

SENATE RESOLUTION #2140

Title: **A Call for Trustee Intervention in Rising On-Campus Living Expenses**

Date: **February 27, 2006**

Authors: **Senator Chollak; Student-at-Large Chollak**

Sponsors: **Senators Chollak, McNiven, and Wilson**

1. WHEREAS, the University of Wyoming is an institution which has a well
2. deserved reputation for excellence in academics; and
3. WHEREAS, compared to many other institutions, the University of Wyoming
4. has worked hard to keep tuition and fees low; and
5. WHEREAS, tuition and fees are just a portion of the overall cost of
6. attendance; and
7. WHEREAS, the cost of room and board has increased a total of 24% over the
8. past 5 years; and
9. WHEREAS, the national inflation rate for similar costs of living has been
10. 12% over the same time period; and
11. WHEREAS, student aid is not always adjustable to meet these rising costs;
12. and
13. WHEREAS, a 2003 study commissioned by the City of Laramie shows the
14. community to offer some of the state's most expensive cost of living while at
15. the same time offering some of the lowest wages available (see Addendum
16. A); and
17. WHEREAS, a comparison of similar university communities shows how the
18. ability of students to pay their way while in school varies from community to

19. community (see Addendum B); and

20. WHEREAS, these factors have combined to create a situation where many

21. students must seek public assistance in order to pay their way through

22. school; and

23. WHEREAS, this reality has created a situation whereby the taxpayers of

24. Wyoming are being charged twice due to the fact they pay for the bulk of the

25. costs associated with the University and at the same time must subsidize many

26. of the students who live there through public assistance programs; and

27. WHEREAS, the same conditions have contributed to create a drain on

28. available public assistance to those living in poverty in the Laramie

29. community, but who are not inside the University community; and

30. WHEREAS, Residence Life and Dining Services (RLADS) is called upon to

31. provide services above and beyond the requirements of private landlords

32. including large support staffs; dozens of student employees, programming for

33. younger students and a range of services not found in other housing

34. complexes; and

35. WHEREAS, such conditions put the University at not only a competitive

36. advantage, they place the University in the position of having to charge more

37. to sustain such services; and

38. WHEREAS, RLADS has sufficient revenues to sustain operating expenses

39. and maintenance; and

40. WHEREAS, a major portion of the current apartment revenues are dedicated

41. to paying the bond debt from past capital projects; and

42. WHEREAS, those bonds will be paid in full in 2007; and

43. WHEREAS, RLADS has sufficient reserves to cover the utility expense

44. shortfall until that time; and

45. WHEREAS, future renovations and other capital projects are planned; and

46. WHEREAS, additional increases in revenue will be required to pay for such

47. projects; and

48. WHEREAS, the ability of students to pay such increases is very limited; and

49. WHEREAS, such rental increases have made the University of Wyoming

50. unaffordable for many students; and

51. WHEREAS, "The purpose of the Student Government of the Associated

52. Students of the University of Wyoming is to serve our fellow students in the

53. best manner possible through accurate representation, professional interaction

54. with campus programs and organizations, and responsible, effective

55. leadership." (ASUW Mission Statement, Rules and Procedures, Article II,

56. Section 1.B); and

57. WHEREAS, this particular issue has the potential to affect the lives of the

58. students who attend UW and will influence the choices students make in their

59. higher education.

60. THEREFORE, be it resolved that ASUW calls upon the UW Board of

61. Trustees to reject the portion of the 2006-2007 fee book pertaining to

62. increases in apartment rental rates; and

63. THEREFORE, be it further resolved that the University of Wyoming

64. reevaluate the philosophy of charging Residence Life and Dining Services

65. to be self sufficient, particularly when those departments are forced into a
66. position of charging students a burdensome rate in order to continue their
67. services; and
68. THEREFORE, be it further resolved that the UW Board of Trustees consider
69. the possibility of seeking funding for new and renovated on-campus housing
70. from the Wyoming State Legislature.

Referred to: Student Issues Committee

Date of Passage: _____ Signed: _____

(ASUW Chairperson)

“Being enacted on _____, I do hereby sign my name

hereto and approve this Senate action.” _____

ASUW President

*not needed
2/28/06*

*withdrawn by
sponsors
3/7/06*

LARAMIEPLAN

Chapter Two

Laramie's Outlook: 2005 to 2025

This assessment of demographic and socioeconomic factors offers a brief snapshot of the past conditions and present characteristics of Laramie and Albany County, which provides an understanding of their constraints and opportunities and what the future may hold. The findings of this analysis will be used for more detailed evaluations of historic trends and future planning considerations as each element of the plan is assembled. This outlook provides a basis for determining future land use requirements and demands for public facilities and services, but also allows advance planning to effectively guide future development in a desirable and fiscally responsible manner.

2.100 PURPOSE

The purpose of this chapter is to examine how Laramie has grown since its incorporation, identify current characteristics and resources that will contribute to the community's vision for the Year 2025 and beyond, and analyze the trends that will impact the future course of Laramie and its economic development. This chapter provides baseline data and critical analyses that underscore the issues and problems that will guide policy development and implementation in the subsequent chapters of this plan.

This chapter identifies and briefly assesses both demographic and socio-economic trends of the City, County, and State, including historic, current, and projected population; ethnic and household composition; age and gender; income and poverty level; housing occupancy, tenure and value; and employment and labor force statistics. This type of analyses is valuable in that it allows assessment of the community in terms of where it has been in years past, where it is presently, and where it appears to be headed in the forthcoming years. The use of other communities as well as the County and State, provides a baseline comparison signifying how the community is doing relative to other proximate jurisdictions. This "big-picture" view enables community decision-makers and residents to clearly determine issues and challenges, and subsequently develop policy strategies to correct and proactively manage the future course of the community. Central to this plan is the fact that there is a clear connection between the issues and problems that are identified, corresponding strategic policy responses, and an implementation plan.

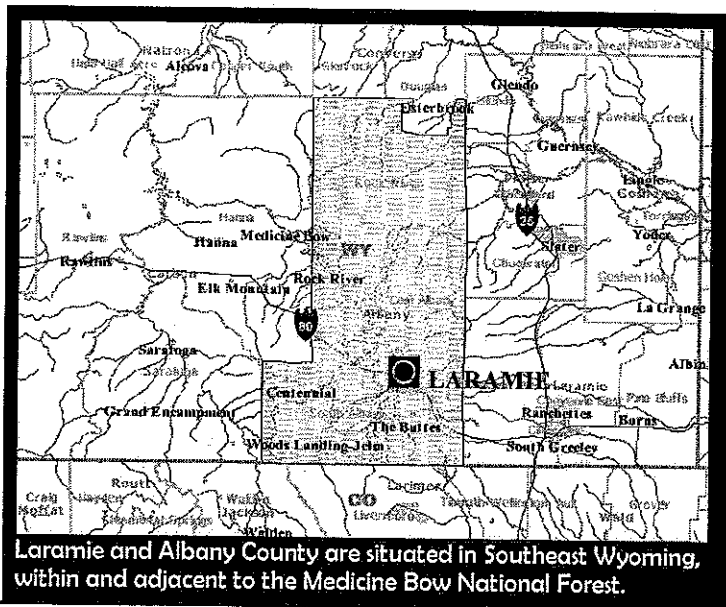
Chapter Two
Laramie's Outlook: 2005 to 2025

2.200 COMMUNITY CONTEXT

This section is intended to briefly provide context of the community, in terms of its location within the county, state, and nation; its heritage and historic progression from its founding to the current day; and its geographic setting. The audience of this plan extends beyond the current population to include future permanent citizens, student residents, prospective businesses and investors, tourists and visitors, and even passers-by. Therefore, this section provides information for all readers of this plan, including those who are not yet familiar within its qualities and values as a community.

2.101 Location

Laramie is located in southeast Wyoming, within Albany County. It is situated approximately 47 miles west of Cheyenne - the state capital - along Interstate 80. The Wyoming-Colorado state line is 26 miles to the south along U.S. 287, which extends in a southeasterly direction toward Fort Collins, and continues south toward Denver, Colorado; the closet major metropolitan area.



Interstate 80 traverses the state from east to west, providing an interstate connection from Laramie east to Cheyenne and west to Rock Springs, Green River, and Evanston, Wyoming. Interstate 80 also extends westward through Salt Lake City, Utah; Reno, Nevada; Sacramento, California; and, terminating in San Francisco, California. To the east it passes through six Midwestern and Eastern states before ending in New York, New York. This interstate highway therefore, provides national inter-modal access, which is highly relevant

to the community's economic development. Laramie is also close to Interstate 25, which begins at Interstate 90 in Buffalo, Wyoming and continues to the south to El Paso, Texas. Both Interstates 80 and 25 intersect other major interstates and state highways, providing good national and international access.

Within Albany County, Laramie covers an area of 11 square miles and is the most populous community, consisting of over 80 percent of the county's population since 1950. A majority of the population living outside of Laramie is within the unincorporated county. Each of the other communities within the county have small populations, including 235 persons in Rock River, 191 persons in Centennial, and 80 persons in Albany. Within the county, the Medicine Bow National

Chapter Two
Laramie's Outlook: 2005 to 2025

Forest occupies a significant portion of the land area, including a considerable amount to the east and west of Laramie as well as in the northern portion of the County.

The City's location on the banks of the Laramie River was, in part, reason for the City's founding as a home to early trappers and traders. This attractive resource feature continues to play a role today in the natural environment and urban development form. Laramie has been named one of the best locations for outdoor activities in 2005¹, and the state has been consistently in the top 15 "most livable states", ranking 4th in 2005 behind New Hampshire, Minnesota and Vermont². These and other livability factors will likely continue to play a role in the future of this fine community.

2.102 History

"The Wyoming Plains were home to the Shoshone and Teton-Dakota Indians long before the 1820's, when early trappers and traders began to inhabit the region. One early trapper by the name of Jacques LaRamee built a cabin at the junction of the Laramie and Platte Rivers. Around 1820, LaRamee was killed by Indians. Although the reasons are unclear, various landmarks in the region have been named after this trapper. His name was given to Fort Laramie, Laramie Mountain Range, Laramie County, Laramie Peak, Laramie River, and the Town of Laramie."

"Pioneers traveling west on the Oregon and Mormon Trails followed the fur traders. Some remained to homestead. Increased settlement resulted in rising conflicts with the Indians, and the establishment of Calvary forts to shelter the settlers. The first permanent settlement in the area was Fort Sanders (originally named Fort Buford), built in 1866. This fort was constructed two miles south of the present day City of Laramie."

"In 1868 Red Cloud and his Sioux Nation agreed to peace with the settlers. That same year, the Union Pacific Railroad began to travel across southern Wyoming. General Grenville Dodge, the railroad's chief surveyor, chose the site and name of Laramie."

"For many reasons, the site was ideal: nearby springs produced millions of gallons of un-mineralized water, and logs harvested in the Medicine Bow Mountains were easily floated down the Big Laramie River to Laramie; It was 50 miles from the nearest major city, Cheyenne, as required by the Railroad Act of 1862; Laramie City also had Fort Sanders close by to assure the protection of the railroad crew."

¹ Sperling's Best Places, originally prepared for Money Magazine, MSN Real Estate

² Morgan Quitno Press

Chapter Two
Laramie's Outlook: 2005 to 2025

"The railroad attracted lawless ruffians and the days were wild and wooly. This was typical of the "end of the tracks" communities along the railroad. By the time the first passenger train rolled into town in May of 1868, the city had 23 saloons, one hotel and no churches. It took a vigilante committee to end the lawlessness, and after some 500 vigilantes struck one night in October of that year, Laramie City settled down into a generally peaceful existence."

"Laramie City continued as a railroad town for several years, but more changes came to the community with the opening of Wyoming Territorial Prison in 1873 and the establishment of University of Wyoming in 1886."

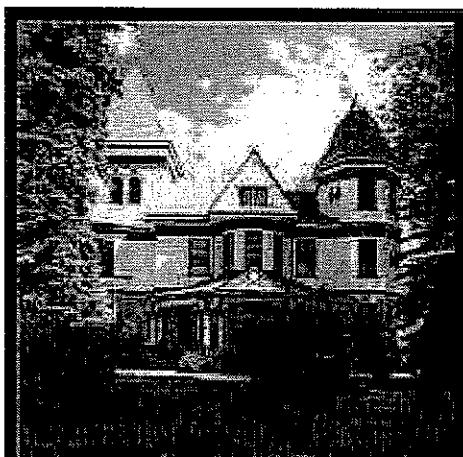
"While the railroad, ranching, and lumber industries would provide continuing bases for the city's economy for many years to come, the university eventually became the city's major employer. Laramie City, which had been a railroad/cow town, transformed into a busy college community."

"In 1869, Wyoming became a United States Territory and passed the nation's first women's suffrage legislation. The first jury with women members had been seated in Laramie a few months earlier. A stone monument near First Street Lamp; Garfield Street marks the location where the jury met."

"The cessation of conflicts with the Indians paved the way for the great cattle drives from Texas, and by 1873 ranching was flourishing in the area. The economy was boosted with the discovery of gold and silver in the mountains, and the establishment of the brought a new era of growth that culminated in the attainment of statehood in 1890."

"As the Overland Trail began to draw traders and travelers the U.S> Government established Fort Sanders in 1866 in order to provide military protection. With the coming of the Union Pacific Railroad in 1868, Laramie City came into existence a couple miles north of Fort Sanders. In the 1870s Laramie experienced two firsts for women suffrage. In March of that year women were seated on a court jury. In September, Louisa Ann Gardner Swain became the first woman to cast her ballot at the polls. In 1872, Laramie received an economic boost when construction began on a Territorial Federal Penitentiary, which became a State Penitentiary in 1890 when Wyoming became a state. In 1866, the Territorial Governor F.E. Warren signed into law the establishment of a university, which was to be located in Laramie. This has proven to be a major boon to Laramie's economy. Other impacts to the economy have come through an iron foundry, brick and tile kiln, a gypsum refinery, and a cement plant."

"The University of Wyoming opened its doors September 6, 1887. In the first year of operation there were five professors, two tutors, and 42 students. Today, the University offers programs of



The Ivinson family home at 603 Ivinson Street is a reminder of the City's proud history.

Source: Victorian Homes Magazine

Chapter Two
Laramie's Outlook: 2005 to 2025

study within the colleges of Agriculture, Arts and Sciences, Commerce and Industry, Education, Engineering, Health Sciences, and Law. The University remains the only four-year college in Wyoming. The first trees on campus were planted in 1892, which initiated an annual tree planting program for several years thereafter. IN 1916, the University became one of the first seven institutions to install an R.O.T.C. program, in accordance with the National Defense Act of 1916. The Graduate School formally came into existence in 1946 under the auspices of Dr. Robert H. Bruce. During 1946-47 school year the full-time enrollment was around 3,000. By the 1969-70 school year the full-time enrollment had reached nearly 8,500 students. The most recent student enrollment figure is 13,207³.⁴

"Today, Laramie is a small, western city that cherishes and celebrates its roots while growing to meet the future with enthusiastic optimism."⁵

2.103 Geography

Laramie is located along the Laramie River on a high prairie, with the Snowy Range, Laramie Range, and Rocky Mountain National Park located at the edges. This confluence of water, mountains, and flatland vistas has contributed to an active lifestyle, with high levels of participation in team sports and outdoor recreational facilities and opportunities. This emphasis on recreation and the outdoors are contributing factors to the designation of the state and the City being highly regarded as an ideal place to live and raise a family. The real estate department of msn.com reported Laramie as one of the best locations for outdoor activities, in a 2005 study conducted by Fast Forward, a consulting firm in Portland, Oregon:

"You can find a combination of western heritage and college-town charm in Laramie, nestled in a valley between the Snowy Range Mountains and the Laramie Range. Residents enjoy outdoor activities in nearby Medicine Bow National Forest and Thunder Basin National Grasslands: skiing, snowshoeing, boating, cycling, and camping. Fishing enthusiasts will find many opportunities, ranging from lakes on the plains to mountain streams.

What else is good? Laramie is home to the University of Wyoming, which sponsors cultural and sporting events in the area. If you live in this Old West-style town, you can expect low property taxes, good public schools, affordable housing, and clean air and water. When you're not out enjoying outdoor activities, you'll find plenty of opportunities to immerse yourself in the history and culture of the American West, and go to a variety of antique shops, restaurants, galleries, and historic buildings."

NOTE: Information about the geology and soils will be included upon receipt of the Soils Survey.

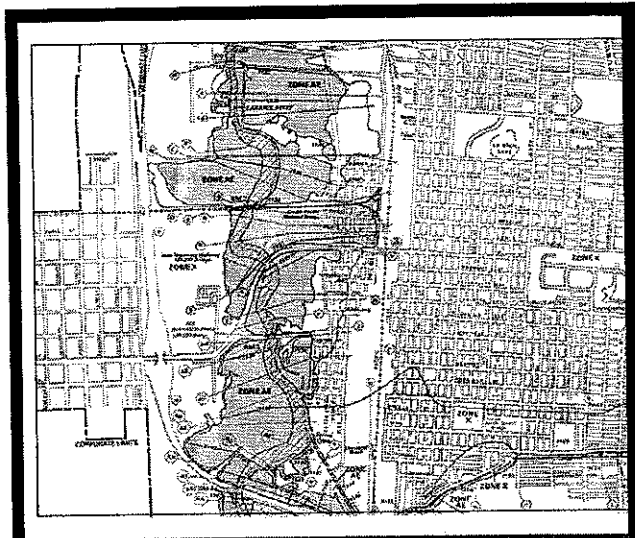
The Laramie River flows from the North Platte River, bisecting the county. The river feeds the Wheatland Reservoir No. 2, located approximately 35 miles north of Laramie, and flows south through town and continuing into northern Colorado. The only areas shown to be within the 100- and 500-year floodplain are along either side of the river, stretching entirely through Laramie.

³ University of Wyoming, Office of Admissions

⁴ Major Street and Highway System Report, 2004, Albany County, Wyoming

⁵ University of Wyoming, College of Arts and Sciences

Chapter Two
Laramie's Outlook: 2005 to 2025



The Medicine Bow National Forest provides a scenic backdrop to Laramie.

The inundation generally falls within the low-lying flatland immediate abutting the river channel, but extends into a portion of the developer area as well, as shown in the insert. There is also floodplain reflected along the Spring Creek Channel, although its spread is generally limited to the channel itself. The remainder of the community is outside of the floodplain and thus, not at risk to flood inundation. Localized flooding may however, occur on the basis of individual storm events. More in-depth analysis of the City's storm drainage system will be addressed in Chapter 6, Growth Capacity and Policy.

Serving as a scenic backdrop to Laramie and a grand entryway corridor from the east, the Medicine Bow National Forest sits within the Medicine Bow-Routt National Forests, which together span over 2.2 million acres in Wyoming and Colorado. The two national forests share the state border, Medicine Bow National Forest in southeast Wyoming and Routt in north central Colorado. Three mountain ranges lie within Medicine Bow National Forest: Medicine Bow Mountains, Sierra Madre Mountains, and Laramie Mountains. Elevations in the national forest range from 5,500 to 12,013 feet. The mountainous region greatly contributes to the character and attractive appearance of Laramie, which may be seen on the distant horizon from virtually any point within the community. Preservation of these uninterrupted scenic views is essential to the natural and visual character of the community, which is explored in Chapter 3, Community Character.

2.300 DEMOGRAPHIC ASSESSMENT

Before looking too far into the future, it is important to consider the past and current conditions that are realized through this outlook of the community's demographic and socioeconomic characteristics. While some factors may not reflect positively on the community, they are nevertheless important to expose during the comprehensive planning process to seek strategies to overcome them. The purpose of this assessment is to examine how the community has grown since its establishment, identify its current characteristics and resources that will contribute to the envisioned future, and analyze the trends that will affect the future course of the community and its economic development.

An important component of this chapter is the Year 2025 projected population, which will be used throughout the plan to estimate future demands, requirements for parks and open space, infrastructure capacity needs, and future growth strategies. An understanding of existing population characteristics and future population demands is essential in determining the

Chapter Two
Laramie's Outlook: 2005 to 2025

anticipated development and the resulting demands on the community and its facilities and services.

Finally, this assessment includes comparisons with other nearby and similarly sized communities in the state – Casper, Cheyenne, Cody, Evanston, Gillette, Rock Springs and Sheridan - to provide context for the trends being experienced in Laramie.

2.301 Historical Population

The historical population of Laramie is shown in Table 2.1, **Historical Population, 1930 to 2000**. As demonstrated, the rate of population growth over 70 years (1930 to 2000) has been significant. The highest percent change in population was between 1940 and 1950 when the City experienced a 46.60 percent increase in population. This time coincided with a continued increase in the student enrollment at the University, and most likely with the placement of a major employer, continued expansion of the Union Pacific Railroad operations, and improvements to the Interstate 80 corridor. The second highest percent change in population was seen between 1960 and 1970, with a 32.10 percent increase. Since that time though, population growth has slowed to an average per decade of 5.57 percent, or just over one-half percent annually.

In Albany County, the period of 1940 to 1950 was also the time of highest percent change in population when the county's population increased by 36.60 percent. The County's growth increase coincided with that of the Laramie due to the City's 81.8 percent share of the County population. The population growth of the County continues to be largely a reflection of the City since Laramie's population accounts for roughly 85 percent of the County population, which has been generally consistent dating back to 1950. Interestingly, the growth in the County has maintained a higher rate over the last three decades, providing an indication of the amount of development occurring around the periphery of Laramie and throughout the more rural areas of the County. Rural water providers and the state law exemption for 35 acre lots outside the City limits are – at least - partly responsible for this recent shift. For instance, in the 1970's the growth in the County was double that in the City, as it was most recently in the 1990s.

The State's population has generally increased each decade dating back to the late 1800s, as shown in Figure 2.1, **Decennial Population for Wyoming and U.S., 1870 to 2000**. The percent change has ranged from 0.7 percent in the 1960s to a high of 41.3 percent the following decade, which most likely coincided with the national energy shortage and the existence of energy sources in the state. Most recently, there was a decline in the 1980s – shown by the 1990 bar in the graph - followed by a strong rebound of 8.9 percent in the 1990s.

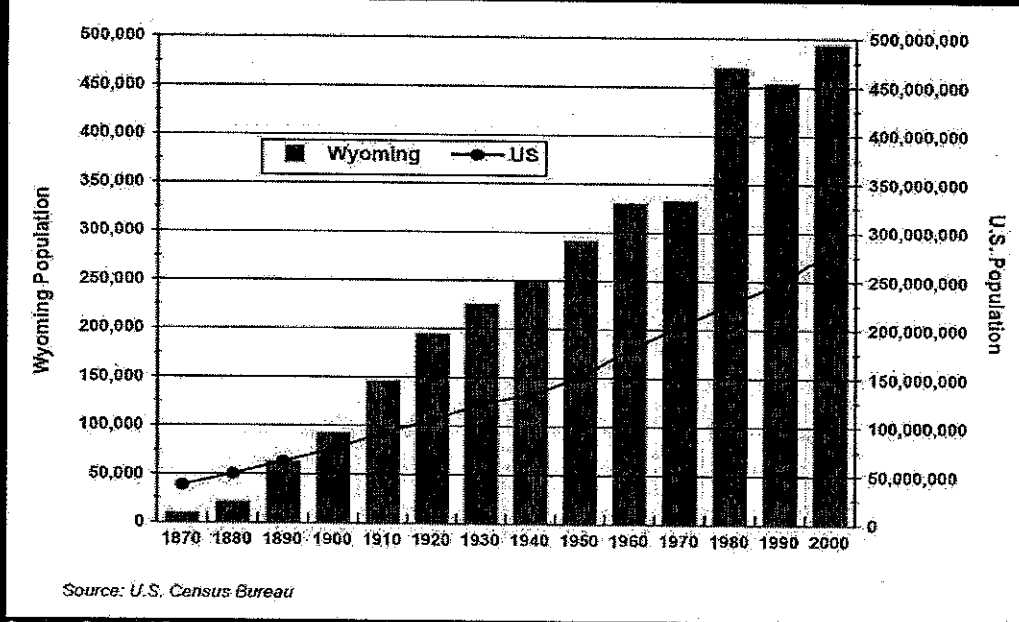
Chapter Two
Laramie's Outlook: 2005 to 2025

Table 2.1, Historical Population, 1930 to 2000

Year	Laramie			Albany County		Wyoming	
	Persons	% Change	% County	Persons	% Change	Persons	% Change
1930	8,609		71.5%	12,041		225,565	
1940	10,627	23.4%	76.2%	13,946	15.8%	250,742	11.2%
1950	15,581	46.6%	81.8%	19,055	36.6%	290,529	15.9%
1960	17,520	12.4%	82.3%	21,290	11.7%	330,066	13.6%
1970	23,143	32.1%	87.6%	26,431	24.1%	332,416	0.7%
1980	24,410	5.5%	84.0%	29,062	10.0%	469,557	41.3%
1990	26,687	9.3%	86.7%	30,797	6.0%	453,588	-3.4%
2000	27,204	1.9%	85.0%	32,014	4.0%	493,782	8.9%

Source: Demographic Trends in the 20th Century, Census 2000 Special Reports, U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau

Figure 2.1, Decennial Population for Wyoming and U.S., 1870 to 2000



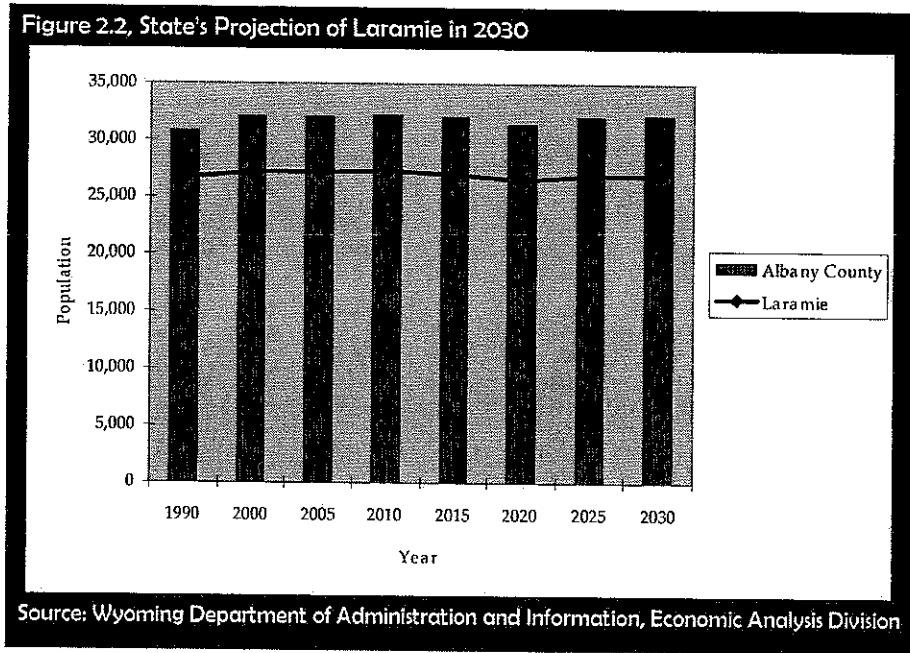
Source: U.S. Census Bureau

Source: General Demographic Characteristics and Trends in Wyoming, Economic Analysis Division, Wyoming State Government, 2004

According to Wyoming Department of Administration and Information, Economic Analysis Division, as shown in Figure 2.2, State's Projection of Laramie in 2030, there is a very modest projected increase in the population of Albany County by the Year 2020, increasing from a Year 2000 population of 32,014 persons to a projected Year 2020 population of 32,151 persons. The projections prepared by the State were extrapolated using linear regression to reflect the projected populations in the Year 2025 and 2030.

Chapter Two
Laramie's Outlook: 2005 to 2025

The State projects a decline in population for the City of Laramie, from a 2000 Census population of 27,204 persons to a Year 2020 population of 26,590. This reflects a 2.3 percent decline in population. This may be at least partially explained by the recent trend



whereby the County's growth is outpacing that of the City, as shown in Table 2.1, Historical Population. Additionally, the reason for the projected decline is based upon the City's historical population trends as well as that of the County and State.

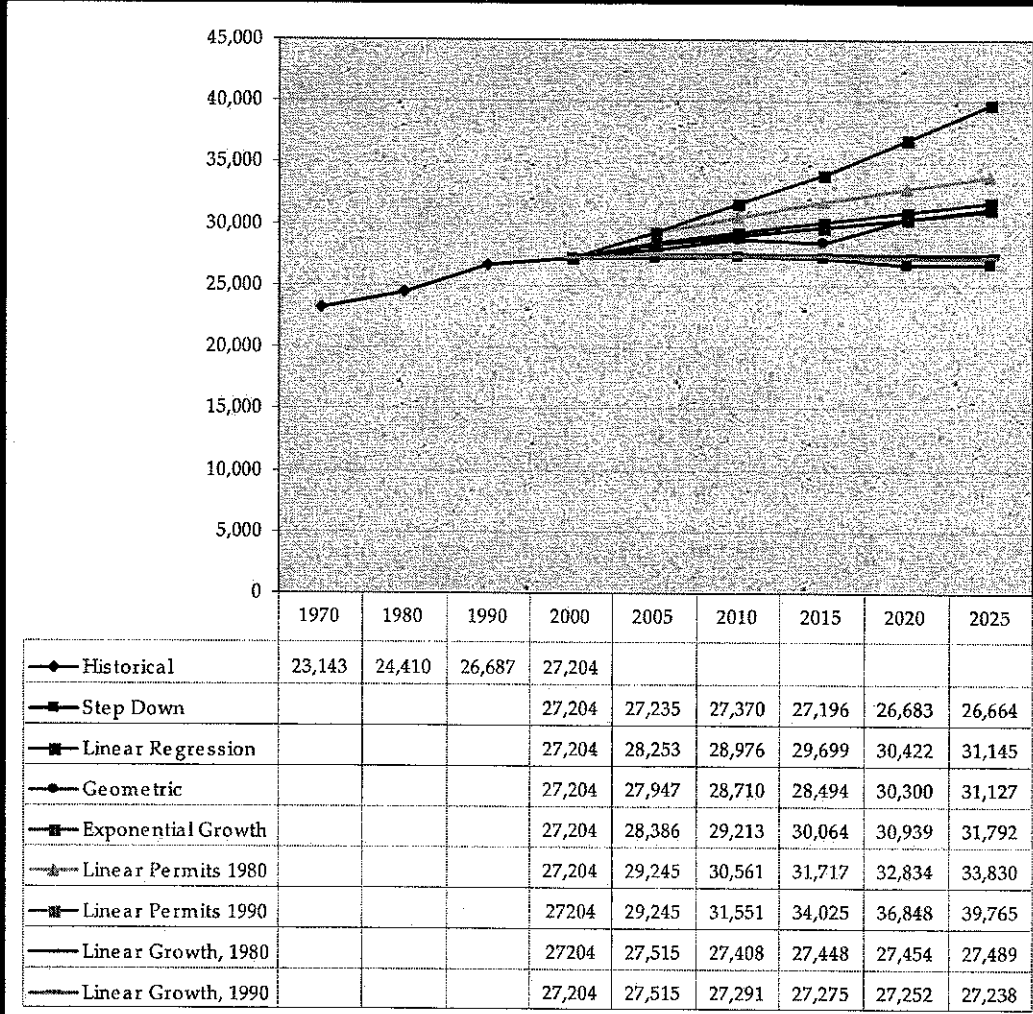
2.302 Projected Population

To project future population there are a number of methods that can be used, including the linear regression, exponential growth, geometric, and step-down methods, as well as the projections of the Wyoming Department of Administration and Information, Economic Analysis Division. These statistical methods were used to compare alternative population forecasts to reflect the plan's 20-year horizon, as identified in Figure 2.3, **Projected Population Scenarios of Laramie**.

Linear projections involve a graphical projection of past historical trends into the future. In this case, the linear techniques chosen were simple linear regression and exponential growth. Linear regression forecasts are straight-line projections of historical population. In a linear growth scenario, the same absolute number of additional persons is added to the population each period. This results in a declining rate of growth over time since the same amount is added to an ever-expanding base. By contrast, exponential growth assumes a constant rate of growth in establishing a forecast.

Chapter Two
Laramie's Outlook: 2005 to 2025

Figure 2.3, Projected Population Scenarios of Laramie



Source: U.S. Census Bureau and Lane Kendig, Inc.

The geometric technique projects the future using a growth factor that is the average rate of growth over a historical period of time. Finally, the step-down method was used to project Laramie's population based on its share of the total population in Albany County. This latter projection method was based on a proportionate share of the County's future population, using the forecast of the State's Economic Analysis Division. The State's projection was developed based on trends of demographics and economic variables. Their population forecast of Laramie was simply calculated by applying a ratio to the county population forecast. This method produced the least optimistic forecast of Year 2025 population for Laramie, at 26,664 persons.

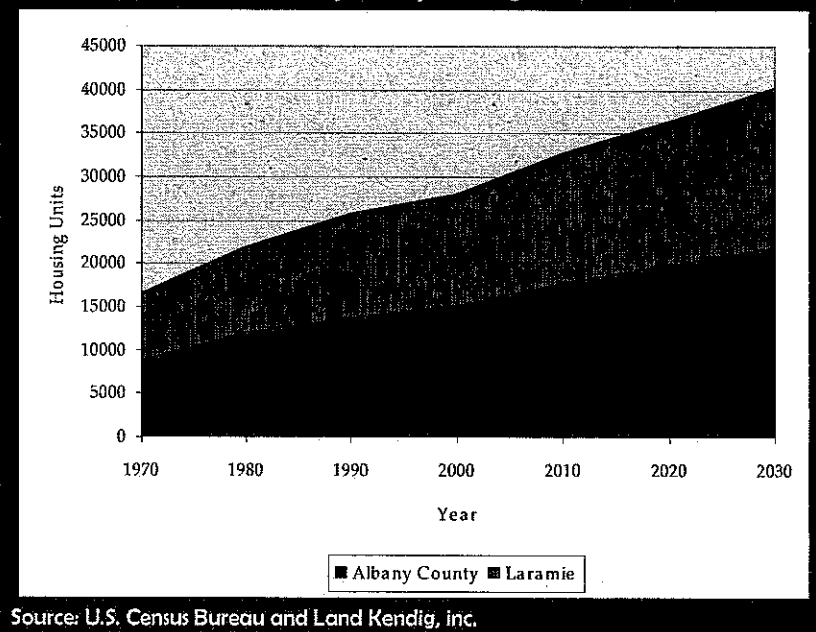
It is important to understand that population projections are generated by statistical methods that are all based on past trends. As a result of the modest population gains in the City since 1970, averaging about one-half percent annually, coupled with the most recent numbers reflecting a

Chapter Two
Laramie's Outlook: 2005 to 2025

greater percent increase in the unincorporated County, each of these methods reflect modest gain – or loss - in the future. Adding to the complexity and hence, the outcomes are several additional demographic factors. For instance, the number of persons per household is decreasing, which is a national phenomenon and present in Laramie. Between 1990 and 2000, the persons per household in Laramie decreased from 2.31 to 2.19 persons. In effect, this means there are more housing units required to support the same population. Therefore, new residential building activity may not be an accurate and sole indicator of a net increase in population.

Projecting the number of dwelling units and applying the persons per household generally produces a comparable future trend. As displayed in Figure 2.4, Laramie and Albany County Housing Units, 1970 to 2030, the total number of housing units in both the City and County is projected to increase. However, the City's proportionate share is shown to decrease over the next 25 years due to the declining

Figure 2.4, Laramie and Albany County Housing Units, 1970 to 2030



percentage of the County population from 87.6 percent in 1970 to 85 percent in 2000. This, together with a decreasing number of persons per household also results in a declining population. The persons per household in Albany County - 87.6 percent of which was in Laramie - was 2.91 in 1970. It decreased to 2.47 in 1980, 2.35 in 1990, and 2.23 in 2000. Extrapolating these numbers to the Year 2030, assuming a continuation of this trend, results in 1.43 persons per household in 2030. Therefore, if this trend continues as it has for the last three decades the population of the City and County will decrease.

The above projections, however, do not accurately reflect on the future considering the amount of recent building activity and plans for a significant new golf course development, among others. Therefore, additional population scenarios were generated to reflect recent building permit trends. The Linear Permits (1980 and 1990) and Linear Growth (1980 and 1990) techniques extrapolate the actual growth and the rate of growth in residential building permits since 1980 and 1990, respectively. Due to the overall amount of recent permitting activity, the two linear permit scenarios reflect higher future populations. The linear permit method extrapolates the growth in residential building permits since 1980 and 1990, assuming an estimated 142 permits in

Chapter Two
Laramie's Outlook: 2005 to 2025

2005. The projections resulting from the linear growth method reflect two of the lowest populations due to the great variation in permit activity from year to year.

The projected population for Laramie in the Year 2025 ranges from 26,664 persons to 39,765 persons. As shown in Figure 2.3, Projected Population Scenarios of Laramie, there is considerable separation between the highest and lowest projections. Using a "curve fitting" approach to determine which individual projection is most likely based upon the historical trend since 1970, the exponential growth or linear permits, 1980 methods appear to offer realistic scenarios. These scenarios generally mirror the trend that occurred between 1970 and 2000 when there was modest growth followed by a slow-down, before again, reflecting an increase. Reflecting the optimism of the community and assuming success in the implementation of this plan and the economic development initiatives that are already under way, the Linear Permits, 1980 projection of 33,800 persons (rounded to the nearest 100 persons) in 2025 will be used for the purpose of quantifying future demands.

2.303 Implications of Population Change

The population projections and associated shifts in the community's socio-economic characteristics that are identified in this Community Snapshot are used as a basis to formulate the City's growth policies. In particular, the aforementioned population scenarios will help the City and private business interests better evaluate the following:

- ♦ Demands for varying housing types, sizes, and prices;
- ♦ Employment for residents of Laramie and the surrounding area;
- ♦ Changes in the median household income and the effective buying power of residents;
- ♦ Numbers of school-age children and the impact on demand for school facilities;
- ♦ Projected future traffic volumes, congestion, and demands for new roadway infrastructure and alternative modes of transportation;
- ♦ Use of local parks and recreation facilities and the demand for additional areas, facilities, and programs;
- ♦ Capacity requirements for water and wastewater service, storm drainage improvements, and the requisite capital investments; and,
- ♦ Impact on the number of police, fire, and emergency medical service calls and their response times, service levels, and facility and staffing needs.

The implications of the expected future population characteristics and the physical and economic growth of Laramie and its one-mile planning area are reflected in other areas of this plan, such as Chapter 3, Community Character and Land Use; Chapter 4, Parks, Recreation, and Open Space; Chapter 5, Housing and Neighborhoods; Chapter 6, Growth Capacity and Policies; Chapter 8, Economic Development; and, Chapter 9, Public Safety.

2.304 AGE AND GENDER

The gender split between men and women in Laramie is fairly even with 51.70 percent of the population comprised of males and 48.30 percent of the population females.

Chapter Two
Laramie's Outlook: 2005 to 2025

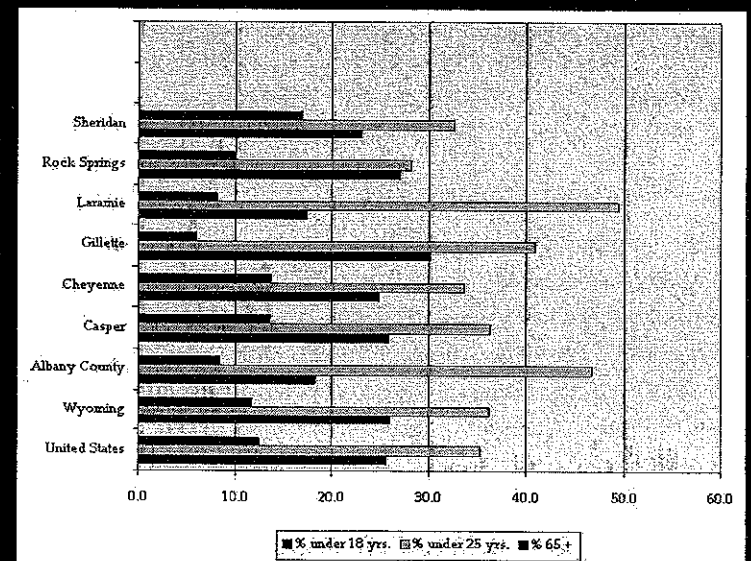
According to the 2000 U.S. Census, the median age in Laramie is 25.3 years, as shown in Table 2.2, Median Age. This is quite young compared to 36.2 years in the State and 35.3 years in the U.S. Compared to other communities in the state each have a median age over 30 years, with Sheridan having a median age of 39.3 years. This statistic is to be expected though, due to the student population of the University of Wyoming. Since the average age of University students is 29 years many of them are likely married and have small children, contributing to the young median age of Laramie. While the median age is generally increasing across the U.S. as the baby-boomers age, it is not expected that it will increase as dramatically in Laramie as a result of the University.

Table 2.2, Median Age

Jurisdiction	Median Age
United States	35.3
Wyoming	36.2
Albany County	26.7
Casper	36.1
Cheyenne	36.6
Gillette	31.7
Laramie	25.3
Rock Springs	34.5
Sheridan	39.3

As shown in Figure 2.5, Age Breakdown, while only 17.5 percent of the population is below the age of 18 years, which is lower than each of the selected cities, the percentage of the population under 25 years is significant. Among the U.S., State of Wyoming, Albany County, and five selected cities, Laramie has the highest percentage of population within this age cohort. Similar to the median age, this statistic is largely due to the student population. Also explaining this is the difference between data representing median age versus average age. As the median age of students continues to increase, which is a national phenomenon, this percentage may slightly decrease in the future. Nonetheless, Laramie is still expected to have a larger percentage of its population below 25 years compared to other communities. This is an important demographic due to its implications on the community's median household income, its housing needs and affordability, employment, and alternative modes of transportation. As may be expected, the percentage of the population that is over 65 years is quite small at 8.1 percent. Other than Gillette, which has 6.1 percent of its population in this age cohort, Laramie has the lowest percentage of mature and retired residents.

Figure 2.5, Age Breakdown



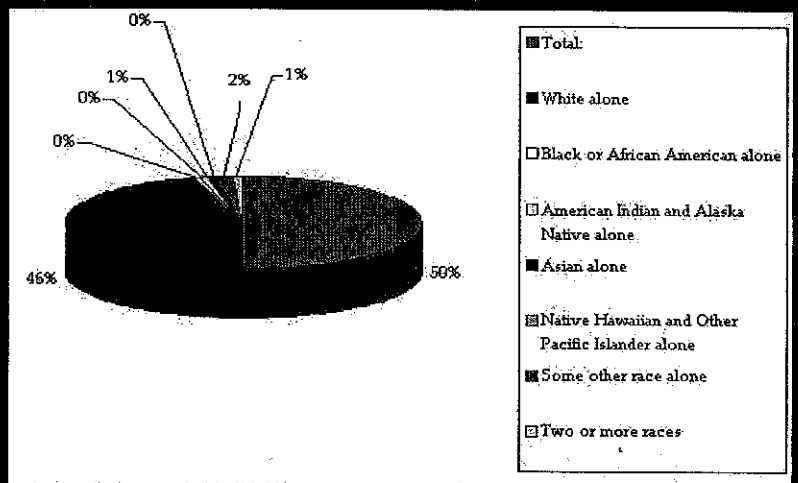
Source: U.S. Census Bureau

Chapter Two
Laramie's Outlook: 2005 to 2025

Compared to the County, State, U.S. and other communities in the State, Laramie has the lowest percentage of persons under the age of 18 year (17.5 percent) followed by Albany County (18.4 percent), Sheridan (23.1 percent), and Cheyenne (24.9 percent). With 30.2 percent, Gillette had the highest percentage of persons 18 years and younger. Comparatively, Laramie (49.3 percent) and Albany County (46.6 percent) had the highest percentage below the age of 25 years as discussed above. Each of the other selected cities is well below these percentages, ranging from 28.3 percent in Rock Springs to 40.8 percent in Gillette. Sheridan had the highest percentage of persons over 65 years with 16.9 percent of its population.

2.305 RACIAL COMPOSITION

Figure 2.6, Racial Composition of Laramie



Source: U.S. Census Bureau, 2000

The racial composition of Laramie is depicted in Figure 2.6, Racial Composition of Laramie. A majority of the population (91 percent) is white, with the second largest race (3.2 percent) designated by the Census Bureau as "some other race alone", for which a racial category is not individually defined by the Census Bureau. The population throughout the State of Wyoming is

similar, with 92 percent classified as "white alone", 2.6 percent as "some other race alone", and another 2.3 percent American Indian or Alaska Native alone.

2.306 HOUSEHOLD CHARACTERISTICS

According to the U.S. Census Bureau, households are classified as either "family" or "non-family" units. Family units are generally defined as those with a married couple or a single head of household with or without children. Non-family households include those with one person living alone. The household composition of Laramie is 49.47 percent family households and 50.53 percent non-family households. The percentage of family households, as expected, is lower in Laramie due to the student population. The percentage of family households for the other cities ranges from 52.76 percent in Albany County, which is lowered by Laramie's population, to 69.24 percent in Gillette.

As shown in Table 2.3, Persons per Household, Laramie had 2.19 persons per household according to the 2000 U.S. Census. This is the lowest number of any of the other cities, which ranged from a low 2.21 persons per household in Sheridan to a high of 2.62 persons per

Chapter Two
Laramie's Outlook: 2005 to 2025

household in Gillette. As of the most recent Census, there were 2.48 and 2.59 persons per household in the state and nation, respectively. Considering the student population of the University, the ordinary assumption is that the persons per household would be higher in a college town as a result of students sharing houses and apartment units. However, since the average age of students is 29 many of them are either living independently, with a significant other, or married; the result of which is a lower persons per household than what one would assume to be the case.

Table 2.3, Persons Per Household

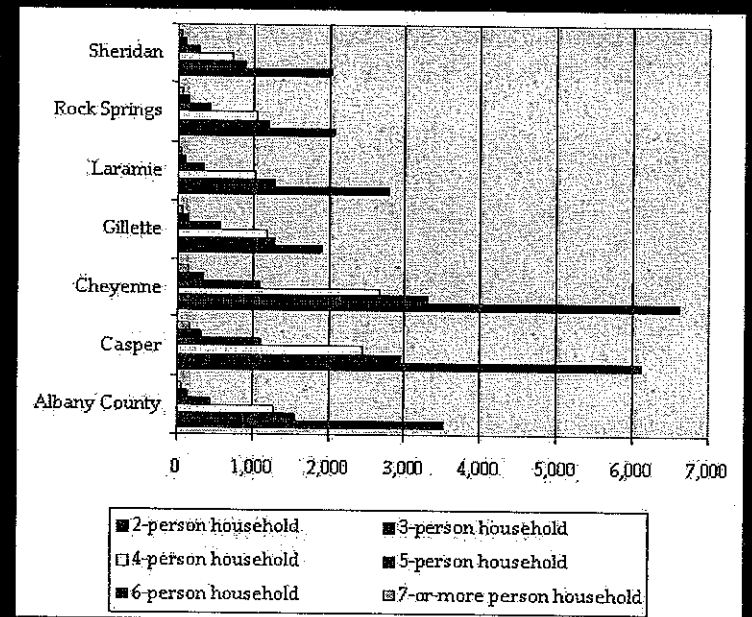
Jurisdiction	1990	2000
United States	2.63	2.59
Wyoming	2.63	2.48
Albany County	2.35	2.23
Casper	2.49	2.38
Cheyenne	2.44	2.33
Gillette	2.78	2.62
Laramie	2.31	2.19
Rock Springs	2.65	2.48
Sheridan	2.32	2.21

This too, reflects on the community's current and future needs for a variety of housing types, sizes of units, pricing of units, and an overall heightened demand for housing units.

When examining the change from 1990 to 2000 in all cases the persons per household has decreased, which is a national phenomenon? In Laramie, it dropped from 2.31 to 2.19 persons, reflecting a decrease of 5.5 percent. This decline is not out of line with the other jurisdictions as they too, had declines ranging from 4.6 to 6.9 percent. Therefore, there is nothing out of the ordinary in the decline in Laramie.

The distribution of family households by number of persons is illustrated in Figure 2.7, Household Size. The largest segments of the population in Laramie, as may be expected by the number of persons per household, are in two-person (36.9 percent) and three-person (14.7 percent) households, followed by four-person households (10.5 percent). The number of five-, six-, and seven-person households in Laramie (4.73 percent) is lower than any of the other cities, which range from 5.13 percent in Albany County to 10.35 percent in Gillette.

Figure 2.7, Household Size



Source: U.S. Census Bureau

Laramie's Outlook: 2005 to 2025

SECTION 2.400 ECONOMIC TRENDS

2.401 Income and Poverty

Table 2.4, Median Household Income

Jurisdiction	Median Household Income		Percent Change
	1990	2000	
Wyoming	\$27,096	\$37,892	39.8%
Albany County	\$20,715	\$28,790	39.0%
Casper	\$27,698	\$36,567	32.0%
Cheyenne	\$28,117	\$38,856	38.2%
Gillette	\$35,532	\$46,521	30.9%
Laramie	\$19,642	\$27,319	39.1%
Rock Springs	\$34,372	\$42,584	23.9%
Sheridan	\$23,819	\$31,420	31.9%

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

Table 2.5, Poverty Level

Jurisdiction	Rate of Poverty		Difference
	1990	2000	
Wyoming	11.9%	11.4%	-0.5%
Albany County	13.2%	21.0%	7.8%
Casper	24.2%	11.4%	-12.8%
Cheyenne	12.6%	8.8%	-3.8%
Gillette	11.4%	7.9%	-3.5%
Laramie	10.6%	22.6%	12.0%
Rock Springs	26.2%	9.4%	-16.8%
Sheridan	9.6%	11.2%	1.6%

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

Displayed in Table 2.4, Median Household Income, is the median income of households for 1989 and 1999. The table indicates that Laramie had a 39.1 percent increase in its median household income between 1990 and 2000, which is in the upper tier of the selected cities. The State of Wyoming is the only other jurisdiction with a higher percent change of 39.8 percent. Since Laramie contains a large percentage of the Albany County population, the County's percent change is virtually the same (39.0 percent). Otherwise, the next closest percent change was in Cheyenne (38.2 percent), followed by Casper (32 percent), Gillette (30.9 percent), and Rock Springs (23.9 percent). These numbers suggest that Laramie may continue to increase its median household income if it is able to successfully attract higher paying employers.

While the percent change is a positive indicator of what has occurred in the last decade, the amount of median household income is significantly less than the other cities. In 1990, the median household income was \$19,642, which was as much as 80.9 percent less than the median household income in Gillette, which had the highest median income. The next closest community was Sheridan with a median household

income of \$23,819. By the 2000 Census, Laramie had narrowed the gap by reducing the difference to 70.3 percent less than Gillette. The average of the median household incomes in the eight other jurisdictions was \$36,243 in 2000, which is still 32.7 percent higher than that of Laramie. Therefore, initiatives to attract new business and industry in the community must focus attention on their wage rates in order to sustain the recent percent change and "catch up" with other similar-sized communities in the State.

Of the total population in Laramie, 10.6 percent was considered to have poverty status, based on 1989 income levels. By contrast, the latest Census identifies that Laramie experienced an increase

Chapter Two
Laramie's Outlook: 2005 to 2025

in the number of persons below poverty level, as depicted in Table 2.5, Poverty Level. Of the total population, 22.6 percent had a 1999 income that was below poverty level. This poverty level is higher than all other jurisdictions, including the State of Wyoming of 11.4 percent poverty. This is yet another indicator of the income levels in the community, which warrant near-term and ongoing attention on behalf of the City.

The Bureau of Economic Analysis (BEA) measures the number of jobs including all full- and part-time jobs. The BEA estimated that Albany County contained 20,755 jobs in 2003. The average personal income, which includes all wages and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, was \$28,815. This amount is higher than the median income reported by the Census Bureau because the prior is for 2003 versus 2000 and the latter reports separately the amounts for wages, salary, commissions, bonuses, or tips. Therefore, the two income numbers are derived differently and used for different reporting purposes. The BEA average personal income for Laramie is 86.6 percent of the State figure of \$33,285. The BEA also reported that the average wage and salary earnings per Albany County job was \$29,565 in 2003, also different for the earlier described reasons. These average earnings per job are 84.5 percent of the statewide average wage and salary of \$34,967.

2.402 Employment

Table 2.6, Number of Establishments in Laramie

Industry	Number of Establishments	
	1997	2002
Wholesale Trade	19	19
Retail Trade	158	156
Information	n/a	15
Real Estate/Rental Leasing	44	50
Professional, Scientific and Technical Services	98	113
Administration, Support and Waste Management	34	39
Educational Services	5	8
Health Care and Social Assistance	70	101
Arts, Entertainment and Recreation	14	20
Accommodations, Food Service	92	85
Other except Public Adm.	56	85

Source: U.S. Census Bureau, 1997 and 2002

As displayed in Table 2.6, Number of Establishments in Laramie, the composition of Laramie's economy witnessed significant growth between 1997 and 2002 (the latest for which comprehensive data is available) in the number of establishments, particularly in certain industry sectors. The largest increase in the number of establishments occurred in Health Care and Social Assistance where 31 new establishments were formed in the five-year period, which represented a 44 percent increase. Economic sectors containing professional and administrative establishments increased by 13 to 15 percent. The number of establishments in Real Estate/Rental

Chapter Two
Laramie's Outlook: 2005 to 2025

Leasing and Administration, Support and Waste Management increased by 14 percent. Professional, Scientific, and Technical Services saw a 15 percent increase in the number of establishments. Arts, Entertainment and Recreation establishments increased 43 percent, yet there were relatively few establishments.

2.403 Employment by Industry

While Educational Services contained only five establishments in 1997 and eight in 2002, this sector employed over 28 percent of the City's workers in 2000, as displayed in Table 2.7, *Laramie's Employment by Industry, 2000*. This statistic is expected as a result of the school system, University, and WYOTech trade school. The industries that provide the next highest percentage of employment in the community include Retail Trade, Accommodations and Food Service, and Health Care and Social Assistance, each employing approximately 10 percent of the City's workers. Therefore, these four industries provide over one-half of the all employment in Laramie.

Table 2.7, Laramie's Employment by Industry, 2000

Industry	Employees	Percent
Agriculture	256	1.75%
Mining	43	0.29%
Construction	773	5.29%
Manufacturing	567	3.88%
Wholesale Trade	206	1.41%
Retail Trade	1,530	10.47%
Transportation, Warehousing and Utilities	445	3.04%
Information	678	4.64%
Finance, Insurance and Real Estate (F.I.R.E.)	603	4.13%
Professional, Scientific and Management Services	982	6.72%
Education Services	4,185	28.63%
Health Care and Social Assistance	1,380	9.44%
Arts, Entertainment and Recreation	327	2.24%
Accommodations and Food Service	1,386	9.48%
Other Service, except Public Administration	678	4.64%
Public Administration	577	3.95%
TOTAL	14,616	100.00%

Source: U.S. Census Bureau, 1997 and 2002

The Wyoming Department of Employment, Research and Planning calculated that in the 4th Quarter of 2003, private businesses employed 9,664 persons, which represented 62.8 percent of the workforce. The local, State and Federal governments employed 5,724 persons, or 37.2 percent of the City's workers. This is a significant consideration and reason for many of the above statistics.

SECTION 2.500 HOUSING OCCUPANCY, TENURE AND VALUE

Between 1990 and 2000, the average household size decreased from 2.31 to 2.19 persons per household, which had an impact on the number of new housing units. As result, the number of households increased by 9 percent and the number of housing units increased 8 percent, as shown in Table 2.8, Housing Changes, 1990 to 2000.

Table 2.8, Housing Changes, 1990 to 2000

Statistic	1990	2000	Percent Increase
Households	10,400	11,336	9.0%
Housing Units	11,076	11,994	8.0%

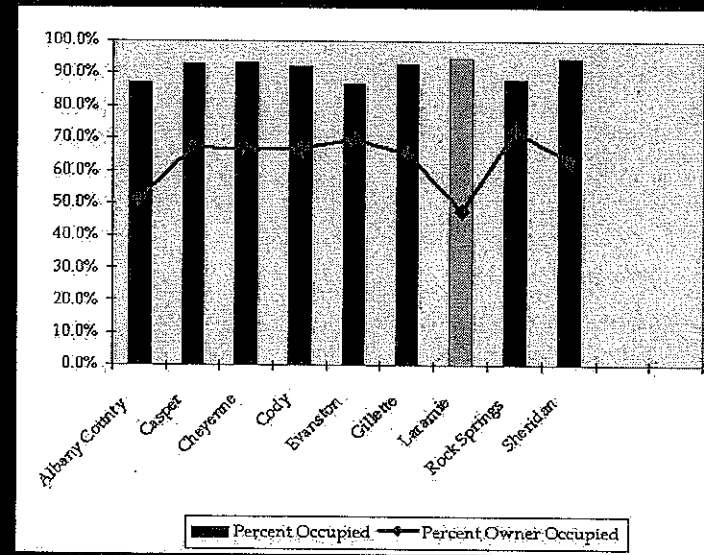
Source: U.S. Census Bureau

The decrease in average household size - from 6.1 to 5.2 persons per household between 1990 and 2000 - is reflected in the number of persons living in families and households. During the 1990's, the population living in families decreased 5.76 percent while the number of persons living in University dormitories decreased 13.06 percent. At the same time, the City's population residing in non-family households increased 25.35 percent.

According to 2000 Census data, Laramie had the lowest vacancy rate (5.2%) compared to other communities and Albany County. The next closest rate of vacancy was in Cheyenne where they had a 7.4 percent vacancy, which was followed by Cody with an 8.8 percent vacancy. The City of Evanston had a vacancy rate of 18.9 percent. It is not uncommon for a University town to have such a low vacancy rate due to the student population and the amount of rental properties. However, from a housing absorption perspective, the optimal rate of vacancy is between five and eight percent, meaning that the City is on the low end of this range. A vacancy rate below five percent suggests a saturated market that requires residential construction activity. A vacancy rate above ten percent is highly undesirable. It is important for economic development purposes to have a sufficient supply of housing to accommodate the needs of prospective buyers, which is the reason for having up to eight percent vacant or unoccupied.

As depicted in Figure 2.8, Owner Occupancy, Laramie had the highest percentage of occupancy among the selected

Figure 2.8, Owner Occupancy



Source: U.S. Census Bureau

communities, with 94.8 percent occupied. There is not a lot of difference among the communities with respect to total occupancy as they all are between 86.9 and 94.8 percent. In addition, between 1990 and 2000, all communities witnessed an increase in their percent occupancy. In the case of Laramie, the percent occupancy increased nearly one full percentage point, from 93.9 to 94.8 percent.

In the case of Laramie, 45.8 percent of its residential units were owner-occupied in 1990. By the Year 2000, 47.5 percent of its residential units were owner-occupied. While this is a positive indicator during the last decade, the overall percentage of owner-occupied units is significantly lower than those of the other communities. While this is not a surprise as a result of the University and the high student population, it remains lower than many other University towns. A sound rate of owner occupancy would be in the range of 55 percent, which is more on par with other similar University towns⁶. It is not reasonable to try to meet the owner occupancy rates of the other communities due to Laramie's unique circumstances; however, it is nonetheless, important to focus attention on increasing the rate of owner occupancy. The outcome of this effort could have spin-off benefits on local economic development including preserving neighborhood integrity, improving neighborhood appearance, and increasing single family home construction.

2.701 Housing Affordability

Table 2.9, Housing Affordability

Percent of Median Income	Household Income	Affordable Mortgage Payment
180%	\$49,174	\$1,229
150%	\$40,979	\$1,024
120%	\$32,783	\$820
100%	\$27,319	\$683
80%	\$21,855	\$546
50%	\$13,660	\$341
30%	\$8,196	\$205

Source: U.S. Census Bureau

Affordability is typically defined as a percent of a household's income spent on housing. In other words, housing is typically considered affordable if no more than 30 percent of household income is devoted to housing costs. As depicted in Table 2.9, **Housing Affordability**, \$683 per month is an affordable mortgage payment for a median household income of \$27,319 (the median household income in Laramie). For households earning 30 percent of the median income, affordable housing means a monthly mortgage payment of \$205. On the opposite end of the spectrum, households earning 180 percent of the median household income can afford \$1,229 per month on housing.

2.702 Housing Costs

As shown in Table 2.10, **Housing Costs**, the median gross rent kept pace with the growth in the City's median household income during the 1990's. While the median household income increased by 39.10 percent, the median gross rent increased by 35.60 percent. The median house value, however, increased at a much faster rate than income causing significant adjustments for many families. The result was a greater percentage of income being spent on housing or moving

⁶ Based upon experience of the consultant, most recently Aberdeen, South Dakota and Edinburg, Texas

Chapter Two
Laramie's Outlook: 2005 to 2025

to a unit that is more affordable. This may explain part of the reason as to the increased market and recent construction of multiple family units (465 units since 2000).

The demand for housing that resulted from the decreased household size was, in part, responsible for the increase in the cost of housing in Laramie during the 1990's. As shown in Table

2.11, **Comparable House Values and Rents**, the median house value in 2000 of \$116,400 was higher than the State's median housing value and higher than all other selected cities. Only the resort community of Jackson had a higher house value in 2000 than Laramie. The median gross rent of \$465 is also relatively high. Laramie's median gross rent is second highest among the major cities in the State. Only Cheyenne had a higher median gross rent in 2000. The median housing costs among comparable cities is graphically displayed in Figure 2.9, **Median Housing Costs**.

Table 2.10, Housing Costs

Statistic	1990	2000	Percent Change
Median Household Income	\$19,642	\$27,318	39.10%
Median Gross Rent	\$343	\$465	35.60%
Median House Value	\$66,500	\$116,500	75.20%

Source; U.S. Census Bureau

Table 2.11, Comparable House Values and Rents

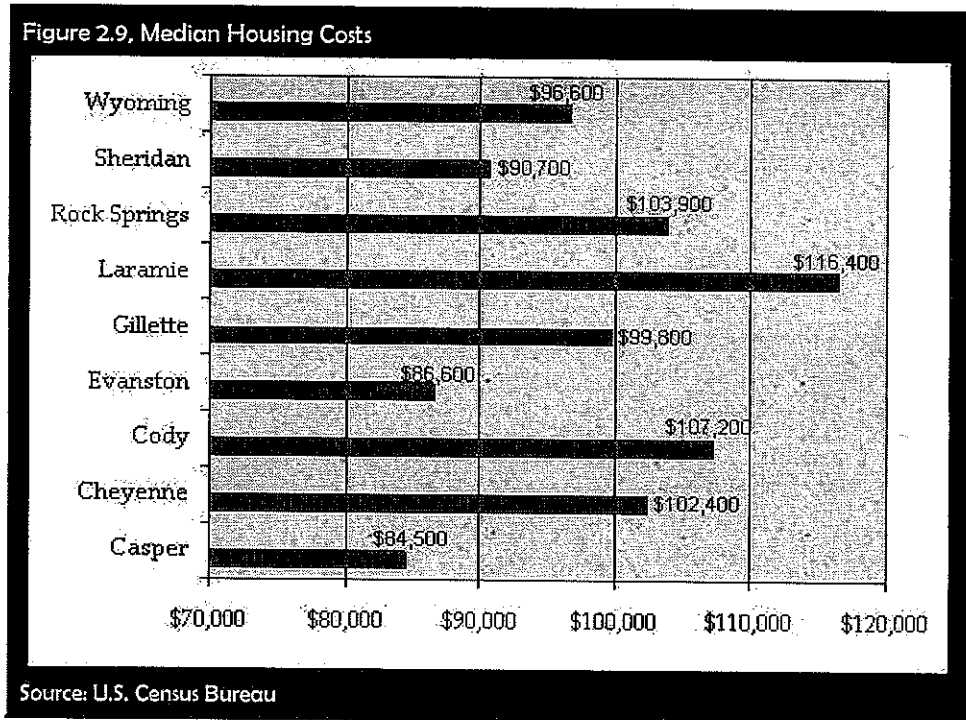
Jurisdiction	House Value	Gross Rent
Casper	\$84,500	\$408
Cheyenne	\$102,400	\$470
Cody	\$107,200	\$441
Evanston	\$86,600	\$427
Gillette	\$99,800	\$453
Laramie	\$116,400	\$465
Rock Springs	\$103,900	\$416
Sheridan	\$90,700	\$433
Wyoming	\$96,600	\$437

Source; U.S. Census Bureau

Estimates from the Wyoming Department of Administration and Information, Economic Analysis Division, show that housing costs in Albany County continue to rise in the years since the last Census. In the Wyoming Cost of Living Index, the average rent for apartments in Albany County, in the second quarter of the year, increased from \$454 in 2000 to \$594 in 2004, an increase of 31 percent. The average rent for houses increased from \$603 to \$849 for the same time period, an increase of 41 percent. Mobile home rent also increased from \$491 to \$541, an increase of 10 percent over the same four years.

Sales prices also continue to increase. The Wyoming Community Development Authority surveyed County Assessors' offices to develop average sales prices for each county in the State. The Albany County data show the average sales prices for existing detached single-family homes increased from \$118,196 in 2000 to \$175,320 in 2004, an increase of 48 percent. This increase is higher than the statewide increase of 32 percent. Statewide, the average sales prices were \$111,437 in 2000 and \$147,588 in 2004.

Chapter Two
Laramie's Outlook: 2005 to 2025



The high housing costs in Laramie are matched with a low median household income and a high percentage of population living in poverty. The median household income of \$27,319 in 2000 was \$10,000 lower than the State median income and well below all of the major cities in the State. The percentage of the City's population living in poverty is 22.6%, which is twice the statewide figure and significantly higher than all other major cities.

NOTE: Additional information from the City's Housing Study will supplement this section. To be completed.

SECTION 2.600 SUMMARY OF FINDINGS

The following briefly summarizes the findings of this chapter and their respective future planning implications.

1. To be completed.

* Priority given to families with children for 2-3 bed units.

Note: These prices are current for 2005/2006. These prices may change without notification on this page. To ensure current pricing, [contact us!](#)

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Addendum B

Comparative Institutions.

Idaho State University Pocatello

On a per capita basis, Pocatello was the only city with an increase above the national average. Per capita income in Pocatello rose 2.7 percent to \$23,385, reflecting more income spread over fewer people.

Married Student Housing (no children)

- Pulling Courts: 1 Bedroom, unfurnished \$440.00
- McIntosh Manor: 1 Bedroom, furnished or unfurnished \$440.00
- West Campus: 1 Bedroom, furnished \$460.00

Family Housing: (married or single students with children)

- Pulling Courts: 1 Bedroom, unfurnished \$440.00
- McIntosh Manor: 1 Bedroom, furnished or unfurnished \$440.00
- McIntosh Manor: 2 Bedroom, 1 Bath, furnished or unfurnished \$525.00
- Ridge Crest: 2 Bedroom Townhouse, 1 Bath, unfurnished \$550.00

Boise State

The median income for a household in the city is \$42,432, and the median income for a family is \$52,014. Males have a median income of \$36,893 versus \$26,173 for females. The per capita income for the city is \$22,696. 8.4% of the population and 5.9% of families are below the poverty line.

Housing Costs - Apartments

* Meal Plans

Monthly Rents for Academic Year 2005-2006

All new residents will be required to sign a 9 or 12 month lease.

	University Heights	University Manor	University Park	University Village	University Square (New Complex)
One Bedroom	\$410	\$410			
Two Bedroom*	\$470	\$470	\$450	\$575	\$680
Three Bedroom*			\$590		
Four Bedroom Suite					Effic Room: \$290 Fall Sem pmt \$1448 Total Fall Sem (5 pmts) \$2970/Academic Year Std Room: \$329 avg pmt \$321 Fall Sem pmt \$1605 Total Fall Sem (5 pmts) \$3292/Academic Year
Grad			\$300		

Utah State University

Building Name	Room Type	Monthly Rent
Aggie Village	One-bedroom	\$ 440
Aggie Village	Two-bedroom	\$ 465
Aggie Village	Three-bedroom	\$ 550
Aggie Village	Two-bedroom premium	\$ 550
Mobile Home Park	Own	\$ 251
Mobile Home Park	Own	\$ 278
Mobile Home Park	0-600 Sq Ft	\$ 345
Mobile Home Park	601-750 Sq Ft	\$ 400
Mobile Home Park	751-800 Sq Ft	\$ 430
Mobile Home Park	801-950 Sq Ft	\$ 460
Mobile Home Park	> 951 Sq Ft	\$ 520
Townhouses	Two-bedroom	\$ 595
West Stadium Villa	Three-bedroom	\$ 550

The median income for a household in the city is \$30,778, and the median income for a family is \$33,784. Males have a median income of \$27,304 versus \$19,687 for females. The per capita income for the city is \$13,765. 22.7% of the population and 12.6% of families are below the poverty line.

Colorado State

2005-2006 Rates						
Village	Location	Bdrms	W/D	Internet Access	Square Footage	Rental Rate
Aggie	500 W. Prospect	2	N/A	Yes	572	\$585
UV	1500 W. Plum	2	N/A	Yes*	635	\$612
UV	1600 W. Plum	2	Yes	Yes	702	\$713
UV	1700 W. Plum	2	Yes	Yes	732	\$725
UV	1700 W. Plum	2	Yes	Yes	716	\$725
UV	1600 W. Plum	3	Yes	Yes	728	\$796
UV	1700 W. Plum	3	Yes	Yes	825	\$802
UV	1700 W. Plum	3	Yes	Yes	803	\$802

Blue = Remodeled

Green = Wheelchair Accessible, Please Inquire by calling (970) 491-4743 or by e-mail alassign@lamar.colostate.edu

W/D = Washer and dryer Hookups

Bdrms = Number of Bedrooms per Apartment

* Internet access provided by a 1 megabyte modem. All other apartments have LAN network access

Single Apartments - 2005-2006 Rates					
Village	Location	Bdrms	Internet Access	Square Footage	Rental Rate
Lory	905 W. Laurel	1	Yes	432	\$575
I-House	1400 W. Elizabeth	1	Yes	439	\$575
Lory	905 W. Laurel	2	Yes	614	\$375 per Bdrm
I-House	1400 W. Elizabeth	2	Yes	669	\$375 per Bdrm
Aggie	500 W. Prospect	2	Yes	572	\$375 per Bdrm
UV	1500 W. Plum	2	N/A	635	\$375 per Bdrm
UV	1600 W. Plum	2	Yes	702	\$375 per Bdrm

Green = Wheelchair Accessible

The median income for a household in the city is \$44,459, and the median income for a family is \$59,332. Males have a median income of \$40,656 versus \$28,385 for females

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Family Housing Rates, 2005/06

ATHENS, MARINE, AND FACULTY/STAFF COURTS

Rent includes all utilities, basic and expanded cable, and local telephone service. (Except in Faculty/Staff tenant pays gas and electricity).

Room Size	Furn./Unfurn.	Rate
Buffet	Furnished	\$513.00
1 Bedroom	Unfurnished	\$612.00
1 Bedroom	Furnished	\$643.00
2 Bedroom	Unfurnished	\$707.00
2 Bedroom	Furnished	\$748.00
3 Bedroom	Unfurnished	\$891.00

SMILEY COURT

Rent includes all utilities, basic and expanded cable, and local telephone service.

Room Size	Furn./Unfurn.	Rate
1 Bedroom	Unfurnished	\$639.00
1 Bedroom	Furnished	\$670.00
2 Bedroom	Unfurnished	\$738.00
2 Bedroom	Furnished	\$781.00
3 Bedroom	Unfurnished	\$930.00

NEWTON COURT

Rent includes all utilities, basic and expanded cable, and local telephone service.

NEWTON COURT

Room Size	Furn./Unfurn.	Rate
1 Bedroom	Unfurnished	\$683.00
2 Bedroom	Unfurnished	\$806.00
2 Bedroom	Furnished	\$847.00
3 Bedroom	Unfurnished	\$990.00

ATHENS NORTH

Rent includes basic and expanded cable. Resident pays telephone and electricity.

Room Size	Furn./Unfurn.	Rate
1 Bedroom	Unfurnished	\$693.00
1 Bedroom	Furnished	\$724.00
2 Bedroom/2 Bath	Unfurnished	\$869.00

EXPANSION UNITS

Rent includes basic and expanded cable. Resident pays telephone and electricity.

Room Size	Furn./Unfurn.	Rate
Buffet (exp 5 & exp 6)	Unfurnished	\$456.00
1 Bedroom (exp 2, exp 3, 8-1,8-2,8-3)	Unfurnished	\$597.00
2 Bedroom (exp 8-4, exp 8-5)	Unfurnished	\$690.00
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Addendum B

Comparator institutions.

Idaho State University Pocatello

On a per capita basis, Pocatello was the only city with an increase above the national average. Per capita income in Pocatello rose 2.7 percent to \$23,385, reflecting more income spread over fewer people.

Married Student Housing (no children)

- *Pulling Courts: 1 Bedroom, unfurnished \$440.00*
- *McIntosh Manor: 1 Bedroom, furnished or unfurnished \$440.00*
- *West Campus: 1 Bedroom, furnished \$460.00*

Family Housing: (married or single students with children)

- *Pulling Courts: 1 Bedroom, unfurnished \$440.00*
- *McIntosh Manor: 1 Bedroom, furnished or unfurnished \$440.00*
- *McIntosh Manor: 2 Bedroom, 1 Bath, furnished or unfurnished \$525.00*
- *Ridge Crest: 2 Bedroom Townhouse, 1 Bath, unfurnished \$550.00*

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Housing Costs - Apartments

• Meal Plans

Monthly Rents for Academic Year 2005-2006

All new residents will be required to sign a 9 or 12 month lease.

	University Heights	University Manor	University Park	University Village	University Square (New Complex)
One Bedroom	\$410	\$410			
Two Bedroom*	\$470	\$470	\$450	\$575	\$680
Three Bedroom*			\$590		
Four Bedroom Suite					Effic Room: \$290 Fall Sem pmt \$1448 Total Fall Sem (5 pmts) \$2970/Academic Year Std Room: \$329 avg pmt \$321 Fall Sem pmt \$1605 Total Fall Sem (5 pmts) \$3292/Academic Year
Grad			\$300		

Utah State University

Building Name	Room Type	Monthly Rent
Aggie Village	One-bedroom	\$ 440
Aggie Village	Two-bedroom	\$ 465
Aggie Village	Three-bedroom	\$ 550
Aggie Village	Two-bedroom premium	\$ 550
Mobile Home Park	Own	\$ 251
Mobile Home Park	Own	\$ 278
Mobile Home Park	0-600 Sq Ft	\$ 345
Mobile Home Park	601-750 Sq Ft	\$ 400
Mobile Home Park	751-800 Sq Ft	\$ 430
Mobile Home Park	801-950 Sq Ft	\$ 460
Mobile Home Park	> 951 Sq Ft	\$ 520
Townhouses	Two-bedroom	\$ 595
West Stadium Villa	Three-bedroom	\$ 550

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Colorado State

2005-2006 Rates						
Village	Location	Bdrms	W/D	Internet Access	Square Footage	Rental Rate
Aggie	500 W. Prospect	2	N/A	Yes	572	\$585
UV	1500 W. Plum	2	N/A	Yes*	635	\$612
UV	1600 W. Plum	2	Yes	Yes	702	\$713
UV	1700 W. Plum	2	Yes	Yes	732	\$725
UV	1700 W. Plum	2	Yes	Yes	716	\$725
UV	1600 W. Plum	3	Yes	Yes	728	\$796
UV	1700 W. Plum	3	Yes	Yes	825	\$802
UV	1700 W. Plum	3	Yes	Yes	803	\$802

Blue = Remodeled

Green = Wheelchair Accessible, Please Inquire by calling (970) 491-4743 or by e-mail aiassign@lamar.colostate.edu

W/D = Washer and dryer Hookups

Bdrms = Number of Bedrooms per Apartment

* Internet access provided by a 1 megabyte modem. All other apartments have LAN network access

Single Apartments - 2005-2006 Rates					
Village	Location	Bdrms	Internet Access	Square Footage	Rental Rate
Lory	905 W. Laurel	1	Yes	432	\$575
I-House	1400 W. Elizabeth	1	Yes	439	\$575
Lory	905 W. Laurel	2	Yes	614	\$375 per Bdrm
I-House	1400 W. Elizabeth	2	Yes	669	\$375 per Bdrm
Aggie	500 W. Prospect	2	Yes	572	\$375 per Bdrm
UV	1500 W. Plum	2	N/A	635	\$375 per Bdrm
UV	1600 W. Plum	2	Yes	702	\$375 per Bdrm

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CU bouler
Family Housing Rates, 2005/06

ATHENS, MARINE, AND FACULTY/STAFF COURTS

Rent includes all utilities, basic and expanded cable, and local telephone service. (Except in Faculty/Staff tenant pays gas and electricity).

Room Size	Furn./Unfurn.	Rate
Buffet	Furnished	\$513.00
1 Bedroom	Unfurnished	\$612.00
1 Bedroom	Furnished	\$643.00
2 Bedroom	Unfurnished	\$707.00
2 Bedroom	Furnished	\$748.00
3 Bedroom	Unfurnished	\$891.00

SMILEY COURT

Rent includes all utilities, basic and expanded cable, and local telephone service.

Room Size	Furn./Unfurn.	Rate
1 Bedroom	Unfurnished	\$639.00
1 Bedroom	Furnished	\$670.00
2 Bedroom	Unfurnished	\$738.00
2 Bedroom	Furnished	\$781.00
3 Bedroom	Unfurnished	\$930.00

NEWTON COURT

Rent includes all utilities, basic and expanded cable, and local telephone service.

NEWTON COURT

Room Size	Furn./Unfurn.	Rate
1 Bedroom	Unfurnished	\$683.00
2 Bedroom	Unfurnished	\$806.00
2 Bedroom	Furnished	\$847.00
3 Bedroom	Unfurnished	\$990.00

ATHENS NORTH

Rent includes basic and expanded cable. *Resident pays telephone and electricity.*

Room Size	Furn./Unfurn.	Rate
1 Bedroom	Unfurnished	\$693.00
1 Bedroom	Furnished	\$724.00
2 Bedroom/2 Bath	Unfurnished	\$869.00

EXPANSION UNITS

Rent includes basic and expanded cable. *Resident pays telephone and electricity.*

Room Size	Furn./Unfurn.	Rate
Buffet (exp 5 & exp 6)	Unfurnished	\$456.00
1 Bedroom (exp 2, exp 3, 8-1,8-2,8-3)	Unfurnished	\$597.00
2 Bedroom (exp 8-4, exp 8-5)	Unfurnished	\$690.00
3 Bedroom (exp 1 & exp 7)	Unfurnished	\$873.00
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