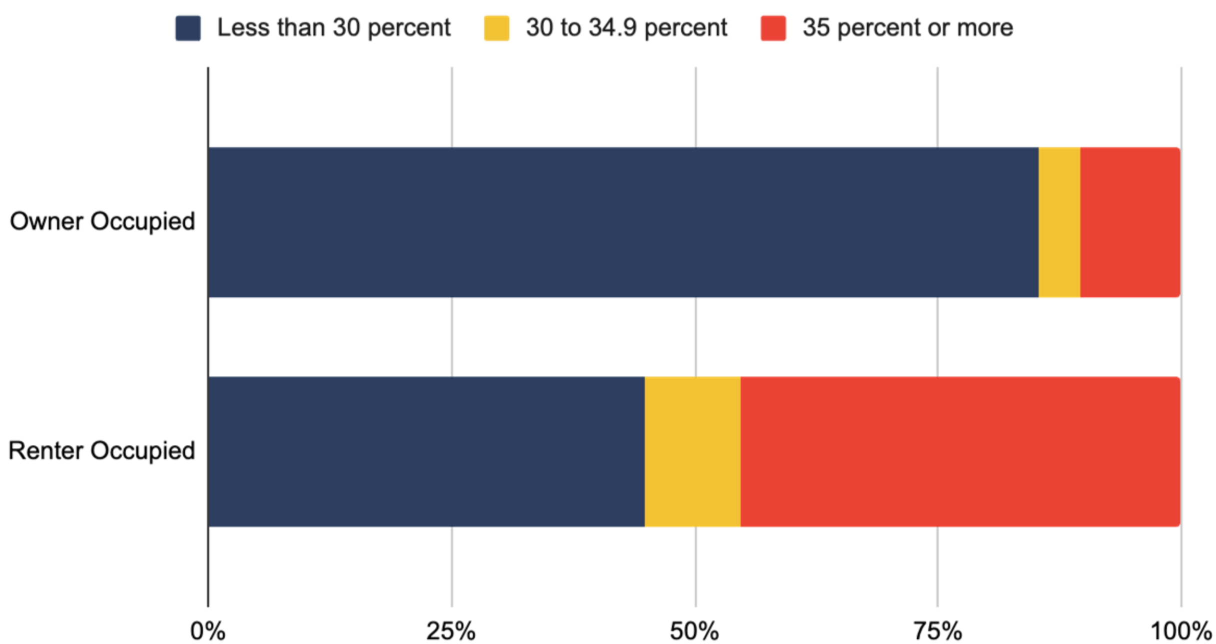
Source: Wyoming CDA

Cost burden varies between homeowners and renters

Households are cost burdened if they contribute more than 30% of their monthly income to housing expenses. Cost-burdened households are vulnerable because spending a large portion of their income on housing leaves them with less money for other necessities like food, healthcare, and transportation. This lack of financial flexibility makes them susceptible to financial shocks such as job loss or medical bills, and can lead to material hardship, health problems, and housing instability, including overcrowding or eviction.

Housing cost burden varies greatly between homeowners and renters in Laramie. While **15% of homeowners** are housing cost burden, **55% of renters are housing cost burdened**. More than 45% of renters contribute more than 35% of their monthly income to housing related expenses, making them very cost burdened.

Cost Burden



FORGE LARAMIE

Source: Census ACS 2023 5-year

Transportation costs are considerable

More than 7% of households lack a vehicle, similar to the national average of 8.3%.

Though housing cost burden does not include a transportation measurement, factoring in such costs are especially important in rural communities. According to The Center for Neighborhood Technology (CNT)'s Housing and Transportation Affordability Index, City residents spend $13,419 in annual transportation costs. **This means the average Laramie resident spends 49% of their income on housing (26%) and transportation (24%) expenses.** This is less than the state, where Wyoming residents spend 61% of their income on housing (29%) and transportation (32%) expenses.

Vehicles by Household

	Households	Share of Households
No vehicles available	1,053	7.4%
1 vehicle available	4,704	33.3%
2 vehicles available	5,073	35.9%
3 or more vehicles available	3,309	23.4%

FORGE LARAMIE

Source: Census ACS 2023 5-year

Area Median Income and Housing Affordability

For Laramie, homeowner housing ranges in affordability from $156,000 at the lower estimate for the lowest AMI* band to $488,500 for the upper estimate for the highest AMI band. For renter housing, affordability ranges from $780 a month to almost $2,500 a month.

Area Median Income by Household Status

	1 Person	4 People	Own Value	Monthly Rent
30% AMI	$20,550	$31,200	$156,000	$780
50% AMI	$34,200	$48,850	$244,250	$1,221
80% AMI	$54,750	$78,150	$390,750	$1,954
100% AMI	$68,450	$97,700	$488,500	$2,443

***Area Median Income (AMI):** The midpoint of a specific area's income distribution.

FORGE LARAMIE

Source: Fourth Economy Analysis of HUD Data, 2024

Homeowner Households and Units Gap Calculation

Calculating housing affordability based on Area Median Income provides an understanding of unit shortage and surplus.

Based on existing housing stock and among homeowner households, there is a shortage of almost 5,000 units at the lowest AMI, while there is a slight unit surplus at higher AMI levels.

FORGE LARAMIE

Homeowner Unit Shortage/Surplus

	Households	Occupied Units	Vacant Units	Unit Shortage *Too few owner units*	Unit Surplus *Too many owner units*
0-50% AMI	6,520 80%	1,685 20%	55 0.7%	4,780	
51-80% AMI	285 3%	3,175 38%	0 0.0%		2,890
81-100% AMI	750 9%	1,250 15%	0 0.0%		500
101%+ AMI	625 8%	2,070 25%	15 0.2%		1,460

Area Median Income	1 Person	4 People
30% AMI	$20,550	$31,200
50% AMI	$34,200	$48,850
80% AMI	$54,750	$78,150
100% AMI	$68,450	$97,700

Source: Fourth Economy Analysis of HUD Data, 2024

Homeowner Household Mismatch

The surpluses and gaps by affordability are only part of the story of housing cost burdens. Even if there were no mismatches, households may still experience cost burdens.

Most homeowner households in the lowest income bracket (0-50% AMI) are cost burdened, whereas the vast majority of higher AMI households are living below their means.

Homeowner Household Affordability

	Unaffordable *Households occupying units that are unaffordable to them*	No Mismatch *Households with income that matches unit cost*	Lives Below Means *Households with income above the unit cost they occupy*
0-50% AMI Households	5,215 80%	1,305 20%	0 0%
51-80% AMI Households	75 26%	140 49%	70 25%
81-100% AMI Households	80 11%	130 17%	540 72%
101%+ AMI Households	0 0%	175 28%	450 72%

Area Median Income	1 Person	4 People
30% AMI	$20,550	$31,200
50% AMI	$34,200	$48,850
80% AMI	$54,750	$78,150
100% AMI	$68,450	$97,700

Source: Fourth Economy Analysis of HUD Data, 2024

Renter Households and Unit Gap Calculation

Calculating housing affordability based on Area Median Income provides an understanding of unit shortage and surplus.

Based on existing housing stock and among renter households, there is a unit shortage at the lowest and highest income level, with a unit surplus for the middle two income bands.

FORGE LARAMIE

Renter Unit Shortage/Surplus

	Households	Occupied Units	Vacant Units	Unit Shortage *Too few rental units*	Unit Surplus *Too many rental units*
0-30% AMI	7,205 75%	1,630 16%	425 4.2%	5,575	
31-50% AMI	850 9%	3,950 39%	100 1.0%		3,100
51-80% AMI	625 7%	3,705 37%	0 0.0%		3,080
81%+ AMI	875 9%	270 3%	70 0.7%	605	

Area Median Income	1 Person	4 People
30% AMI	$20,550	$31,200
50% AMI	$34,200	$48,850
80% AMI	$54,750	$78,150
100% AMI	$68,450	$97,700

Source: Fourth Economy Analysis of HUD Data, 2024

Renter Household Mismatch

The majority (85%) of households at 0-30% AMI and 45% of households at 31-50% AMI are occupying rental units that are unaffordable to them. Meanwhile, 56% of households at 51-80% AMI and almost all of households at 81%+ AMI are living below their means with income above the unit cost they occupy.

FORGE LARAMIE

Renter Household Affordability

	Unaffordable *Households occupying units that are unaffordable to them*	No Mismatch *Households with income that matches unit cost*	Lives Below Means *Households with income above the unit cost they occupy*
0-30% AMI Households	6,140 85%	1,065 15%	0 0%
31-50% AMI Households	385 45%	150 18%	315 37%
51-80% AMI Households	0 0%	275 44%	350 56%
81%+ AMI Households	0 0%	0 0%	875 100%

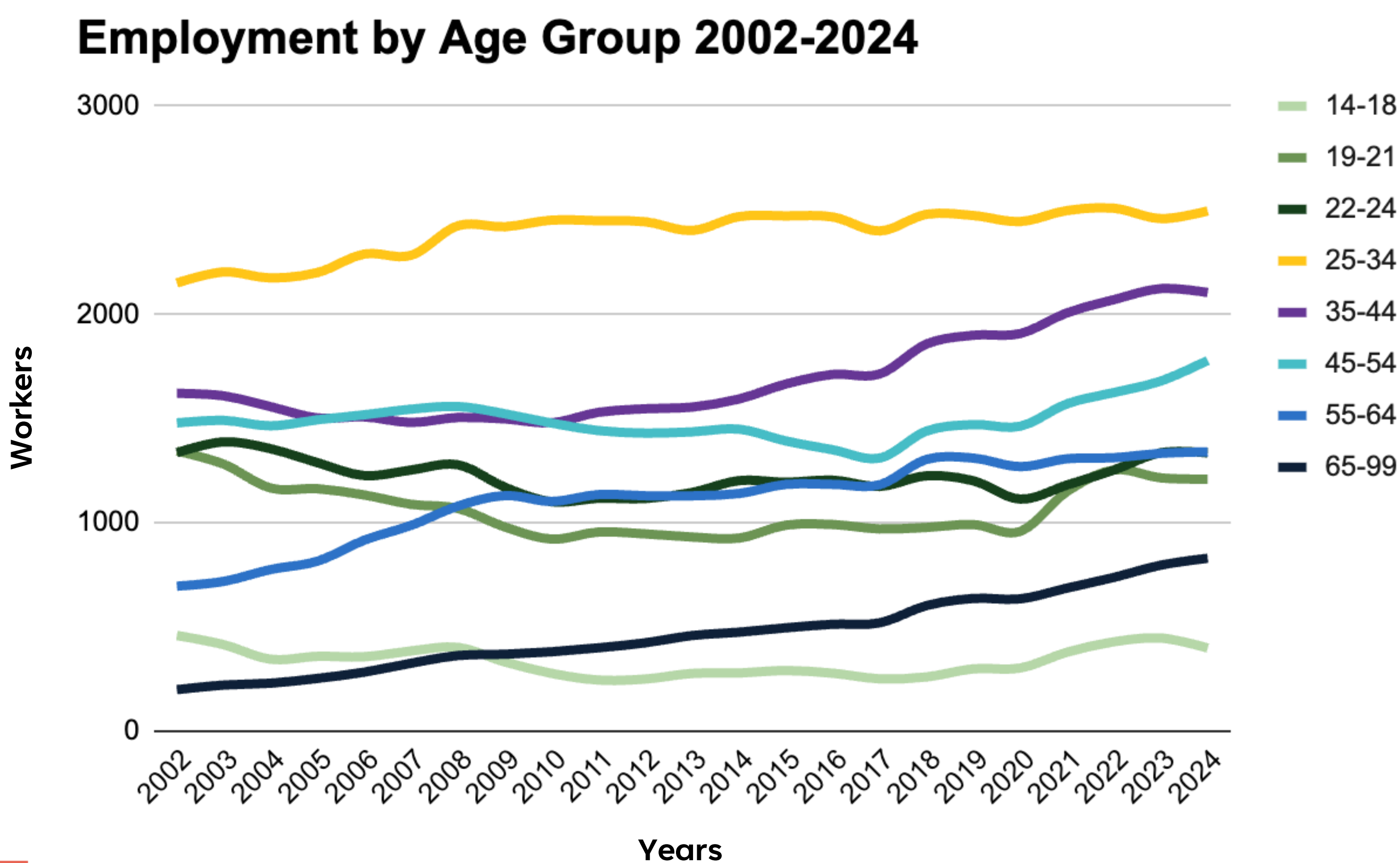
Area Median Income	1 Person	4 People
30% AMI	$20,550	$31,200
50% AMI	$34,200	$48,850
80% AMI	$54,750	$78,150
100% AMI	$68,450	$97,700

Source: Fourth Economy Analysis of HUD Data, 2024

ECONOMIC DEVELOPMENT

Working age employment share is growing

While 25- to 34-year-olds dominate local employment, it has remained relatively steady over the last two decades. However, employment of working age adults 35 to 54 has been steadily increasing in Laramie since 2017.

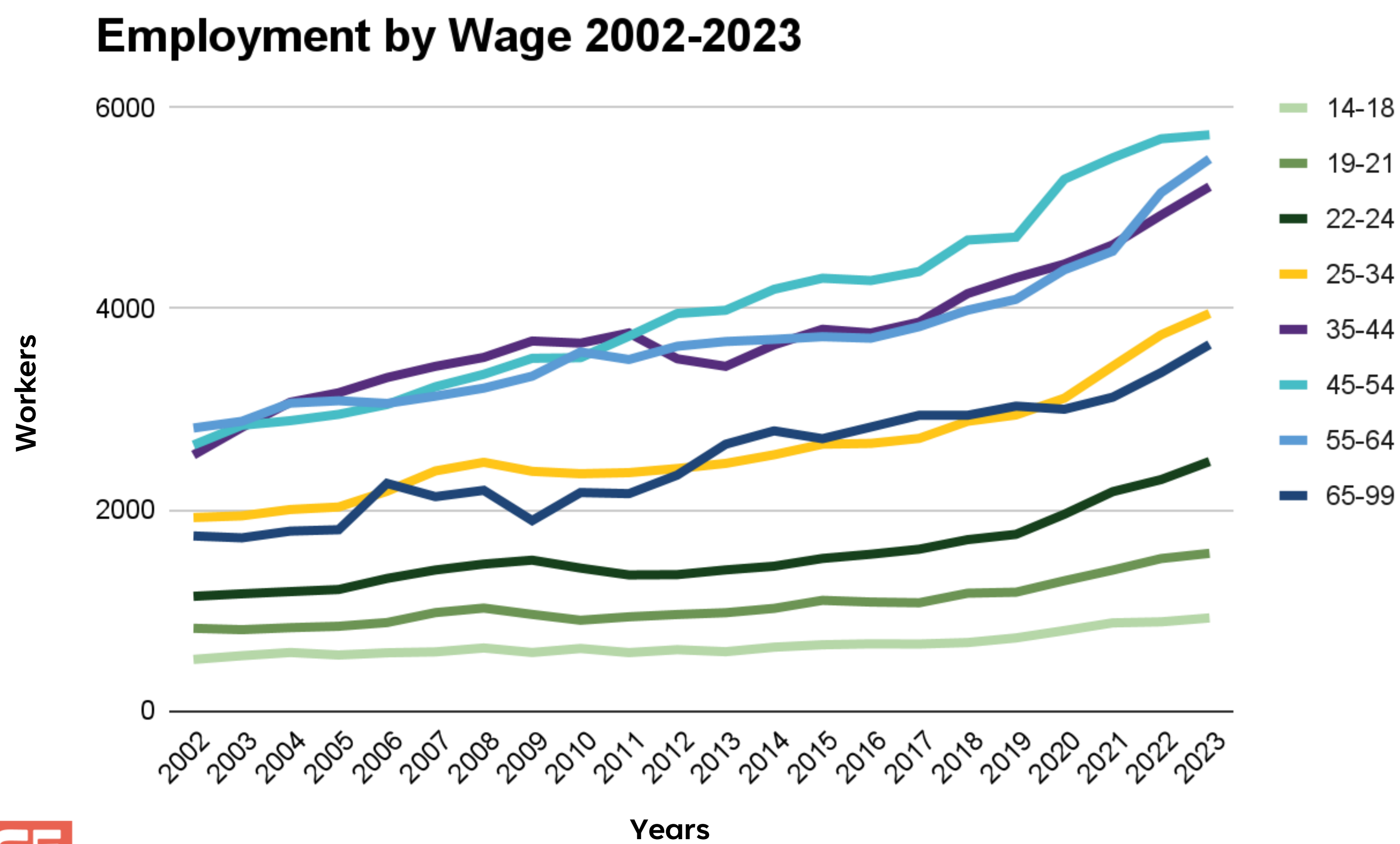


FORGE LARAMIE

Source: Census ACS 2023 5-year

Wage growth picking up for younger workers

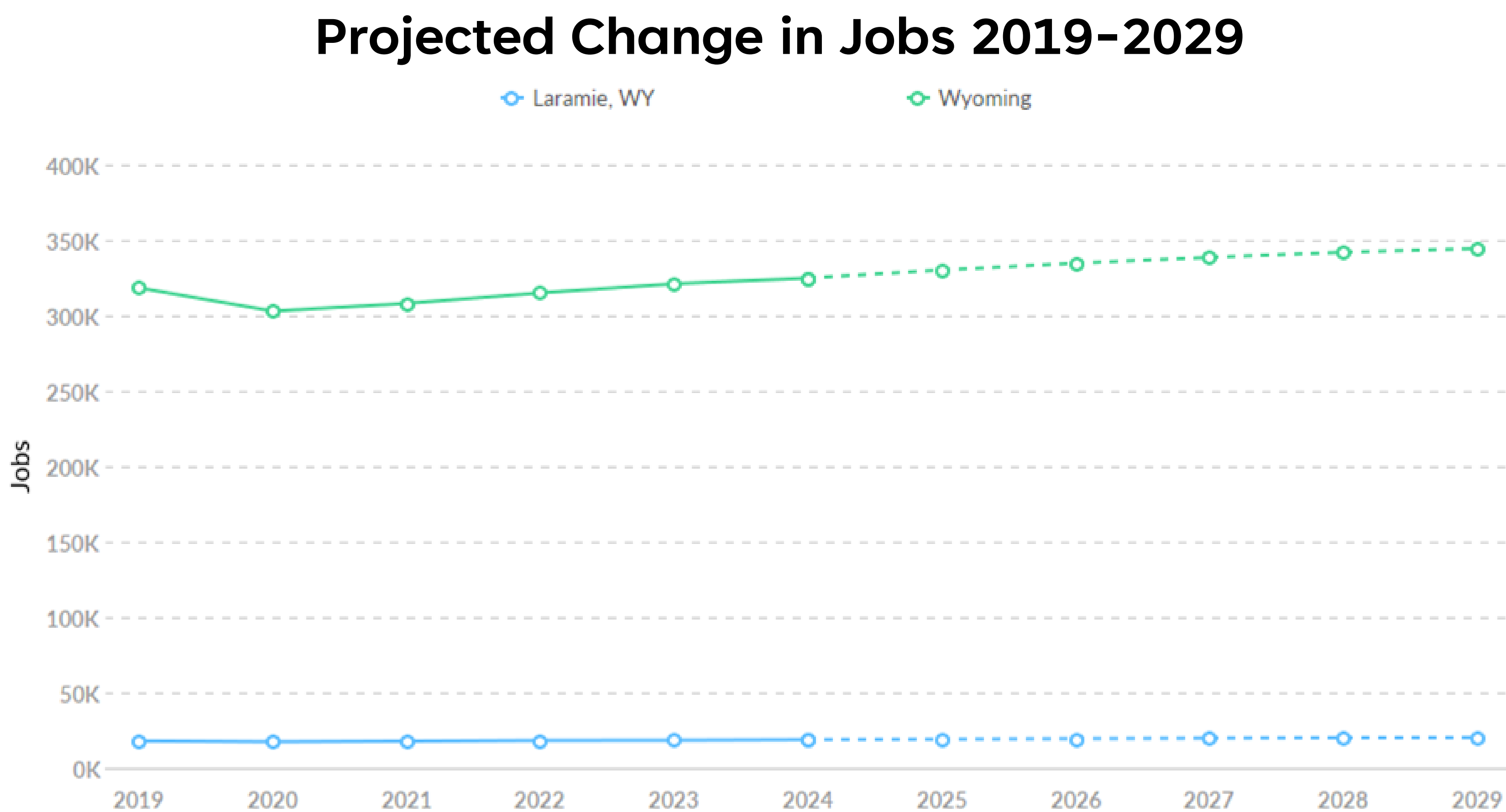
While still lagging established workers (35 to 64 year olds), 22-24 (77%) and 25-34 (61%) year old workers experienced outpaced wage growth over the last ten years (2013-2023).



Source: Census ACS 2023 5-year

Jobs are projected to slightly increase

From **2019 to 2024, jobs increased by 4.5%** in Laramie to 18,702. This change slightly outpaced the national growth rate of 4.3% by 0.2.



Source: Census ACS 2023 5-year

Laramie's Projected job growth is competitive among peers

Laramie’s job growth from 2019 to 2024 (4.5%) was among the middle of Peer Communities. However, Laramie's projected job growth (7%) is ahead of many peers and more consistent.

FORGE LARAMIE

Past & Projected Job Growth

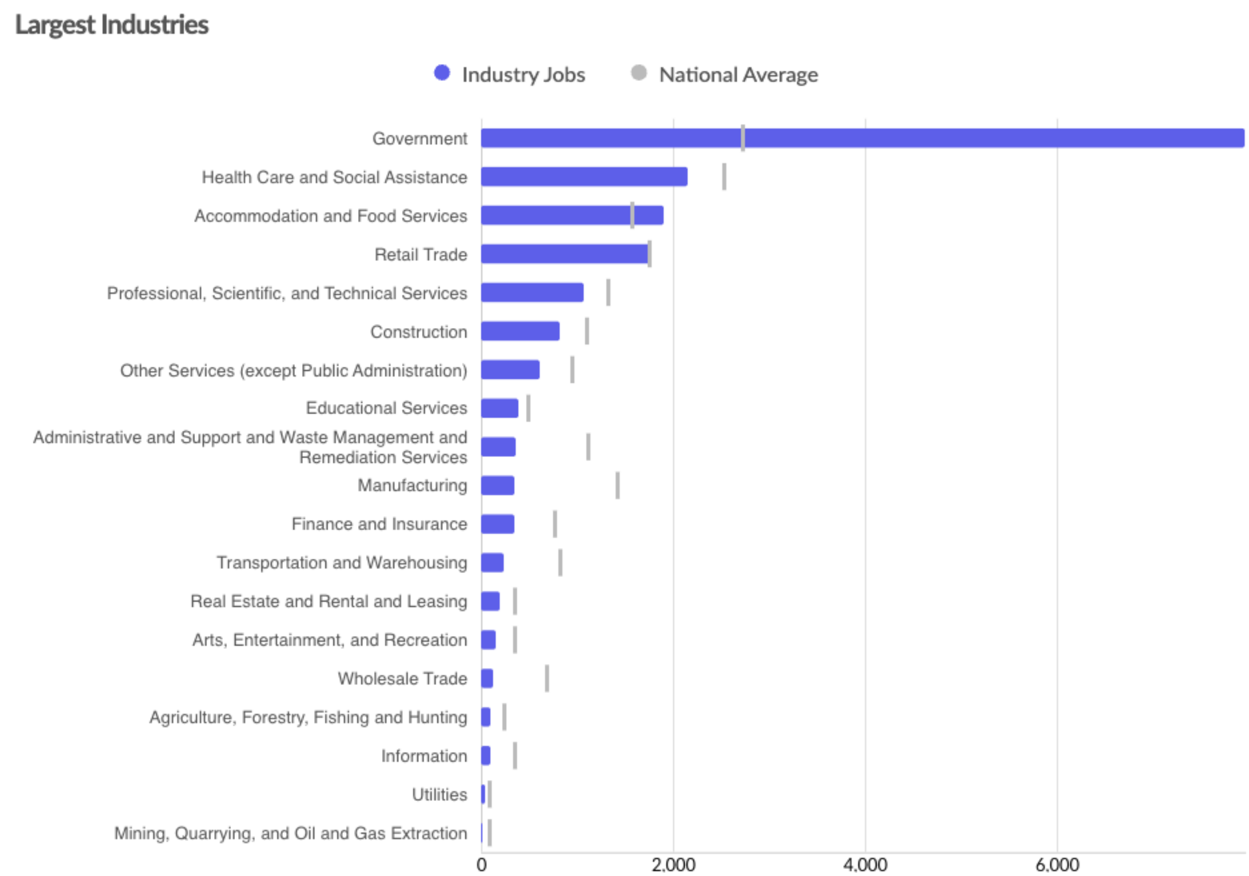
	Job Growth 2019-2024	Projected Job Growth 2025-2029
Logan, Utah	5%	11%
Bozeman, Montana	19%	10%
Fort Collins, Colorado	4%	8%
Ellensburg, Washington	6%	8%
Laramie, Wyoming	**4%**	**7%**
Corvallis, OR	3%	7%
Cheyenne, Wyoming	4%	6%
Flagstaff, Arizona	9%	6%
Durango, Colorado	2%	6%
Casper, Wyoming	6%	5%
Gillette, Wyoming	3%	5%
Missoula, Montana	6%	4%
Moscow, Idaho	-%	2%
Pullman, WA	-6%	2%

Source: Lightcast™

Largest Industries are University related

Government appears to be the largest regional employer, as **UW employees are considered government workers.**

Health Care and Social Assistance is the next most concentrated industry, but is not specialized relative to national averages. Accommodation and Food Service and Retail are also large employing industries that are concentrated, which may be putting downward pressure on wage averages.

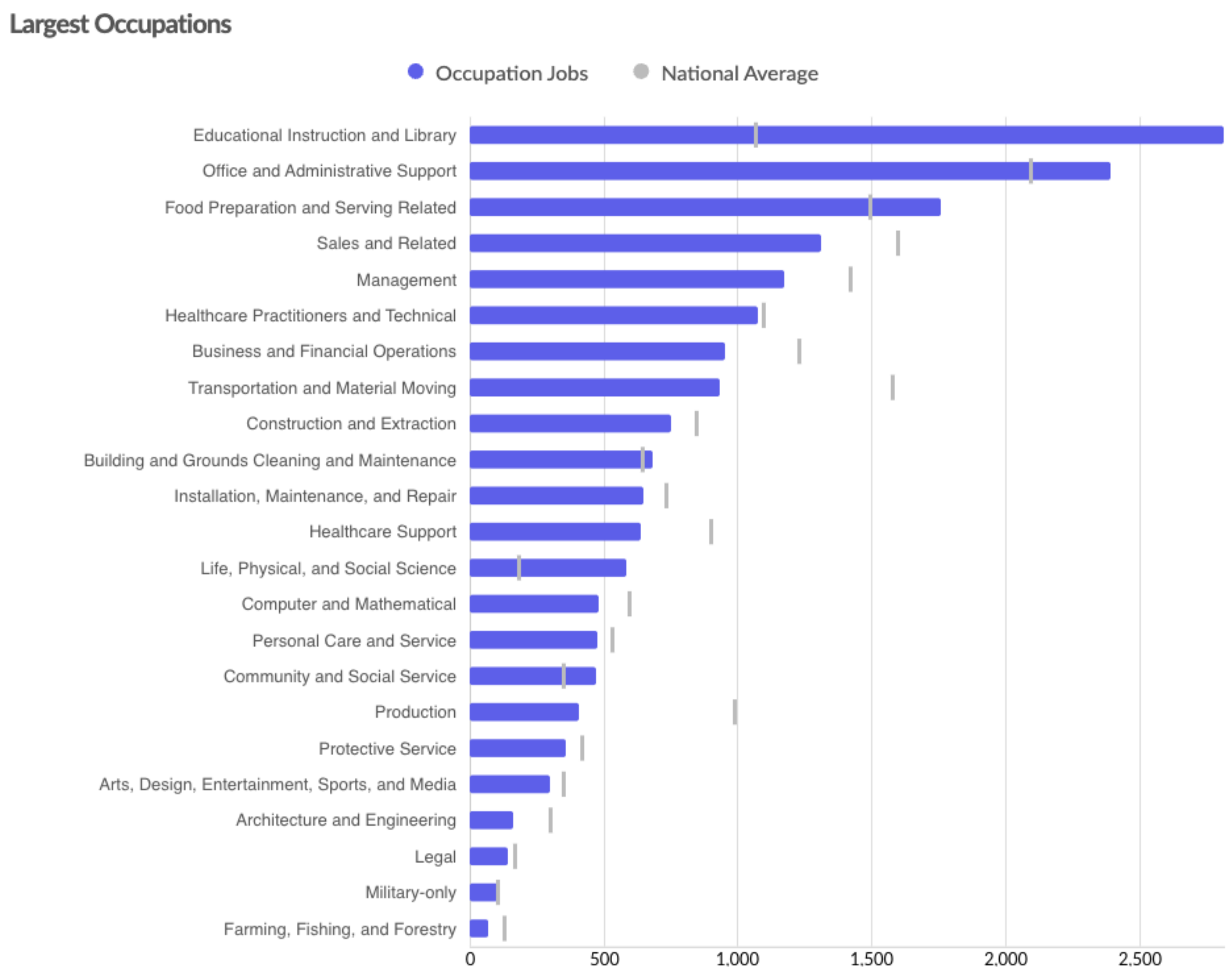


Source: Lightcast™

FORGE LARAMIE

Largest Employing Occupations are University related

Many of the jobs in Laramie are related to UW, either directly (such as Educational Instruction and Library or Life, Physical, and Social Science jobs) or indirectly (such as Building and Grounds Cleaning and Maintenance or Office and Administrative Support jobs).



Source: Lightcast™

University of Wyoming's Economic Impact is Considerable

The University of Wyoming's contribution to the state's economy grew from 0.3% in the 2013-14 fiscal year to 1.8% in the 2022-23 fiscal year.

Using the most conservative estimation methods and not including the impacts of UW alumni working in Wyoming, UW supports:

- Over $720 million in value added to the economy of Wyoming annually
- Nearly 14,700 jobs annually
- Nearly $49,000 value added per job.

Table 1: UW Employment by Wyoming County

County	Total Employment	Total Salary Plus Benefits
Albany County	5,868	$274,314,756

Roughly, total employment by total salary (plus benefits) calculates to an average wage (plus benefits) of $46,748.

Table 4: Total Impacts of UW on Wyoming's Economy with Albany County Payroll Included

Impact	Employment	Labor Income	Value Added	Output
Direct	16,495	659,870,962	851,221,104	1,303,659,752
Indirect	2,043	83,626,253	147,598,313	378,619,072
Induced	2,318	98,397,836	199,067,087	367,853,582
Total	20,855	841,895,052	1,197,886,504	$2,050,132,407

Source: Estimates by CBEA using IMPLAN

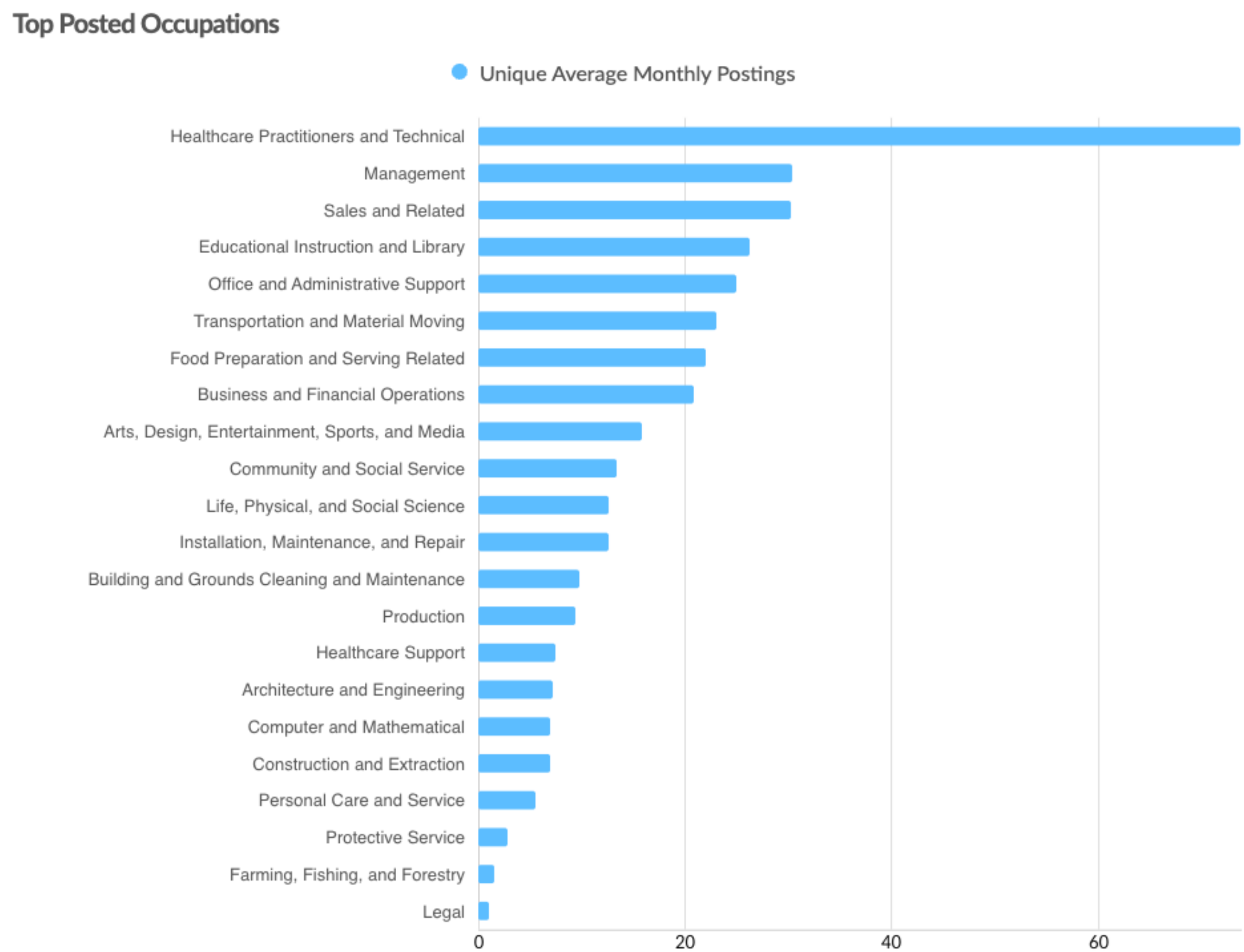
FORGE LARAMIE

Source: University of Wyoming

Despite unemployment, there is significant job demand in healthcare

Laramie's unemployment rate (4.6%) is slightly higher than Wyoming's (3.7%).

Notably, on average, more than 70 Healthcare Practitioners and Technical positions are posted in Laramie monthly.



Source: Lightcast™

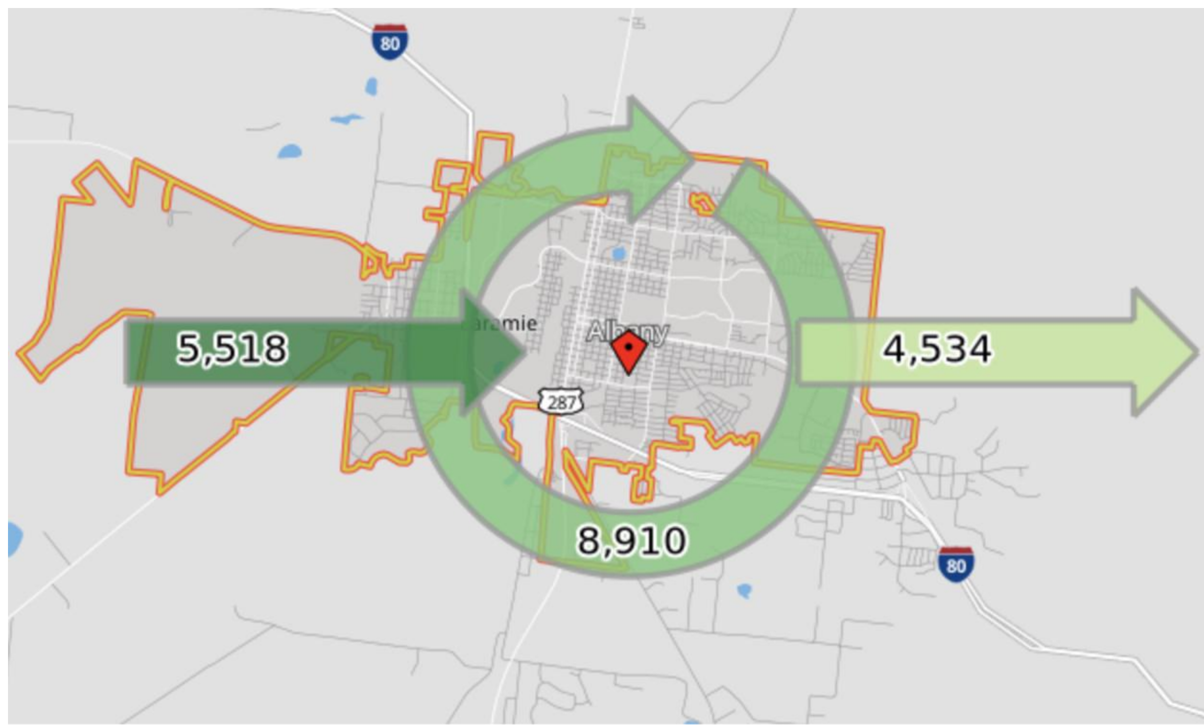
Almost two thirds of Laramie's Jobs are Live-Work

Nearly two-thirds of jobs in Laramie are filled by residents (62%), indicating a strong live-work relationship. This is further reflected in commute patterns, with 70 percent of residents traveling less than 10 miles to work.

Commute Distances

	Count	Share
Less than 10 miles	10,096	70.0%
10 to 24 miles	182	1.3%
25 to 50 miles	1,352	9.4%
Greater than 50 miles	2,798	19.4%

Commute Inflow/Outflow



Source: Census On the Map

SHIFT-SHARE ANALYSIS

What is a Shift Share Analysis?

Shift share analyses help us understand Albany County's industry specialization as it relates to national trends by **comparing local and national industry growth rates**.

As explained by Lightcast methodology, “If an industry grew roughly the same in your region as it did nationally, it might not be particularly competitive, because it stands to reason that it’s growing in your region simply because it is growing everywhere. But if it grew ***more*** than it did across the nation, this means the industry is probably growing due to your region’s particular strengths, and indicates that it is a competitive industry for your region.”

Industry Analysis & Shift Share Explainer

The following slides evaluate the city's industry specialization based on **three key metrics**: industry concentration, expected national growth or decline, and regional performance (in this case the region is Albany County). Industries with fewer than ten employees are excluded to ensure meaningful analysis.

1. **Industry Concentration:** This metric measures the share of the workforce within a specific industry in the region, relative to its national size. **High concentration indicates that an industry has a greater share of jobs locally compared to national trends, suggesting regional specialization.**

2. **Expected National Growth/Decline:** This indicates whether an industry is anticipated to expand or contract at the national level. **If an industry is projected to grow nationally, it is likely to see job increases in various regions across the country**. Conversely, industries with expected national decline may face challenges in maintaining job levels locally.

3. **Regional Performance Effect:** This metric assesses how much of the job growth (or decline) within a regional industry is due to unique competitive advantages of the region, beyond national or industry-specific trends. **A high-performing industry is one where job growth exceeds national and industry averages, pointing to a local competitive advantage**. In contrast, a low-performing industry's growth trends mirror broader macroeconomic trends without unique regional factors driving additional growth.

Specialty Industries: Concentrated & Growing

There are numerous highly concentrated, growing, and high-performing industries in Albany County, suggesting a variety of local specialties.
The highest employing of these industries, State Government, is driven by the University of Wyoming.

Specialty Industries

NAICS	Description	Industry Concentration	Expected National Growth/Decline	Regional Performance
112	Animal Production and Aquaculture	High	Growth	High-performing
441	Motor Vehicle and Parts Dealers	High	Growth	High-performing
455	General Merchandise Retailers	High	Growth	High-performing
902	State Government	High	Growth	High-performing

Key takeaway: Specialty industries are likely to continue to thrive and grow without additional support from the City.

Source: Lightcast™

Opportunity Industries: Concentrated but Underperforming

Opportunity industries are concentrated locally and growing nationally, but underperforming in the county. These industries are not currently specialized locally, but could be if job growth surpassed national expected growth.

Opportunity Industries

NAICS	Description	Industry Concentration	Expected National Growth/Decline	Regional Performance
236	Construction of Buildings	High	Growth	Underperforming
327	Nonmetallic Mineral Product Manufacturing	High	Growth	Underperforming
457	Gasoline Stations and Fuel Dealers	High	Growth	Underperforming
482	Rail Transportation	High	Growth	Underperforming
721	Accommodation	High	Growth	Underperforming
722	Food Services and Drinking Places	High	Growth	Underperforming

Key takeaway: In order to increase regional performance, these industries require more job growth. Workforce development programs can align with high wage opportunity industries to create a workforce pipeline that benefits workers and employers.

FORGE LARAMIE

Source: Lightcast™

Industries Punching Above Their Weight: Not Concentrated but High-performing

Albany County has many industries punching above their weight, particularly in retail and profession, scientific, and technical services. Growing employment in these industries will increase specialization and gross regional product.

FORGE LARAMIE

High-Performing, Low-Concentration Industries

NAICS	Description	Industry Concentration	Expected National Growth/Decline	Regional Performance
115	Support Activities for Agriculture and Forestry	Low	Growth	High-performing
238	Specialty Trade Contractors	Low	Growth	High-performing
325	Chemical Manufacturing	Low	Growth	High-performing
332	Fabricated Metal Product Manufacturing	Low	Growth	High-performing
425	Wholesale Electronic Markets and Agents and Brokers	Low	Growth	High-performing
444	Building Material and Garden Equipment and Supplies Dealers	Low	Growth	High-performing
456	Health and Personal Care Retailers	Low	Growth	High-performing
458	Clothing, Clothing Accessories, Shoe, and Jewelry Retailers	Low	Growth	High-performing
488	Support Activities for Transportation	Low	Growth	High-performing
518	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services	Low	Growth	High-performing
541	Professional, Scientific, and Technical Services	Low	Growth	High-performing
561	Administrative and Support Services	Low	Growth	High-performing
611	Educational Services	Low	Growth	High-performing
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	Low	Growth	High-performing
901	Federal Government	Low	Growth	High-performing

Key takeaway: Population growth can further industry concentration with the presence of more jobs.

Source: Lightcast™

Legacy Industries: Concentrated and High-Performing, but declining

Highly concentrated industries that are declining nationally represent legacy industries. While these industries may once have produced a unique competitive advantage for the region, they are experiencing national decline.

FORGE LARAMIE

Legacy Industries

NAICS	Description	Industry Concentration	Expected National Growth/Decline	Regional Performance
212	Mining (except Oil and Gas)	High	Decline	High-performing
316	Leather and Allied Product Manufacturing	High	Decline	High-performing

Key takeaway: Legacy industries maintain a role in Albany County's economy. Given national decline, workforce strategy for these industries may center around preservation.

Source: Lightcast™

Reach Industries: Growing Nationally, Low Local Specialization

These industries represent some of the needs of a growing population and may become concentrated with more overall employment. These industries would likely require intentional recruitment and market strategies to become concentrated and specialized.

FORGE LARAMIE

Reach Industries

NAICS	Description	Industry Concentration	Expected National Growth/Decline	Regional Performance
211	Oil and Gas Extraction	Low	Growth	Underperforming
213	Support Activities for Mining	Low	Growth	Underperforming
315	Apparel Manufacturing	Low	Growth	Underperforming
423	Merchant Wholesalers, Durable Goods	Low	Growth	Underperforming
424	Merchant Wholesalers, Nondurable Goods	Low	Growth	Underperforming
445	Food and Beverage Stores	Low	Growth	Underperforming
449	Furniture, Home Furnishings, Electronics, and Appliance Retailers	Low	Growth	Underperforming
459	Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers	Low	Growth	Underperforming
484	Truck Transportation	Low	Growth	Underperforming
522	Credit Intermediation and Related Activities	Low	Growth	Underperforming
524	Insurance Carriers and Related Activities	Low	Growth	Underperforming
531	Real Estate	Low	Growth	Underperforming
621	Ambulatory Health Care Services	Low	Growth	Underperforming
623	Nursing and Residential Care Facilities	Low	Growth	Underperforming
624	Social Assistance	Low	Growth	Underperforming
711	Performing Arts, Spectator Sports, and Related Industries	Low	Growth	Underperforming
713	Amusement, Gambling, and Recreation Industries	Low	Growth	Underperforming
811	Repair and Maintenance	Low	Growth	Underperforming
812	Personal and Laundry Services	Low	Growth	Underperforming
814	Private Households	Low	Growth	Underperforming
903	Local Government	Low	Growth	Underperforming

Key takeaway: These industries will not likely become specialized local industries without public intervention and investment.

Source: Lightcast™

High Earning Industries

High earning industries are those that pay, on average, above the median income. The shift share status of these industries vary.

High Earning Industries

NAICS	Description	2025 Jobs	Avg. Earnings Per Job	Industry Concentration	Expected national Growth/Decline	Regional Performance
441	Motor Vehicle and Parts Dealers	330	$72,533	High	Growth	High-performing
902	State Government	6,294	$64,777	High	Growth	High-performing
327	Nonmetallic Mineral Product Manufacturing	140	$104,958	High	Growth	Underperforming
236	Construction of Buildings	318	$70,536	High	Growth	Underperforming
212	Mining (except Oil and Gas)	61	$90,400	High	Decline	High-performing
541	Professional, Scientific, and Technical Services	1,236	$115,566	Low	Growth	High-performing
488	Support Activities for Transportation	50	$99,675	Low	Growth	High-performing
611	Educational Services	366	$69,188	Low	Growth	High-performing
901	Federal Government	431	$68,310	Low	Growth	High-performing
332	Fabricated Metal Product Manufacturing	134	$67,864	Low	Growth	High-performing
238	Specialty Trade Contractors	762	$65,399	Low	Growth	High-performing
484	Truck Transportation	95	$85,023	Low	Growth	Underperforming
524	Insurance Carriers and Related Activities	318	$83,705	Low	Growth	Underperforming
522	Credit Intermediation and Related Activities	203	$81,250	Low	Growth	Underperforming
903	Local Government	1,609	$78,316	Low	Growth	Underperforming
423	Merchant Wholesalers, Durable Goods	84	$77,314	Low	Growth	Underperforming
621	Ambulatory Health Care Services	796	$76,877	Low	Growth	Underperforming

Key takeaway: Growing these industries could increase median wage.

Source: Lightcast™

FORGE LARAMIE

TOURISM TRENDS

Tourism's Economic Impact is growing in Wyoming

An economic impact analysis (EIA) measures the effect a project, event, or policy has on an economy, typically quantifying changes in jobs, income, and economic output. It analyzes **direct** impacts from the initial activity, **indirect** impacts from supply chain activity, and **induced** impacts from the spending of employee wages. EIAs use models like input-output models to show how initial spending creates a ripple effect throughout the economy.

2024 Summary

1.6% Increase in Travel Spending

Direct travel spending in Wyoming increased 1.6% from $4.8 billion in 2023 to $4.9 billion in 2024.

440 Jobs gained

Direct travel-generated employment grew from 33,410 in 2023 to 33,850 in 2024. Approximately 440 jobs were generated, representing a 1.3% increase compared to the previous year.

5.6% Growth in Earnings

Direct travel-generated earnings grew from $1.3 billion in 2023 to $1.4 billion in 2024, an increase of approximately $75.6 million or 5.6%.

4.3% Increase in Tax Revenue

Overall, tax revenue (local and state) generated by travel spending grew from $265.7 million in 2023 to $277.2 million in 2024, a 4.3% increase. Local tax revenue increased 3.5%, while state tax revenue increased 4.9%.

Source: Dean Runyan Associates
Note: Estimates are subject to revision when more complete or additional data becomes available.

Source: The Economic Impact of Travel in Wyoming 2024

Spending Impact is Increasing

The direct impact of travel has grown 2.6% since 2014. In 2024, **direct travel spending generated $209.9 Million in Albany County**.

Albany County

Direct Spending Detail

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	% Chg. 23-24
Direct Travel Spending ($Millions)												
Visitor	137.4	133.6	129.1	136.4	146.1	151.3	130.1	164.7	170.9	178.3	183.3	2.8%
Other travel*	24.8	20.9	18.3	21.9	25.9	25.2	17.8	28.7	29.0	27.4	26.6	-2.6%
Total	**162.2**	**154.5**	**147.4**	**158.3**	**172.0**	**176.4**	**147.9**	**193.4**	**200.0**	**205.6**	**209.9**	**2.1%**
Visitor Spending by Type of Traveler Accommodation ($Millions)												
Hotel, Motel, STVR	56.5	63.9	61.7	64.7	70.7	75.2	68.2	84.6	89.1	94.1	98.6	4.8%
Hotel, Motel	NA	NA	NA	NA	NA	NA	NA	76.9	78.0	80.1	82.5	2.9%
STVR**	NA	NA	NA	NA	NA	NA	NA	7.7	11.1	14.0	16.1	15.6%
Campground	19.7	9.6	9.7	10.9	10.8	11.2	9.4	11.8	12.8	13.6	13.9	1.8%
Private Home (VFR)	29.1	28.9	27.5	29.2	31.0	31.0	24.9	31.7	33.5	34.0	34.0	-0.1%
Seasonal Home	14.2	13.4	13.1	13.6	14.5	14.4	9.5	14.6	13.2	13.3	13.3	0.4%
Day Travel	18.0	17.8	17.2	18.0	19.0	19.6	18.1	22.0	22.4	23.3	23.6	1.2%
Total	**80.9**	**69.7**	**67.5**	**71.8**	**75.3**	**76.1**	**62.0**	**164.7**	**170.9**	**178.3**	**183.3**	**2.8%**
Visitor Spending by Commodity Purchased ($Millions)												
Accommodations	20.8	23.3	23.1	24.2	26.0	27.7	21.8	34.0	36.5	38.9	42.3	8.7%
Food Service	34.4	35.3	35.2	37.3	39.7	42.3	38.1	43.2	44.3	48.2	48.8	1.2%
Food Stores	11.8	11.3	10.9	11.1	11.4	11.9	10.8	12.6	13.3	14.1	14.5	2.7%
Arts, Ent. & Rec.	21.5	20.4	20.1	20.8	21.6	22.4	20.2	22.7	22.5	24.1	25.0	3.7%
Retail Sales	21.5	20.9	20.1	20.7	21.2	21.8	19.9	23.2	24.0	24.5	24.6	0.4%
Visitor Air	0.4	0.4	0.5	0.5	0.5	0.5	0.3	0.0	0.0	0.0	0.0	NA
Local Tran. & Gas	27.0	21.9	19.2	21.9	25.6	24.7	19.0	28.9	30.4	28.5	28.2	-1.0%
Total	**137.4**	**133.6**	**129.1**	**136.4**	**146.1**	**151.3**	**130.1**	**164.7**	**170.9**	**178.3**	**183.3**	**2.8%**

*Other includes resident air travel, travel arrangement services, convention/trade shows, and a portion of transportation to other in-state destinations.

**STVR breakout is not available before 2021 because of data limitations.

Source: The Economic Impact of Travel in Wyoming 2024

Tourism Earnings and Taxes are Increasing, but not Jobs

Arts, Entertainment, and Recreation jobs are increasing, despite job losses across other travel related industries.

Albany County

Direct Impact Detail

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	% Chg. 23-24
Direct Earnings ($Millions)												
Accom. & Food Serv.	18.8	20.0	20.2	20.4	21.1	22.6	20.5	24.0	27.3	28.2	28.0	-0.6%
Arts, Ent. & Rec.	7.4	7.0	7.4	7.1	8.3	9.3	8.5	9.4	10.4	11.2	13.5	20.5%
Retail*	4.5	4.5	4.5	4.5	4.6	4.9	5.5	6.0	7.1	7.5	7.4	-1.8%
Ground Trans.	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.6	0.6	0.5	-17.6%
Visitor Air	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	NA
Other travel**	1.6	1.7	1.7	1.8	1.9	2.1	2.0	2.1	2.1	2.5	2.4	-5.5%
Total	**32.8**	**33.8**	**34.4**	**34.2**	**36.4**	**39.4**	**36.9**	**41.8**	**47.5**	**50.0**	**51.8**	**3.5%**
Direct Employment (Jobs)												
Accom. & Food Serv.	970	1,010	980	950	930	970	830	920	980	960	930	-3.1%
Arts, Ent. & Rec.	420	390	390	340	370	410	370	370	390	410	440	7.3%
Retail*	240	230	230	220	220	220	260	270	270	270	260	-3.7%
Ground Trans.	10	10	10	10	10	10	10	10	10	10	10	0.0%
Visitor Air	0	0	0	0	0	0	0	0	0	0	0	NA
Other travel**	70	80	80	80	80	80	80	80	80	90	80	-11.1%
Total	**1,720**	**1,730**	**1,690**	**1,610**	**1,610**	**1,690**	**1,540**	**1,650**	**1,730**	**1,720**	**1,720**	**0.0%**
Direct Tax Revenue ($Millions)												
Local Tax Receipts	3.3	3.5	3.5	3.6	3.8	4.0	3.5	4.5	4.7	5.0	5.2	4.9%
State Tax Receipts	5.1	5.4	5.2	5.5	5.8	5.9	5.1	7.0	6.9	7.1	7.6	6.4%
Total	**8.4**	**8.9**	**8.6**	**9.1**	**9.6**	**10.0**	**8.5**	**11.5**	**11.6**	**12.1**	**12.8**	**5.8%**

Note: Employment figures represent the annual average number of jobs and are rounded to the nearest 10. All dollar figures are reported in nominal terms, not adjusted for inflation.

*Retail includes gasoline station employment and earnings.

**Other includes resident air travel, travel arrangement services, convention/trade shows.

Source: The Economic Impact of Travel in Wyoming 2024

Within Tourism, Outdoor Recreation is Driving Impact

CONTRIBUTIONS OF SELECTED OUTDOOR INDUSTRIES TO WYOMING'S GDP IN 2023[7]

Snow Activities
$47,744,000

RVing
$86,764,000

Boating and Fishing
$78,842,000

Game Areas
(including golf/tennis)
$55,806,000

Other related outdoor recreation and entertainment
$224,996,000

At the state level, Wyoming is experiencing growth in the outdoor recreation economy. Since 2012, Wyoming has experienced annual growth of 4.5% in in outdoor recreation economy. Major contributors include RVing, boating and fishing, snow activities, games areas, and other recreation.

Additionally, several core outdoor recreation activities saw significant increases in 2023:

- **Other snow activities** (includes snowmobiling; excludes skiing and snowboarding) which saw 21.9% increase
- **Canoeing/kayaking**: a 17.9% increase
- **Fishing**: a 17.6% increase
- **Shooting including archery**: a 13.7% increase

Source: Wyoming Outdoor Recreation Report 2025

PUBLIC REVENUES

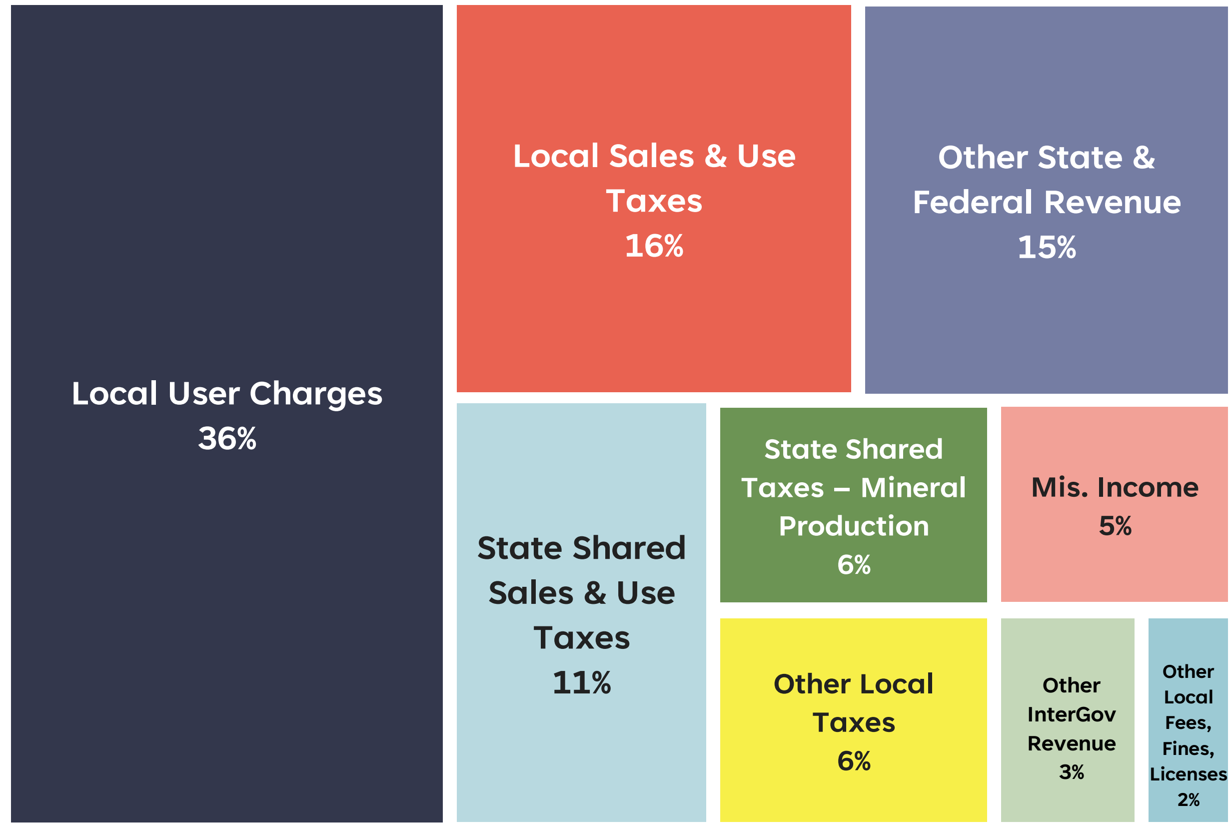
Laramie's Public Revenue Sources

Wyoming generates its state revenues from a unique mix of sources, including sales and use taxes, property tax, and investment income, with a **strong reliance on its natural resources.** The state does *not* have a corporate or individual income tax.

Unlike much of Wyoming, Laramie **does not benefit from significant mineral revenues**. The City's tax base is primarily residential- and service-oriented.

City of Laramie Revenue Sources

FY 2026 Revenue Sources, Excluding Interfund Transfers



While taxes help pay for government services, **user fees are the largest source of revenue.** Examples of user fees include recreation fees, solid waste charges, mosquito control fees and utility fees.

Source: City of Laramie

Breakdown of Public Revenue Sources

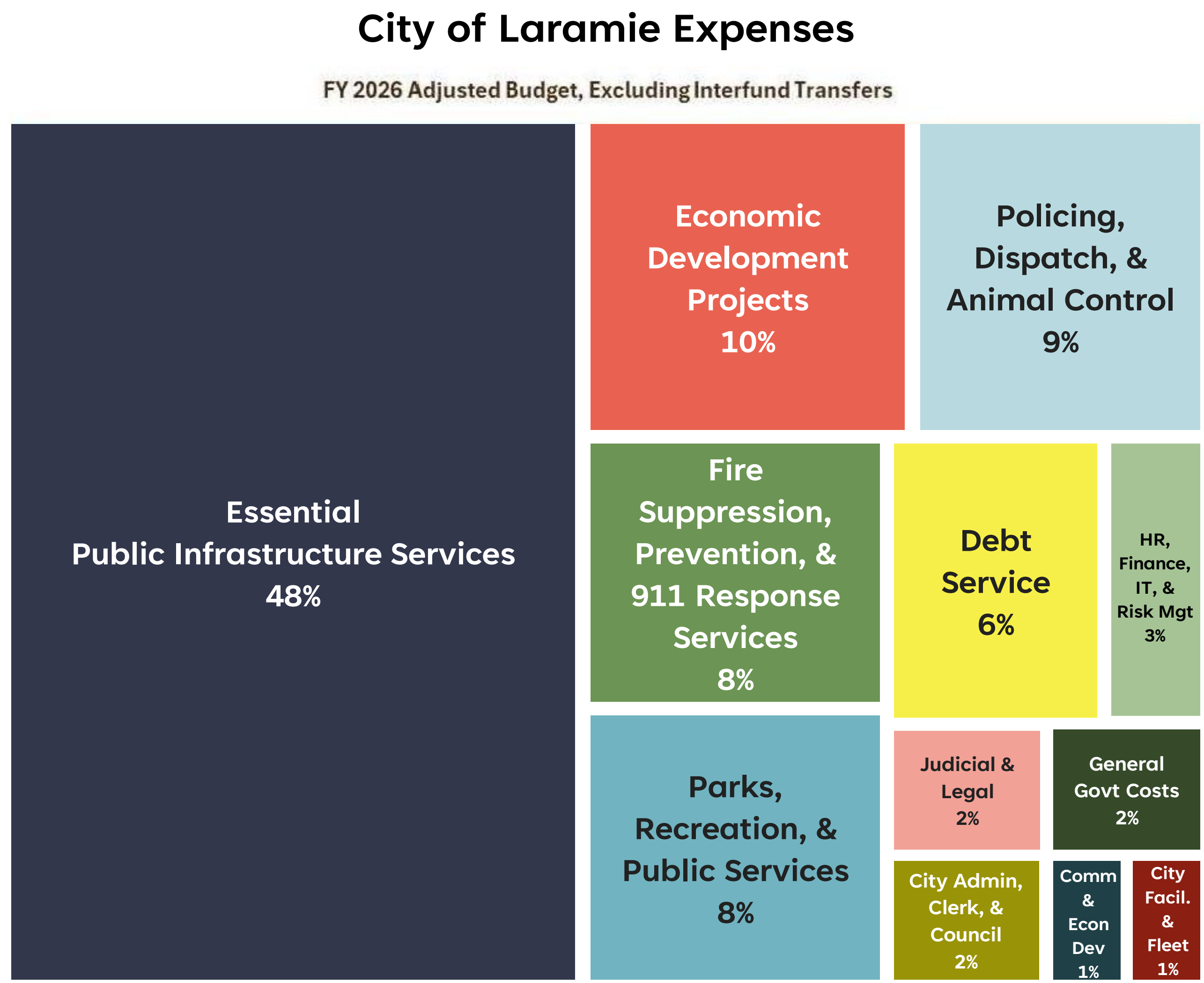
- **Sales and Use Taxes:** Wyoming has a 4% statewide sales and use tax, a portion of which is distributed locally.
    - **Local Option Taxes:** Many counties/municipalities impose an additional 1% or 2% local optional sales tax.
- **Severance Taxes (Mine Product Taxes):** These taxes are levied on the extraction of oil, natural gas, and coal.
    - **Direct Local Distribution:** A fixed portion of severance tax revenue (often categorized as "additional severance tax") is distributed directly to cities, towns, and counties.
    - **Federal Mineral Royalties (FMRs):** Derived from state's share of mineral production on WY federal lands.
        - **Local Governments & Infrastructure:** FMRs are statutorily distributed to cities, towns, and counties.
        - **University of Wyoming:** A specific percentage is dedicated to the University of Wyoming.
- **Investment Income:** Wyoming is unique in that it supplements its tax revenue with income generated from permanent funds, most notably the Permanent Wyoming Mineral Trust Fund (PWMTF), which was established using revenue from past severance taxes.
- **Ad Valorem Taxes (Property Taxes):** The largest single source of revenue for public K-12 education, property taxes also contribute to state and local services. Property taxes are primarily a local revenue source in Wyoming.

FORGE LARAMIE

Source: City of Laramie, State of Wyoming

How the City Spends Money

Almost half of the City's budget for fiscal year 2025-2026 is dedicated to funding **essential public infrastructure** services, such as street, water lines, and landfill expansions.



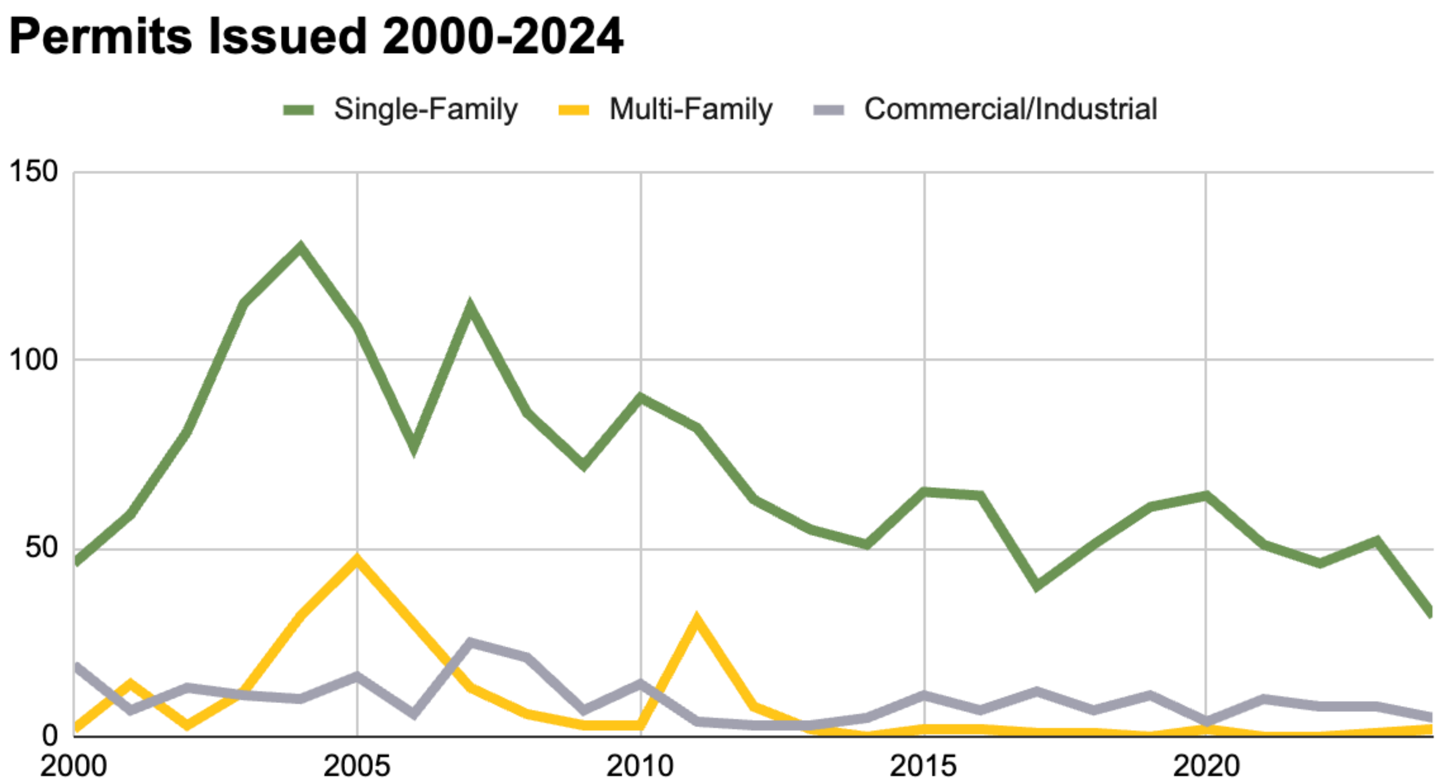
Source: City of Laramie

LAND USE & DEVELOPMENT

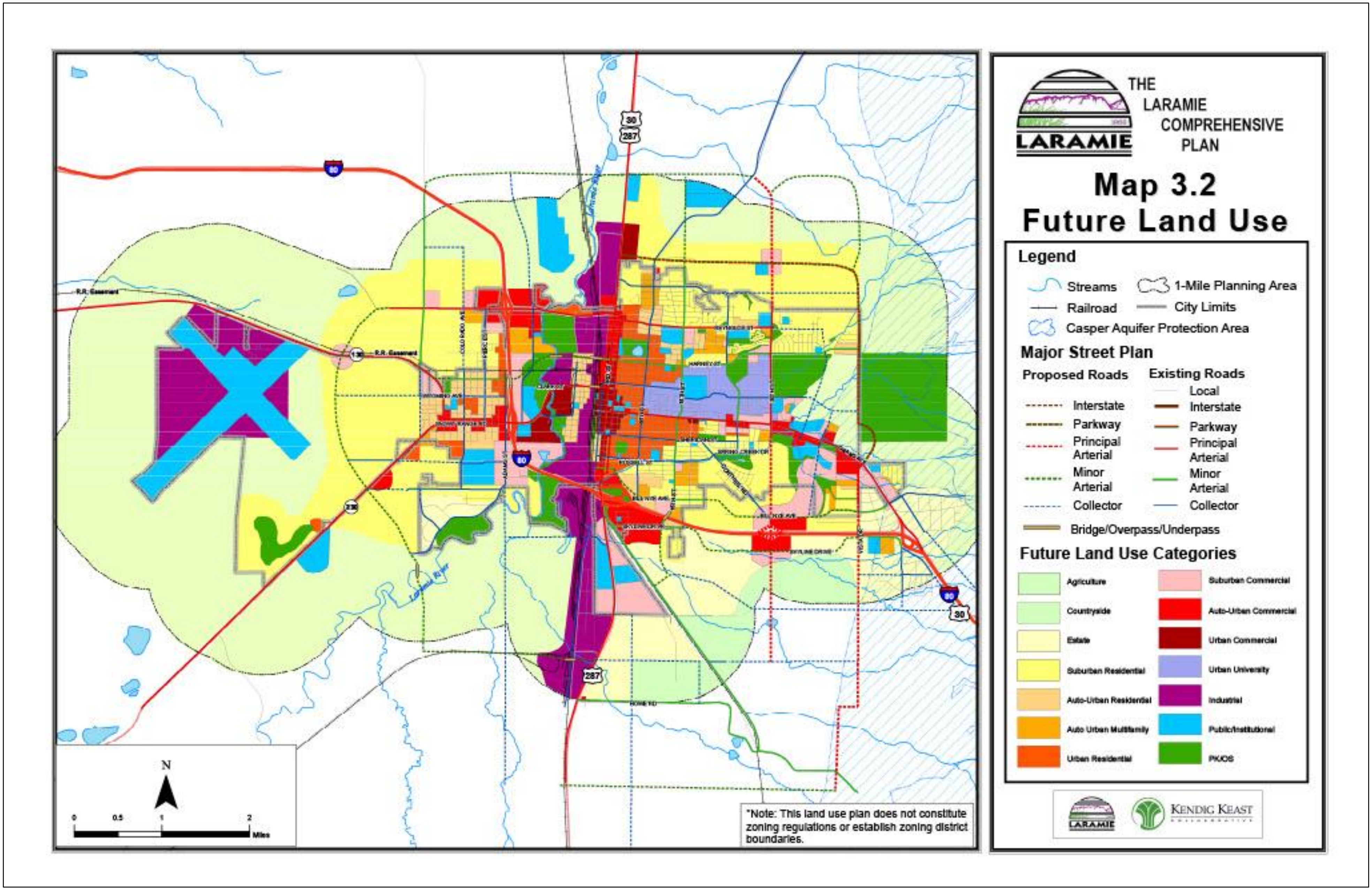
DEVELOPMENT TRENDS

Building Permits

Building permit trends have fluctuated since 2000, but **generally trended downward**. Since 2014, the median number of single-family permits issued annually is 51, compared to one for multi-family units and eight for commercial/industrial units.



Source: City of Laramie

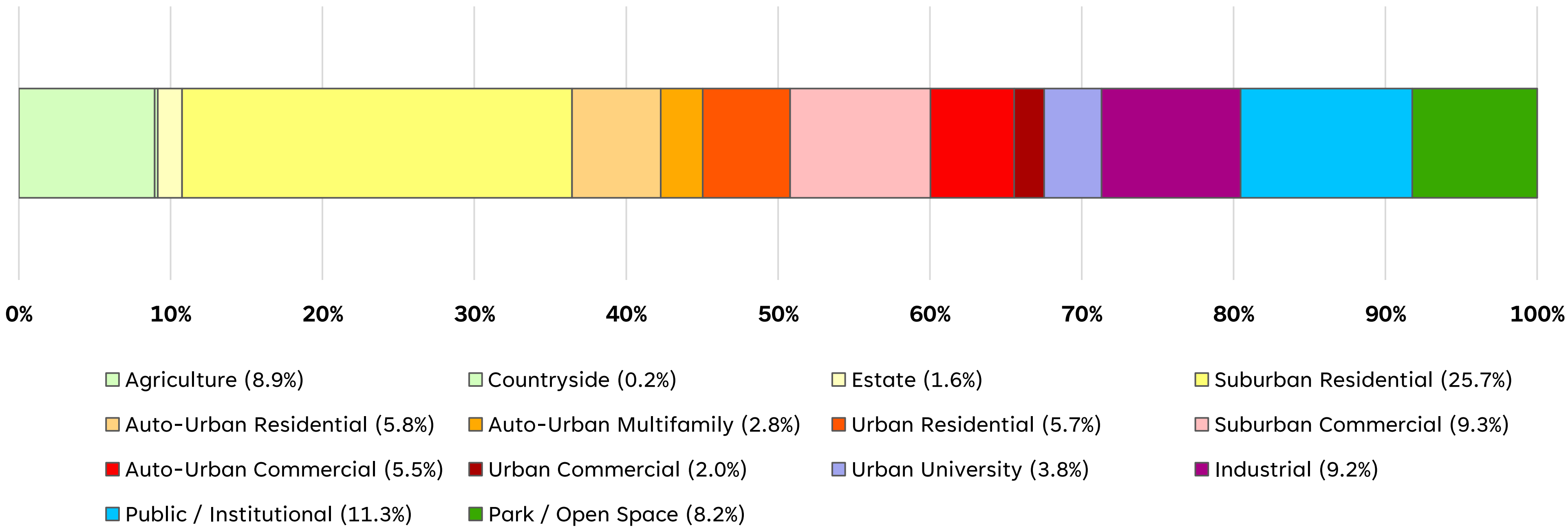


The adopted **Future Land Use Map (FLUM)** come from the Comprehensive Plan and depicts the desired character of different parts of the community. The land use categories represent a range development intensities and design features. The Forge Laramie planning effort will address the City's FLUM. Any proposed updates will be guided by and closely informed by the Growth Area Plan.

Comprehensive Plan Future Land Use Categories

The chart below shows the amount of area in Laramie city limits that is dedicated to each adopted land use category on the FLUM. Just over **42% of land** in Laramie is designated as a land use that limits residential development **to single-family homes** (including detached, modular, and manufactured homes on an individual lot). By comparison, **29% of land** is designated as a future land use where development of projects that include **two or more dwelling units is supported.**

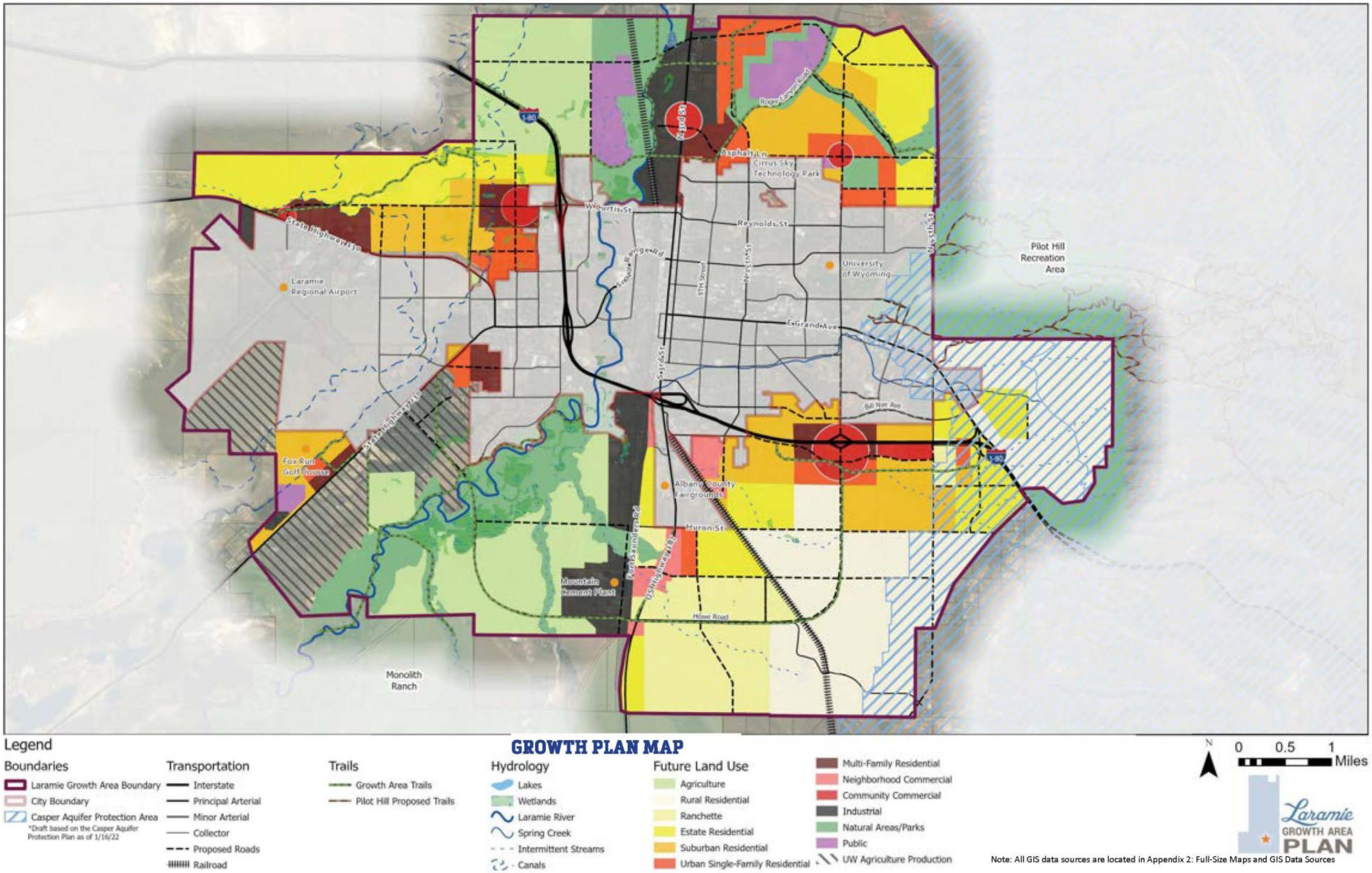
Adopted Future Land Use Category by Area



FORGE LARAMIE

Source: City of Laramie

Map 10. Laramie Growth Plan



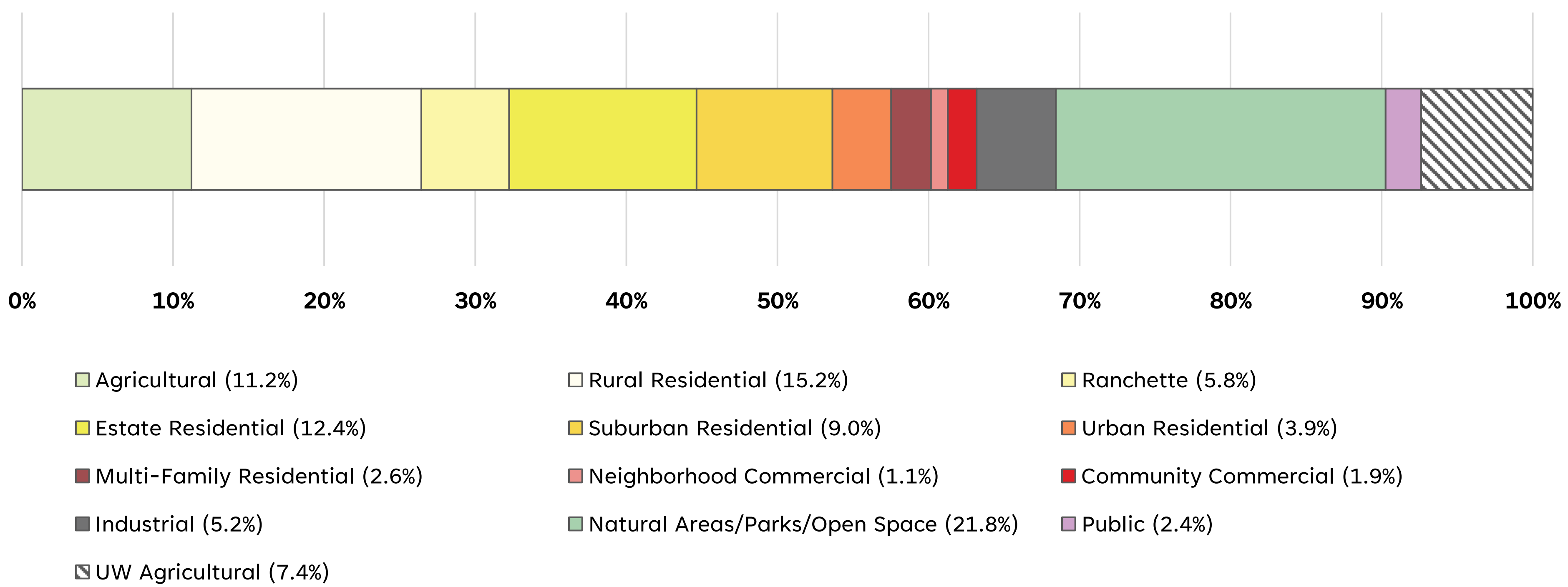
The adopted **Growth Plan Map** depicts the desired mix, character, and location of future land uses within the Laramie Growth Area (outside city limits). The Laramie Growth Area Plan was created in partnership with Albany County and can be viewed on the City's website at https://www.cityoflaramie.org/1215/Laramie-GROWTH-AREA-Plan.

Source: City of Laramie

Growth Area Plan Future Land Use Categories

The chart below shows the amount of area in **Laramie's Growth Area** that is dedicated to each land use category. The Natural Areas/Parks/Open Space (21.8%) land use category is applied to the largest area, followed by Rural Residential (15.2%), Estate Residential (12.4%), and Agricultural (11.2%).

Adopted Future Land Use Category by Area



FORGE LARAMIE

Source: City of Laramie

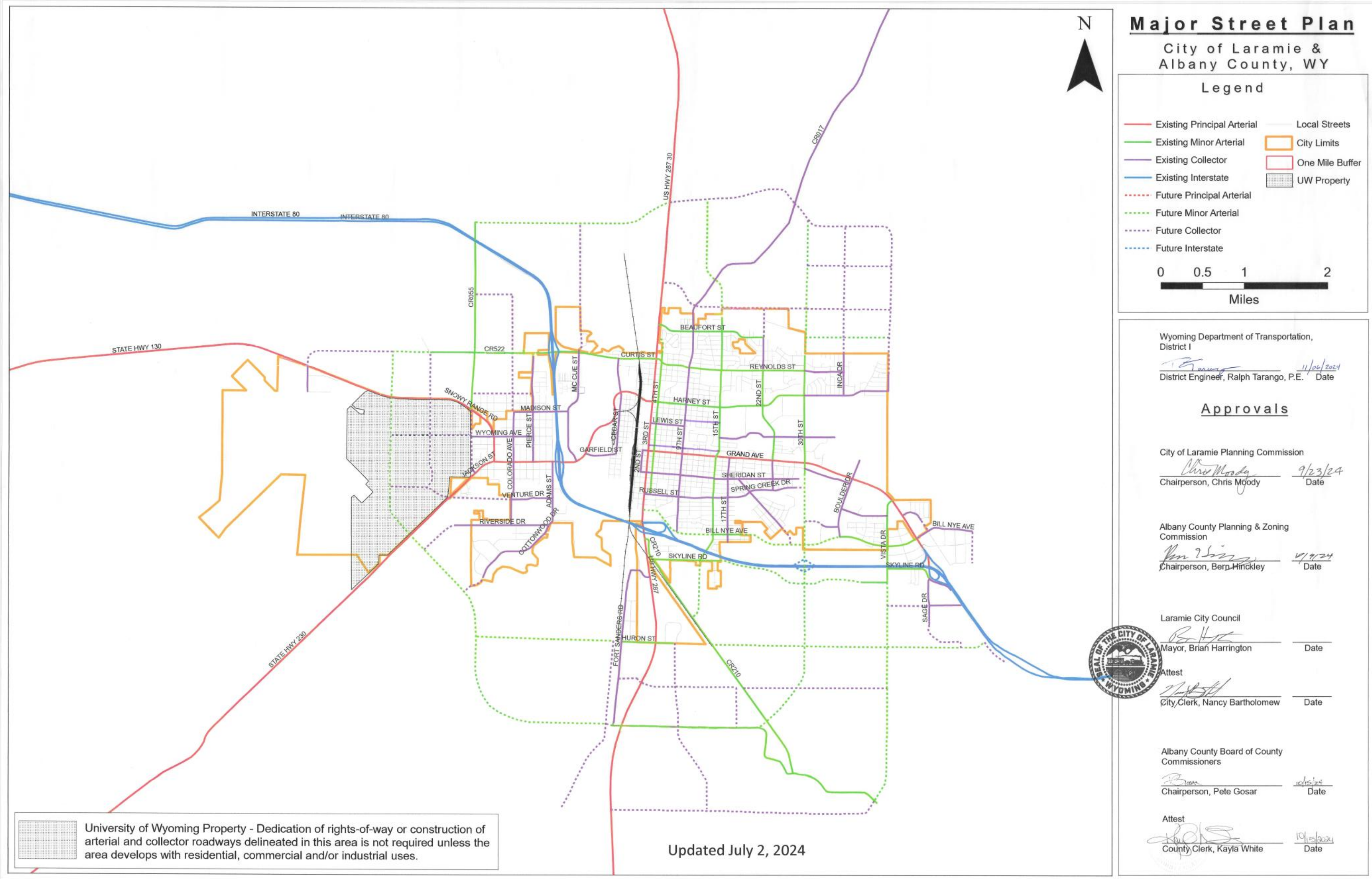
TRANSPORTATION

Transportation Planning Overview

- The transportation chapter of the 2007 Comprehensive Plan, and the associated **Major Street Plan,** serve as the City's main transportation planning documents.
- The City is currently working with the Albany County Transportation Authority (ACTA) to develop a **10-Year Public Transportation Plan** to identify, enhance, and recommend new public transit services. This plan is slated to be adopted in January 2026.
- The **Reconnect West Laramie** planning effort, which aims to identify barriers and improve connectivity between West Laramie and the rest of the community, is anticipated to be adopted in January 2026.
- Other supplemental plans, such as the **Bill Nye Avenue Corridor Study** and **3, 2, 1… 3rd Street! Plan,** have been created to support corridor-specific improvements.
- Linking transportation and land use guides community growth and development to coordinate systems that support:
  - Multi-modal systems and safety or all users, including pedestrians and cyclists;
  - Road network connectivity; and
  - Public transportation services.

FORGE LARAMIE

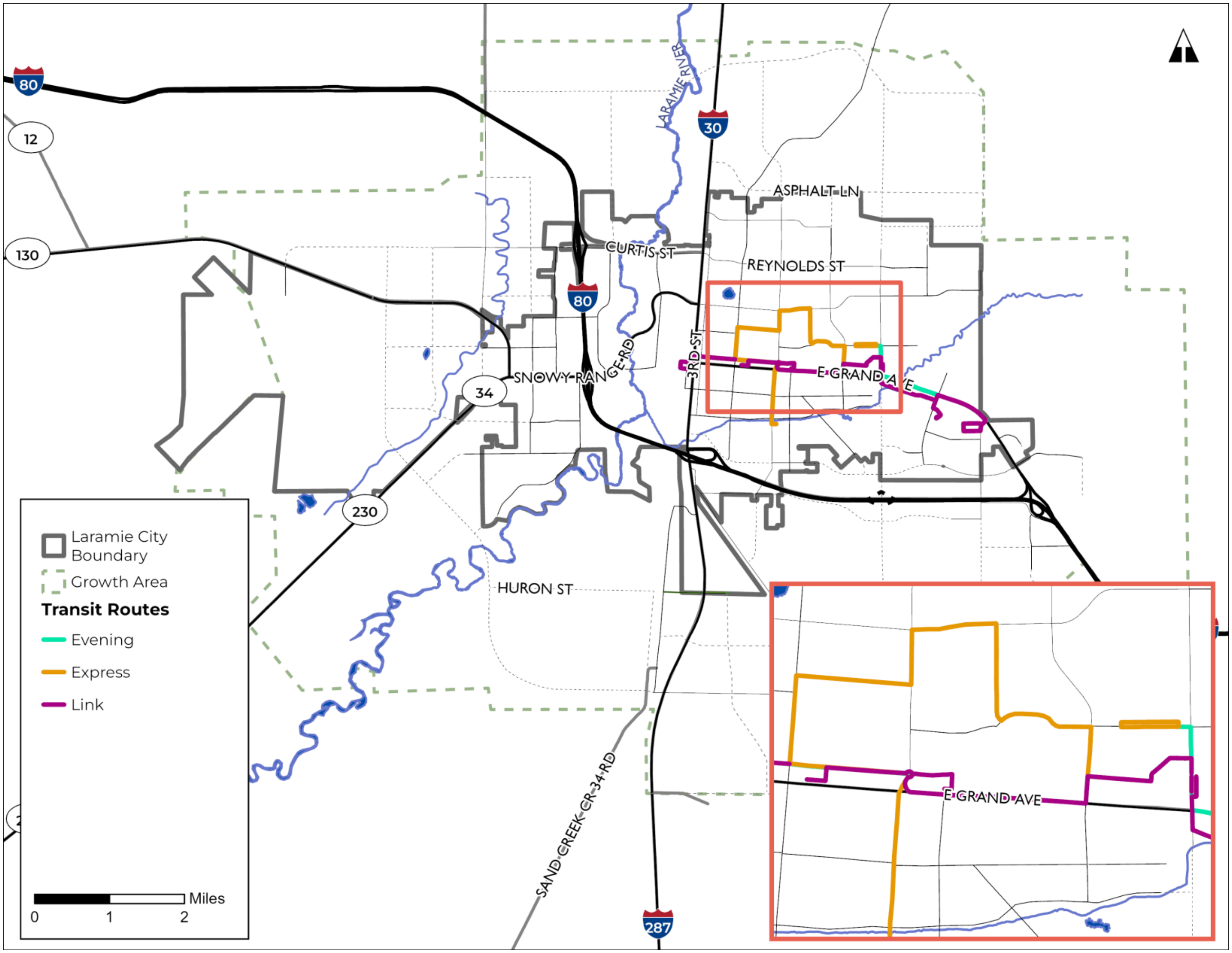
Source: City of Laramie



The [Major Street Plan](#) establishes the general alignment and functional classification of roadways throughout the city and its one-mile planning area.

Existing Public Transit

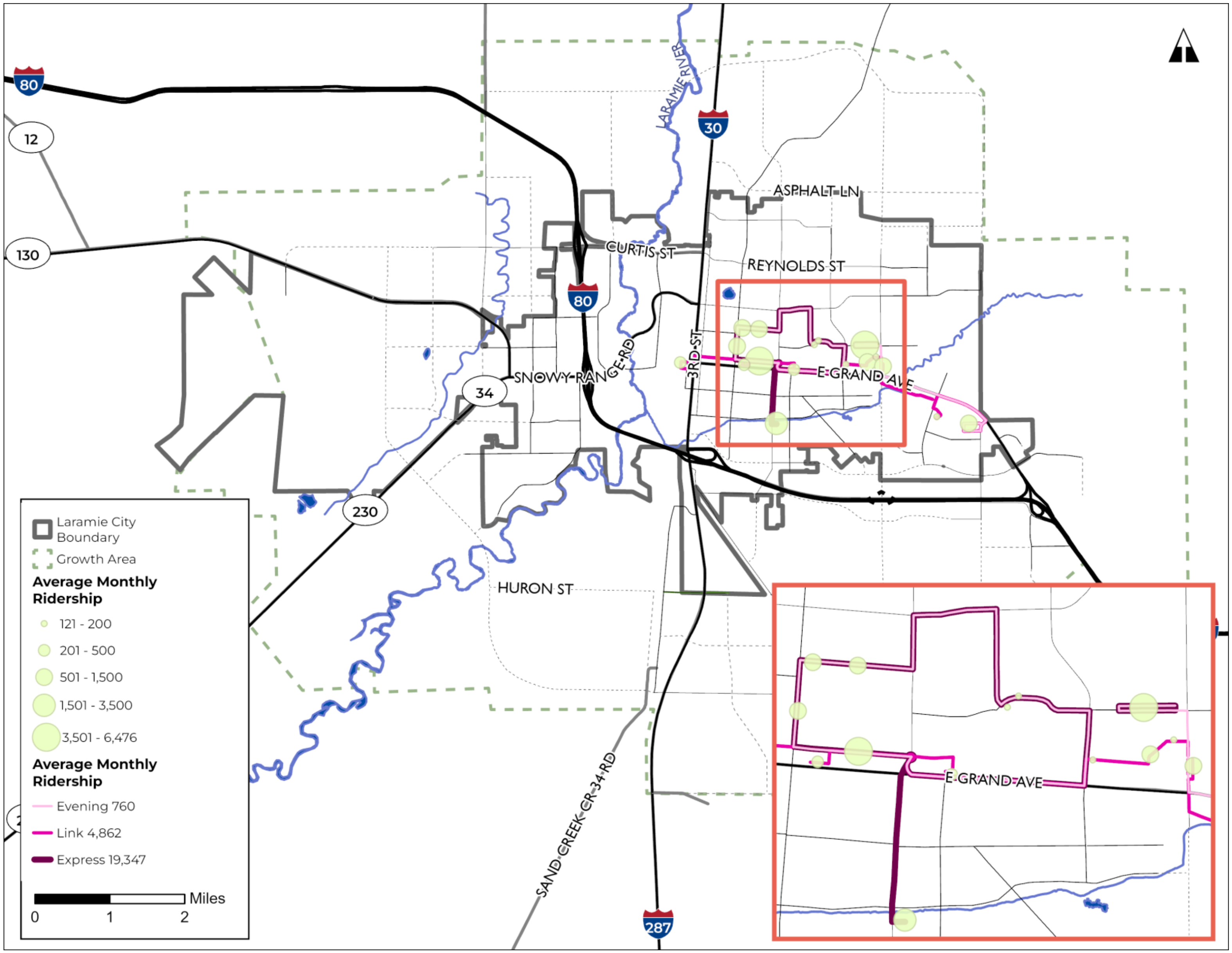
The UW operates a network of three bus routes, open to the public, that connect various parts of the city. In addition to the fixed route service, the University offers an on-demand service, Safe Ride, and paratransit service. In 2024, University paratransit provided over 9,000 rides and SafeRide provided over 24,000 rides. The Eppson Center also provides on-demand service and paratransit service.



Source: City of Laramie; Albany County Transportation Authority; Mead & Hunt

Average Monthly Ridership (2024)

In 2024, the Express route had the highest average monthly ridership (19,347), followed by the Link route (4,862), and the Evening route (760). Ridership varies across all routes and stops, with the highest use occurring during the school year and dropping precipitously in June and July.



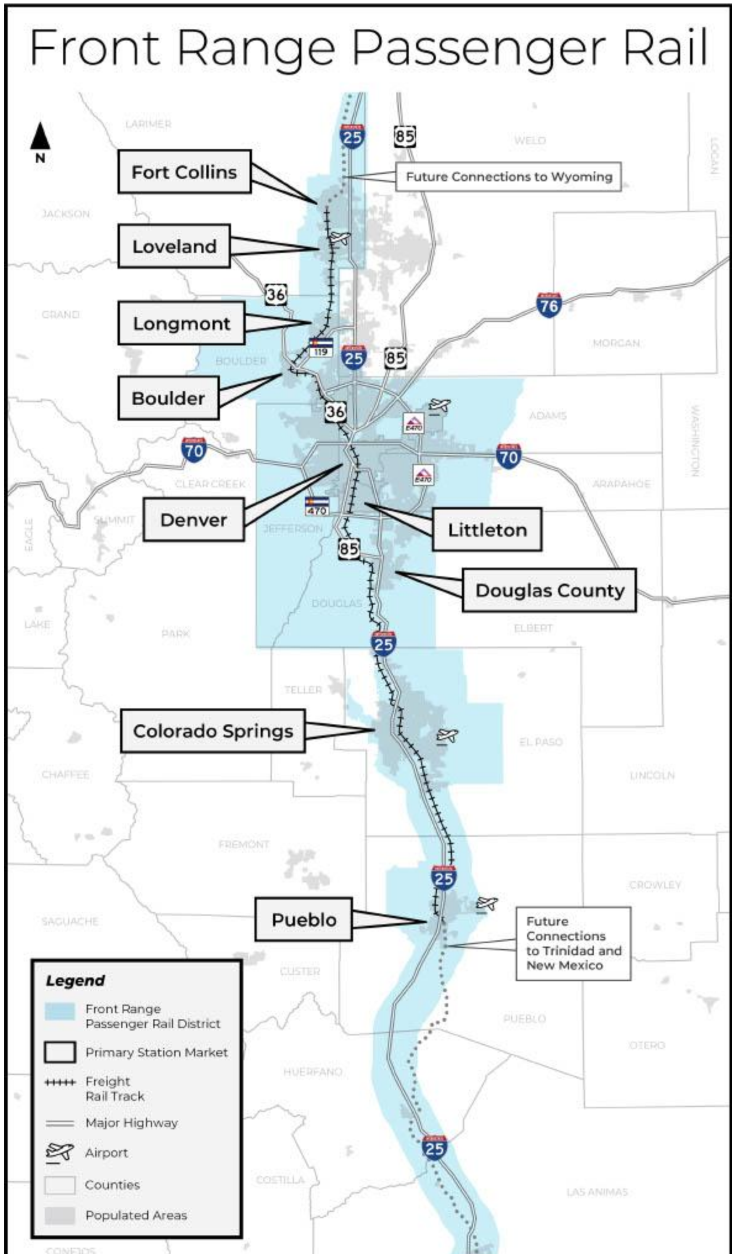
Source: City of Laramie; Albany County Transportation Authority; Mead & Hunt

Current and Future Rail Service

Laramie was built around the presence of the Union Pacific railroad, which previously provided both freight and passenger rail service.

- **Freight service.** Today, the railroad is used for freight movement with trains transporting goods between the West Coast/Pacific Northwest and the Midwest.
- **Passenger service.** Passenger rail service in Laramie ended in 1997 with the discontinuance of Amtrak's Pioneer route. However, there is a renewed interest in bringing passenger rail service back to the region.
    - Colorado's Front Range Passenger Rail District was created in 2021 to oversee development of passenger rail along the Interstate 25 corridor between Wyoming and New Mexico (with future extension into Wyoming).
    - Cheyenne Passenger Rail Commission was created in 2023 to promote the return of passenger rail service to Cheyenne.

Additional conversations are needed to determine what impact, if any, future passenger rail service could have in Laramie.



Sources: Wyoming Department of Transportation; Laramie Railroad Depot; Front Range passenger Rail Depot; City of Cheyenne

Laramie Regional Airport

- The Laramie Regional Airport (LAR) is owned and operated by the Laramie Regional Airport Board, a five-member board comprised of City and County representatives.
- LAR currently offers 12 passenger flights per week. Additionally, LAR houses the University of Wyoming's Department of Atmospheric Research aircraft.
- LAR Business Park includes 240 acres of commercial and industrial property, 125 acres of which have water and sewer access.
- The LAR Master Plan was recently completed and includes an Airport Layout Plan as well as an analysis of surrounding land use.

FORGE LARAMIE

Sources: Laramie Regional Airport; City of Laramie

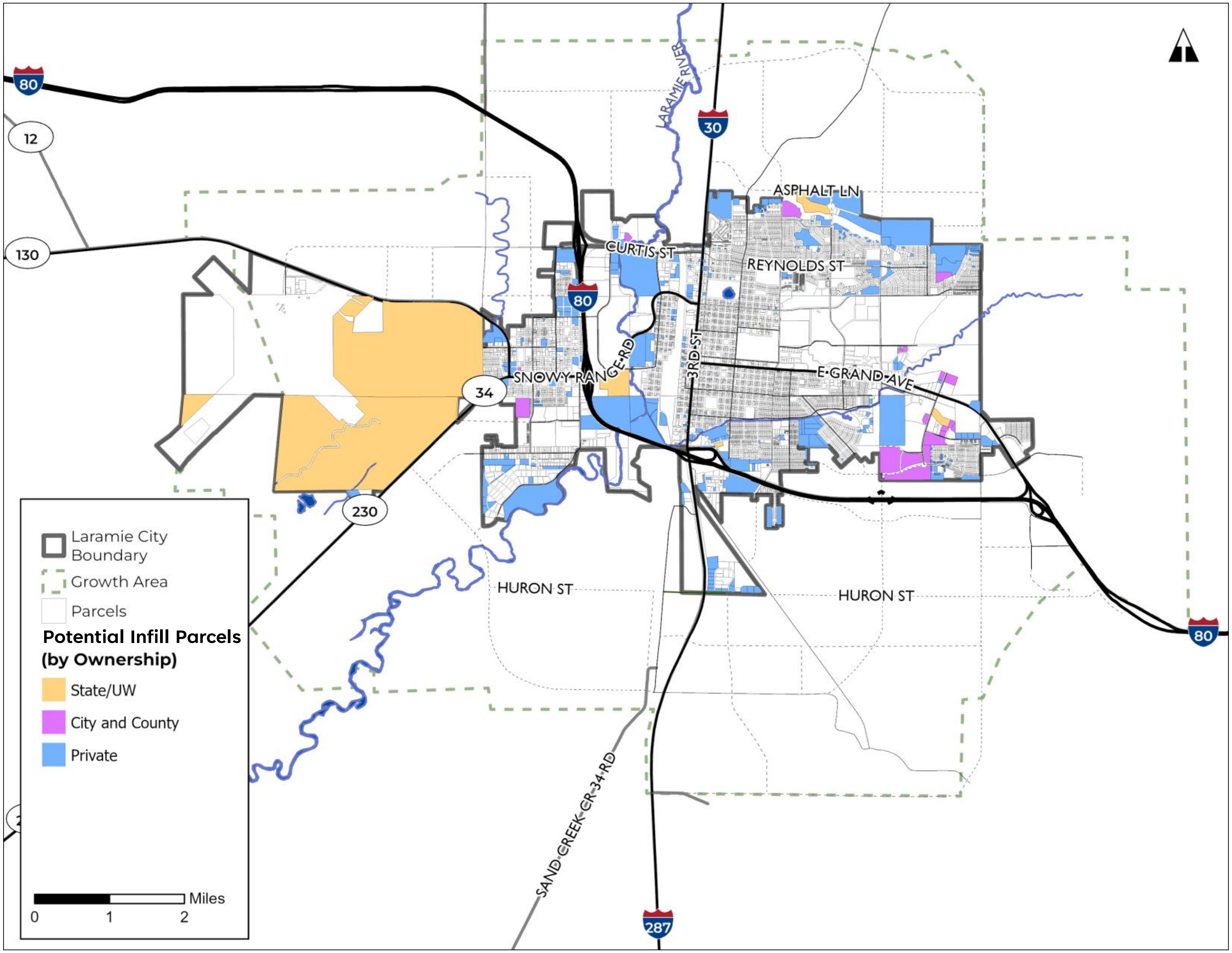
CAPACITY FOR GROWTH

Infill Opportunities

This map identifies parcels **suitable for infill housing and redevelopment**. This dataset is intended to support ongoing growth management discussions and help visualize where infrastructure investment could unlock additional redevelopment potential by creating a consistent, data-driven baseline for comparison. The map depicts just over **3,150 acres** of land suitable for infill.

Key attributes considered in the development of this map include:

- Public infrastructure availability;
- Zoning and development potential; and
- Overlay and constraint layers.



Source: City of Laramie

Water Infrastructure and Service Capacity

- **Water supply.** Based on current annual water use, the City is confident Laramie has enough water to meet future residential, commercial, and industrial needs.
    - Laramie's existing water supply consistently exceed current community demand
    - Supported by the Laramie River and groundwater sources

- **Water use.** Over the past 10 years, annual consumption has decreased by approximately 9%. The City's water use can be broken down as follows:
    - 78% of metered services serve single-family households
    - 22% of metered services serve multi-family and commercial locations

- **Water infrastructure.** The most significant water-related challenges the City faces involve the infrastructure that delivers water. The City is working to extend water service to developing areas while modernizing older transmission and distribution lines by:
    - Replacing aging distribution lines;
    - Improving flow and water pressure in key locations; and
    - Extending water service to new neighborhoods.

Annual Water Use

1.7 billion
gallons/year

Key Takeaways

- Water supply is not a limiting factor for growth
- Water infrastructure may impact where growth occurs

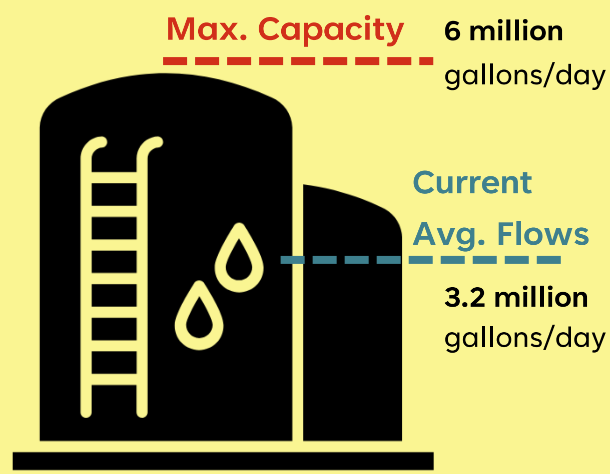
Source: City of Laramie

Sewer Infrastructure and Service Capacity

- **Wastewater treatment.** The City's wastewater treatment plant operates at about half of its total capacity, leaving a comfortable margin to support future growth before major expansion becomes necessary.

- **Wastewater collection.** The most significant wastewater challenges the City faces involve the wastewater collection system. Much of the sewer system was built decades ago and does not fully support growth in certain parts of the community. The City is working to increase sewer service capacity by:
  - Upsizing mains and outfalls;
  - Upgrading lift stations; and
  - Reducing inflow and infiltration through the repair and replacement of aging lines.

Wastewater Treatment Plant



Key Takeaways

- Wastewater treatment plant has capacity to support growth
- Wastewater collection infrastructure may impact where growth occurs

Source: City of Laramie

FORGE LARAMIE

Solid Waste Infrastructure and Service Capacity

- **Solid waste infrastructure.** The City operates the only landfill in Albany County.
  - 250-acre facility with an additional 35 acres available for expansion
  - Includes a recycling center
- **Solid waste services.** The City provides residential and commercial waste and recycling collection within city limits, supplemented by private haulers and the University of Wyoming. Program offerings include:
  - Multiple recycling opportunities;
  - Composting; and
  - Household hazardous waste collection.
- **Solid waste challenges.** Because the community is located far from major processing facilities, transportation costs create challenges for recycling, but the City remains committed to offering diversion programs where feasible and environmentally responsible.

Landfill Capacity

2025

30+ years

Key Takeaway

The City's solid waste system has sufficient capacity for the foreseeable future

Source: City of Laramie

Power

- The Western Area Power Administration owns and operates four transmission lines that carry power in and out of Laramie.
- Rocky Mountain Power is the primary energy provider in Laramie.
- Estimated that Laramie has access to approximately 17 megawatts (MW)* of power in excess of what is used today.

*1 MW can power just under 1,000 homes

QUALITY OF LIFE

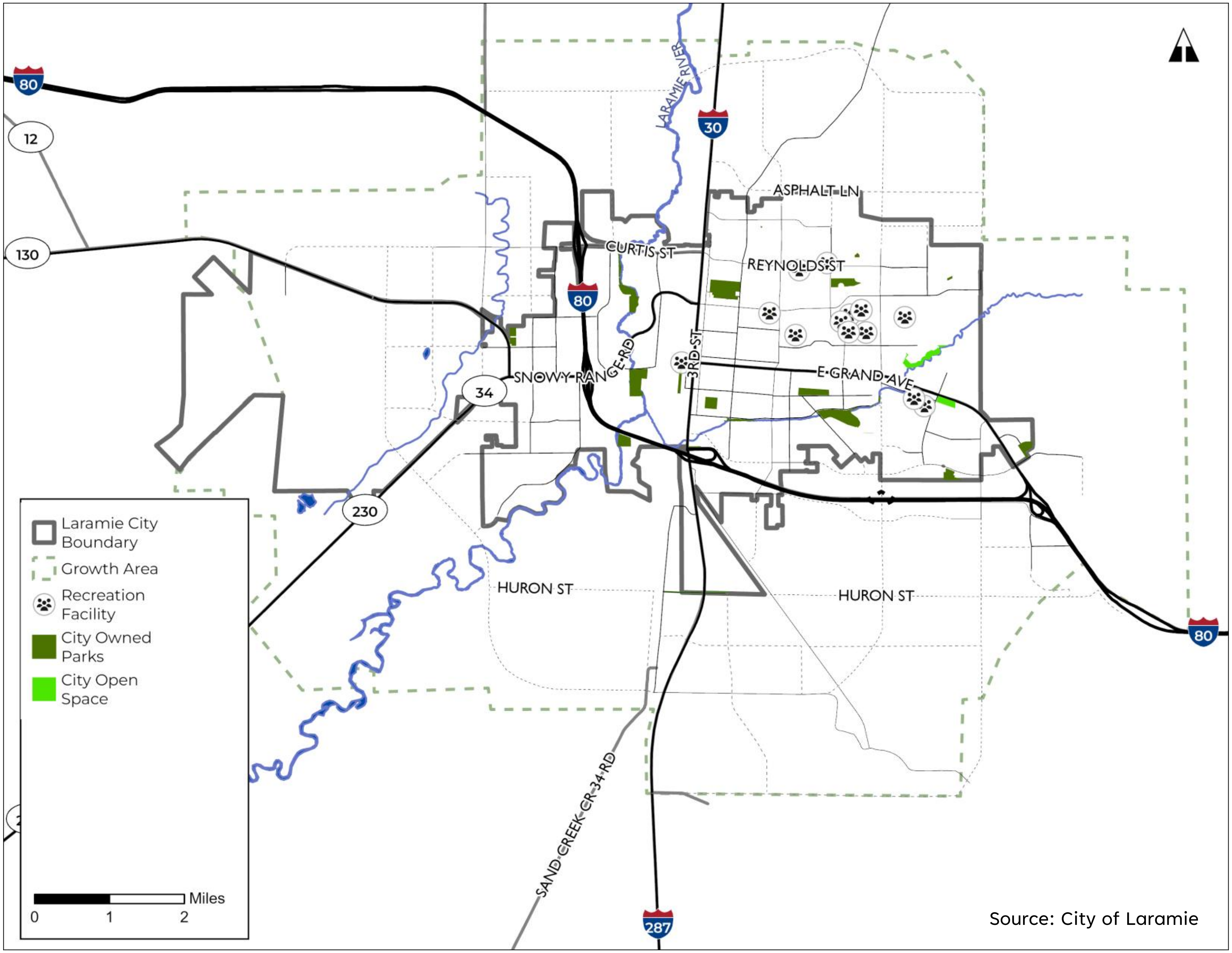
Arts and Culture

- Adopted in 2015, The Laramie Public Art Plan is intended to inspire, inform, and guide the creation of **art in public places**. The plan identifies gateways, downtown, west side, and City-owned parks as key locations for public art projects.
- Laramie is viewed as a **cultural hub** in Wyoming, providing guests and residents with access to at least 9 art galleries, a robust collection of street murals, and at least three performing arts venues.

Source: City of Laramie; Visit Laramie

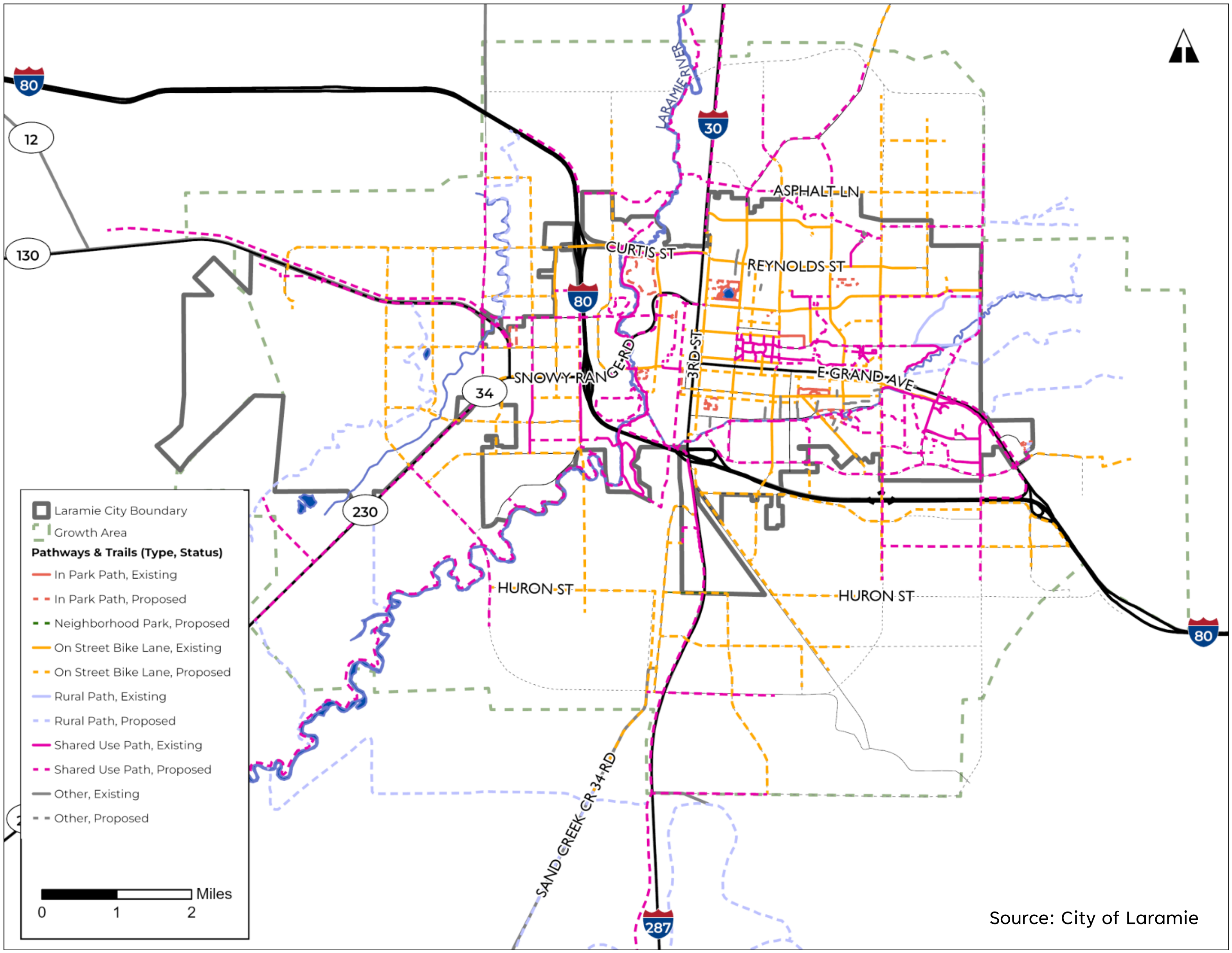
Parks, Recreation, and Open Space

The City manages more than a dozen parks that vary in size and amenities. The City's **Parks and Recreation Master Plan (PRMP)** (2016) includes a comprehensive evaluation and inventory of existing facilities, as well as recommendations for future park sites. The City is considering updating the PRMP in the coming years.



Pathways and Trails

The 2007 Comprehensive Plan includes the **Trails Master Plan,** which identifies existing and future trail networks throughout the city. The plan identifies five different types of pathways and trails that improve Laramie's multi-modal system by providing alternative options to on-street vehicular transportation.

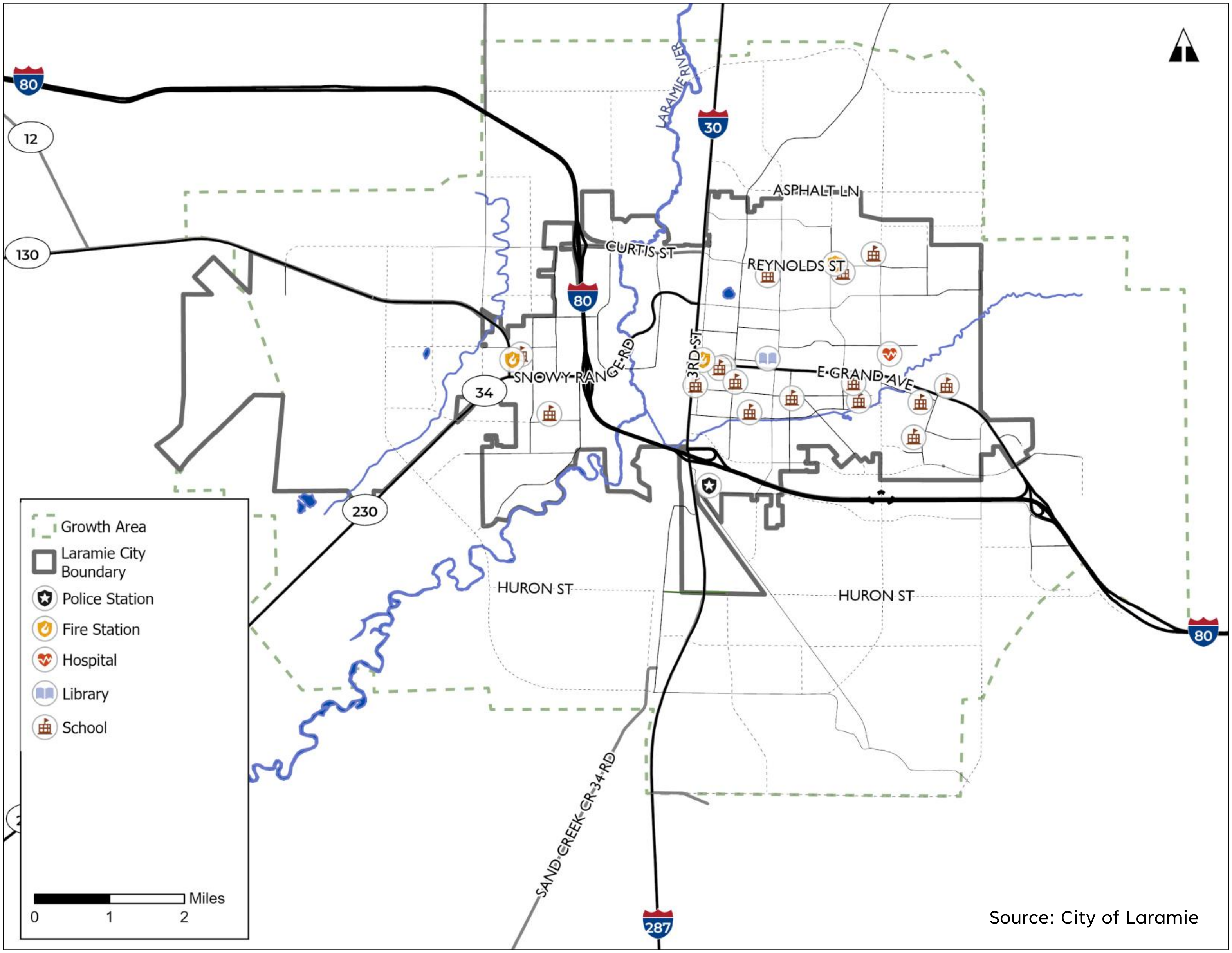


Source: City of Laramie

Education

Laramie residents benefit from access to a range of **K-12** institutions. Children growing up in Laramie have access to four elementary, one middle, and two high schools through Albany County School District 1, as well as a handful of charter schools and early education options.

Notable opportunities for **higher education** in Laramie include the University of Wyoming, Laramie County Community College, and WyoTech.



Source: City of Laramie

Emergency Services

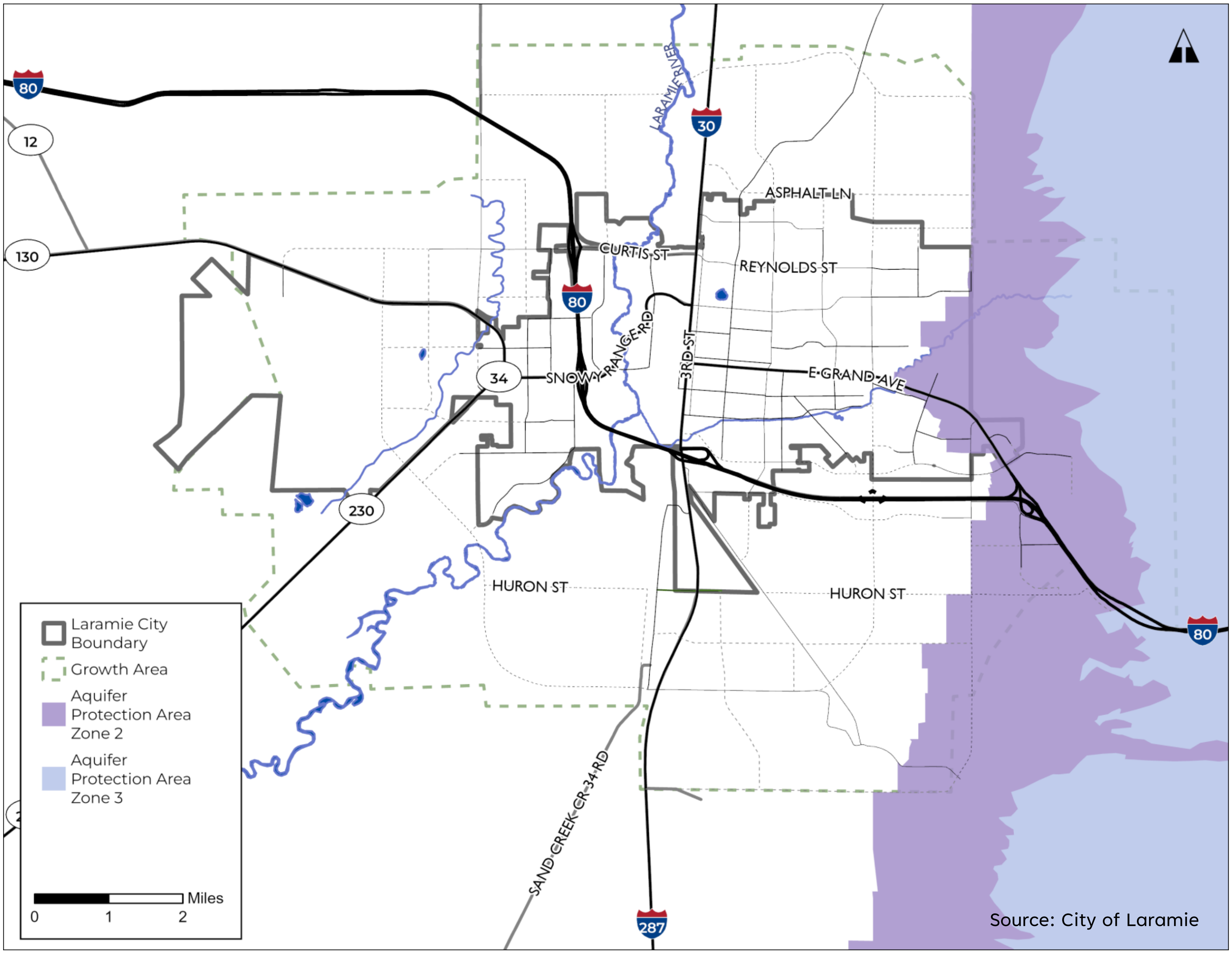
- The **Laramie Fire Department** operates out of three fire stations and responds to fire emergencies within Laramie city limits and Albany County Fire District 1.
- Fire Department personnel double as certified Emergency Medical Technicians, responding to calls for emergency medical services throughout all of Laramie and Albany County.
- The **Laramie Police Department** (LPD) consists of 75 employees, 47 of which are sworn officers. The Police Department is located on the southern edge of Laramie.

Source: City of Laramie

NATURAL RESOURCES & HAZARDS

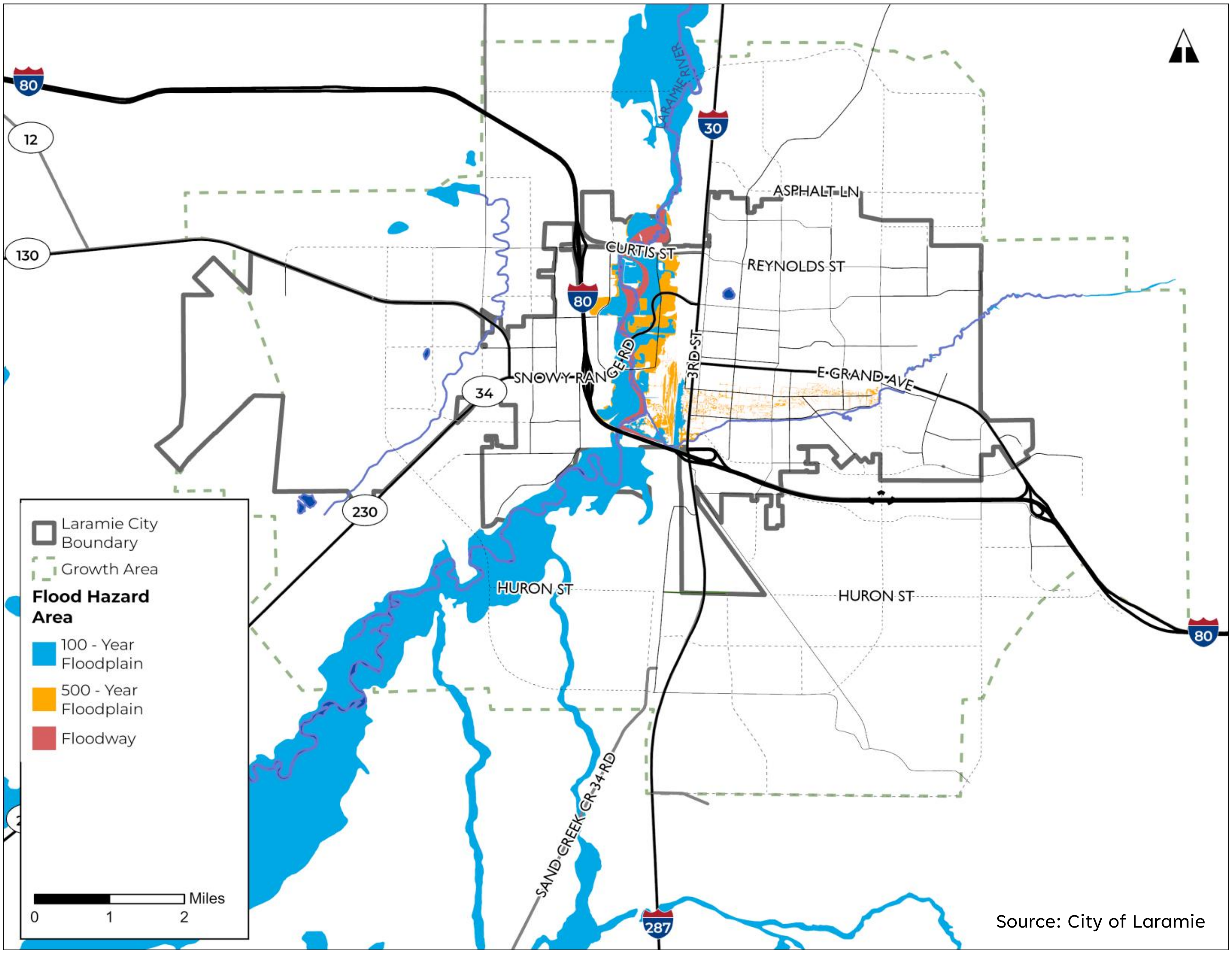
Casper Aquifer Protection

The Casper Aquifer, located on the eastern edge of Laramie, is the **primary source of drinking water for city and county residents.** The Casper Aquifer Protection Plan provides guidance for balancing local development pressures with preservation of the aquifer. The City implements the recommendations of this plan in part through the application of the Aquifer Protection Overlay district, which includes additional land use, wastewater, and setback requirements.



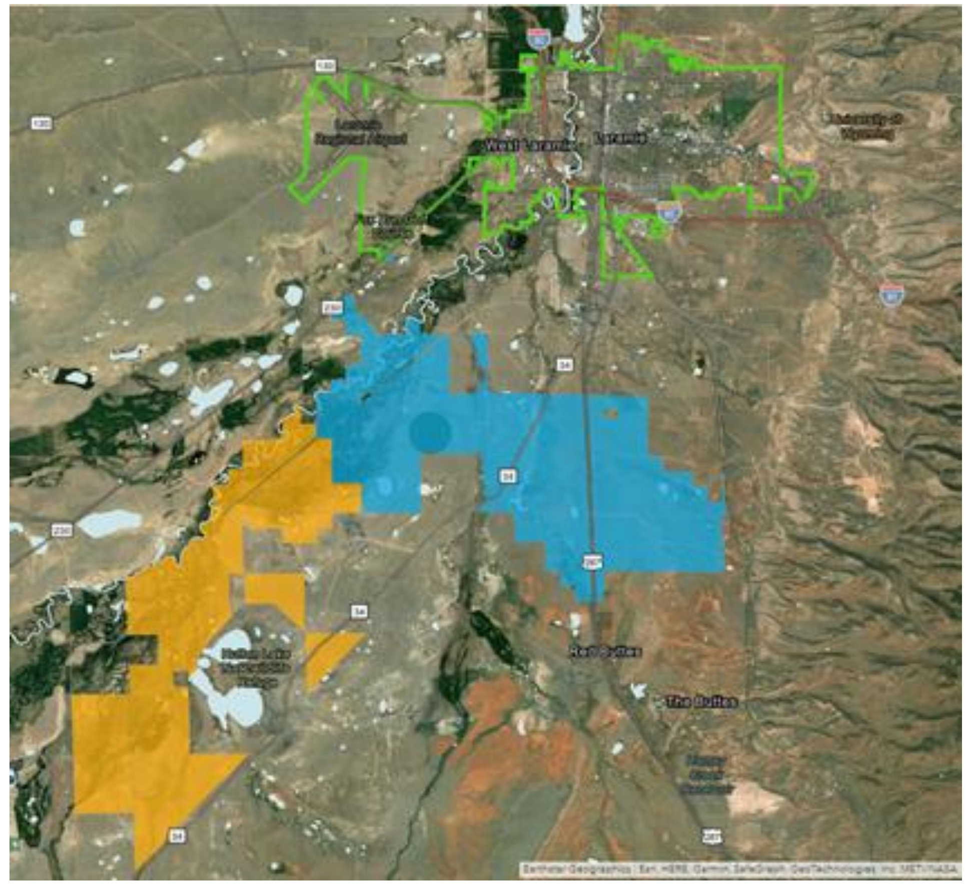
Floodplain Management

Properties located along the Laramie River, which cuts through the center of the community, and near Spring Creek, are at risk of flood damage during highwater events. Chapter 15.20 of the Unified Development Code includes regulations for managing development within the city's floodplains.



Municipal Ranches and Water Rights

- The City owns two ranches located along the Laramie River.
  - Monolith Ranch (purchased in 1981)
  - Hart Ranch (purchased in 2022)
- The City acquired these properties to secure the water rights associated with the land, which represent the majority of the Dowlin Ditch water right, which is the oldest water right on the Laramie River.
- The ranches also serve as City-managed open space and recreation areas, as well as critical habitat for fish and wildlife.



City of Laramie Boundary
Monolith Ranch
Hart Ranch

Source: City of Laramie

Pilot Hill Project

Completed in 2020, the Pilot Hill land use plan guides the future use and management of land in the Pilot Hill project area. Pilot Hill was acquired from the Warren Land and Livestock Company under the condition that are be conserved as open space to protect the Casper aquifer and wildlife habitat, and that public be allowed to utilize the land for non-motorized recreation.

Source: City of Laramie

Wildlife Habitat

Laramie encompasses areas which provide habitat to a wide variety of terrestrial and aquatic species, including several Wyoming Species of Greatest Conservation Need.

- Numerous undeveloped areas within city limits provide habitat for wildlife.
- Pronghorn crucial winter range habitat borders eastern Laramie.
- Spring Creek and the Laramie River provide habitat for both terrestrial and aquatic species, serve as movement corridors through Laramie for wildlife and fish, and provide fishing and other recreation opportunities for the public.

FORGE LARAMIE

Source: Wyoming Game and Fish Department; US Fish & Wildlife Service

Exposure to Human-Made and Natural Hazards

According to the 2025 Wyoming Region 3 Hazard Mitigation Plan, of the nine natural and human-caused hazards identified as relevant threats in Region 3, Albany County has a **high risk of damage** to life, property, and the environment by **drought and winter storms**, and a medium risk of damage from non-winter storms and related events. While Albany County may experience medium wildfire risk, the Albany County Community Wildfire Protection Plan states that Laramie has a low wildfire community risk rating.

Table 5 Region 3 County Hazard Risk Rankings

Hazard	Albany County
Avalanche	Low
Drought	High
Earthquake	Low
Flood/Dam, Dike, & Levee Incident	Moderate
Geologic Hazards (Landslide/Land & Mine Subsidence/Expansive Soil)	Moderate
Severe Thunderstorm (Lightning/Hail)	Moderate
Tornado/Wind/Windblown Deposits	Moderate
Wildfire	Moderate
Winter Storm	High

FORGE LARAMIE

Source: 2025 Wyoming Region 3 Hazard Mitigation Plan

NEXT STEPS

Where We Are Headed

Phase 3 of the Forge Laramie process is geared toward development of the updated Comprehensive Plan, which will be heavily influenced by community input.

PHASE 1
May - Jun 2025

PROJECT INITIATION

- Initiation & Kickoff Meetings
- Steering Committee Creation
- Community Engagement Plan
- Branding

PHASE 2
Jul - Nov 2025

TECHNICAL FOUNDATION & COMMUNITY VISION

- Community Engagment Round 1
- 2007 Plan Assessment
- Existing Conditions, Trends & Projections
- Steering Committee Meetings

PHASE 3
Dec 2025 - Jul 2026

DRAFT UPDATED COMPREHENSIVE PLAN

- Community Engagement Rounds 2 & 3
- Prepare Plan Drafts
- Steering Committee Meetings

PHASE 4
Aug - Oct 2026

COMPREHENSIVE PLAN ADOPTION

- Public Hearing Plan Draft
- Adoption Hearings
- Project Closeout

COMMUNITY ENGAGEMENT

FORGE LARAMIE