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Cheyenne, Wyo.

1966

*Analysis of the*  
**CHEYENNE, WYOMING**  
**HOUSING MARKET**

**as of February 1, 1966**

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION  
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ANALYSIS OF THE  
CHEYENNE, WYOMING, HOUSING MARKET AREA  
AS OF FEBRUARY 1, 1966

FIELD MARKET ANALYSIS SERVICE  
FEDERAL HOUSING ADMINISTRATION  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

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ANALYSIS OF THE  
CHEYENNE, WYOMING, HOUSING MARKET AREA  
AS OF FEBRUARY 1, 1966

Summary and Conclusions

1. The economy of the Cheyenne Housing Market Area (HMA) is closely tied to military activity at Warren Air Force Base and, since 1958, has fluctuated with periodic construction programs at missile sites in the area. Nonagricultural wage and salary employment averaged 17,700 in 1965, a ten percent employment decline (1,900) from the 1964 level of 19,600. Over the 1958-1965 period, nonagricultural wage and salary employment peaked at 21,100 in 1960, coinciding with the initial period of missile installation activity. High employment levels of 19,300 in 1963 and 19,600 in 1964 also coincide with later missile installation activity. The lack of further missile construction activity during the February 1966-February 1968 forecast period, the anticipated stability of personnel strength at Warren AFB, and the lack of prospective industrial expansion indicate that employment gains during the next two years will be moderate.
2. The current population of the Cheyenne HMA is 63,850 persons, an increase of 3,700 (6.2 percent) since April 1960 when the population totaled 60,150 persons. Cheyenne accounts for about 75 percent of the population of the HMA, with a current population of 47,600. Over the next two years, the population is expected to increase slightly to 64,100 persons; virtually all population growth will be in Cheyenne where the population will reach 47,850 by February 1968.
3. As of February 1966 there are about 19,300 households in the HMA, an increase of 1,050 since April 1960. The city of Cheyenne accounts for 15,300 households at present, 80 percent of the total. The anticipated net gain of 40 households a year over the forecast period will be concentrated entirely in the city of Cheyenne where the number of households will reach 15,380 by February 1968.
4. The housing supply of the HMA has increased by 2,100 units (11 percent) from 19,200 units in April 1960 to 21,300 units currently. Residential building activity has accounted for the addition of about 2,950 units since 1960; a reduction of 850 units in the housing supply is attributed to residential demolition and the movement of trailers out of the area. Of the 2,675 units authorized for construction in the city of Cheyenne since 1960, about 28 percent (740 units) were authorized in 1960. Although the volume of residential construction from year to year has varied greatly as economic conditions have changed, the trend has been generally downward since 1960; the 180 units authorized in 1965 represent the lowest number of units authorized over the 1950-1965 period.

5. Currently there are about 1,500 vacant available housing units in the HMA, including 300 units available for sale only and 1,200 available rental units. The current 2.4 percent homeowner vacancy rate and the 14.2 percent renter vacancy rate indicate a substantial excess of both sales and rental units above the number required in a balanced market. Almost 30 percent of the speculative new houses completed in 1965 still were unsold in January 1966. In addition, there are a substantial number of houses acquired by the FHA and the VA that are being offered for sale. The rental inventory is being augmented by existing single-family houses that are not being absorbed by the sales market.
6. The projected low rate of household formation, coupled with the high level of both sales and rental vacancies, indicates that the current housing supply is adequate to satisfy all of the anticipated housing demand during the February 1966-February 1968 forecast period. Although the current market situation precludes a finding of quantitative demand for additional new construction it is obvious that construction will not stop completely during the next two years. There will continue to be a demand for some new houses by families who wish to upgrade to new housing, particularly those who desire houses built under contract to their individual specifications. It is apparent, however, that only a sharp reduction in the volume of construction, or an expansion in employment that is not now expected, will permit the demand-supply adjustments necessary to establish and maintain an economically sound housing market.

ANALYSIS OF THE  
CHEYENNE, WYOMING, HOUSING MARKET  
AS OF FEBRUARY 1, 1966

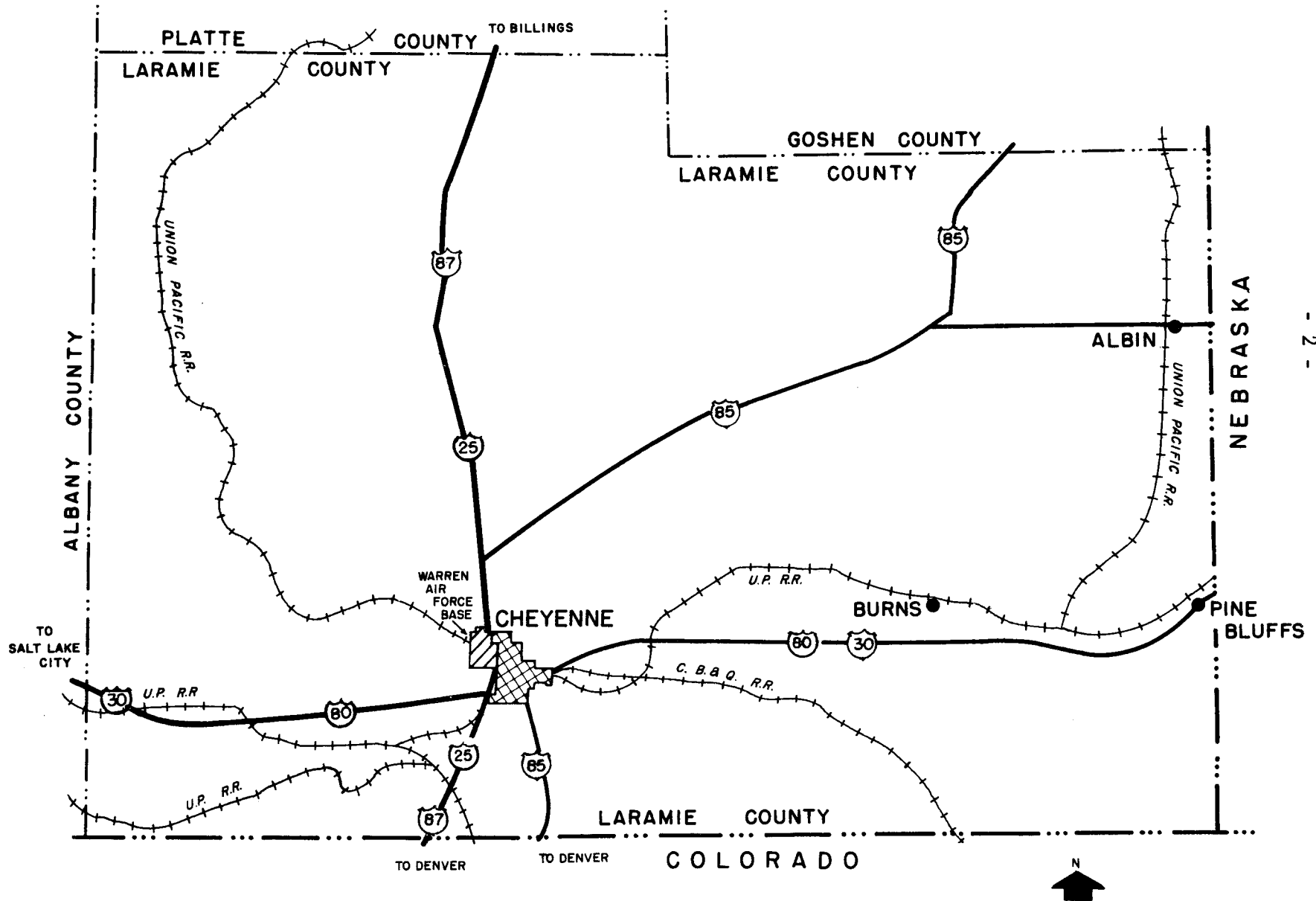
Housing Market Area

For purposes of this report, the Cheyenne, Wyoming, housing market area (HMA) is defined as all of Laramie County. In 1960, the population of the county totaled 60,150 persons, of whom over 72 percent (43,500) resided in the city of Cheyenne. Another seven percent resided in the nearby unincorporated areas of Fox Farm and Orchard Valley and at the contiguous Warren Air Force Base (see map). The county also contains three small incorporated towns 30 to 50 miles from Cheyenne. The largest of the three, Pine Bluffs, had a 1960 population of 1,125, the other two had populations of less than 250 persons each. Although almost 80 percent of the population of Laramie County is concentrated in and around Cheyenne, the entire county is included in the HMA because many types of economic, demographic, and housing data are available only on a county basis.

Inasmuch as the rural farm population constituted only a small portion (4.0 percent) of the total population of the HMA in 1960, all demographic and housing data refer to the total of farm and nonfarm components.

Laramie County forms the southeast corner of Wyoming, bounded by Nebraska on the east and Colorado on the south. Because of the gently rolling hills that characterize this area, Cheyenne developed initially as a railroad transportation center. The area still is served by good transportation facilities. Cheyenne is at the intersection point of three railroad lines, the Union Pacific, the Colorado & Southern, and the Chicago, Burlington & Quincy. Two commercial airlines (Frontier and Western) also provide regularly-scheduled service to other western cities. Primary highways include north-south Interstate 25, which connects Cheyenne to Casper, Wyoming (182 miles northwest) and Denver, Colorado (102 miles south), and Interstate 80 which traverses southern Wyoming in an east-west direction. Other highway facilities include routes U.S. 85 and U.S. 87, north of Cheyenne, and U.S. 30 west of the city (see map).

# CHEYENNE, WYOMING, HOUSING MARKET AREA (LARAMIE COUNTY)





## Economy of the Area

### Character and History

In 1867 the Union Pacific Railroad was building from Omaha westward to the Pacific Coast. A railroad division point was established in the relatively desolate southeast corner of the Wyoming territory and an army fort was built to protect the early inhabitants from Indian attacks. The city of Cheyenne, therefore, was founded simultaneously with a railroad division point and a military installation. In the fall of 1867, Cheyenne was selected as the county seat of Laramie County, and the town of Pine Bluffs, also along the railroad line, was established. By 1869, Cheyenne was the largest town in the Wyoming territory and was chosen as the Territorial Capital; this decision led to the choice of Cheyenne as the State Capital in 1890.

Transportation facilities continued to play an important role in the economy of the area with the advent of aviation. In the late 1930's, United Airlines established repair and overhaul shops in Cheyenne. It is reported that close to 1,000 persons were employed by various airline facilities in the early 1940's. In 1948 the United Airlines shops closed and most airline employees were transferred out of the area. The adverse effect of the transfer was offset somewhat by a military build-up at Warren Air Force Base during the same period.

Warren Air Force Base probably has been the most significant factor affecting local economic conditions since 1950. Stable trade and service employment undoubtedly was maintained by the large contingent of trainees at Warren up until the late 1950's. The 1958 change in base mission, with a significant decline in military strength, was accompanied by a high level of construction activity at the base from 1958 to 1962 that helped offset the adverse effect. The economy suffered somewhat as base construction diminished in the early 1960's, but subsequent missile construction again helped soften the blow. Since 1963 construction activity at Warren AFB has declined and military strength has stabilized. The economy of the area currently is undergoing a period of downward readjustment.

### Employment

Current Estimate. According to the Employment Security Commission of Wyoming, nonfarm wage and salary employment in the Cheyenne HMA averaged 17,700 in 1965, an employment decline of 1,900 (almost 10 percent) from the 1964 average of 19,600. The ten percent employment decline represents a continuation of a lack of growth in employment opportunities in recent years, except during periods in which construction of missile sites has been in progress.

Past Trend. Since 1958, yearly fluctuations in nonfarm wage and salary employment have been substantial because of sharp changes in contract construction employment, which is attributable primarily to missile site construction programs at Warren AFB (see table I). In 1960, employment in the HMA reached a high level of 21,100 wage and salary workers, an increase of 4,800 (29 percent) over the 1958 level. That two-year increase resulted from the sharp increase in employment in construction and manufacturing associated with the construction of Atlas missile sites. After 1960, employment in contract construction and in manufacturing declined sharply with completion of the missile sites, and total wage and salary employment was down to 18,100 in 1962. Beginning in 1962, employment again increased as a result of construction of Minuteman Missile sites and, in 1964, wage and salary employment totaled 19,600, a gain of 1,500 over the 1962 level. With completion of the Minuteman sites, employment again declined by 1,900 wage and salary workers to a level 3,400 below the 1960 high.

#### Employment by Industry

Manufacturing. No leading manufacturing industry or firm dominates the Cheyenne economy; in fact, manufacturing employment, at 1,100 in 1965, accounts for only six percent of all nonfarm wage and salary employment in the HMA. The net increase in manufacturing employment of 200 (22 percent) from 900 in 1958 to 1,100 in 1965 consisted of a fairly large two-year gain of 1,300 from 1958 to 1960 and a decline of 900 to 1963. In 1964, manufacturing employment was up again by 500 workers after which it dropped again by 700 workers in 1965. These substantial changes in manufacturing employment reflect periods of missile assemblage activity at Warren, where workers were classified in manufacturing industries.

Nonmanufacturing. Virtually all employment changes in nonmanufacturing industries are attributable to fluctuations in the construction industry, which in turn, are primarily a reflection of missile construction programs at Warren AFB. The nonmanufacturing employment highs of 18,900 in 1960 and 18,000 in 1963 coincide with peak construction phases at Warren; the 1962 and 1965 lower employment levels at 16,700 and 16,600 generally represent the phasing-out of missile construction in the area.

Contract construction employment for 1965 has leveled off at 1,300, more nearly comparable to the 1958 and the 1962 level of 1,500 which reflect the absence of construction activity at Warren AFB. Over the 1958-1965 period, construction employment reached record highs of 3,900 in 1960 with construction of the Atlas ICBM sites and 3,400 in 1963 when the Minuteman facilities were being added.

Cheyenne, as the capital of Wyoming, the county seat, and the largest city in Wyoming, has government employment of about 5,100, accounting for 29 percent of all nonagricultural wage and salary employment in the HMA in 1965, and representing the most stable employment source in the area. Excluding the 1958-1959 decline of 400 (reflecting a decrease in civil service employment at Warren AFB caused by a change in the base mission), Federal, State, and local government employment has expanded or remained steady each year in the past seven years. Annual employment increases averaged 100 in the 1959-1961 period and 300 from 1961 to 1963. Government employment reached 5,000 in 1963, and since 1963, employment at all levels of government has stabilized at 5,100.

Employment in trade and services has increased by 1,100 (20 percent) in the past seven years, from 5,500 in 1958 to 6,600 in 1965, and comprises 37 percent of all nonfarm wage and salary employment in 1965. Growth in the two industries has been sporadic, however, and has tended to fluctuate with general economic conditions of the area. Peak employment levels in trade and services of 7,000 and 6,800 were reached in 1961 and 1964, respectively, and were stimulated by earlier advances in manufacturing and construction employment. The 1965 average of 6,600 trade and service workers coincides with the 1960 level, but is above the low of 6,100 in 1963.

The declining importance of Cheyenne as a transportation employment center is indicated by the fact that employment in the transportation, communications and utilities industry has dropped from 3,100 in 1958 to 2,600 in 1965, and now comprises 15 percent of all 1965 nonfarm wage and salary employment as compared with 19 percent in 1958. Diminishing employment opportunities in the industry are attributable primarily to increased automation by the railroads and to the declining importance of railroads as a means of passenger and freight transportation.

#### Principal Employers

Government. Federal, State and local government employment is the largest of the more stable industries in the area. Among the largest departments of government in the area are the Wyoming Highway Department, with 600 employees in December 1965, and Warren Air Force Base, with 550 civil service employees in December 1965. The city of Cheyenne accounts for about 300 local government workers and the county hospital employed 300 in December 1965.

Transportation. Union Pacific Railroad is the largest single employer in the Cheyenne area. Employment by the Union Pacific, which comprises 95 percent of all railroad employment in the area, has stabilized in recent years. Railroad employment reached a peak level during World War II and steadily declined thereafter, primarily because of automation.

Military (Warren Air Force Base). Fort D. A. Russell was established in the HMA in 1867 to protect the newly established Union Pacific Railroad from Indian attacks in the Wyoming territory. The Fort also became the home of several army branches including quartermaster, cavalry, infantry, and artillery and was continued on this basis, primarily as the headquarters of several infantry divisions. In 1930 the name was changed to Fort Francis E. Warren to honor the first governor of the state. During World War II, facilities were enlarged to provide training for quartermaster replacements. Following World War II, the Fort continued operations on a limited basis until 1947 when the Fifth Army relinquished command to the Air Training Command. The Fort was renamed Francis E. Warren Air Force Base. The base remained a technical training school until 1958 when the Strategic Air Command assumed jurisdiction for the first operational intercontinental ballistic missile (ICBM) wing. The first Atlas missile arrived at the base in late 1959 and Minuteman construction of 200 underground missile silos and branch control centers took place from October 1962 until June 1964. (Although the Atlas sites are located primarily in the HMA, Minuteman sites are scattered over a three-state area.) By July 1963, the 13th Strategic Missile Division at Warren became the only division of the U.S. Air Force to have all three of the nation's ICBM wings assigned--the Atlas, the Titan, and the Minuteman.

With the change in base mission in 1958, the military and civilian strength at Warren declined significantly. From June 1958 to June 1959, the assigned military strength at Warren AFB dropped by over 2,000 (55 percent) from 3,640 in 1958 to 1,635 in 1959. Civil service employment at the base decreased by 44 percent in the same period from over 1,200 in 1958 to about 680 in 1959. Significant strength declines were also noted in the two previous years. Changes in personnel strength over the 1956-1965 period are shown in table II. The relatively minor changes in strength after 1960 indicate stabilization of the current base mission; future strength changes are expected to be insignificant.

#### Unemployment

Unemployment for the first nine months of 1965 averaged 1,200 workers, or 5.4 percent of the civilian work force. The 1965 nine-month average is roughly comparable to that of the same period in 1964 when unemployment totaled 1,250, or 5.3 percent of the work force. As shown in the following table, the unemployment rate has declined from the 1962-high of 7.9 percent when 1,800 workers were jobless. The table also indicates that the decline in the unemployment rate was the result of a drop in work force rather than an increase in the over-all employment level.

Work Force Components  
Cheyenne, Wyoming, HMA  
April 1960-September 1965

<u>Year</u>	<u>Unemployment</u>		<u>Total employment</u>	<u>Total civilian work force</u>
	<u>Number</u>	<u>Rate</u>		
1960 <sup>a/</sup>	966	3.7%	25,268	26,234
1961	1,517	6.2	23,039	24,556
1962	1,802	7.9	21,097	22,899
1963	1,480	6.0	23,260	24,740
1964	1,200	5.1	22,430	23,630

First nine months:

1964	1,258	5.3	22,665	23,923
1965	1,206	5.4	21,059	22,265

a/ April through December.

Source: Wyoming Employment Security Commission.

Future Employment Prospects

Employment growth in the HMA over the February 1966 to February 1968 forecast period is expected to be minimal. The lack of further construction activity at Warren AFB before 1969 (updating of Minuteman missile sites during the 1969-1972 period is the only major construction activity currently programmed at Warren), coupled with no foreseeable manufacturing employment expansion indicates that employment probably will not greatly exceed the current level over the next two years. Although continued slight gains in government employment and in services will tend to offset losses in other industries, net employment growth probably will be moderate.

Family Income

The current median income of all families in the HMA is \$6,775 annually, after the deduction of Federal income tax, and the median annual after-tax income of all renter families is \$5,775. The current after-tax median family income level indicates an 11 percent increase in family incomes over the 1959 income level reported in the 1960 Census. By 1968 it is expected that annual family incomes will continue to rise to a median of \$6,950 for all families and to a median of \$5,900 for renter families, after the deduction of Federal income tax.

Distributions of all families and of renter families by annual income classes are presented in table III for 1966 and 1968. Although 16 percent of all families in the HMA currently receive after-tax income of less than \$4,000 annually, another 22 percent of all families enjoy annual income above \$10,000 each year. However, 24 percent of the renter families receive annual after-tax income below \$4,000 and 12 percent of renter families have after-tax income above \$10,000. By 1968 it is expected that 15 percent of all families will have annual income below \$4,000 and 23 percent will receive after-tax income of \$10,000 or more. In 1968 about 23 percent of all renter families will be in the under-\$4,000 income category and 13 percent will have income of \$10,000 and above.

## Demographic Factors

### Population

HMA Total. The current population of the HMA is 63,850, an increase of 3,700 (6.2 percent) over the April 1960 population of 60,150. The rate of population growth in the HMA since 1960 is about half that of the previous decade and is a reflection of divergent trends in the military <sup>1/</sup> and civilian components of the population in the recent six year period. From 1950 to 1960, the population increased by 26.2 percent (12,500 persons) from 47,650 in April 1950 to 60,150 in April 1960.

The military population, which includes uniformed military personnel and their dependents, currently totals 11,600 persons, or slightly over 18 percent of the present population of the HMA. The military population has increased by 4,775 (70.0 percent) in the past six years with the stabilization of the mission of the base. The military-connected civilian component of the population (which includes contract construction workers) is now about 2,525 persons, indicating a decline of 5,250 since 1960 when this component totaled an estimated 7,775 persons. The drastic decline in the military-connected civilian segment is attributed to the outflow of contract construction workers with the termination of missile site construction after 1962; civilian strength at Warren AFB has remained fairly stable since 1960. That portion of the population not directly connected with the air base totals 49,725 persons at present, indicating a six-year increase of 4,175 over the 1960 level of 45,550. Population growth in this category, although not directly related to military operations, reflects general economic conditions of the area which, in turn, are directly related to Warren AFB activities. Most of the population gain is judged, therefore, to have occurred during the early part of the post-1960 period.

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<sup>1/</sup> Discussion of demographic factors will refer to the military, military-connected civilian, and all other civilian segments of the population. For purposes of this analysis, "military" is defined as uniformed military personnel and their dependents; "military-connected civilians" are those civilians employed by the military (including contract construction workers) and their families; and "all other civilians" are those persons not directly connected with Warren Air Force Base activities.

Military and Civilian Population Trends  
Cheyenne, Wyoming, HMA  
1960-1966

<u>Component</u>	<u>Population</u>		<u>Change</u>	
	<u>1960</u>	<u>1966</u>	<u>Number</u>	<u>Percent</u>
Military	6,825	11,600	4,775	70.0
Military-connected civilian	7,775	2,525	-5,250	-67.5
All other civilian	<u>45,550</u>	<u>49,725</u>	<u>4,175</u>	9.2
Total	60,130	63,850	3,700	6.2

Sources: U.S. Census of Population.  
1960 components and 1966 estimated by Housing Market Analyst.

Cheyenne and Remainder of HMA. As of February 1966, the population of Cheyenne is 47,600, accounting for 75 percent of the population of the HMA. Since 1950, the city has accounted for virtually all population growth in the HMA. In the past six years, population in Cheyenne has increased by 4,100 (9.4 percent) and has more than offset population decline outside the city. From 1950 to 1960 the population in Cheyenne increased 36 percent from 31,950 in April 1950 to 43,500 in April 1960 accounting for over 90 percent of the population growth in the HMA. An insignificant proportion of population gain in the city is the result of annexation activity.

The population of the HMA outside Cheyenne, including those residents at the air base, currently totals 16,250 persons indicating a slight population decline of 400 since April 1960 when the population totaled 16,650 persons. In the preceding decade, population outside the city increased by only 950 persons from 15,700 in 1950 to 16,650 in 1960. Population change outside the city from 1950 to 1960 consisted of the out-migration of a large military component and the offsetting influx of temporary contract construction workers with initial missile site construction programs. Table IV indicates population trends in the HMA from 1950 to 1968.

Net Natural Increase and Migration. Components of population change are natural increase (excess of births over deaths) and migration. As shown in the following table, net natural increase has accounted for all population growth since 1950. Net out-migration has averaged about 620 persons annually since 1960, as compared with a nominal net out-migration of less than fifty for the 1950-1960 period. As noted earlier, however, migration patterns of the previous decade reflected change in mission of Warren AFB from a training command to a ballistic missile center, while post-1960 out-migration reflects the exodus of contract construction workers in recent years.



Components of Population Change  
Cheyenne, Wyoming, HMA  
1950-1966

<u>Components</u>	<u>April 1950-April 1960</u>		<u>April 1960-February 1966</u>	
	<u>Total</u> <u>change</u>	<u>Annual average</u> <u>change</u>	<u>Total</u> <u>change</u>	<u>Annual average</u> <u>change</u>
Net natural increase	12,533	1,253	7,289	1,250
Net migration	-46	-4	-3,588	-615
Total population change	12,487	1,249	3,701	635

Sources: U.S. Bureau of the Census, Series P-23; Wyoming Department of Public Health, Division of Vital Statistics; and estimates by Housing Market Analyst.

Future Population. Based on only minimal employment growth and on a continued stabilization of the military population, it is expected that the population of the HMA will increase slightly to 64,100 persons by February 1968, a net gain of 125 annually over the two-year period. Virtually all of this growth will be in Cheyenne, where the population is expected to reach 47,850 by February 1968. Outside the city, population should remain fairly stable at the current level of 16,250 persons.

Households

HMA Total. As of February 1966, there are about 19,300 households in the HMA, an increase of 1,050 (5.8 percent) over the April 1960 level of 18,250. In the preceding decade the number of households in the HMA increased by nearly 5,400 (42 percent) from 12,850 in 1950 to 18,250 in 1960.<sup>1/</sup> The significantly large household growth during the 1950-1960 decade, compared with the somewhat slower population growth for the same period, is a reflection of a decline in military population residing in barracks at the air base (nonhousehold population) and an offsetting increase in household population.

The following table shows household growth trends in the recent six-year period for military, military-connected civilian, and civilian households in the HMA. Currently there are about 2,600 military households in the HMA, an increase over the 1960 level of 1,525. Military household increase during the past six years reflects military buildup in the operation of the missile sites; this increase has tended to offset the decline in the number of military-connected civilian households over the same period. Currently there are about 850 military-connected civilian households in the area, a decline of 1,825 since 1960 when there were approximately 2,675 such households in the HMA. Other civilian households in the HMA have increased by 1,800 (12.8 percent) since 1960.

<sup>1/</sup> The increase in the number of households between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Military and Civilian Household Trends  
Cheyenne, Wyoming, HMA  
1960-1966

<u>Component</u>	<u>Number of households</u>		<u>Change</u>	
	<u>1960</u>	<u>1966</u>	<u>Number</u>	<u>Percent</u>
Military	1,525	2,600	1,075	70.5
Military-connected civilian	2,675	850	-1,825	-68.2
All other civilian	<u>14,050</u>	<u>15,850</u>	<u>1,800</u>	<u>12.8</u>
Total	18,250	19,300	1,050	5.8

Sources: U.S. Census of Housing.

1960 components and 1966 estimated by Housing Market Analyst.

Cheyenne and Remainder of HMA. In the city of Cheyenne there are 15,300 households at present, nearly 80 percent of all households in the HMA. The current number of households indicates an increase of 1,350 in the city since 1960. In the preceding decade the number of households in Cheyenne increased by 3,900 (39 percent) from 10,050 in 1950 to 13,950 in 1960.

Throughout the remainder of the HMA, there are about 4,000 households at present, indicating a decline of nearly 300 since April 1960. In the preceding decade, households throughout the remainder of the HMA increased by 1,500 from 2,800 in 1950 to 4,300 in 1960. The decennial increase of 5.2 percent and the corresponding decline since 1960 reflect the influx of construction workers in the late 1950's for missile site construction programs and the later exodus of construction workers after 1962 after completion of missile construction.

Average Household Size. The number of persons per household in the Cheyenne HMA averages 3.22 at present, including an average household size of 3.09 persons in Cheyenne and 3.72 outside the city. The current average household size in the HMA represents an increase over the 1960 size of 3.21, despite a stable household size in Cheyenne since 1950. Increased household size outside the city, from 3.62 in 1960, is a reflection of the out-migration of many small temporary households of workers at the missile sites and the increase of 200 larger military households at Warren Air Force Base.

Future Households. Based on the expected minimal increase in employment and population in the area, and on a fairly steady military component, the number of households in the HMA is expected to increase only slightly to 19,380 by February 1968. The anticipated net gain of 40 households a year over the next two years will be concentrated in the city of Cheyenne where the number of households will total 15,380 by 1968. No increase in the number of households is expected in areas outside Cheyenne.

## Housing Market Factors

### Housing Supply

Current Estimate. From April 1960 to February 1966 the housing supply of the Cheyenne HMA increased from 19,200 units to 21,300. The increase of 2,100 units since 1960 was the net result of the addition of about 2,950 new units and the loss of about 850 units by demolition and the removal of trailers. In Cheyenne the housing supply increased by 2,350 units from 14,450 units in 1960 to 16,800 units currently. In the remainder of the HMA, the housing supply declined from 4,750 units in 1960 to the current level of 4,500. The decrease in the housing supply outside the city reflects primarily the removal of trailers occupied by construction workers with the termination of construction activity at the missile sites.

Past Trend. From April 1950 to April 1960 the housing supply in the HMA increased by about 590 units a year from 13,300 units to 19,200 units. The housing supply in Cheyenne expanded by 4,150 units during the decade, from an April 1950 level of 10,300 units to about 14,450 units in 1960. Outside the city, the housing supply increased by 1,750 units (59 percent) during the decade, from 3,000 units in 1950 to 4,750 in 1960. Nearly half of the decennial increase outside Cheyenne reflects the presence in 1960 of a large number of temporary housing units (trailers occupied by construction workers) that were enumerated in the 1960 Census.

### Characteristics of the Housing Supply

Type of Structure. In February 1966, as in April 1960, one-unit structures account for the largest portion of the housing supply. Single-family structures also represent the fastest growing portion of the housing stock, increasing from 65 percent of the housing supply in 1960 to slightly less than 70 percent currently. Units in structures with two or more units have not increased significantly in recent years; they actually declined slightly in relation to the total supply. The number of units in duplex structures and larger structures declined from 29 percent of the total in April 1960 to 28 percent at the present time. The number of trailers in the Cheyenne area also has declined from six percent of the housing supply in 1960 to less than three percent currently, reflecting the completion of construction activity at the missile sites and the withdrawal of construction workers.

Housing Supply by Units in Structure  
Cheyenne, Wyoming, HMA  
April 1960 and February 1966

<u>Units in structure</u>	<u>April 1960</u>		<u>February 1966</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 unit	12,466	64.8	14,750	69.2
2 units	2,150	11.2	2,150	10.1
3 or more units	3,465	18.0	3,850	18.1
Trailers	1,155	6.0	550	2.6
Total	19,236	100.0	21,300	100.0

Sources: 1960 Census of Housing and estimates by Housing Market Analyst.

Age of Structure. About 44 percent of the current housing supply is less than sixteen years of age. As shown in the table below, 14 percent of the inventory has been added since 1960 and another 30 percent was added over the 1950-1960 decade. The 1950-1960 addition to the housing stock represents the largest increase in the housing supply in any ten-year period. About 25 percent of the current stock was added from 1930 to 1950 and over 30 percent was built before 1930.

Distribution of the Housing Supply by Year Built  
Cheyenne, Wyoming, HMA  
February 1966

<u>Year built<sup>a/</sup></u>	<u>Housing supply</u>	
	<u>Number</u>	<u>Percent</u>
April 1960-January, 1966	2,950	13.8
1950-March 1960	6,475	30.4
1940-1949	2,875	13.5
1930-1939	2,425	11.4
1929 or earlier	6,575	30.9
Total	21,300	100.0

<sup>a/</sup> The basic data reflect an unknown degree of error occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Source: Estimated by Housing Market Analyst based on changes in housing supply since April 1960.

Condition of the Inventory. Currently, about seven percent of the housing supply (1,450 units) is substandard because of the dilapidated condition of the unit or the lack of plumbing facilities. The current condition of the housing stock compares favorably with that of 1960, when nine percent of the inventory (1,650 units) was classified as substandard. The city of Cheyenne accounted for about 70 percent of the 1960 substandard units, with 1,150 units enumerated as either dilapidated or lacking plumbing facilities.

#### Residential Building Activity

During the April 1960 to February 1966 period, about 2,950 housing units have been constructed in the HMA, including 2,650 units built in Cheyenne and nearly 300 units built outside the city. Included in the 300 units constructed outside Cheyenne since 1960 are 200 units of military family housing at the air base and 30 units at Pine Bluffs. Building permits are required for all residential construction in Cheyenne and Pine Bluffs and, excluding housing constructed at the Air Force Base, Cheyenne accounts for about 97 percent of all residential construction in the HMA. The number of units authorized for single-family and multifamily construction in Cheyenne over the 1950-1965 period is presented in table V.

Wide fluctuations in the number of units authorized each year characterize the entire period since 1950. Before 1960, annual authorizations ranged from a high of 560 units in 1954 to a low of 190 units in 1956. The widest fluctuation, however, is evidenced in the past six years when the number of units authorized varied from a peak of 740 units in 1960 to less than 185 units in 1965. The distribution by type of structure since 1960 is shown below.

#### Housing Units Authorized by Building Permits by Type of Structure Cheyenne, Wyoming, 1960-1966

<u>Year</u>	<u>Single-family</u>	<u>Duplex</u>	<u>3- or 4-family</u>	<u>5- or more-family</u>	<u>Total number of units</u>
1960	704	-	25	11	740
1961	407	2	16	-	425
1962	527	-	8	70	605
1963	250	2	4	-	256
1964	425	-	8	36	469
1965	164	6	3	10	183

#### January

1965	6	-	-	-	6
1966	6	-	-	-	6

Source: Cheyenne Building Inspector.

Single-family Building Activity. From January 1960 through January 1966, about 2,475 single-family units were authorized for construction in Cheyenne, accounting for well over 90 percent of all units authorized in the period. The 700 units authorized in 1960 represent over 28 percent of all single-family homes authorized in the last six years and reflect increased demand generated by the development of the Atlas-ICBM missile complex at that time. Since 1960, the trend of construction of single-family houses has been generally downward despite variations in the annual number of authorizations. The 160 single-family units authorized in 1965 represent a sixteen-year low, and reflect the downward adjustment of the economy in recent years.

Multifamily Building Activity. From January 1960 to February 1966 about 200 units of multifamily housing were authorized for construction in Cheyenne, accounting for less than eight percent of all units authorized during the period. Another 200 units of military family housing have been built at Warren AFB since 1960. The table on the preceding page indicates that most of the 200 multifamily units built in recent years were authorized in 1960 (40 units), 1962 (80 units), and 1964 (40 units).

Demolitions and Other Losses. Losses from the housing supply of about 850 units over the 1960-1966 period resulted from demolitions and a decreased number of trailers in the area. Approximately 600 of the units lost were trailers on temporary foundations which were removed with the termination of the Warren AFB missile site construction program in the early 1960's. Demolition of about 250 units since 1960 is primarily the result of the removal of older dwellings in Cheyenne.

Units Under Construction. Based on the results of the January 1966 FHA unsold inventory survey, the February postal vacancy survey, and local market observation, it is judged that currently there are about 44 units under construction in the HMA, of which 40 are single-family houses under construction in Cheyenne.

#### Tenure of Occupancy

Currently, over 62 percent of the 19,300 occupied units in the HMA are owner-occupied and 38 percent are renter-occupied. The current tenure distribution represents a trend toward owner-occupancy evident in the HMA since 1950. In April 1950, about 48 percent of all occupied units were occupied by owners and, by April 1960, nearly 57 percent of all occupied units were owner-occupied. Table VI shows tenure and vacancy characteristics in the housing supply for 1960 and 1966. The trend toward owner-occupancy is particularly evident. In Cheyenne owner-occupancy has increased in the past fifteen years from 46 percent of all occupied units in 1950, to 55 percent in 1960, and to 62 percent in 1966.

### Vacancy

As of Census Date. According to the 1960 Census, there were about 990 vacant units in the HMA, equal to 5.1 percent of the 1960 housing supply. About 480 were vacant, nonseasonal, nondilapidated units available for sale or rent, an available vacancy ratio of 2.6 percent. The 1960 vacancy levels indicated a rather tight housing market with a 1.1 percent homeowner vacancy rate and a 4.5 percent renter vacancy rate. Included in the 480 available vacancies were less than 30 units that lacked some plumbing facility.

Postal Vacancy Survey. The Cheyenne Post Office conducted a vacancy survey in the Cheyenne area in February 1966. The survey covered 16,248 possible deliveries to housing units, of which 1,568 units (nearly ten percent) were vacant. The 16,248 possible deliveries represented about 76 percent of the estimated 21,300 housing units now in the area. The vacancy survey reported 631 vacant residences, nearly five percent of all residences surveyed, and 937 vacant apartments, nearly 34 percent of all apartments covered in the survey. The carriers reported 39 vacant residences that have never been occupied and another 592 vacant residences that previously had been occupied. Another 36 residences and four apartment units were reported under construction, but not counted as vacant (see table VII).

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.

Other Vacancy Indicators. Estimates of vacancy levels in previous studies further substantiate a rising vacancy level in the Cheyenne area since the 1960 Census. In May 1961, it was estimated that there were 540 vacant units in the city of Cheyenne; by May 1963, vacancies had risen to about 850, five percent of the housing supply of the city, of which 540 were available for sale or rent. In 1963 the homeowner vacancy rate was 1.7 percent (160 units for sale) and the rental vacancy rate was 5.6 percent (380 units for rent) in the city of Cheyenne.

Current Estimate. Based on the results of the February 1966 postal vacancy survey, and on local observation, it is judged that, at the present time, there are about 2,000 vacant units of all types in the HMA, including 1,500 in the city of Cheyenne.<sup>1/</sup> Of the total vacancies in the HMA, about 1,500 are available for rent or sale, including 300 units for sale only and 1,200 units for rent. The current number or vacancies indicates a 2.4 percent homeowner vacancy rate and a 14.2 percent renter vacancy rate. Vacancy rates are slightly higher in the city of Cheyenne. Currently the Cheyenne homeowner vacancy rate is 2.6 percent (260 vacant units for sale) and the rental vacancy rate is 15.0 percent (990 vacant units for rent). The current vacancy situation and previous vacancy levels in the area are presented in table VI.

Although the current vacancy rates indicate a substantial excess of available sales and rental units, a large portion of the vacancies represent units that lack one or more plumbing facilities, are in need of maintenance and repair, or are poorly located. In periods when the demand-supply situation was tight, such as in 1960, these units were occupied. Because they are of marginal appeal, they were vacated when the demand-supply relationship loosened, as it has recently. But, even if such units are disregarded, the supply of adequate vacant units is substantially in excess of the number required in a balanced market.

#### Sales Market

General Market Conditions. The market for new homes has softened significantly during the past year. The homeowner vacancy ratio is high and rising, the market for existing homes has been soft for several years, and almost 30 percent of the speculative houses completed in 1965 were unsold as of January 1966. Declining employment and the exodus of workers engaged at the missile sites have had a depressing effect on sales. The market has been affected also by the addition of 100 units of family housing at Warren AFB in the past year. A policy of full utilization of military family housing on-base also has had some effect on the sales market. In March 1965, 76 units of on-base housing were vacant, ten percent of the on-base housing then available. Currently, there are 12 vacant units in the 840 on-base units now available, a vacancy ratio of 1.4 percent. Maintenance of low vacancy rates in military housing is expected to continue.

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<sup>1/</sup> Although the postal vacancy survey counted only 1,568 vacant units, the survey covered only 76 percent of the estimated housing units currently in the area. Allowing for incomplete coverage and for the fact that postal vacancy surveys generally understate the gross vacancy count, the estimate of 2,000 vacant units currently is considered conservative.



Major Subdivision Activity. Although the sales market has declined considerably in the area, some speculative construction in subdivisions continues. Building has been concentrated in north-northeast Cheyenne, and has been stimulated by the accessibility of highway routes U. S. 85, 87, and 30. Sales prices of new homes generally have climbed in recent years, the result in part of the ability of families to upgrade their accommodations, and in part the result of increasing costs. The median sales price of new houses completed in subdivisions in 1965, according to the FHA annual unsold inventory survey, was \$18,950. Almost 35 percent of completions were at sales prices of \$20,000 or more.

Unsold Inventory Survey. In January 1966 the Casper FHA office surveyed residential construction in Cheyenne subdivisions with five or more completions in the preceding twelve months. The survey, which covered virtually all residential construction in the area during 1965, provides a good indication of recent new sales market conditions. About 217 houses were reported as completed in 1965 in the Cheyenne area, and 88 (41 percent) were sold prior to construction. Of the 129 houses built speculatively during 1965, 37 remained unsold as of January 1966, an unsold to completion ratio of 29 percent. Over half of these houses (19) had been on the market from four to 12 months. Not included in the total are another seven houses which had been available for sale for more than one year. The survey reported 32 houses under construction in January, of which 18 (56 percent) were unsold.

Market Outlook. The lack of significant growth projected for Cheyenne indicates that market imbalance probably will continue for some time. The vacancy rate in new units is expected to fall if speculative building continues to decline, but the vacancy rate in existing sales houses probably will remain high as families leave the area for economic opportunity elsewhere.

### Rental Market

General Market Conditions. The current soft rental market in Cheyenne reflects, in part, decreased demand from among military households and, in part, the transfer of good single-family homes from the sales market to the rental market as the demand for sales houses weakened.

Multifamily units, which account for an increasing portion of the available rentals, are experiencing the greatest marketing difficulty. The multifamily market consists primarily of older, small structures and converted older homes. Competition from comparably-priced, better quality, single-family homes has contributed to weakening throughout this segment of the market. Rent reductions in multifamily units of up to \$15-\$20 monthly have not been unusual and further concessions are being considered in order to achieve acceptable occupancy levels.

The current condition of the Cheyenne multifamily rental market is indicated in a December 1965 survey of 750 multifamily units in Cheyenne conducted by the Casper FHA Insuring Office. The survey reported that 200 of the 750 units were vacant, a 27 percent vacancy rate. High vacancy rates, which characterized nearly every structure, were particularly evident in projects located in the central and southern areas of Cheyenne. In these two areas, 30 percent of the units surveyed were vacant. Rentals in these portions of the city comprise most of the poorer-quality, noncompetitive vacancies at present. Vacancy rates of 25 to 70 percent are not unusual in buildings in these areas, and gross rents are generally \$50 to \$75 monthly for one- and two-bedroom apartments. In the north and east sections of the city vacancy rates are generally lower, 10 to 25 percent. Units in those areas are more competitive in the market and rents range from \$85 to \$100 monthly, where condition of the unit and location are favorable. Single-family houses throughout the area rent for about \$75 to \$125 a month; these units generally represent existing units that experience re-sale difficulties.

#### Military Housing

Currently there are about 840 units of family housing at Warren Air Force Base, including 475 Wherry units and 100 Capehart units. The remaining 265 units are appropriated-fund quarters. The 100 Capehart units and 100 appropriated-fund units have been built since 1960, the latter 100 having been completed in 1965. Currently there are about 12 units vacant, 1.4 percent of the housing units now on base. No additional military family housing is expected to be constructed during the forecast period.

### Demand for Housing

As noted earlier, virtually all economic activity in the Cheyenne area in recent years has fluctuated with changes in military activity at Warren AFB. Anticipated stabilization of personnel strength at the base, the fact that no additional modification of present missile complexes is expected during the next two years, and the lack of prospects for expanded industrial activity indicate that current levels of employment, population, and households will not change significantly. Based primarily on anticipated future household growth (less than 50 a year during the next two years) and on the need to reduce the current number of available, acceptable vacancies to a level more nearly consonant with a balanced demand-supply situation, demand for additional housing is expected to be minimal over the February 1966 to February 1968 forecast period. Other factors which generally contribute to housing demand such as future losses in the inventory and changes in tenure composition are expected to have no significant effect on demand. Based only on the anticipated rate of household formation, the current excess of adequate available vacancies is sufficient to satisfy the quantitative housing demand in both the sales and rental markets well beyond the forecast period.

The small household growth expected over the next two years, the current high homeowner vacancy rate, and the fact that almost 30 percent of the speculatively-built units in 1965 remained unsold in January 1966 indicate that a reduced construction volume of sales houses is necessary to restore balance in the sales market. Some market adjustment in 1965 can be noted by the decreased volume of building activity during the year. The number of single-family units authorized in 1965 (164 units) represented a 61 percent decline from the 425 units authorized in 1964. It is probable that a further decrease in construction of sales houses can be expected as a result of current market conditions. Likewise, the depressed rental market, marked by the excessive number of adequate, available vacant rental units and by rent concessions throughout the rental market, also is being reflected in the decline in multifamily construction in 1965. As noted earlier, rental market imbalance has been aggravated by the transfer of units from the sales to the rental market. Improvement in the sales market would therefore ease the imbalance in the rental market.

Although it is indicated that, quantitatively, there is a sufficient supply of adequate vacant housing now available in the area to meet demand during the next two years, it is unlikely that construction of new housing will stop completely. There will continue to be a demand on the part of families who wish to upgrade to new housing, particularly those who desire houses built under contract to their individual specifications. And a small number of houses built speculatively may be marketed successfully. It is apparent, however, that unless construction is reduced sharply, an excess of vacant units will continue to overhang the market and prevent the adjustments required to establish and maintain the balance necessary to an economically sound housing market.

## APPENDIX TABLES

Table I

Nonagricultural Wage and Salary Employment by Industry  
Cheyenne, Wyoming, HMA, 1958-1965  
 (Annual average in thousands)

<u>Industry</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u> <sup>a/</sup>
Nonag. wage and salary employment <sup>b/</sup>	<u>16.3</u>	<u>18.3</u>	<u>21.1</u>	<u>19.6</u>	<u>18.1</u>	<u>19.3</u>	<u>19.6</u>	<u>17.7</u>
Manufacturing	.9	1.3	2.2	2.1	1.4	1.3	1.8	1.1
Nonmanufacturing	<u>15.4</u>	<u>17.0</u>	<u>18.9</u>	<u>17.5</u>	<u>16.7</u>	<u>18.0</u>	<u>17.8</u>	<u>16.6</u>
Contract construction	1.5	3.0	3.9	2.3	1.5	3.4	2.4	1.3
Trans., comm., & utilities	3.1	3.2	3.2	2.9	2.7	2.6	2.5	2.6
Trade	3.6	3.8	4.2	4.2	4.0	4.0	4.3	4.0
Finance, ins., & real estate	.7	.8	.9	.9	.9	.9	1.0	1.0
Service & miscellaneous	1.9	2.0	2.4	2.8	2.9	2.1	2.5	2.6
Government	4.6	4.2	4.3	4.4	4.7	5.0	5.1	5.1

<sup>a/</sup> 1965 data are subject to revision in September 1966.

<sup>b/</sup> Excludes proprietors, self-employed, domestic servants, and uniformed military personnel.

Source: Employment Security Commission of Wyoming.

Table II

Personnel Strength Trends  
Warren Air Force Base  
1956-1965

<u>Date</u>	<u>Assigned strength</u>			<u>Change in strength from preceding date</u>		
	<u>Military<sup>a/</sup></u>	<u>Civilian<sup>b/</sup></u>	<u>Total</u>	<u>Military</u>	<u>Civilian</u>	<u>Total</u>
1956	10,903	1,724	12,627	-	-	-
1957	6,702	1,639	8,341	-4,201	-85	-4,286
1958	3,640	1,210	4,850	-3,062	-429	-3,491
1959	1,635	677	2,312	-2,005	-533	-2,538
1960	2,556	607	3,163	921	-70	851
1961	3,165	655	3,820	609	48	657
1962	3,280	606	3,886	115	-49	66
1963	3,562	647	4,209	282	41	323
1964	4,836	695	5,531	1,274	48	1,322
1965	3,816	557	4,373	-1,020	-138	-1,158

a/ All military strength figures from 1956 through 1964 are for month of June:  
1965 military strength is as of November 30, 1965.

b/ Civilian strength figures from 1957 through 1964 are for month of June;  
1956 figure is civilian strength in April and 1965 figure is as of September 30, 1965.

Source: Department of the Air Force.

Table III

Percentage Distribution of Families by Annual Income Classes  
After Deduction of Federal Income Tax  
Cheyenne, Wyoming, HMA  
1966 and 1968

<u>Annual after-tax incomes</u>	<u>1966 incomes</u>		<u>1968 incomes</u>	
	<u>All families</u>	<u>Renter families</u>	<u>All families</u>	<u>Renter families</u>
Under \$3,000	8	13	8	12
\$3,000 - 3,999	8	11	7	11
4,000 - 4,999	11	15	10	14
5,000 - 5,999	14	13	13	13
6,000 - 6,999	12	11	12	13
7,000 - 7,999	10	10	10	11
8,000 - 8,999	8	9	9	8
9,000 - 9,999	7	6	8	5
10,000 -14,999	14	8	17	11
15,000 and over	<u>8</u>	<u>4</u>	<u>6</u>	<u>2</u>
Total	100	100	100	100
Median income	\$6,775	\$5,775	\$6,950	\$5,900

Source: Estimated by Housing Market Analyst.



Table IV

Population and Household Growth TrendsCheyenne, Wyoming, HMAApril 1950-February 1968

<u>Area</u>	<u>Population</u>				<u>Population change during the period:</u>		
	<u>April 1950</u>	<u>April 1960</u>	<u>February 1966</u>	<u>February 1968</u>	<u>1950- 1960</u>	<u>1960- 1966</u>	<u>1966- 1968</u>
Cheyenne	31,935	43,505	47,600	47,850	11,570	4,095	250
Remainder of HMA	<u>15,727</u>	<u>16,644</u>	<u>16,250</u>	<u>16,250</u>	<u>917</u>	<u>-394</u>	<u>-</u>
HMA total	47,662	60,149	63,850	64,100	12,487	3,701	250

<u>Area</u>	<u>Households</u>				<u>Households change during the period:</u>		
	<u>April 1950</u>	<u>April 1960</u>	<u>February 1966</u>	<u>February 1968</u>	<u>1950- 1960</u>	<u>1960- 1966</u>	<u>1966- 1968</u>
Cheyenne	10,045	13,958	15,300	15,380	3,913	1,342	80
Remainder of HMA	<u>2,816</u>	<u>4,290</u>	<u>4,000</u>	<u>4,000</u>	<u>1,474</u>	<u>-290</u>	<u>-</u>
HMA total	12,861	18,248	19,300	19,380	5,387	1,052	80

Sources: 1950 and 1960 Censuses of Population and Housing.  
1966 and 1968 estimated by Housing Market Analyst.

Table V

Units Authorized by Building Permits  
Cheyenne, Wyoming  
January 1950-December 1965

<u>Year</u>	<u>Single-family units</u>	<u>Multifamily</u>	<u>Total units</u>
1950	488	32	520
1951	268	32	300
1952	185	25	210
1953	216	73	289
1954	517	45	562
1955	372	4	376
1956	188	6	194
1957	201	10	211
1958	462	-	462
1959	461	9	470
1960	704	36	740
1961	407	18	425
1962	527	78	605
1963	250	6	256
1964	425	44	469
1965	164	19	183

Source: Cheyenne Building Inspector's Office.

Table VI

Occupancy and Vacancy Characteristics of the Housing Supply  
Cheyenne, Wyoming, HMA  
April 1960 and February 1966

	<u>April</u> <u>1960</u>	<u>February</u> <u>1966</u>
Total housing supply	<u>19,236</u>	<u>21,300</u>
Total occupied	<u>18,248</u>	<u>19,300</u>
Owner-occupied	10,377	12,050
Percent of total	56.9%	62.4%
Renter-occupied	7,871	7,250
Percent of total	43.1%	37.6%
Total vacant	<u>988</u>	<u>2,000</u>
Available vacant	<u>479</u>	<u>1,500</u>
For sale only	111	300
Homeowner vacancy rate	1.1%	2.4%
For rent	368	1,200
Renter vacancy rate	4.5%	14.2%
Other vacant	509	500

Source: 1960 Census of Housing. 1966 estimated by Housing Market Analyst.

Table VII

Cheyenne, Wyoming, Area Postal Vacancy Survey

February 9, 1966

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
Cheyenne	16,248	1,568	9.7	1,529	39	40	13,464	631	4.7	592	39	36	2,784	937	33.7	937	-	4	249	15	6.0

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table VIII

New Homes Completed in 1965 in Selected Subdivisions  
Cheyenne, Wyoming, HMA

<u>Sales price</u>	<u>Total completions</u>		<u>Pre- sold</u>	<u>Speculative construction</u>			
	<u>Number</u>	<u>Percent</u>		<u>Total homes</u>	<u>Number sold</u>	<u>Number unsold</u>	<u>Percent unsold</u>
\$15,000 - \$17,499	61	28	23	38	27	11	29
17,500 - 19,999	81	37	33	48	35	13	27
20,000 - 24,999	52	24	15	37	26	11	30
25,000 - 29,999	18	8	13	5	4	1	20
30,000 - 34,999	1	1	-	1	-	1	100
35,000 and over	<u>4</u>	<u>2</u>	<u>4</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	217	100	88	129	92	37	29

Source: Unsold Inventory Survey of New Homes conducted by the Casper, Wyoming  
 Insuring Office.

# DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## FEDERAL HOUSING ADMINISTRATION

Washington, D. C. 20411

# NEWS

FHA INFORMATION 382-4693

FOR RELEASE THURSDAY  
SEPTEMBER 1, 1966

MC-FHA-MA-66-6  
Poston

The Federal Housing Administration today released its analysis of the Cheyenne, Wyoming, housing market. The housing market area includes all of Laramie County. The report foresees no quantitative demand for additional housing during the two years dating from February 1, 1966. This forecast is based on a high level of vacancies at the time the study was made and a projected low rate of increase in the number of households. There will continue to be a limited demand for new custom-built homes for families who want to move up into better housing.

In February 1966, there was a "substantial excess" of vacancies in both sales and rental units. Of 1,500 vacant available units, 300 were for sale and 1,200 were for rent. These represented vacancy rates of 2.4 percent for sales units and 14.2 percent for rental units. Almost 30 percent of the speculative new houses completed in 1965 were still unsold in January 1966.

Building volume has experienced a generally downward trend since 1960. About 2,950 units were built between April 1960 and January 1966. Only 180 units were authorized for building during 1965. This is the lowest number of units authorized over the 1950-1965 period.

Fluctuations in employment levels reflect the close tie of the economy of the Cheyenne housing market area to military activity at Warren Air Force Base. Non-agricultural wage and salary employment averaged 17,700 in 1965, compared with 19,600 in 1964 and 19,300 in 1963. The high levels of 1963 and 1964 coincided with a period of missile installation activity. Lack of further missile construction activity during the forecast period, anticipated stability of personnel strength at Warren AFB, and the lack of prospective industrial expansion indicate that employment gains during the two years will be moderate.

- more -

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Only slight increases are expected in both the population and the number of households. The February 1966 population was 63,850, an increase of 3,700 since April 1960. Over the two forecast years, the population is expected to increase to 64,100. In February 1966, there were about 19,300 households, an increase of 1,050 since April 1960. A net gain of 40 households a year is predicted for the forecast period.

Requests for copies of the analysis should be directed to Mr. Clark A. Smith, Director, Federal Housing Administration, P. O. Box 580, Casper, Wyoming 82601.

\* \* \* \*

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