



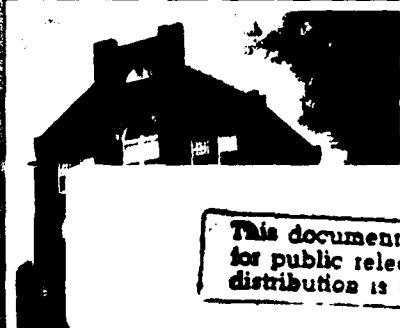
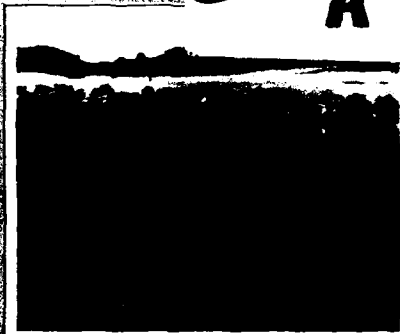
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PREFACE

The President has directed that the Air Force deploy the Peacekeeper missile system at a location near F.E. Warren Air Force Base (hereafter F.E. Warren AFB), close to Cheyenne, Wyoming. The Peacekeeper system (formerly known as the M-X system) is an advanced, land-based intercontinental ballistic missile. The plan calls for the replacement of 100 existing Minuteman III missiles with 100 Peacekeeper missiles. Existing missile silos will be used, and there will be very little structural modification needed. Missile replacement will occur within the two squadrons (of 50 missiles each) located nearest F.E. Warren AFB, the 319th and 400th Strategic Missile Squadrons. Peacekeeper deployment will occur between 1984 and 1989.

An environmental impact statement (EIS) was prepared for the Proposed Action as outlined above. Information contained in the EIS is based upon environmental information and analysis developed and reported in a series of 13 final environmental planning technical reports (EPTRs). This volume is one of those reports. The 13 resource areas are:

- o Socioeconomics (employment demand, housing, public finance, construction resources, and social well-being);
- o Public Services and Facilities;
- o Utilities;
- o Energy Resources;
- o Transportation;
- o Land Use (land use, recreation, and visual resources);
- o Cultural and Paleontological Resources;
- o Water Resources;
- o Biological Resources;
- o Geologic Resources;
- o Noise;
- o Air Quality;
- o Jurisdictional.

This document is Volume 3 of the four volume Jurisdictional Environmental Planning Technical Report.

**FINAL JURISDICTIONAL
ENVIRONMENTAL PLANNING TECHNICAL REPORT**

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APPENDIX A

APPENDIX A METHODOLOGIES

A.1 Economy

Historic county-specific data, as shown in Tables A.1-1 to A.1-7, are used to forecast future economic activity. The economic forecasts are shown in Tables A.1-8 to A.1-14. Historical employment by industrial classification for each county is shown in Tables A.1-15 to A.1-21.

The projected economic impact of the project is directly associated with the procedure for determining the project area population. The need to utilize resources, especially labor, available in the project area is what leads to the need for immigration. The general economic impact methodology is to determine resource utilization relative to local availability, then to determine what immigration will need to take place in order to meet project excess demand. The economic impact is generally measured in terms of employment and specifically in terms of local and immigrant employment.

The first step in determining the economic impact of the project is to determine the project's direct requirements for workers. The source of this data is the Air Force's Description of Proposed Action and Alternatives. This document details the construction force, the Assembly and Checkout personnel, Site Activation Task Force and operations personnel required. Manpower requirements are also designated as Deployment Area and Operating Base.

Once the number of direct workers needed is identified, it is then necessary to calculate indirect employment related to the project. There are essentially two categories of indirect workers: procurement-related workers, associated with project-related purchases of materials; and personal consumption expenditure-related workers, who are associated with the expenditures of direct workers.

In order to determine the need for procurement-related workers, the material needs of the project are taken from the AF project description. The project description provides annual use tables for some materials. For other materials where this is not done, material use is assumed to coincide with construction employment. For example, if 10 percent more construction workers are employed in the third year than in the fourth, then 10 percent more of the material in question (and not otherwise specified) will be considered to be used in year 4, relative to the previous year.

The next step is to calculate the industry-specific location coefficients. These are the ratios of the share of earnings in each local sector to the share of earnings for that sector nationally. Location coefficients are multiplied by the amount purchased in each industry to estimate the amount purchased in the whole region. This amount is then multiplied by the industry specific multiplier and the Bureau of Labor Statistics Employment to Gross Output Ratios to determine the number of additional jobs induced by this purchase.

Personal Consumption Expenditure related employment is determined by taking direct worker salaries and deducting taxes, social security, savings and non-regional expenditures. Net regional expenditures are then multiplied by the

Table A.1-1

HISTORICAL SOCIOECONOMIC DATA
ALBANY COUNTY, WYOMING

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1970	26500	8010	9960	37.6	9430	530
1971	26500	8150	10180	38.4	9650	530
1972	26800	8480	10280	38.4	9964	319
1973	26700	8690	10590	39.7	10236	356
1974	27200	8920	10740	39.5	10419	324
1975	26900	9000	11520	42.8	11072	444
1976	27600	9550	12750	46.2	12309	436
1977	27900	9820	13610	48.8	13154	463
1978	28100	10210	12710	45.2	12297	410
1979	28800	10580	12930	44.9	12461	472
1980	29100	10840	13080	45.0	12391	691
1981	29520	10960	13790	45.0	12721	573
1982	30180	11620	13350	44.3	12681	672

YEAR	UNEMP. RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF CONSTANT \$)	EARNINGS PER WORKER (CURRENT \$)	EARNINGS PER WORKER (CONSTANT \$)
1970	5.32	10370	56.9	126.6	5500	12200
1971	5.21	10769	62.3	133.0	5800	12400
1972	3.10	11026	66.9	137.7	6100	12500
1973	3.36	11177	72.3	141.0	6500	12600
1974	3.02	11402	76.8	135.9	6700	11900
1975	3.86	11705	88.6	145.6	7600	12400
1976	3.42	12384	99.8	156.1	8100	12600
1977	3.40	13219	116.9	172.9	8800	13100
1978	3.23	14092	135.2	186.9	9600	13300
1979	3.65	14073	150.4	190.7	10700	13500
1980	5.28	14265	172.0	197.7	12100	13900
1981	4.31	14138	190.1	201.3	13400	14200
1982	5.03	15452	213.2	213.2	13800	13800

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF CONSTANT \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (CONSTANT \$)	S&L DEPOSITS (MILLIONS OF CURRENT \$)
1970	73.9	164.5	2800	6200	N.A.
1971	81.0	173.0	3100	6500	N.A.
1972	87.0	179.3	3200	6700	10.5
1973	96.2	187.6	3600	7000	14.8
1974	106.0	187.7	3900	6900	17.9
1975	121.7	200.1	4500	7400	22.7
1976	137.9	215.7	5000	7800	28.4
1977	161.8	239.3	5800	8600	35.3
1978	188.7	260.8	6700	9300	43.7
1979	214.5	271.9	7400	9400	51.8
1980	252.5	290.2	8700	10000	58.7
1981	283.4	300.2	9600	10200	63.0
1982	315.3	315.3	10400	10400	57.9

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

Table A.1-2

HISTORICAL SOCIOECONOMIC DATA
GOSHEN COUNTY, WYOMING

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1970	10900	3610	5210	47.8	4970	240
1971	11100	3690	5200	46.8	5000	200
1972	11100	3770	4600	41.5	4427	174
1973	11300	3880	4900	43.4	4698	205
1974	11400	3990	4960	43.5	4820	144
1975	11700	4130	5320	45.4	5090	225
1976	12200	4360	5800	47.5	5583	215
1977	12100	4390	5900	48.7	5669	226
1978	11900	4430	5850	49.2	5657	193
1979	11800	4410	5940	51.2	5774	166
1980	12000	4470	5960	49.7	5674	288
1981	12210	4520	6120	50.1	5823	293
1982	12440	4660	5990	48.2	5688	302

YEAR	UNEMP. RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF CONSTANT \$)	EARNINGS PER WORKER (CURRENT \$)	EARNINGS PER WORKER (CONSTANT \$)
1970	4.61	4705	26.7	59.6	5700	12700
1971	3.85	4830	28.1	60.0	5800	12400
1972	3.78	5036	35.0	72.1	7000	14300
1973	4.18	5079	44.3	86.3	8700	17000
1974	2.90	5248	41.8	74.0	8000	14100
1975	4.23	5386	40.6	66.8	7500	12400
1976	3.71	5526	43.7	68.3	7900	12400
1977	3.83	5526	51.4	76.0	9300	13700
1978	3.30	5816	53.4	73.8	9200	12700
1979	2.79	5933	61.6	78.2	10400	13200
1980	4.83	6053	68.6	78.8	11300	13000
1981	4.79	6043	61.7	65.4	10200	10800
1982	5.04	6008	69.0	69.0	11500	11500

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF CONSTANT \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (CONSTANT \$)	S&L DEPOSITS (MILLIONS OF CURRENT \$)
1970	36.3	80.9	3300	7400	N.A.
1971	39.6	84.5	3600	7600	N.A.
1972	46.6	95.9	4200	8600	11.5
1973	58.8	114.6	5200	10100	14.6
1974	61.8	109.3	5400	9600	17.5
1975	60.3	99.1	5200	8500	21.7
1976	66.2	103.5	5400	8500	25.2
1977	76.7	113.4	6300	9400	28.6
1978	82.7	114.2	6900	9600	33.3
1979	96.3	122.1	8300	10500	35.2
1980	109.7	126.1	9100	10500	41.8
1981	109.8	116.3	9000	9500	46.5
1982	114.1	114.1	9200	9200	46.2

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

Table A.1-3
HISTORICAL SOCIOECONOMIC DATA
LARAMIE COUNTY, WYOMING

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1970	56600	17900	21280	37.8	20290	990
1971	57900	18400	21350	36.9	20490	860
1972	60000	19280	20540	34.2	19834	706
1973	62500	20320	22390	35.8	21729	657
1974	64800	21360	23360	36.0	22578	780
1975	64700	21960	24060	37.2	22966	1096
1976	65600	22750	24990	38.1	23984	1005
1977	66300	23390	25960	39.2	24943	1021
1978	67000	24240	28730	42.9	27761	967
1979	69200	25110	30220	43.7	29379	837
1980	68600	25290	31030	45.2	29750	1279
1981	70320	26370	32870	46.7	31390	1480
1982	71850	27620	32250	44.9	30571	1678

YEAR	UNEMP. RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF CONSTANT \$)	EARNINGS PER WORKER (CURRENT \$)	EARNINGS PER WORKER (CONSTANT \$)
1970	4.65	27243	183.7	409.1	6700	15000
1971	4.03	28174	199.3	425.5	7100	15100
1972	3.44	29888	231.6	477.2	7700	16000
1973	2.93	32258	270.8	527.8	8400	16400
1974	3.34	32873	302.2	534.8	9230	16300
1975	4.56	33184	323.2	531.3	9700	16000
1976	4.02	33873	359.0	561.5	10600	16600
1977	3.93	34699	383.6	567.4	11100	16400
1978	3.37	36988	453.2	626.2	12300	16900
1979	2.77	38766	510.4	647.1	13200	16700
1980	4.12	39561	576.6	662.9	14600	16800
1981	4.50	39993	629.0	666.2	15700	16700
1982	5.20	40179	658.4	658.4	16400	16400

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF CONSTANT \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (CONSTANT \$)	S&L DEPOSITS (MILLIONS OF CURRENT \$)
1970	231.1	514.6	4100	9100	N.A.
1971	253.4	540.9	4400	9300	N.A.
1972	285.6	588.3	4800	9800	78.7
1973	332.8	648.5	5300	10400	94.2
1974	378.7	670.2	5800	10300	101.0
1975	408.3	671.2	6300	10400	113.5
1976	455.1	711.9	6900	10900	131.0
1977	490.5	725.4	7400	10900	153.5
1978	580.0	801.3	8700	12000	171.0
1979	662.1	839.3	9600	12100	209.4
1980	757.4	870.6	11000	12700	237.7
1981	840.7	890.4	12000	12700	264.4
1982	873.8	873.8	12200	12200	260.5

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

Table A.1-4
HISTORICAL SOCIOECONOMIC DATA
PLATTE COUNTY, WYOMING

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1970	6500	2250	2700	41.5	2650	50
1971	6700	2280	2770	41.3	2680	90
1972	6600	2290	2750	41.6	2687	78
1973	6800	2360	2820	41.4	2752	66
1974	7000	2470	3020	43.1	2939	79
1975	7200	2590	3160	43.9	3067	92
1976	7700	2750	3370	43.8	3246	127
1977	8200	3030	3770	45.9	3650	116
1978	8900	3350	4800	53.9	4659	137
1979	10400	3780	5570	53.6	5414	157
1980	12400	4380	6280	50.7	5904	379
1981	11680	4060	4810	41.2	4448	361
1982	11580	4027	4180	36.1	3886	297

YEAR	UNEMP. RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF CONSTANT \$)	EARNINGS PER WORKER (CURRENT \$)	EARNINGS PER WORKER (CONSTANT \$)
1970	1.85	2950	17.1	38.2	5800	12900
1971	3.25	3119	18.2	38.9	5800	12500
1972	2.84	3085	19.4	40.0	6300	13000
1973	2.78	3139	24.9	48.5	7900	15400
1974	2.62	3356	25.2	44.5	7500	13300
1975	2.91	3540	23.5	38.7	6700	10900
1976	3.77	3690	28.5	44.6	7700	12100
1977	3.08	3875	34.2	50.5	8800	13000
1978	2.86	4716	51.8	71.6	11000	15200
1979	2.82	5464	71.8	91.0	13100	16600
1980	6.03	5381	73.9	85.0	13700	15800
1981	7.51	4555	53.4	56.6	11700	12400
1982	7.10	5284	73.3	73.3	13900	13900

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF CONSTANT \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (CONSTANT \$)	S&L DEPOSITS (MILLIONS OF CURRENT \$)
1970	22.8	50.7	3500	7800	N.A.
1971	24.3	51.9	3600	7700	N.A.
1972	26.2	53.9	4000	8200	0.0
1973	32.9	64.1	4800	9400	0.0
1974	34.8	61.6	5000	8800	0.0
1975	34.2	58.3	4800	7800	0.2
1976	40.4	63.2	5200	8200	1.5
1977	49.7	73.5	6100	9000	2.3
1978	61.0	84.2	6900	9500	4.3
1979	78.0	98.9	7500	9500	5.5
1980	91.2	104.9	7400	8500	6.4
1981	92.5	98.0	7900	8400	7.5
1982	90.9	90.9	7800	7800	8.3

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

Table A.1-5

HISTORICAL SOCIOECONOMIC DATA
BANNER COUNTY, NEBRASKA

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1970	1000	320	430	43.0	425	5
1971	1000	320	430	43.0	420	10
1972	1000	320	420	41.5	395	20
1973	1000	320	420	41.5	395	20
1974	1000	320	410	40.5	390	15
1975	1000	320	420	42.0	395	25
1976	1000	320	410	41.3	402	11
1977	1000	330	400	39.8	393	5
1978	1000	330	350	35.4	345	9
1979	900	310	340	37.6	332	6
1980	900	320	370	41.4	363	10
1981	920	320	340	37.3	339	4
1982	930	320	340	37.2	331	13

YEAR	UNEMP. RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF CONSTANT \$)	EARNINGS PER WORKER (CURRENT \$)	EARNINGS PER WORKER (CONSTANT \$)
1970	1.16	480	3.0	6.7	6300	13900
1971	2.33	500	3.8	8.1	7500	16100
1972	4.82	517	5.3	10.9	10200	21000
1973	4.82	516	6.9	13.5	13500	26200
1974	3.70	541	4.7	8.3	8600	15300
1975	5.95	585	4.2	7.0	7200	11900
1976	2.66	579	6.3	9.9	10900	17100
1977	1.26	581	4.4	6.5	7600	11300
1978	2.54	575	5.6	7.7	9700	13400
1979	1.78	570	2.7	3.4	4700	5900
1980	2.68	609	9.3	10.7	15200	17500
1981	1.17	603	7.1	7.5	11800	12500
1982	3.78	587	7.8	7.8	13300	13300

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF CONSTANT \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (CONSTANT \$)	S&L DEPOSITS (MILLIONS OF CURRENT \$)
1970	4.0	8.8	4000	8800	N.A.
1971	4.8	10.3	4800	10300	N.A.
1972	6.5	13.4	6500	13400	0.0
1973	8.5	16.6	8500	16600	0.0
1974	6.3	11.2	6300	11200	0.0
1975	5.9	9.7	5900	9700	0.0
1976	8.1	12.6	8100	12600	0.0
1977	6.3	9.3	6300	9300	0.0
1978	7.8	10.8	7800	10800	0.0
1979	5.5	6.9	6100	7700	0.0
1980	12.6	14.5	14000	16100	0.0
1981	10.7	11.3	11600	12300	0.0
1982	10.4	10.4	11300	11300	0.0

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

Table A.1-6

HISTORICAL SOCIOECONOMIC DATA
KIMBALL COUNTY, NEBRASKA

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1970	5900	1820	2870	48.6	2790	80
1971	5500	1760	2580	46.3	2480	80
1972	5500	1770	2440	44.4	2370	70
1973	5400	1780	2600	48.1	2520	80
1974	5500	1860	2790	50.7	2700	90
1975	5500	1950	2580	46.9	2490	90
1976	5100	1810	2590	50.8	2531	59
1977	4900	1790	2680	54.7	2603	79
1978	4900	1810	2620	53.4	2554	64
1979	4700	1790	2510	53.4	2454	56
1980	4900	1800	2750	56.1	2674	73
1981	4870	1800	2670	54.8	2590	79
1982	4860	1800	2750	56.6	2612	136

YEAR	UNEMP. RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF CONSTANT \$)	EARNINGS PER WORKER (CURRENT \$)	EARNINGS PER WORKER (CONSTANT \$)
1970	2.79	2711	16.6	37.0	6100	13600
1971	3.13	2478	16.0	34.2	6500	13800
1972	2.87	2414	21.5	44.3	8900	18300
1973	3.08	2500	27.0	52.6	10800	21000
1974	3.23	2747	28.3	50.1	10300	18200
1975	3.49	2572	28.2	46.3	10900	18000
1976	2.28	2563	32.3	50.5	12600	19700
1977	2.95	2596	28.7	42.5	11100	16400
1978	2.44	2655	33.0	45.5	12400	17200
1979	2.23	2675	32.4	41.1	12100	15400
1980	2.66	2747	46.0	52.9	16800	19300
1981	2.96	2776	46.2	48.9	16600	17600
1982	4.95	2718	48.2	48.2	17700	17700

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF CONSTANT \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (CONSTANT \$)	S&L DEPOSITS (MILLIONS OF CURRENT \$)
1970	21.8	48.6	3700	8200	N.A.
1971	21.4	45.7	3900	8300	N.A.
1972	27.8	57.4	5100	10400	0.0
1973	34.1	66.4	6300	12300	0.0
1974	36.8	65.1	6700	11800	0.0
1975	37.5	61.7	6800	11200	0.5
1976	42.1	65.8	8300	12900	1.0
1977	39.3	58.0	8000	11800	1.5
1978	44.7	61.8	9100	12800	2.0
1979	45.8	58.1	8700	12400	3.0
1980	61.6	70.8	12800	14500	3.7
1981	64.0	67.7	13100	13900	4.1
1982	66.1	66.1	13600	13600	4.4

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

Table A.1-7

HISTORICAL SOCIOECONOMIC DATA
SCOTTS BLUFF COUNTY, NEBRASKA

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1970	36400	11260	15430	42.4	15032	396
1971	36600	11360	16240	44.4	15801	434
1972	34700	11360	17090	49.2	16610	475
1973	35400	11630	17980	50.8	17460	520
1974	35500	11850	17950	50.6	17370	580
1975	36400	12130	18320	50.3	17680	640
1976	37300	12630	19080	51.1	18382	694
1977	37900	12980	19660	52.4	19111	752
1978	37900	13370	20260	53.5	19729	832
1979	38100	13660	20480	53.7	19901	875
1980	38400	13810	20850	54.3	20055	895
1981	38600	13850	19780	51.2	18971	806
1982	38630	14010	20520	52.8	19060	1459

YEAR	UNEMP. RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF CONSTANT \$)	EARNINGS PER WORKER (CURRENT \$)	EARNINGS PER WORKER (CONSTANT \$)
1970	2.57	15815	102.8	229.0	6500	14500
1971	2.67	16669	108.0	230.5	6500	13800
1972	2.78	16742	121.6	250.4	7300	15000
1973	2.89	17261	144.1	280.9	8400	16300
1974	3.23	17682	158.6	280.7	9000	15900
1975	3.49	18501	175.8	289.1	9500	15800
1976	3.64	18965	176.0	275.3	9300	14500
1977	3.79	19479	184.6	273.0	9500	14000
1978	2.63	19683	200.1	276.5	10200	14000
1979	2.81	20283	220.6	279.7	10900	13800
1980	3.81	20158	239.6	275.5	11900	13700
1981	4.08	19818	269.1	285.0	13600	14400
1982	7.11	20273	287.3	287.3	14200	14200

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF CONSTANT \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (CONSTANT \$)	S&L DEPOSITS (MILLIONS OF CURRENT \$)
1970	131.2	292.2	3600	6000	N.A.
1971	134.4	286.9	3700	7800	N.A.
1972	152.2	313.6	4400	9000	28.5
1973	181.3	353.3	5100	10000	37.5
1974	205.0	362.8	5800	10200	50.5
1975	229.3	377.0	6300	10400	63.8
1976	234.0	366.0	6300	9800	71.4
1977	247.6	366.2	6500	9700	87.7
1978	269.6	372.5	7100	9800	101.3
1979	299.8	380.1	7900	10000	115.0
1980	334.5	384.6	8700	10000	122.0
1981	381.3	403.8	9900	10500	122.8
1982	409.3	409.3	10500	10500	162.6

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

Table A.1-8

PROJECTED ECONOMIC DATA
ALBANY COUNTY, WYOMING
1983 TO 1992

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	GROSS LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1983	27,650	10,590	12,830	46.4	11,864	967
1984	28,210	10,970	13,150	46.6	12,169	978
1985	28,690	11,280	13,510	47.1	12,541	973
1986	29,080	11,550	13,840	47.6	12,879	964
1987	29,580	11,810	14,220	48.1	13,278	938
1988	30,030	12,120	14,540	48.4	13,617	918
1989	30,490	12,440	14,830	48.6	13,924	905
1990	31,020	12,730	15,150	48.8	14,261	891
1991	31,500	12,990	15,440	49.0	14,558	877
1992	32,020	13,360	15,720	49.1	14,854	869

YEAR	UNEMP RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF 1982 \$)	EARNINGS PER WORKER (CURRENT \$)
1983	7.54	14,303	201.9	194.4	14,100
1984	7.44	14,920	219.4	201.6	14,700
1985	7.20	15,490	240.1	209.8	15,500
1986	6.96	16,044	263.4	217.7	16,400
1987	6.60	16,611	287.9	224.6	17,300
1988	6.32	17,067	313.1	229.9	18,300
1989	6.10	17,572	343.4	237.2	19,500
1990	5.88	18,154	380.0	246.9	20,900
1991	5.68	18,737	420.0	256.4	22,400
1992	5.53	19,280	462.3	265.7	24,000

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF 1982 \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (1982 \$)
1983	302.2	290.9	10,900	10,500
1984	329.0	302.3	11,700	10,700
1985	361.1	315.5	12,600	11,000
1986	396.8	328.0	13,600	11,300
1987	433.3	338.0	14,600	11,400
1988	471.5	346.3	15,700	11,500
1989	518.1	357.9	17,000	11,700
1990	573.6	372.6	18,500	12,000
1991	634.5	387.3	20,100	12,300
1992	699.3	402.0	21,800	12,600

Table A.1-9

PROJECTED ECONOMIC DATA
GOSHEN COUNTY, WYOMING
1983 TO 1992

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	GROSS LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1983	12,130	4,640	6,010	49.5	5,511	494
1984	12,220	4,720	6,080	49.7	5,583	494
1985	12,310	4,780	6,190	50.3	5,706	487
1986	12,500	4,890	6,360	50.9	5,872	484
1987	12,720	4,990	6,540	51.4	6,064	471
1988	12,930	5,100	6,690	51.8	6,229	462
1989	13,180	5,240	6,860	52.0	6,401	457
1990	13,380	5,330	6,990	52.3	6,542	448
1991	13,530	5,410	7,100	52.4	6,656	439
1992	13,690	5,510	7,200	52.6	6,765	432

YEAR	UNEMP RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF 1982 \$)	EARNINGS PER WORKER (CURRENT \$)
1983	8.23	6,234	84.1	81.0	13,500
1984	8.13	6,344	91.9	84.5	14,500
1985	7.86	6,465	100.5	87.8	15,600
1986	7.61	6,596	110.1	91.0	16,700
1987	7.21	6,735	120.7	94.2	17,900
1988	6.90	6,877	132.3	97.1	19,200
1989	6.66	7,025	145.3	100.4	20,700
1990	6.41	7,181	159.6	103.7	22,200
1991	6.19	7,344	175.6	107.2	23,900
1992	6.00	7,513	193.4	111.2	25,700

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF 1982 \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (1982 \$)
1983	133.9	128.9	11,000	10,600
1984	146.3	134.4	12,000	11,000
1985	160.4	140.1	13,000	11,400
1986	175.9	145.4	14,100	11,600
1987	192.6	150.2	15,100	11,800
1988	210.7	154.7	16,300	12,000
1989	231.4	159.9	17,600	12,100
1990	255.0	165.7	19,100	12,400
1991	281.1	171.6	20,800	12,700
1992	309.8	178.1	22,600	13,000

Table A.1-10

PROJECTED ECONOMIC DATA
LARAMIE COUNTY, WYOMING
1983 TO 1992

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	GROSS LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1983	70,470	26,870	32,590	46.2	29,877	2,708
1984	71,250	27,490	32,110	45.1	29,476	2,635
1985	72,910	28,360	33,430	45.9	30,778	2,654
1986	74,250	29,110	34,700	46.7	32,034	2,664
1987	75,860	29,870	35,970	47.4	33,355	2,614
1988	77,440	30,740	37,210	48.1	34,625	2,584
1989	79,160	31,680	38,400	48.5	35,826	2,575
1990	80,780	32,460	39,450	48.8	36,904	2,543
1991	82,550	33,310	40,530	49.1	38,015	2,517
1992	84,190	34,260	41,500	49.3	38,995	2,502

YEAR	UNEMP RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF 1982 \$)	EARNINGS PER WORKER (CURRENT \$)
1983	8.31	40,757	737.2	709.6	18,100
1984	8.21	42,132	803.4	738.2	19,100
1985	7.94	43,617	877.6	766.7	20,100
1986	7.68	45,110	959.8	793.5	21,300
1987	7.27	46,643	1,051.9	820.5	22,600
1988	6.94	47,815	1,143.8	840.0	23,900
1989	6.71	49,123	1,249.0	862.8	25,400
1990	6.45	50,704	1,375.2	893.4	27,100
1991	6.21	52,420	1,520.0	927.8	29,000
1992	6.03	54,126	1,679.2	965.2	31,000

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF 1982 \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (1982 \$)
1983	948.6	913.1	13,500	13,000
1984	1,033.3	949.4	14,500	13,300
1985	1,130.2	987.3	15,500	13,500
1986	1,237.0	1,022.6	16,700	13,800
1987	1,353.3	1,055.6	17,800	13,900
1988	1,471.3	1,080.5	19,000	14,000
1989	1,608.9	1,111.4	20,300	14,000
1990	1,733.2	1,126.0	21,500	13,900
1991	1,959.8	1,196.2	23,700	14,500
1992	2,163.5	1,243.5	25,700	14,800

Table A.1-11

PROJECTED ECONOMIC DATA
PLATTE COUNTY, WYOMING
1983 TO 1992

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	GROSS LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1983	9,370	3,470	4,190	44.7	3,809	384
1984	9,510	3,530	4,130	43.5	3,698	435
1985	9,760	3,640	4,270	43.7	3,789	476
1986	9,970	3,730	4,420	44.4	3,921	503
1987	10,190	3,820	4,600	45.1	4,084	517
1988	10,440	3,920	4,790	45.9	4,263	526
1989	10,710	4,030	4,980	46.5	4,450	531
1990	10,960	4,130	5,160	47.1	4,630	533
1991	11,210	4,230	5,340	47.6	4,808	533
1992	11,470	4,340	5,520	48.1	4,986	532

YEAR	UNEMP RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF 1982 \$)	EARNINGS PER WORKER (CURRENT \$)
1983	9.16	4,108	50.5	48.6	12,300
1984	10.53	4,042	45.1	41.4	11,200
1985	11.16	4,118	44.5	38.9	10,800
1986	11.37	4,222	47.3	39.1	11,200
1987	11.24	4,346	52.4	40.8	12,000
1988	10.98	4,479	59.5	43.7	13,300
1989	10.66	4,619	69.0	47.6	14,900
1990	10.32	4,757	81.2	52.7	17,100
1991	9.98	4,895	95.7	58.4	19,600
1992	9.64	5,031	112.5	64.6	22,400

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF 1982 \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (1982 \$)
1983	94.0	90.5	10,000	9,700
1984	99.6	91.5	10,500	9,600
1985	108.3	94.6	11,100	9,700
1986	118.6	98.1	11,900	9,800
1987	129.7	101.2	12,700	9,900
1988	142.1	104.3	13,600	10,000
1989	157.5	108.8	14,700	10,200
1990	176.0	114.4	16,100	10,400
1991	196.8	120.1	17,600	10,700
1992	219.4	126.1	19,100	11,000

Table A.1-12

PROJECTED ECONOMIC DATA
BANNER COUNTY, NEBRASKA
1983 TO 1992

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	GROSS LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1983	910	320	360	39.4	346	12
1984	910	320	360	39.5	346	12
1985	910	320	360	39.5	347	11
1986	910	330	360	39.5	347	11
1987	910	330	360	39.5	347	11
1988	910	330	360	39.5	347	11
1989	910	330	360	39.5	347	11
1990	910	330	360	39.5	347	11
1991	910	340	360	39.4	346	11
1992	900	340	360	39.5	346	11

YEAR	UNEMP RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF 1982 \$)	EARNINGS PER WORKER (CURRENT \$)
1983	3.35	576	7.9	7.6	13,600
1984	3.35	577	8.3	7.6	14,300
1985	3.07	578	8.8	7.7	15,200
1986	3.07	580	9.4	7.8	16,200
1987	3.07	581	10.0	7.8	17,200
1988	3.07	581	10.6	7.8	18,300
1989	3.07	582	11.3	7.8	19,500
1990	3.07	583	12.1	7.9	20,800
1991	3.08	584	13.0	8.0	22,300
1992	3.08	584	13.9	8.0	23,900

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF 1982 \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (1982 \$)
1983	11.5	11.1	12,700	12,200
1984	12.3	11.3	13,600	12,500
1985	13.3	11.6	14,600	12,800
1986	14.3	11.8	15,800	13,100
1987	15.4	12.0	16,900	13,200
1988	16.4	12.1	18,100	13,300
1989	17.6	12.2	19,500	13,400
1990	19.0	12.3	21,000	13,600
1991	20.5	12.5	22,700	13,800
1992	22.1	12.7	24,400	14,100

Table A.1-13

PROJECTED ECONOMIC DATA
KIMBALL COUNTY, NEBRASKA
1983 TO 1992

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	GROSS LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1983	4,850	1,870	2,530	52.2	2,400	134
1984	4,840	1,900	2,530	52.2	2,396	131
1985	4,830	1,910	2,580	53.4	2,451	127
1986	4,820	1,930	2,640	54.7	2,518	122
1987	4,820	1,940	2,700	56.0	2,583	116
1988	4,820	1,960	2,760	57.2	2,643	112
1989	4,810	1,980	2,800	58.1	2,688	109
1990	4,810	1,990	2,830	58.8	2,720	106
1991	4,800	2,000	2,850	59.4	2,749	102
1992	4,800	2,020	2,880	59.9	2,776	99

YEAR	UNEMP RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF 1982 \$)	EARNINGS PER WORKER (CURRENT \$)
1983	5.29	2,678	49.0	47.2	18,300
1984	5.18	2,752	52.3	48.0	19,000
1985	4.93	2,809	56.3	49.2	20,100
1986	4.62	2,862	61.0	50.4	21,300
1987	4.30	2,927	66.3	51.7	22,700
1988	4.07	2,981	71.7	52.7	24,100
1989	3.90	3,026	77.4	53.5	25,600
1990	3.75	3,074	84.1	54.6	27,300
1991	3.58	3,121	91.4	55.8	29,300
1992	3.44	3,166	99.1	56.9	31,300

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF 1982 \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (1982 \$)
1983	67.9	65.4	14,000	13,500
1984	73.2	67.3	15,100	13,900
1985	79.6	69.5	16,500	14,400
1986	86.7	71.7	18,000	14,900
1987	94.4	73.6	19,600	15,300
1988	102.2	75.1	21,200	15,600
1989	110.7	76.5	23,000	15,900
1990	120.5	78.3	25,100	16,300
1991	131.2	80.1	27,300	16,700
1992	142.5	81.9	29,700	17,100

Table A.1-14

PROJECTED ECONOMIC DATA
SCOTTS BLUFF COUNTY, NEBRASKA
1983 TO 1992

YEAR	POPULATION	HOUSEHOLDS	LABOR FORCE	GROSS LFPR	RESIDENT EMPLOYMENT	UNEMPLOYED WORKERS
1983	39,160	14,610	20,190	51.6	18,759	1,433
1984	39,770	15,030	20,640	51.9	19,254	1,382
1985	40,390	15,380	21,360	52.9	20,040	1,324
1986	40,800	15,670	21,970	53.9	20,700	1,271
1987	41,210	15,890	22,530	54.7	21,330	1,201
1988	41,630	16,180	23,080	55.4	21,921	1,162
1989	42,050	16,490	23,550	56.0	22,399	1,149
1990	42,480	16,720	23,950	56.4	22,821	1,124
1991	42,890	16,950	24,330	56.7	23,250	1,084
1992	43,310	17,270	24,740	57.1	23,677	1,058

YEAR	UNEMP RATE	EMPLOYMENT BY PLACE OF WORK	EARNINGS (MILLIONS OF CURRENT \$)	EARNINGS (MILLIONS OF 1982 \$)	EARNINGS PER WORKER (CURRENT \$)
1983	7.10	21,093	317.0	305.2	15,000
1984	6.70	22,088	346.8	318.7	15,700
1985	6.20	23,036	380.2	332.2	16,500
1986	5.78	23,857	416.8	344.5	17,500
1987	5.33	24,678	456.9	356.4	18,500
1988	5.03	25,395	500.2	367.3	19,700
1989	4.88	26,109	547.0	377.9	21,000
1990	4.69	26,840	598.6	388.8	22,300
1991	4.45	27,575	655.5	400.1	23,800
1992	4.28	28,302	718.2	412.8	25,400

YEAR	PERSONAL INCOME (MILLIONS OF CURRENT \$)	PERSONAL INCOME (MILLIONS OF 1982 \$)	PERSONAL INCOME PER CAPITA (CURRENT \$)	PERSONAL INCOME PER CAPITA (1982 \$)
1983	430.1	414.0	11,000	10,600
1984	473.0	434.6	11,900	10,900
1985	520.6	454.8	12,900	11,300
1986	572.2	473.0	14,000	11,600
1987	626.3	488.6	15,200	11,900
1988	684.1	502.4	16,400	12,100
1989	747.7	516.5	17,800	12,300
1990	817.9	531.3	19,300	12,500
1991	895.3	546.5	20,900	12,700
1992	980.1	563.3	22,600	13,000

Table A.1-15

EMPLOYMENT TABLE
FOR 1976 - 1981

DATA FOR THE COUNTY OF ALBANY

Industry	1977	1978	1979	1980	1981
Total Employment	12364	14092	14073	14265	14138
Number of Proprietors	996	1134	1224	1252	1278
Farm Proprietors	216	227	230	232	237
Non-farm Proprietors	782	907	994	1020	1041
Total Wage & Salary Employment	11366	12958	12849	13013	12860
Farm	200	173	197	194	182
Non-Farm	11166	12785	12652	12819	12678
Private	5994	7021	7250	7310	7527
As Serv., For., Fish., & Other	35	40	40	32	31
Mining	481	28	16	19	31
Construction	532	748	680	539	490
Manufacturing	108	502	520	550	614
Non-Durable Goods	426	00	97	106	110
Durable Goods	653	00	423	444	504
Transportation & Public Utilis.	145	00	728	747	747
Wholesale Trade	2072	175	200	219	203
Retail Trade	369	242	2495	2476	2663
Finance, Ins., & Real Estate	1703	493	466	463	484
Services	5172	00	00	2284	2784
Government	393	5764	5402	5509	5151
Federal Civilian	289	484	475	480	435
Federal Military	175	172	178	171	185
State & Local	4510	5108	4751	6852	4531

Note: L = No listing due to nonresponse.
 0 = No listing due to nonresponse.

Source: Bureau of Economic Analysis.

Table A. 1-16

EMPLOYMENT TABLE
FOR 1976 - 1981
DATA FOR THE COUNTY OF GOSHEN

Industry	1976	1977	1978	1979	1980	1981
Total Employment	5526	5526	5816	5933	6053	6043
Number of Proprietors	1467	1514	1515	1532	1569	1601
Farm Proprietors	840	863	881	887	904	922
Non-Farm Proprietors	627	651	634	645	685	679
Total Wage & Salary Employment	4059	4012	4301	4401	4484	4442
Farm	562	503	486	554	547	513
Non-Farm	3497	3509	3815	3847	3937	3929
Private	2425	2399	2658	2792	2830	2815
As Serv., For., Fish., & Other	00	00	00	00	00	00
Mining	242	222	253	264	263	207
Construction	316	305	291	309	301	327
Manufacturing	265	261	251	249	236	274
Non-Durable Goods	51	44	40	60	65	53
Durable Goods	186	191	192	211	216	244
Transportation & Public Util.	240	262	269	295	292	00
Wholesale Trade	762	720	714	728	734	708
Retail Trade	89	92	101	102	112	114
Finance, Ins., & Real Estate	439	441	634	862	702	708
Services	1072	1110	1157	1055	1107	1114
Government	84	68	91	86	101	92
Federal Civilian	103	67	65	64	66	69
Federal Military	875	955	1001	905	940	953
State & Local						

Note: D = No listing due to nondisclosure.

Source: Bureau of Economic Analysis.

Table A. 1-17
EMPLOYMENT TABLE
FOR 1976 - 1981
DATA FOR THE COUNTY OF LARAMIE

Industry	1976	1977	1978	1979	1980	1981
Total Employment	33873	34699	36998	38766	38561	39993
Number of Proprietors	2769	3110	3174	3361	3473	3544
Farm Proprietors	569	608	618	625	631	644
Non-farm Proprietors	2180	2502	2556	2736	2842	2900
Total Wage & Salary Employment	31104	31589	33824	36405	36088	38449
Farm	428	384	370	422	416	390
Non-Farm	30676	31205	33454	34883	35672	38059
Private	18162	18830	20946	22274	22633	23095
As Serv.. For.. Fish.. & Other	87	87	90	143	128	129
Mining	111	138	113	153	185	349
Construction	1561	1796	2128	2202	2277	1863
Manufacturing	1494	1693	1845	1792	1627	1531
Non-Durable Goods	1004	999	937	921	967	831
Durable Goods	490	594	908	871	660	700
Transportation & Public Util.	3338	3248	3774	4419	4477	4453
Wholesale Trade	822	802	895	1001	1030	1077
Retail Trade	4655	5063	5526	5916	5947	6482
Finance, Ins.. & Real Estate	1340	1457	1567	1672	1658	1721
Services	4754	4648	5008	4976	5304	5390
Government	12514	12375	12508	12709	13039	12964
Federal Civilian	2370	2217	2307	2346	2280	2280
Federal Military	4463	4267	4212	4114	2353	4035
State & Local	5681	5891	5989	6249	6470	8649

Source: Bureau of Economic Analysis.

Table A.1-18

EMPLOYMENT TABLE FOR 1976 - 1981
DATA FOR THE COUNTY OF PLATTE

Industry	1976	1977	1978	1979	1980	1981
Total Employment	3690	3875	4716	5484	5381	4555
Number of Proprietors	917	989	1008	1000	1017	1038
Farm Proprietors	486	500	511	515	519	530
Non-Farm Proprietors	431	489	497	485	498	508
Total Wage & Salary Employment	2773	2886	3708	4484	4384	3517
Farm	320	287	277	316	312	293
Non-Farm	2453	2599	3431	4148	4052	3224
Private	1748	1890	2716	3387	3222	2414
As Serv., For., Fish., & Other	52	61	00	00	00	00
Mining	292	325	336	368	251	132
Construction	213	249	753	1223	1082	517
Manufacturing	84	70	81	85	82	60
Non-Durable Goods	13	12	19	17	29	18
Durable Goods	71	58	62	68	53	42
Transportation & Public Util.	181	182	200	226	233	228
Wholesale Trade	38	37	00	00	00	00
Retail Trade	538	575	691	744	738	686
Finance, Ins., & Real Estate	77	88	89	111	115	121
Services	273	303	454	503	587	503
Government	705	709	715	781	830	810
Federal Civilian	95	97	101	99	105	102
Federal Military	65	46	48	57	65	69
State & Local	545	566	566	605	660	639

Note: D = No listing due to nondisclosure.

Source: Bureau of Economic Analysis.

Table A.1-19
EMPLOYMENT TABLE
DATA FOR THE COUNTY OF BANNER

Industry	1976	1977	1978	1979	1980	1981
Total Employment	579	581	575	570	809	803
Number of Proprietors	245	228	228	239	240	240
Farm Proprietors	213	212	211	207	207	208
Non-Farm Proprietors	32	16	17	32	33	34
Total Wage & Salary Employment	334	353	347	331	369	383
Farm	207	216	228	218	255	231
Non-Farm	127	137	121	115	114	132
Private	59	63	48	35	37	55
As Serv., For., Fish., & Other	00	00	00	0L	0L	0L
Mining	20	29	18	00	00	00
Construction	17	0L	0L	0L	0L	0L
Manufacturing	0	0	0	0	0	0
Non-Durable Goods	0	0	0	0	0	0
Durable Goods	0	0	0	0	0L	0L
Transportation & Public Utilis.	0	0	0	0L	0L	0L
Wholesale Trade	0	0	0	0	0L	0
Retail Trade	0	0	0	00	00	00
Finance, Ins., & Real Estate	00	00	00	0L	0L	15
Services	0L	0L	0L	0L	0L	77
Government	68	74	75	80	77	77
Federal Civilian	0L	0L	0L	11	0L	0L
Federal Military	0L	0L	0L	0L	0L	0L
State & Local	59	60	62	64	63	64

Notes: L = No listing due to nonresponse.
D = No listing due to nondisclosure.

Source: Bureau of Economic Analysis.

Table A.1-20

EMPLOYMENT TABLE FOR 1976 - 1981
DATA FOR THE COUNTY OF KIMBALL

Industry	1976	1977	1978	1979	1980	1981
Total Employment	2563	2596	2655	2675	2747	2776
Number of Proprietors	653	654	667	686	693	698
Farm Proprietors	398	393	392	385	385	384
Non-Farm Proprietors	255	261	275	301	308	314
Total Wage & Salary Employment	1910	1942	1988	1989	2054	2078
Farm	177	185	183	185	218	198
Non-Farm	1733	1757	1795	1804	1836	1880
Private	1221	1243	1258	1271	1303	1364
As Serv.. For.. Fish.. & Other	24	25	31	30	00	00
Mining	207	241	208	219	276	361
Construction	32	32	65	51	42	37
Manufacturing	156	156	167	136	117	121
Non-Durable Goods	18	17	00	21	00	23
Durable Goods	138	139	00	115	00	98
Transportation & Public Utilis.	104	97	92	90	83	83
Wholesale Trade	157	148	144	161	165	160
Retail Trade	310	309	305	335	339	350
Finance, Ins.. & Real Estate	46	47	53	52	00	00
Services	185	188	193	197	198	164
Government	512	514	537	533	533	516
Federal Civilian	21	17	22	30	26	25
Federal Military	25	27	27	25	26	27
State & Local	466	470	488	478	481	464

Note: D = no listing due to nondisclosure.

Source: Bureau of Economic Analysis.

Table A.1-21

EMPLOYMENT TABLE FOR 1976 - 1981
DATA FOR THE COUNTY OF SCOTTS BLUFF

Industry	1976	1977	1978	1979	1980	1981
Total Employment	18985	19479	19883	20283	20158	19818
Number of Proprietors	2939	3013	3085	3180	3241	3278
Farm Proprietors	1186	1175	1170	1148	1146	1143
Non-Farm Proprietors	1753	1838	1925	2032	2095	2135
Total Wage & Salary Employment	16026	16466	16588	17103	16917	16540
Farm	958	999	1038	993	1174	1088
Non-farm	15068	15467	15550	16110	15743	15471
Private	12436	12759	12786	13336	13031	12767
As Serv... For... Fish... & Other	177	197	227	240	251	279
Mining	23	47	57	60	84	99
Construction	696	619	640	608	548	531
Manufacturing	2903	2774	2641	2812	2578	2301
Non-Durable Goods	1424	1300	1132	1412	1356	1158
Durable Goods	1479	1474	1509	1400	1223	1143
Transportation & Public Utilis.	1028	1105	1200	1216	1178	1182
Wholesale Trade	1261	1208	1278	1369	1358	1304
Retail Trade	3129	3140	3052	3262	3122	3119
Finance, Ins... & Real Estate	490	581	593	601	620	632
Services	2129	3108	3078	3168	3291	3320
Government	2632	2708	2784	2774	2712	2704
Federal Civilian	209	191	169	180	184	191
Federal Military	145	203	199	200	198	209
State & Local	2278	2314	2418	2394	2320	2304

Source: Bureau of Economic Analysis.

household expenditure multiplier from the regional input-output model. The resulting expenditures are then multiplied by the Bureau of Labor Statistics employment to total gross output ratio to determine project indirect jobs resulting from personal consumption expenditures.

For Laramie County, Wyoming, the results of the Economic Base Analysis are then applied to the number of direct and induced jobs in order to determine the number of indirect jobs created by the project. The non-basic to basic multiplier for Laramie County show that for every five basic jobs, four non-basic full time equivalent jobs are created.

Once total project employment demand is determined, it is necessary to determine the amount which the local area can provide. The without-project unemployed labor force as depleted by the number of workers required for the F.E. Warren Military Construction Project discussed in Section 3.4.1 is searched for project-related skills. The amount of labor available with project-related skills for construction workers is determined in consultation with the Construction Resource Analysis Center and by reviewing unemployed labor force characteristics as reported in the area-specific Employment Security Automated Referral System.

Immigration for construction trades is based on recent trends in local and non-local contractor behavior, the expected number of successful local area contractors, the degree of unionization of each prospective contractor, and the local hiring practices of non-local contractors. These factors are further discussed in the Socioeconomic EPT R.

Military employment requirements and the Site Activation Task Force are assumed to be completely immigrant. When immigration of workers occurs, family factors are added to consider accompanying dependents as summarized below.

The available supply of labor for indirect project purposes is then considered. Before immigration occurs for indirect purposes, the accompanying dependents of direct worker immigrants seeking work are considered. The jobs created in the project area and not filled locally first look to the remainder of the region for available labor. Workers to fill these jobs are considered to immigrate with their families to the area where the job is, rather than commute, as a result of the nature of the jobs they take. These are mostly service-type jobs which are not limited to the normal business hours of project employment.

If, after consideration of the remainder of the region, excess demand still exists which the immigrant workers and their dependents cannot meet, further immigration is considered to occur.

Once the category-specific need for extra-regional labor is specified according to the procedure outlined above, the population impact can be determined. The demand for labor is met by immigration which in general will exceed the excess demand by a factor referred to as labor market friction. This is comprised of those workers who are unable to find jobs on the project once they move to the region and represents an annual average estimate of that frictional component.

Each immigrant worker is assigned a probability of bringing dependents (category-specific) and an average number of dependents they bring (category-specific). Thus, the total number of immigrants can be expressed by the following equation:

$$I = \sum_{i=1}^n D_i [1 + P_i (A_i - 1)]$$

where i is the index of categories and

D = excess demand for workers in category

P = proportions of immigrants accompanied

A = family size of accompanied immigrants

I = immigration total

Once the level of immigration is determined it is necessary to allocate the immigrants to the communities in the region. Direct workers and procurement-related workers are allocated independently of the personal consumption expenditure-related workers and are allocated to the community nearest their place of work.

Indirect workers related to direct worker expenditures are allocated in two steps. Direct worker expenditures are first split into retail and nonretail components according to their relative component shares as determined in the most recent Census of Retail Trade. Non-retail expenditures (rent, utilities, etc.) are considered to take place in the community of residence. Retail expenditures are allocated via a gravity model which utilizes community population as a proxy for service levels, and distance as friction, about the residential location of the direct workers. Indirect worker immigrants and their families are centered at that location. The sum of the direct and indirect immigrant workers and their families is then calculated for each year to show the impact on each community in each year.

During the analytical process described above, several assumptions are made regarding future economic behavior, labor market behavior, expenditure patterns, and commuter preferences. In order to determine the effect on the results of each parametric assumption, a series of sensitivity analyses is performed.

The most important sensitivity case concerns the projected economic future. If the economy does not perform as well as (or outperforms) the projected scenario, shown county by county in Tables A.1-4 to A.1-13, the available labor force and totals are changed.

A less productive economy implies greater unemployment, and thus more available labor which, in turn, reduces immigration. A more productive economy leads to the opposite result, as more local labor is employed under baseline conditions.

The amount of excess immigration (over and above project requirements) is based on worker type. An increase in this labor market frictional parameter leads to greater immigration per each direct project worker. As more people move into the area seeking direct employment, or accompanying those people who seek direct employment, it is possible that indirect labor demand can be met by these additional immigrants and therefore less persons may immigrate for indirect employment purposes. The net effect of these counteracting forces can only be determined on a project-specific basis.

Variation of expenditure patterns implies change in the amount that is expended within the Area of Site Influence. This could be affected by changes in tax rates, savings rates, or nonregional expenditures. As direct employees spend more (or less) within the region, the expenditure change implies a change in additional regional income and, therefore, a corresponding change in indirect employment demand.

Other variables tested for sensitivity include the number of weekly commuters, and whether or not these workers might move within the region; labor force participation rates; the cost of commuting; the maximum commuting distance, and the maximum distance traveled for retail expenditure purposes. Each of these variables is region and project-dependent in its effect on income and population.

The variation of these parameters allows for a discussion of a range of effects which serve to provide a more comprehensive analysis of impacts and therefore a broader and more effective monitoring program.

The process of determining the economic impact and the associated immigration of labor contains several sets of specific assumptions. These range from simple behavioral assumptions to generalizations about the nature of production and the regional economy. The discussion below follows the methodological description given above and introduces the assumptions as they occur.

Once given the project description, the definition of workers requires annual salary levels. The weighted hourly average rate for construction trades is taken from the contract amounts listed by the Trades Unions Council from the Cheyenne, Wyoming area. The craft requirement is provided by the Corps of Engineers. A 2,080 hour work year is used and an additional 12.5 percent of salary is assumed as overtime earnings. An extra hour's pay per day is taken as compensation under the subsistence clauses which are in many contracts, assuming that on the average each worker is compensated for 1 hour day for extra commuting.

Salaries for Assembly and Checkout workers are determined according to the schedule of worker requirements. Military salaries are taken from the military pay scale

The location of work for each of the project employees assigned to the Deployment Area is considered to be the silo groupings, or Flights, and dispatch centers are clerical/administrative centers which the workers contact infrequently. This assumption is important in the residential choice of the immigrant workers.

The use of an input-output system such as the RIMS-II used in the determination of indirect effects requires certain assumptions germane to input-output analysis. Specifically, linear production functions are assumed and the enclosure of the system by including the household sector implies similar assumptions on household expenditures.

Unless specific plans for local procurement of materials are mentioned in the Description of the Proposed Action and Alternatives, local procurement is determined using the location coefficient determined in RIMS-II as representing the ratio of locally available procurement to total procurement.

For the purpose of determining immigration, the baseline assumptions delineating labor force availability are relevant. Specific assumptions are made regarding the regional economy and its performance, as well as immigration patterns which are discussed, along with more complete methodological details, in the Socioeconomic Environmental Planning Technical Report.

Assumptions regarding immigrants for project purposes include several factors which are applied categorically. These include accompaniment rates, family size (when accompanied), labor force participation rates of accompanying dependents, and labor market frictional parameters. Additional assumptions regarding those locally available workers who might come from areas such as Rock Springs (and who may be weekly rather than daily commuters) are made. Ninety percent of the direct workers of this type commute weekly. Indirect workers are available in places considered to relocate, due to the need to be there at times other than during normal business hours.

Categorical assumptions are as follows:

Category	<u>Proportion Accompanied</u>	<u>Family Size</u>	<u>Probability of Dependents Working</u>
Construction	0.60	3.20	0.24
Assembly & Checkout	0.60	3.75	0.29
Military Operations	0.65	3.40	0.29
Civilian Operations	0.60	3.75	0.24
Indirect	0.60	3.75	0.24

A.2 Population

The projected population for the Area of Site Influence utilizes the state forecasts of population as provided in "Nebraska Population Projections, 1985-2020" by the University of Nebraska-Lincoln for the Nebraska counties and in "Wyoming Population and Employment Forecast Report" by the Department of Administration and Fiscal Control; Division of Research and Statistics for the Wyoming counties.

Age-sex pyramids for each county are shown in Tables A.2-1 to A.2-14 for 1970 and 1980.

Table A.2-1

ALBANY COUNTY, WYOMING
1970

AGE CATEGORY	MALES	FEMALES
75 +	XXX.XXXX	
70 - 74	XX.XXX	
65 - 69	XXX.XXX	
60 - 64	XXXXX.XXXX	
55 - 59	XXXXX.XXXXX	
50 - 54	XXXXXX.XXXXXX	
45 - 49	XXXXXX.XXXXXX	
40 - 44	XXXXXX.XXXXXX	
35 - 39	XXXXXX.XXXXXX	
30 - 34	XXXXXXXX.XXXXXX	
25 - 29	XXXXXXXXXXXXX.XXXXXXXX	
20 - 24	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
15 - 19	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
10 - 14	XXXXXXXXXXXXX.XXXXXXXXXXX	
5 - 9	XXXXXXXXXXXXX.XXXXXXXXXXX	
0 - 4	XXXXXXXXXXXXX.XXXXXXXXXXX	
	.	.
	2790	2232 1674 1116 558 0 558 1116 1674 2232 2790

Table A.2-2

**ALBANY COUNTY, WYOMING
1980**

AGE CATEGORY	MALES	FEMALES
75 +	XXX.XXXXX	
70 - 74	XX.XX	
65 - 69	XXX.XXX	
60 - 64	XXX.XXXX	
55 - 59	XXXX.XXXX	
50 - 54	XXXX.XXXX	
45 - 49	XXXX.XXXXX	
40 - 44	XXXXXX.XXXXX	
35 - 39	XXXXXXXX.XXXXXXX	
30 - 34	XXXXXXXXXX.XXXXXXXX	
25 - 29	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
20 - 24	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXXXXXX	
15 - 19	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
10 - 14	XXXXXXXX.XXXXXXX	
5 - 9	XXXXXXXX.XXXXXX	
0 - 4	XXXXXXXX.XXXXXX	
	.	.
	3360	2688
	2016	1344
	672	0
	672	1344
	2016	2688
	3360	

Table A.2-3

GOSHEN COUNTY, WYOMING
1970

AGE CATEGORY	MALES	FEMALES
75 +	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
70 - 74	XXXXXXXXXX	XXXXXXXXXX
65 - 69	XXXXXXXXXX	XXXXXXXXXXXX
60 - 64	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
35 - 59	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
50 - 54	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
45 - 49	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
40 - 44	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
35 - 39	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
30 - 34	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
25 - 29	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
20 - 24	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
15 - 19	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
10 - 14	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
5 - 9	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
0 - 4	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
	.	.
	600	480 360 240 120 0 120 240 360 480 600

Table A.2-4

GOSHEN COUNTY, WYOMING
1980

AGE CATEGORY	MALES	FEMALES
75 +	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
70 - 74	XXXXXXXXXXXX	XXXXXXXXXXXX
65 - 69	XXXXXXXXXXXX	XXXXXXXXXXXX
60 - 64	XXXXXXXXXXXX	XXXXXXXXXXXX
55 - 59	XXXXXXXXXXXX	XXXXXXXXXXXX
50 - 54	XXXXXXXXXXXX	XXXXXXXXXXXX
45 - 49	XXXXXXXXXXXX	XXXXXXXXXXXX
40 - 44	XXXXXXXXXXXX	XXXXXXXXXXXX
35 - 39	XXXXXXXXXXXX	XXXXXXXXXXXX
30 - 34	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
25 - 29	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
20 - 24	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
15 - 19	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
10 - 14	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
5 - 9	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
0 - 4	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
	.	.
	600	480 360 240 120 0 120 240 360 480 600

Table A.2-5
LARAMIE COUNTY, WYOMING
1970

AGE CATEGORY	MALES	FEMALES
75 +	XXXXXXXXXXXXXXXXXXXX	
70 - 74	XXXXXX.XXXXXXX	
65 - 69	XXXXXXXX.XXXXXXXX	
60 - 64	XXXXXXXXXXXX.XXXXXXXXXX	
55 - 59	XXXXXXXXXXXXXX.XXXXXXXXXXX	
50 - 54	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
45 - 49	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
40 - 44	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
35 - 39	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
30 - 34	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
25 - 29	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
20 - 24	XXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
15 - 19	XXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
10 - 14	XXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
5 - 9	XXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
0 - 4	XXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
	.	.
	3180	2544 1908 1272 636 0 636 1272 1908 2544 3180

Table A.2-6

LARAMIE COUNTY, WYOMING
1980

AGE CATEGORY	MALES	FEMALES
75 +	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
70 - 74	XXXXXX.XXXXXXX	XXXXXX.XXXXXXX
65 - 69	XXXXXX.XXXXXXX	XXXXXX.XXXXXXX
60 - 64	XXXXXXXXX.XXXXXXX	XXXXXXXXX.XXXXXXX
55 - 59	XXXXXXXXXX.XXXXXXX	XXXXXXXXXX.XXXXXXX
50 - 54	XXXXXXXXXXXXX.XXXXXXX	XXXXXXXXXXXXX.XXXXXXX
45 - 49	XXXXXXXXXXXXX.XXXXXXX	XXXXXXXXXXXXX.XXXXXXX
40 - 44	XXXXXXXXXXXXX.XXXXXXX	XXXXXXXXXXXXX.XXXXXXX
35 - 39	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
30 - 34	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
25 - 29	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
20 - 24	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
15 - 19	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
10 - 14	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
5 - 9	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
0 - 4	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
	.	.
	3840	3072 2304 1536 768 0 768 1536 2304 3072 3840

Table A.2-7

PLATT COUNTY, WYOMING
1970

AGE CATEGORY	MALES	FEMALES
75 +	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
70 - 74	XXXXXXXXXX	XXXXXXXXXX
65 - 69	XXXXXXXXXX	XXXXXXXXXX
60 - 64	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
55 - 59	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
50 - 54	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
45 - 49	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
40 - 44	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
35 - 39	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
30 - 34	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
25 - 29	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
20 - 24	XXXXXXXXXXXX	XXXXXXXXXXXX
15 - 19	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
10 - 14	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
5 - 9	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
0 - 4	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
.	.	.
360	288	216
	144	72
	0	72
		144
		216
		288
		360

Table A.2-8

PLATTE COUNTY, WYOMING
1980

AGE CATEGORY	MALES	FEMALES
75 +	XXXXXXXXX.XXXXXXXXXXX	
70 - 74	XXXXXXX.XXXXXXX	
65 - 69	XXXXXXXXX.XXXXXXXXXXX	
60 - 64	XXXXXXXXXX.XXXXXXXXXXX	
55 - 59	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
50 - 54	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXX	
45 - 49	XXXXXXXXXXXXX.XXXXXXXXXXX	
40 - 44	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
35 - 39	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
30 - 34	XXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
25 - 29	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
20 - 24	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
15 - 19	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
10 - 14	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
5 - 9	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
0 - 4	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
	.	.
	630	504 378 252 126 0 126 252 378 504 630

Table A.2-9
BANNER COUNTY, NEBRASKA
1970

AGE CATEGORY	MALES	FEMALES
75 +	XXXX.XXXXX	
70 - 74	XXXXX.XXX	
65 - 69	XXXXXXXX.XXXXX	
60 - 64	XXXXXXXXX.XXXXXXXXX	
55 - 59	XXXXXXXXXXXXXXX.XXXXXXXXX	
50 - 54	XXXXXXXXXX.XXXXXXXXXXXX	
45 - 49	XXXXXXXXXXXXXXX.XXXXXXXXXXX	
40 - 44	XXXXXXXXXXXXX.XXXXXXXXX	
35 - 39	XXXXXXX.XXXXXXXXXXXXX	
30 - 34	XXXXXXXXX.XXXXXXXXX	
25 - 29	XXXXXXXXXX.XXXXXXXXXXX	
20 - 24	XXXXXX.XXXXXXXXX	
15 - 19	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXX	
10 - 14	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXX	
5 - 9	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXX	
0 - 4	XXXXXXXXXXXXX.XXXXXXXXXXXXX	
	.	.
	90	72 54 36 18 0 18 36 54 72 90

Table A.2-10

**BANNER COUNTY, NEBRASKA
1980**

AGE CATEGORY	MALES					FEMALES				
75 +	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
70 - 74	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
65 - 69	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
60 - 64	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
55 - 59	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
50 - 54	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
45 - 49	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
40 - 44	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
35 - 39	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
30 - 34	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
25 - 29	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
20 - 24	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
15 - 19	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
10 - 14	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
5 - 9	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
0 - 4	XXXXXXXXXXXXXX					XXXXXXXXXXXXXX				
	.	.	.	.	.	.	.	.	.	.
	60	48	36	24	12	0	12	24	36	48 60

Table A.2-11

KIMBALL COUNTY, NEBRASKA
1970

AGE CATEGORY	MALES	FEMALES
75 +	XXXXXXXXXXXXXXXXXX	
70 - 74	XXXX.XXXXX	
65 - 69	XXXXXXXX.XXXXX	
60 - 64	XXXXXXXXXX.XXXXXXXXX	
55 - 59	XXXXXXXXXXXX.XXXXXXXXX	
50 - 54	XXXXXXXXXXXXX.XXXXXXXXXXX	
45 - 49	XXXXXXXXXXXXXXXX.XXXXXXXXXXX	
40 - 44	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXX	
35 - 39	XXXXXXXXXXXXX.XXXXXXXXXXX	
30 - 34	XXXXXXXXXXXXX.XXXXXXXXXXX	
25 - 29	XXXXXXXXXXXXX.XXXXXXXXXXX	
20 - 24	XXXXXXXXXXXXX.XXXXXXXXXXX	
15 - 19	XXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXX	
10 - 14	XXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXX	
5 - 9	XXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXX	
0 - 4	XXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXX	
	.	.
	390	312 234 156 78 0 78 156 234 312 390

Table A.2-12

KIMBALL COUNTY, NEBRASKA
1980

AGE CATEGORY	MALES					FEMALES					
75 +	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXXXX										
70 - 74	XXXXXXXXXX.XXXXXXXXXXX										
65 - 69	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
60 - 64	XXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
55 - 59	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
50 - 54	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
45 - 49	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
40 - 44	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
35 - 39	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
30 - 34	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
25 - 29	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
20 - 24	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
15 - 19	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
10 - 14	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
5 - 9	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
0 - 4	XXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXX										
	.	.	.	.	.	.	.	.	.	.	
	240	192	144	96	48	0	48	96	144	192	240

Table A.2-13

SCOTTS BLUFF COUNTY, NEBRASKA
1970

AGE CATEGORY	MALES	FEMALES
75 +	XXXXXXXXXX.XXXXXXXXXXXXXX	
70 - 74	XXXXXX.XXXXXXX	
65 - 69	XXXXXXXXXX.XXXXXXXXXXXXXX	
60 - 64	XXXXXX.XXXXXXX.XXXXXXXXXXXXXX	
55 - 59	XXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
50 - 54	XXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
45 - 49	XXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
40 - 44	XXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
35 - 39	XXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
30 - 34	XXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
25 - 29	XXXXXXXXXXXXXX.XXXXXXXXXXXXXX	
20 - 24	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
15 - 19	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
10 - 14	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
5 - 9	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
0 - 4	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
	.	.
	1950	1560 1170 780 390 0 390 780 1170 1560 1950

Table A.2-14

**SCOTTS BLUFF COUNTY, NEBRASKA
1980**

AGE CATEGORY	MALES	FEMALES
75 +	XXXXXXXXXXXXX.XXXXXXXXXXXXXXXXXXXXXX	
70 - 74	XXXXXXXXXX.XXXXXXXXXXXXXX	
65 - 69	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
60 - 64	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
55 - 59	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
50 - 54	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
45 - 49	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
40 - 44	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
35 - 39	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
30 - 34	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
25 - 29	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
20 - 24	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
15 - 19	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
10 - 14	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
5 - 9	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
0 - 4	XXXXXXXXXXXXX.XXXXXXXXXXXXXX	
	.	.
	1740 1392 1044 696 348 0 348 696 1044 1392 1740	

A.3 Housing

Housing Methodology

Data developed and analyzed from primary and secondary sources were utilized to profile the baseline housing supply of the Area of Site Influence. Existing housing conditions and trends, mortgage financing capacity, governmental permit processing capacity, and builder developer capacity and capability are presented.

Baseline housing forecasts were developed utilizing the AFSEM Housing models. When necessary, the relationships between housing units and population were adjusted to reflect recent trends. The disaggregation of housing units by type was modified to more accurately profile the housing composition in the forecast areas.

Net annual increases in housing demand by unit type for construction and operations personnel relative to baseline growth in housing stock were projected for the impact communities. Housing impacts were developed utilizing the AFSEM and Housing Model. Population to housing ratios, vacancy factors, housing composition relationships and other analytically derived variables from the analysis of recent survey data of construction workforce housing studies were utilized.

Assumptions used to facilitate the analysis in assessing housing include:

- o The four housing types utilized are single family, multifamily, mobile home, and temporary accommodation units. The assumptions for vacancy rates by housing type and housing mix are shown in Tables A.3-1 and A.3-2;
- o The vacancy rates shown in Table A.3-2 are projected to remain constant through all project years;
- o Baseline housing distributions shown in Table A.3-2 are expected to remain constant through all expected years;
- o Baseline housing projections were derived by utilizing population projections and applying a persons per household factor to determine year-round housing units. These household factor assumptions by community are shown in Table A.3-3;
- o Housing preference assumptions by type of worker are shown in Table A.3-4 to A.3-9;
- o Household size and distributions by worker type are shown in Tables A.3-10 to A.3-11; and
- o The allocation of workers to temporary accommodations is based on the assumption that workers will equally choose between nonfranchise hotels, motels, and campgrounds on a first choice basis and then franchised hotel operations as a secondary choice;

- o For the Cheyenne Urban Area where peak employment projections were provided, the additional housing demand (peak demand minus average demand) is allocated to the temporary accommodations housing category in neighborhoods as follows:

<u>Neighborhood</u>	<u>% Allocated</u>
003 Central	50
027 Orchard Valley	15
029 Sunnyside	15
799 Remainder of Areas	15
008 Dildine	5

- o Impacts were allocated during the summer peak occupancy season to represent the highest annual occupancy condition.

Future vacancies for the different household categories are calculated by applying a vacancy rate to each household type. Two assumptions are made in this regard. First, it is assumed that 1980 to 1982 vacancy rates in the Cheyenne area will apply to each household type. Second, it is assumed that the vacancy rates will apply throughout the forecast period. The overall net vacancy rate for the Cheyenne Urban Area was derived by subtracting the frictional vacancy rate (obtained from the 1980 Census) from the total vacancy (obtained from the 1983 Federal Home Loan Board Housing Study).

It is likely that future vacancy rates will vary depending upon many of social, economic, and demographic factors. Given available data on vacancy rates by household type, future population and household data, and recent vacancy rate trends, these assumptions noted above are the most reasonable that can be made at this time.

Distribution forecasts of household types are generated by disaggregating the total number of housing units into single family, multifamily, and mobile home categories. The mobile home designation includes all manufactured homes on lot pads or on permanent foundations. Housing types are disaggregated assuming that the distribution of household types will remain constant over the forecast period. The distribution is based on a combination of U.S. Census data, housing surveys conducted for the Federal Home Loan Bank, and City of Cheyenne data.

Table A.3-1

VACANCY RATES BY HOUSING TYPE FOR EIGHT JURISDICTIONS
1984-1992

Housing ¹ Type	Cheyenne ² Urban Area	Chug- ³ water	Gering ⁴	Kimball ⁴ City	Pine ⁵ Bluffs	Scotts- ⁴ Bluff	Torr- ⁴ ington	Wheat- ⁶ land
Single Family	1.0%	14.0%	4.0%	6.0%	10.0%	5.0%	4.0%	5.0%
Multi- family	3.2%	78.0%	18.0%	16.0%	6.0%	13.0%	8.0%	10.0%
Mobile Home	2.0%	0.0%	12.0%	6.0%	0.0%	5.0%	5.0%	16.0%
Overall	1.5%	18.0%	7.0%	8.0%	9.0%	9.0%	5.0%	9.0%

- Notes:
- 1 Occupancy rates for temporary accommodations are presented in the appropriate baseline description sections.
 - 2 Vacancy rates for the Cheyenne Urban area are net vacancy rates (total vacancy rate minus frictional vacancy rate). Frictional vacant units are assumed to be those units sold and/or rented awaiting occupancy. The overall net vacancy rate was derived from the 1980 Census and then applied to the type of unit by weighting techniques.
 - 3 Obtained from field interviews of town officials, 1983.
 - 4 Vacancy rates for the cities of Gering, Kimball, Scottsbluff and the town of Torrington are total vacancy rates. Data was obtained from the 1980 Census, General Housing Characteristics.
 - 5 Pine Bluffs' overall vacancy rate was obtained from the 1980 Census of Housing and vacancy rates by type from a survey of town officials, 1983.
 - 6 Wheatland's overall vacancy rate was obtained from the 1983 Wyoming Housing Monitoring System and then applied to the type of unit by weighting techniques. The projected rates have been adjusted to reflect the absorption of a portion of the vacancies by baseline growth.

Sources: Federal Home Loan Bank, Seattle, Washington, 1983; U.S. Bureau of the Census, 1980 Census of Housing; General Housing Characteristics, Wyoming, June, 1983; U.S. Bureau of the Census, 1980 Census of Housing, General Housing Characteristics, Nebraska, July, 1982; Wyoming Department of Economic Planning and Development, Wyoming Housing Monitoring System, 1983.

It is assumed that the distribution of household types within the Cheyenne Urban Area for baseline forecasting will be 65 percent for single family homes, 23 percent for multifamily homes, and 12 percent for mobile homes, or roughly the equivalent of the average household distribution experienced in 1982. Based on this and the assumption that the same distribution of housing types will continue in the future, baseline forecasts by housing type are presented in Table A.3-2.

Table A.3-2
BASELINE HOUSING DISTRIBUTIONS BY TYPE
1984-1992

Housing Type	Cheyenne ¹ Urban Area	Chug- ² water	Gering ³	Kimball ³ City	Pine ⁴ Bluffs	Scotts- ³ Bluff	Torr- ³ ington	Wheat- ⁵ land
Single Family	65%	74%	81%	71%	80%	75%	77%	56%
Multi-Family	23%	9%	15%	18%	10%	21%	17%	18%
Mobile Home	12%	17%	4%	11%	10%	4%	6%	26%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%

Notes: ¹ Derived from combination of Federal Home Loan Bank, 1982; Cheyenne City, 1983; and U.S. Census, 1980 data. The percent breakdown of the Cheyenne Urban Area is based on a housing count that excludes F.E. Warren.

² Derived from interviews with town officials, 1983.

³ Derived from U.S. Census, General Housing Characteristics, 1980.

⁴ Derived from Housing Field Survey, 1983.

⁵ Derived from combination of 1980 Census and Housing Field Survey, 1983.

Source: U.S. Bureau of the Census, 1980 Census of Housing, General Housing Characteristics, Wyoming, June, 1982; U.S. Bureau of the Census, 1980 Census of Housing, General Housing Characteristics, Nebraska, July, 1982; Housing Field Survey, 1983; Federal Home Loan Bank, Seattle, Washington, 1982.

For purposes of this analysis, housing unit forecasts are assumed to be directly related to the forecast population and the future population per household. In this manner, the future number of available housing units is calculated by the relationship between forecast population and an assumed population per household.

Based on census data, the number of persons per housing unit has declined. In 1970, there were an average of 2.76 persons per housing unit in the Cheyenne area. In 1980, the number of persons per unit in the Cheyenne area decreased to 2.45. This trend can be attributed to a number of social, economic, and demographic factors such as reductions in average family size and an increase in the number of single-person households. It was assumed that the number of persons per household will remain constant over this study. It is further assumed that the population per housing unit derived for 1980 will apply throughout this period. Persons per household for all impacted communities are shown in Table A.3-3. Although the trend of a decreasing persons per household could continue or possibly the reverse (i.e. an increase in persons per household) could occur, any change in this variable during the construction period of the project would most likely produce small and inconsequential effects on the baseline housing projections.

Table A.3-3

PERSONS PER HOUSEHOLD FORECAST FOR EIGHT JURISDICTION
1984-1992

Cheyenne ¹ Urban Area	Chug- ² water	Gering ³	Kimball ³ City	Pine ³ Bluffs	Scotts- ³ Bluff	Torr- ³ ington	Wheat- ⁴ land
2.45	2.06	2.74	2.46	2.26	2.39	2.46	2.25

Notes: ¹ Obtained from the U.S. Bureau of Census, Neighborhood Statistics, 1980.

² Obtained from survey of town officials, 1983.

³ Derived from U.S. Bureau of Census, General Housing Characteristics, 1980.

⁴ Obtained from a combination of 1980 Census, 1983 Housing Survey, and 1983 estimated population.

Sources: U.S. Bureau of the Census, 1980 Census of Housing, General Housing Characteristics, Wyoming, June 1982; U.S. Bureau of the Census, 1980 Census of Housing, General Housing Characteristics, Nebraska, July, 1982.

Accompanied and unaccompanied workers exhibit preferences for particular housing types. These housing types are chosen on the basis of the workers' short-term construction and long-term operations and service employment. Current literature has indicated substantial differences in housing preferences for these short and long-term workers. The four housing types selected represent distinct market opportunities for these immigrant workers and their families. The single family classification represents an owner-occupied detached or attached unit while multifamily indicates a renter-occupied unit including apartments, two-plexes, or four-plexes. Mobile home

represents an owner-occupied unit that can be located either in a mobile home park or a mobile home subdivision on either a temporary or permanent foundation. The temporary spaces category indicates motel, hotel, or campground spaces generally occupied on a short-term basis.

Tables A.3-4 to A.3-8 indicate the housing preferences.

Accompanied and unaccompanied workers display different occupancy characteristics related to their family status, the cost of housing types, the ability of single-status unaccompanied workers to establish joint tenancy relationships, the bed and bedroom characteristics of a particular housing unit, the income of the workers, and the maintenance of a second housing unit by some workers. The occupancy assumptions that were utilized are shown in Table A.3-9.

Table A.3-4
CONSTRUCTION WORKER
HOUSING PREFERENCES
1984-1992

<u>Housing Type</u>	<u>Accompanied</u>	<u>Unaccompanied</u>
Single Family	30%	5%
Multifamily	25%	40%
Mobile Home	40%	25%
Temporary Accommodations	5%	30%

Sources: Old West Regional Commission, Construction Worker Profile, 1975; Mountain West Research Memorandum No. 83; S. Malhotra and Manninen, Migration and Residential Location of Workers at Nuclear Power Plant Construction Sites, 1981; Construction Workforce, U.S. Army Corps of Engineers, 1981; Construction Resource Analysis Group, University of Tennessee, Knoxville, A Description of the Construction Industry in the F.E. Warren AFB Region and the Direct Impact of Peacekeeper Deployment on the Construction Labor Force, 1983.

Table A.3-5
ASSEMBLY AND CHECKOUT (A&CO) AND
SITE ACTIVATION TASK FORCE (SATF) HOUSING PREFERENCES
1984-1992

<u>Housing Type</u>	<u>Accompanied</u>	<u>Unaccompanied</u>
Single Family	45%	15%
Multifamily	35%	45%
Mobile Home	20%	25%
Temporary Accommodation	0%	15%

Sources: Construction Resource Analysis Group, University of Tennessee, Knoxville, A Description of the Construction Industry in the F.E. Warren AFB Region and the Direct Impact of Peacekeeper Deployment on the Construction Labor Force, 1983.

Table A.3-6

MILITARY WORKER
HOUSING PREFERENCES
1984-1992

<u>Housing Type</u>	<u>Accompanied</u>	<u>Unaccompanied</u>
Single Family	55%	25%
Multifamily	15%	35%
Mobile Home	30%	40%
Temporary Accommodation	0%	0%

Table A.3-7
WEEKLY COMMUTER
HOUSING PREFERENCES
1984-1992

<u>Housing Type</u>	<u>Accompanied</u>	<u>Unaccompanied</u>
Single Family	0%	5%
Multifamily	0%	30%
Mobile Home	0%	25%
Temporary Accommodation	0%	40%

Sources: Old West Regional Commission, Construction Worker Profile, 1975; Mountain West Research Memorandum No. 83; S. Malhotra and Manninen, Migration and Residential Location of Workers at Nuclear Power Plant Construction Sites, 1981; Construction Workforce, U.S. Army Corps of Engineers, 1981; Construction Resource Analysis Group, University of Tennessee, Knoxville, A Description of the Construction Industry in the F.E. Warren AFB Region and the Direct Impact of Peacekeeper Deployment on the Construction Labor Force, 1983.

Table A.3-8

TRANSIENT'S HOUSING PREFERENCES
1984-1992

<u>Housing Type</u>	<u>Accompanied</u>	<u>Unaccompanied</u>
Single Family	0%	0%
Multifamily	0%	0%
Mobile Home	0%	0%
Temporary Accommodation	100%	100%

Table A.3-9

WORKERS¹ PER HOUSEHOLD BY HOUSING TYPE
1984-1992

<u>Housing Type</u>	<u>Accompanied</u>	<u>Unaccompanied</u>
Single Family	1	2.5
Multifamily	1	2.0
Mobile Home	1	2.0
Temporary Accommodation	1	1.5

Note: 1 Workers include construction, military, A&CO, SATAF, and transients.

Source: S. Malhotra and Manninen, Migration and Residential Location of Workers at Nuclear Power Plant Construction Sites, 1981.

To derive household distributions by type of worker the following assumptions were applied to the impact population (as defined by the employment demand section) as shown in Tables A.3-10 to A.3-11.

Table A.3-10

PERSONS PER HOUSEHOLD
BY TYPE OF WORKER
1984-1992

<u>Type of Worker</u>	<u>Persons Per Household</u>
Construction	2.32
Military	2.56
A&CO	2.67
SATAF	2.67
Transients	2.35

Table A.3-11

PERCENT OF ACCOMPANIED AND
UNACCOMPANIED BY TYPE OF WORKER
1984-1992

<u>Type of Worker</u>	<u>Accompanied</u>	<u>Unaccompanied</u>
Construction	60	40
Military	65	35
A&CO	60	40
SATAF	60	40
Transients	50	50

A.4 Public Services and Facilities

A.4.1 Methodology

This section describes the analytical methods employed for Public Services and Facilities. These methods are described under three major headings. This methodological approach was employed for each of the eight Public Services elements.

A.4.2 Baseline Description

The methodology employed for the baseline description primarily consisted of an inventory assessment. Primary and secondary data sources were utilized. Methods included a case study approach which utilized personal interviews with local officials; reviews of existing budgets, annual agency reports, comprehensive plans, and other applicable local and state publications. The major effort for determining existing conditions was communication with local representatives. Salary data noted is summer 1983 salary level. The fiscal year referred to is July to June in Wyoming and Nebraska jurisdictions.

Once data on existing conditions were collected, they were organized and refined to permit an analysis of the adequacy of existing services and facilities to meet the needs of the current populations within their respective governmental jurisdictions. This analysis was based primarily on current local services delivery standards.

A.4.3 Projected Baseline

Upon completing the inventory of baseline conditions, future trends without the project were forecast in order to establish projected baseline conditions. Existing local standards for each of the sub-elements were forecast based on projected increases in local population. This established preliminary baseline conditions. For example, types of hospital beds were forecast based on existing local ratios of beds-to-population. If, however, types of beds were not available, total beds were substituted. The case study method was further employed with modifications necessary to more accurately reflect future local conditions for each element. Unless there was evidence to the contrary, these communications formed the basis for the projected baseline programmatic needs for human services and health care.

Relationships between population size, service delivery levels, special requirements, and cost were established. Final baseline forecasts were made by applying the adjusted service standards to the baseline population forecasts. Unless appropriate information indicated otherwise, service delivery levels were forecast as being the same as current levels.

Future trends in enrollments were projected by three methods:

- o Enrollments in Wyoming were projected by a weighted mean ratio method developed by the state for 5 years and a smoothed average technique for the next 5 years (K-12);
- o Enrollments in Nebraska were projected by a mean survival ratio method developed by the state for K-12; and

- o Ages ranging from 5 to 17 years were projected using the age cohort survival model.

The numbers of school buses were projected by multiplying the annual increase of projected student enrollments by 50 percent, and dividing by 50 students and by 1.5 as a multiple-routing factor. It was assumed that 50 percent of the projected number of students would ride the bus, that the capacity of a bus was 50, and that 50 - 60 percent of the projected impact students would ride buses.

A.4.4 Project Impacts

Methods used to anticipate public services and facilities project impacts were the same as those used in establishing baseline conditions under future trends. In forecasting standards, baseline population projections were utilized. As in the case of developing baseline conditions, local standards were reviewed in conjunction with appropriate local officials to determine the standards' validity in representing future local conditions. Consequently, a case study method was employed to refine this method. The major difference between the methodological approach toward future trends and project impacts is that service delivery levels were not forecast as being the same as current levels. Degradation or improvement of service levels was examined based on the impact population. Increases in staffing, major equipment, and special requirements were identified to reestablish local service levels for the respective Public Services elements.

In addition, sensitivity ranges were established for law enforcement and human services. The lower end of the range was based on a proportional demand for services. The upper end of the range took into consideration the potential for disproportional demand on these services from the immigrant population.

Based on an equivalent 100% increase in population, the disproportional increase in caseloads for human services would be represented as follows:

<u>Service Area</u>	<u>Increase in Caseloads</u>
Mental Health	286%
Alcohol	414%
Chemical Abuse	314%
Domestic Violence	210%
Youth Disturbance	314%
Rape	233%
Income Maintenance	210%
Social Services	210%

The percentage increase in population in any given year was then applied to the scale to establish the high range of caseload increases. The low range was based on the existing per capita ratio of clients to population. Finally, each agency's institutional unmet need was factored into the staffing ratio and applied to the impact client projections.

The upper end of the range for law enforcement was based on an assumption that under very conservative conditions, the immigration population would place a demand on services that would be equivalent to twice the demand of the

existing local population. This range was applied only to Laramie County and the City of Cheyenne. The other jurisdictions had existing staff to population ratios that would be adequate under an impact scenario.

A.5 Utilities

A.5.1 Sewage Treatment

Waste flows for baseline conditions and all future years, with and without the project, were computed as the product of populations in each community and current unit per capita waste generation rates in gallons per capita per day. (The range of these values was 80 to 190 gpcd.) Waste flows were then compared with existing hydraulic capacity in sewer systems and existing treatment capacity in wastewater treatment plants. Needed expansions were noted.

Computer simulations were made to assess the hydraulic capacity of the sewer networks in the city of Cheyenne. A well-known computer model was used. It was the Storm Water Management Model developed for and promulgated by the Environmental Protection Agency (EPA) for simulation of storm sewers, combined sewers, and sanitary sewers, among other facilities and receiving streams. The model corroborated a known surcharge problem at the junction of an upstream 15-inch sewer from F.E. Warren AFB with a downstream 12-inch sewer in the city's system. Everywhere else, the model indicated that existing sewers are adequately sized to carry peak daily flows throughout the projected baseline and project impact periods. Another model, developed jointly by the EPA and Corps of Engineers, CAPDET, was used to check treatment plant performance characteristics and to estimate costs for needed improvements.

A.5.2 Water Supply

Demands on municipal water supply systems were computed as the product of current and future populations multiplied by current unit water-usage rates (gpcd). These demands in all years were compared with existing treatment and distribution capacities. Needed expansions, if any, were noted.

Additionally the treatment plants, storage reservoirs, and distribution network in the Cheyenne Urban Area were simulated with a computer model called WATSIM. This state-of-the-art model was able to identify an existing condition of low pressure during a firefighting, high-pumpage event at a specific location in the city of Cheyenne.

A.5.3 Solid Waste

Tonnages of generated garbage to be expected were computed as the product of expected populations in the various communities and an average, nominal-but-confirmed unit generation rate (5 pounds per capita per day). The computed waste loads were compared with existing collection equipment and disposal-site capacities.

This methodology alone was able to pinpoint a need for an additional collection truck and crew and an additional waste compactor at the disposal site in the city of Cheyenne. The need arose late in the baseline period, and those needs were accelerated up to 18 months by the project. Existing collection and disposal capacities throughout the remainder of the Area of Site Influence were adequate.

A.5.4 Stormwater

Rainfall data were tabulated for rain gages throughout the Area of Site Influence. Rainfall intensities (inches per hour) were deduced from that data for storm events of various frequencies. Storms that occur with average frequencies of once in 2 years were applied to areas in each Area of Site Influence community, and peak storm-event runoff rates (cubic feet per second) were computed. These peak flow rates were converted to the number of equivalent storm sewer lines necessary to transport the indicated flows. These equivalent (60-inch) storm sewer outfalls that are necessary were compared with storm drainage facilities in place.

For future years, new peak runoff rates were computed as functions of either the larger developed acreages then or the increase in impervious land use which gives rise to greater runoff from an equally sized area that is less pervious. New numbers of equivalent storm sewers were indicated for some communities. In most places the peak flows were increased so insignificantly that no change in storm sewer facilities, either in baseline or project conditions, was necessary. Only in the city of Cheyenne did the project induce needs for more storm sewers than were needed under baseline conditions.

For the city of Cheyenne, two fully developed basins in the Crow Creek watershed were simulated with the Storm Water Management Model. Storm sewers in both places are known to surcharge or flood several times per year. The model corroborated this. The pipes, particularly those downstream, are undersized. In some cases they should be 1.5 to 2.0 times larger in diameter than they are. Also, for new-development areas in Cheyenne and South Cheyenne, drainage-design criteria were applied that are promulgated by the City and incorporated in Laramie County subdivision regulations. Lengths and diameters of needed storm sewers were computed from Rational Method conversions of land use, rainfall, and drainage basin size to cubic feet per second of runoff. Costs for these facilities and detention storage ponds were also computed and presented.

A.6 Recreational Facilities

A.6.1 Local Recreation

The analysis for the local parks and recreation system was based directly on changes (increases or decreases) in the population of the communities addressed. An increase in population normally results in increases in recreation participation at the various recreation areas and facilities located within the Area of Site Influence. Three separate categories were studied: parkland, recreation facilities, and recreation staffing.

Using population figures as developed and described in Appendix A.2, the assessment estimated current conditions in terms of the available supply and the need for (or adequacy of) parkland, facilities, and staffing. The trend analysis projected future populations for each community and then multiplied adopted standards, national standards, state standards, or existing ratios for each of the three categories by the projected populations. The impact analysis used the same methodology applied to predict trends.

Assumptions employed in assessing local recreational resources were:

- o For the most part, recreation participation is directly proportionate to population growth;
- o Recreation standards provided by the NRPA, the SCORPs, and the Greater Cheyenne Recreation Commission are applicable to the affected communities and can be used to describe existing and future conditions;
- o The eight facility categories cover the principal local recreation activities: baseball, softball, soccer, basketball, volleyball, tennis, golf, and swimming; and
- o Existing staff levels are adequate to administer, operate, and maintain parks and recreation facilities, given current budgetary constraints.

For the local recreation analysis, information was gathered from three primary sources: public documents, group and agency contacts, and field surveys. Public documents included parks and recreation master plans and comprehensive plans developed for specific localities. County comprehensive plans were used to supplement the previous documents. Primary agencies contacted were local parks and recreation departments; local government staffs were contacted in communities with no such departments. Field surveys were used to supplement data supplied by local agencies and available documents.

A.6.2 Regional Recreation

For this analysis, resource-based recreation is defined as participation in outdoor activities which are dependent upon or enhanced by natural surroundings. The resource-oriented activities considered in this study include camping, picnicking, skiing, swimming, fishing, hunting, boating, hiking/horseback riding, snowmobiling/cross-country skiing, and off-road vehicle use. In general, people interested in these activities are willing to

travel fairly long distances for the opportunity to participate. Although some of these activities, such as picnicking and fishing, can be performed in urban areas, they are generally associated with rural surroundings.

The basic method of analysis for existing conditions included the collection of current visitation data (by activity) for all resource-based recreational areas within the Area of Site Influence. The units of visitation measurement varied between agencies (e.g., number of visitors, visitor days, activity days, etc.). Visitation figures presented in the baseline conditions section of this study reflect the data units as they were provided by each agency.

For the projected baseline description, all visitation values were converted into activity days so that valid comparisons could be made and impacts assessed. Conversion of the various measurement units of data to activity days was made using such information as average time spent participating in each activity, percentage of total visitors participating in each activity, etc., depending upon the particular unit involved. It was then assumed that the existing activity day estimates for each recreational area would be representative of visitation levels during the project peak year (1987) and the settlement year (1991) and on. This assumption is made because variations in use for resource-based recreation facilities involve a number of parameters, of which population is but one. The effect of using existing conditions is to hold all other parameters constant and vary the population only. This reduces the error that would result from estimates of other parameters. Details of this methodology are provided in Appendix C of the Final Land Use EPTR.

Impacts associated with the project were determined by forecasting the increase in activity participation at each recreation area attributed to project-induced population in Cheyenne, Wheatland, and Torrington during the peak year and the settlement year. The methodology for estimating the increase in recreational activity pressure involved two basic steps: first, total induced recreational participation by activity was calculated for the three communities (Cheyenne, Wheatland and Torrington together account for the largest average annual immigrant population increase in absolute numbers in the peak year 1987). This was done using participation rates published by the Water Resources Research Institute of the University of Wyoming for the Wyoming Recreation Commission. The method involves conversion of participation rates in various activities of participants only to per capita rates for the statewide population projected for 1987 and 1991 and on. By using rates attributable to specific age groups, the process yields participation rates that are specific to the age distribution of the project-induced immigrants.

Second, each induced activity total was allocated to the various recreation areas within the Area of Site Influence using a computerized gravity model. Impacts were then determined by comparing activity day increases at each area to existing capacity estimates.

The gravity model used for this analysis is a variation of an accepted approach that has been used to allocate a diverse array of human activities in space. In principle, the model expresses the pressure for a given activity at a given recreation area that originates at a population center. It does so by using visitation values (in activity days) at each recreation area as

attractiveness factors and travel times from a population center to each recreational area as friction factors.

Essentially the model states that the number of recreational activity days generated by the project-induced population of Cheyenne, Wheatland, and Torrington, which is then attracted to a given recreational area, is dependent upon three factors:

1. It is proportional to the total activity days generated by that population, regardless of its destination;
2. It is proportional to the total existing activity days spent at that given recreation area, regardless of origin; and
3. It is inversely proportional to the travel time between the residence of that population and the given recreation area.

Also, estimates were made of the probable increase in staffing based on project-induced increases in activity days. Because no standards exist relating to staff size and usage, staffing need was based on the present staff-to-usage relationship. This was done by calculating a ratio of staff (classified as full time, part time, etc.) to baseline activity days. Each ratio was then multiplied by projected increased activity days to yield additional staff requirements for 1987 and 1991 and beyond. If the resulting figure yielded a fraction of 0.5 or less, it was taken to mean that no additional staff was required. It is recognized that there are limitations to the validity of this approach since present staffing levels are considered inadequate in some cases. In the absence of any standards, however, the above approach seemed reasonable.

A.6.3 Fish and Game Law Enforcement

Historical data on fish and game violations and populations were gathered through interviews with enforcement personnel, review of state agency files and other literature, and review of available violation/arrest records in Nebraska and Wyoming. The timeframes covered by the available data varied from 33 years for Wyoming to 23 years for Nebraska. The accumulated data was subjected to regression analysis to obtain predicted values of violations on an annual basis. Annual statewide violation trends were then analyzed to predict district trends associated with the proposed project.

Assumptions made during the gathering and evaluation of the fish and game enforcement data include:

- o The recorded violations are a fraction of the actual number of violations that occur but are not detected; and
- o Violations occurring at the district level follow statewide trends.

A.6.4 Environmental Awareness

The approach to the development of the environmental awareness program involved three steps. First, a literature search was undertaken to determine an appropriate context for the inventory of existing and proposed

environmental awareness programs and their evaluation. Next, telephone interviews with officials at a representative sample of large-scale energy development projects in relatively remote areas were conducted. Issues discussed included the elements of each program, the timing of their administration, and their relative effectiveness. The last step consisted of evaluating each program and its component parts for relevance and effectiveness and combining those that appeared to be both well received and effective into a proposed mitigation program for the project.

A.6.5 Arts and Cultural Activities

Information on arts and cultural resources in Wyoming and Nebraska was obtained from the Wyoming Council on the Arts and the Nebraska Arts Council. The directors of these agencies provided assessments of regional and local activities and organizations in the ASI. Information provided included annual reports, budgets and funding sources, grants and other assistance to local arts groups, policies and priorities; promotion of and assistance to artists, and programs of performance and visual arts available through regional arts alliances and foundations.

Local and regional arts organizations were contacted for details on public support, demand levels, sources of funds, activities and capacity for additional participation, attendance data from galleries, concerts and other programs, and facilities used and capacity information.

Using baseline population estimates, projections of supply and demand for arts programs and opportunities were made. Projected funding availability for state, regional, and local organizations was considered in projections of future activities, programs, and support for arts and cultural activities. Plans for future organizational or programmatic changes were also assessed.

Due to the lack of quantitative data on specific percentages of population who may be users of arts and cultural resources, projections of future needs were for the most part qualitative. Generally, increased population is assumed to result in proportional increases in demand for arts resources. The state goal of arts and cultural organizations is promotion of public participation and interest; therefore, growth in demand due to projected population growth will benefit the provision of arts and cultural opportunities.

Qualitative analyses of potential impacts on services, programs, and facilities were developed through discussions with relevant providers, projects were assessed in relation to assumptions of proportional increased demand from the immigrant population, and the beneficial impacts of higher levels of participation and attendance.

A.7 Transportation

The transportation resource is defined as the study of the various modes of travel used for the safe and efficient movement of persons and goods. Its focus includes transportation planning and the design and operation of roads, railroads, aviation facilities, public transit, and pedestrian and bicycle facilities, as well as the interrelationships between these travel modes. Of particular importance is the study of the roads to be used by the stage transporter vehicle and the evaluation of necessary bridge and road improvements. This system includes those roads used for transporting missile components to the selected missile Launch Facilities.

The methodology for characterizing road and traffic conditions is described according to travel demand, traffic engineering, and physical condition of roads and bridges. Travel demand was assessed through the use of manual study techniques and computerized transportation models. Manual study techniques, which include the estimation of current traffic volumes, a review of historic traffic growth, and an understanding of local development trends, were used in the analysis of travel demand for rural areas and smaller population centers. The model approach was used to simulate traffic conditions in the Cheyenne Urban Area. Transportation models provide a convenient means of simulating complex traffic patterns and allow a determination of roadway links where capacity deficiencies may occur.

The basic objective of a transportation facility is to accommodate a quantity of traffic demand with an acceptable quality of service. Additional project-related traffic demand would have an impact on the quality of transportation service. For roads, the levels of impacts are measured primarily by changes in the traffic level of service (LOS) and the physical condition of the roadway system. Also considered is the amount of delay, length of queues, and vehicular safety. The measure of quality or level of impact is considered to vary as some function of the ratio of the rate of flow to the capacity of the transportation facility. The level of service concept defines this function, and generally describes the operating conditions a driver may experience while traveling on a particular roadway. Level of service on a particular roadway varies primarily with volume from level A (best) to level F (worst).

The missile transporter/erector vehicle is very heavy, with a gross weight of over 200,000 pounds, and axle loads of 30,000 pounds. Of primary concern is the ability of the road system (including bridges) to accommodate this vehicle. During the 1960s, Minuteman transporter/emplacer routes were designed and public roads were upgraded through the Defense Access Road program. For the purpose of analyzing their physical conditions, the stage transporter roads were considered to comprise the presently designated Minuteman transporter/emplacer routes.

Data on the transporter/erector routes was gathered through a comprehensive road condition inventory; roadway deficiencies were determined through comparisons of roadway conditions and project design standards.

Data collected during the inventory include roadway surface type, surface width, shoulder type, shoulder width, number of lanes, and structural properties. In addition, information was gathered on structures such as bridges, culverts, cattle guards, and potential obstructions such as rail

crossings, utility crossings, and substandard curves. A computerized procedure was used to tally both roadway and structural information and to store a detailed record of the physical condition of the affected roads.

Other transportation elements were analyzed using basic accepted methods.

A.7.1 Travel Demand Forecasting Model

Traffic impacts were assessed through the use of manual study techniques and computerized travel demand forecasting models. Travel demand forecasting models essentially predict the impact that policies or programs will have on urban activities and subsequently on travel demand. The models provide detailed information such as anticipated traffic volumes on roadway networks. Knowing the future demand, an assessment can be made of the performance of alternative transportation systems.

The results of this process allow a determination of roadway links where capacity deficiencies may occur. Rational decisions can then be made concerning the transportation facility improvements that may be warranted.

Travel demand models typically involve several steps, including data collection, trip generation, trip distribution, and trip assignment. Trip generation determines the number of trips that will be made, while trip distribution determines where the trips will go. Trip assignment predicts the routes that the trips will take.

Travel demand models are normally developed and calibrated for existing conditions, and then applied to future year conditions.

The procedures outlined in the National Cooperative Highway Research Program (NCHRP) Report 187, Quick-Response Urban Travel Estimation Techniques and Transferable Parameters, were followed for the travel demand modeling process. The trip distribution and traffic assignment steps were performed with MicroTRIPS, a set of transportation planning software programs developed by PRC Voorhees, Inc. for use on a microcomputer.

A.7.1.1 Existing Conditions

A.7.1.1.1 Information Needs

A significant amount of information must be collected before the travel demand forecasting process can begin. This includes a definition of the study area, and the urban activities, transportation system, and travel characteristics associated with the area.

A.7.1.1.1.1 Study Area

The study area included the developed area of Cheyenne plus the area to be affected by additional population within the applicable timeframe of the project. The transportation analysis units, referred to as traffic zones, were based on the U.S. Bureau of the Census system of tracts and block groupings. The Census groupings were used since Census data, aggregated at this level, provided a basic input to the travel demand process.

A.7.1.1.1.2 Urban Activities

Travel demand forecasting models should be based on the simplest information possible for which reasonable forecasts can be made. The models can then be applied to information forecasts in order to determine future travel demands. The travel demand models require information concerning the number of households, the income range of the households, and the retail and non retail employment for each traffic zone. Household information was obtained from the 1980 Census; employment information was obtained from Dun's Marketing Services.

A.7.1.1.1.3 Transportation System

The transportation system consists of the basic elements of the roadway network. The network is described in terms of roadway links including distance measurements, number of lanes, and travel speeds. Each intersection is numbered as a traffic node and each traffic zone is numbered as a centroid. Current traffic information was also obtained for the road network. Network information was obtained from the Wyoming Highway Department, the City of Cheyenne, and Laramie County.

A.7.1.1.1.4 Travel Information

The travel demand forecasting process requires information on the daily household person-trips. The trip generation characteristics were developed utilizing procedures from NCHRP Report 187. External traffic characteristics (trips originating outside the Cheyenne area) were obtained from the Wyoming Highway Department.

A.7.1.1.2 Trip Generation

Trip generation is the process that quantifies the relationship between urban activity and travel. The urban activity forecasts provide information on the location and intensity of urban activities. Trip generation procedures translate these activity forecasts into travel demand. Trip generation consists of three basic components -- production models, attraction models, and external trip models.

Trip productions are based on the relationship between trip making and household characteristics of income and auto ownership.

Cross-classification techniques were used for trip production analysis. This is a technique in which the change in one variable, such as trips, can be measured when the change in other variables, such as the number of households, is made.

Trip attraction analysis is directed toward the activities -- such as stores, offices, or facilities -- that attract trip productions. The number of measured trip attractions is related to a measure of activity such as the number of employees at a factory.

Trip production and attraction rates provided in NCHRP 187 were used to calculate the number of productions and attractions per traffic zone. The three trip purposes used in the analysis were home-based work (HBW), home-

based non work (HBNW) and non home-based (NHB). Table A.7.1-1 shows the applicable trip production table from NCHRP 187. The recommended equations for trip attractions are shown below.

TO ESTIMATE TRIP ATTRACTIONS FOR AN ANALYSIS AREA USE:

HBW Trip

$$\text{Attractions} = F_1 [1.7 (\text{Analysis Area Total Employment})]$$

		Analysis		Analysis Area		Analysis Area
HBNW Trip		Area Retail		Non-Retail		Dwelling
Attractions = F_2	10.0	Employment +	0.5	Employment +	1.0	Units

		Analysis		Analysis Area		Analysis Area
NHB Trip		Area Retail		Non-Retail		Dwelling
Attractions = F_3	2.0	Employment +	2.5	Employment +	0.5	Units

Where: F_1 , F_2 , F_3 are areawide control factors

TO DEVELOP AREAWIDE CONTROL FACTORS, USE:

$$F_1 = \frac{\text{Areawide Production for HBW Trips}}{1.7 (\text{Areawide Total Employment})}$$

$$F_2 = \frac{\text{Areawide Production for HBNW Trips}}{10.0 \frac{\text{Areawide Retail Employment}}{\text{Areawide Non-Retail Employment}} + 0.5 \frac{\text{Areawide Dwelling Units}}{\text{Areawide Non-Retail Employment}} + 1.0}$$

$$F_3 = \frac{\text{Areawide Productions for NHB Trips}}{2.0 \frac{\text{Areawide Retail Employment}}{\text{Areawide Non-Retail Employment}} + 2.5 \frac{\text{Areawide Dwelling Units}}{\text{Areawide Non-Retail Employment}} + 0.5}$$

Household data from the 1980 Census were used as input to Table A.7.1-1 to develop trip productions. The Census included information on the number of households, the median household income, and the number of households with zero, one, two, and three or more vehicles available. To illustrate the procedure, assume that the 1980 Census showed that Zone 81 had a median income of \$11,591; 405 total households; 81 households with no autos; 251 households with 1 auto; 69 households with 2 autos, and 4 households with 3 or more autos.

Since the Census median income figure was shown in 1979 dollars, the U.S. Department of Labor consumer price index must first be used to convert the 1979 dollars to 1970 dollars. Once this conversion is done, Table A.7.1-1 which is in 1970 dollars, can be used directly. Using this procedure, the \$11,591 median income figure corresponds to the 1970 income group of \$6,000-\$7,000. The analytical procedure for determining trip production is shown in the matrix below:

Table A.7.1-1

DETAILED TRIP-GENERATION CHARACTERISTICS

Income Range 1970 \$ (000's)	URBANIZED AREA POPULATION: 50,000-100,000												
	Avg. Autos Per HH	Average Daily Person Trips Per HH	% HH by Autos Owned				Average Daily Person Trips Per HH by No. of Autos/HH				% Average Daily Person Trips by Purpose		
			0	1	2	3+	0	1	2	3+	HBW	HBNW	NHB
0-3	0.56	4.5	53	39	7	1	2.0	6.5	11.5	12.5	21	57	22
3-4	0.81	6.8	32	58	10	1	2.2	8.0	13.0	15.0	21	57	22
4-5	0.88	8.4	26	61	12	1	2.6	9.5	14.5	16.5	21	57	22
5-6	0.99	10.2	20	62	17	1	3.0	11.0	15.5	18.0	18	59	23
6-7	1.07	11.9	15	64	20	1	3.0	12.5	16.5	19.5	18	59	23
7-8	1.17	13.2	11	64	23	2	3.5	13.3	17.0	21.5	16	61	23
8-9	1.25	14.4	8	62	28	2	4.8	14.0	17.5	22.5	16	61	23
9-10	1.31	15.1	6	60	32	2	5.5	14.3	17.5	24.0	16	61	23
10-12.5	1.47	16.4	3	49	44	3	6.2	15.0	18.5	25.5	15	62	23
12.5-15	1.69	17.7	2	38	52	8	6.1	15.0	19.0	25.5	14	62	24
15-20	1.85	18.0	2	28	57	13	6.0	13.5	19.5	23.0	13	62	25
20-25	2.03	19.0	1	21	58	20	6.0	13.0	20.0	23.0	13	62	25
25+	2.07	19.2	1	19	59	21	6.0	12.5	20.0	23.0	13	62	25
Weighted Average	1.55	14.1	12	47	35	6	4.6	12.6	17.2	21.4	16	61	23

Note: HH - Households.

Auto Ownership per Households	No. of Households	Trips/ Household	Total Trips
Zero Autos	81	3.0	243
One Auto	251	12.5	2,761
Two Autos	69	16.5	1,070
Three Or More Auto	4	19.5	72
Total Households =		405	Total Trips = 4,196

The total trips can then be converted into trip purposes by using the rates from Table A.7.1-1. This procedure is illustrated below:

Total Trips	HBW		HBNW		HNB	
	%	No.	%	No.	%	No.
4,146	18	746	59	2,446	23	954

The trip attraction procedures require an estimation of total employment, retail employment and non retail employment by traffic zone. This information was obtained from Dun's Marketing Services.

The employment data included the employers name, address, number of employees, and a classification code for the type of employment. The data were then aggregated by traffic zone and the total number of retail and non retail employees determined. These data were then used with the preceeding equations to determine trip attractions.

A.7.1.1.3 Trip Distribution

Trip distribution analysis is the process by which trips originating in one zone are distributed to the other zones in the study area. The most widely used technique for accomplishing trip distribution is the gravity model. This approach is based upon Newton's gravitational law.

The gravity model formula is as follows:

$$T_{ij} = \frac{P_i A_j F(t)_{ij}}{\sum_{j=1}^n A_j F(t)_{ij}}$$

where:

- T_{ij} = the number of trips produced in zone i and attracted to zone j
- P_i = the trips produced in zone i
- A_j = the trips attracted to zone j
- $F(t)_{ij}$ = the friction factor for interchange ij (based on travel time between i and j)
- i = origin zone
- j = Destination zone
- n = number of zones in the study area

The gravity model states that the trips produced in zone i --

$$P_i$$

will be distributed to each other zone j --

$$T_{ij}$$

according to the relative attractiveness of each zone j --

$$\frac{A_j}{A_j}$$

and the relative accessibility of each zone j --

$$\frac{F(t)_{ij}}{F(t)_{ij}}$$

The gravity model was used to distribute productions and attractions from each particular zone to other zones in the study area. Guidelines included in NCHRP 187 were followed in order to generate travel times and corresponding friction factors between zones. The average speed values inherent in determining the travel time (Table 5, NCHRP 187) were assigned to the appropriate roadway facilities and a traffic assignment was performed resulting in a table of costs (travel times) between all zones. These costs were then assigned friction factors as shown in Figures 7 through 12 of NCHRP 187 for the three trip purposes.

The production and attraction trip tables and friction factors were then input into the gravity model in order to distribute the trips for each trip purpose. The result is a production and attraction table for each trip purpose.

The production and attraction tables were factored to account for average auto occupancy and mode split, which results in a production and attraction table for each trip purpose. The tables were then transformed into origin/destination tables and summed to produce a trip table. The trip table shows the resulting travel flow between each pair of zones.

A.7.1.1.4 Traffic Assignment

Traffic assignment is the process of allocating a given set of trip interchanges to a transportation network. The assignment process is based on computer programs which select a minimum impedance route between pairs of zones. The computer programs then "assign" the trips between these zones to the selected route. The end result is the expected traffic load on the network.

The traffic assignment procedure known as "minimum path with capacity restraint" was used. In this procedure a minimum path algorithm is used in conjunction with a capacity restraint process. The minimum path algorithm essentially selects the minimum impedance route between two points. The speed (or travel time) on the links of the system determines the basic impedance.

The minimum path procedure can cause some links to be assigned more travel than the link has capacity. This volume/capacity problem led to the development of capacity restraint procedures.

These restraint techniques are based on the fact that the speed of traffic decreases as the volume of traffic increases. The capacity restraint procedure attempts to balance the assigned volume, the capacity of the particular roadway link, and the speed on the link. Thus, if a roadway section is heavily utilized in a particular iteration, the average speed for the section will be reduced in the next iteration, which may result in motorists choosing an alternative path of travel. In this analysis, five iterations were performed for each traffic assignment. The end product of the traffic assignment process is the development of traffic volumes on the road network. Model calibration was done manually to adjust the model results to base year conditions.

A.7.1.2 Future Trends

Population forecasts for baseline time periods were prepared which in turn determined the future housing needs. The housing unit needs were allocated to various parts of the community where growth could logically occur. Using procedures described in Section A.1, trip productions were estimated for the total anticipated households.

The Wyoming Highway Department, City of Cheyenne, and Laramie County provided information routine to the status of the roadway network in the baseline time periods. Particular attention was paid to proposed roadway construction projects that would increase capacity.

Trip distribution and trip assignment procedures, described in Section A.7, were utilized to develop estimates of traffic volumes on the roadway network.

A.7.1.3 Project Impacts

Transportation impact assessment is an analysis of project-related traffic demand upon baseline transportation conditions in the study area.

The transportation system would be impacted by project-related employees and their activities. Project manpower and employee information were developed. Several classifications of employees (construction, assembly, military, and civilian operators) would be involved, and their numbers would vary with the area and others would be permanent residents. Some immigrant employees would be accompanied by families, while others would come alone. The specific transportation impact of potential employee groups is discussed below:

- o Direct Employees - This category of employees would be directly involved in project construction and operation. Some of these employees would be immigrants, while others would be permanent residents presently located in the area. These direct employees would travel daily to the project site and would have impact on the project entrances and roads leading to the project entrances. In addition, the immigrants and their families would generate additional travel (both work and non-work trips) that could impact other elements of the transportation system.

- o Indirect Employees - This category of employees would not be directly involved in project construction and operation. Some of these employees would be immigrants while others would be permanent residents living in the area. The immigrants and their families would generate additional travel that could impact elements of the transportation system.

The 1985 average daily traffic (ADT) figures were developed as a function of the 1985 Cheyenne households, with the project, to the 1985 baseline Cheyenne households. As developed for the Socioeconomics EPTR, the project will result in 898 immigrant households. This is 3.8 percent higher than the 23,800 baseline households. Thus, the project-related ADT figures were increased by 3.8 percent over the baseline figures.

As developed in the Socioeconomics EPTR, the peak manpower requirements for Cheyenne would occur in 1985. About 1,400 people will be employed at F.E. Warren AFB. All of these employees will live off base in the Cheyenne area.

For a conservative analysis, it was assumed that these employees would travel to the base during the same peak hour, with a vehicle occupancy of about 1.38. Studies made of current peak hour travel at the base show a vehicle occupancy of similar magnitude. Using a vehicle occupancy of 1.38 persons per vehicles yields 1,017 peak hour vehicle trips to the base.

The 1,017 peak hour vehicle trips were allocated by the following procedures to various origin zones within Cheyenne:

- o As developed for the Socioeconomics EPTR, it is assumed that 70 percent of the workers will come from Cheyenne. This 70 percent of the 1,017 trips was allocated to traffic zones in accordance with the general population distribution reported in the 1980 Census.
- o The remaining 30 percent of the trips was allocated to traffic zones as shown below. This allocation is based on methodology developed for the Socioeconomic EPTR.

Traffic Zone	Percentage of Trips
45	22.9%
17	1.2%
47	18.8%
18	1.8%
13	4.6%
22	18.2%
44	5.9%
43	9.0%
41	3.1%
15	7.1%
48	4.7%
42	2.7%
TOTAL:	100.0

It was assumed that the three F.E. Warren gates on Interstate 25 would be equally used during the peak hour. This assumption reflects the fact that base work efforts will occur at the Stage Storage Areas with a Central Avenue gate entrance; at the Weapons Storage Areas with a Missile Drive gate entrance; and near the Randall Avenue gate entrance. Thus the 1,017 trips were allocated equally to these three gates.

With the peak-hour trip origins and destinations developed, the peak-hour base trips were then assigned to the roadway network. A total peak hour assignment resulted when the base-oriented trips were added to the other peak hour trips.

Capacity analysis for various signalized intersections was accomplished by using the Intersection Capacity Analysis computer program, ICAP.

The ICAP is a set of programs which perform intersection capacity analysis in accordance with the definitions and procedures of the Highway Capacity Manual (HRB Special Report No. 87). ICAP was developed by the Institute of Transportation and Traffic Engineering of the University of California in cooperation with the Automotive Safety Foundation. The program which calculates approach capacity is divided into four major parts depending upon the parameter to be determined - service volume, approach width, load factor, or G/C ratio. By inputting the known approach width and G/C ratio, and projected approach volumes for the four conditions, the program will calculate the load factor value.

Initially, the peak hour factor, metropolitan area size, location in metropolitan area, right turns, left turns, and bus factors were determined. Load factors are then determined.

Level of service designations were manually added using Table 10.13 of the Highway Capacity Manual as a guideline. Load factors were adjusted to approximate conditions under interdependent signal operation where necessary.

Projected traffic for baseline 1985 was generated and assigned to the roadway network of Cheyenne, Wyoming (Figures A.7.1-1 and A.7.1-2). Traffic was also generated and assigned for additional traffic related to the Peacekeeper (Figures A.7.1-3 and A.7.1-4). This was added to the baseline traffic for 1985. The combination of volumes (Figures A.7.1-5 and A.7.1-6) were then used to determine a level of service. Figures A.7.1-7 and A.7.1-8 (Figure A.7.1.8 in pocket) show traffic zones and roads in the Cheyenne area. Table A.7.1-2 shows the intersections with a decrease in level of service.

For purposes of clarity, these figures show data for only those links impacted by the peak-hour project-related volumes. The data shown for the various street corridors were then evaluated. Reverse flow conditions were assumed for the PM traffic peak. Thus conditions on 19th Street eastbound during the PM peak were assumed to be the same as 20th Street eastbound during the AM peak.

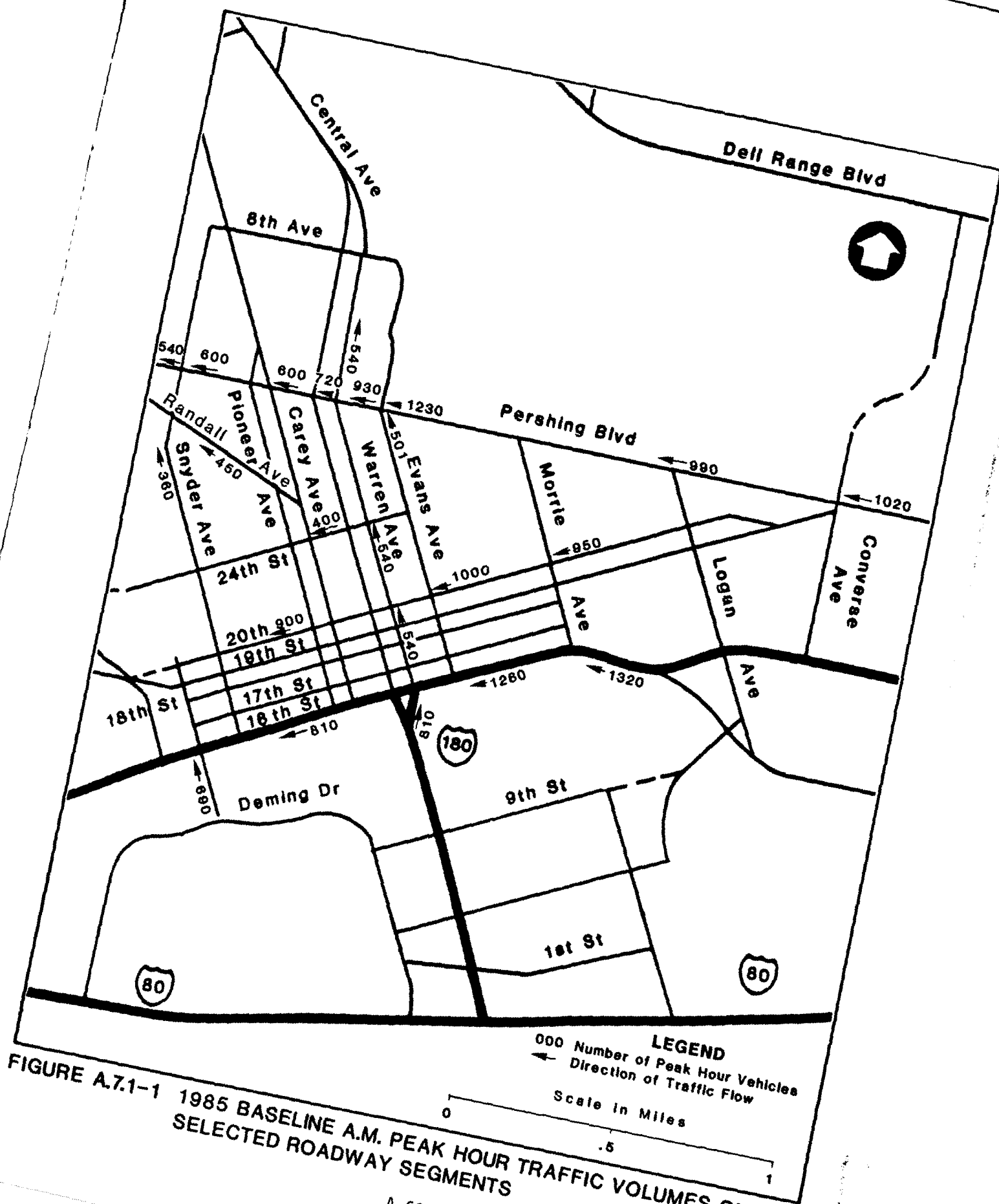


FIGURE A.7.1-1 1985 BASELINE A.M. PEAK HOUR TRAFFIC VOLUMES ON
SELECTED ROADWAY SEGMENTS

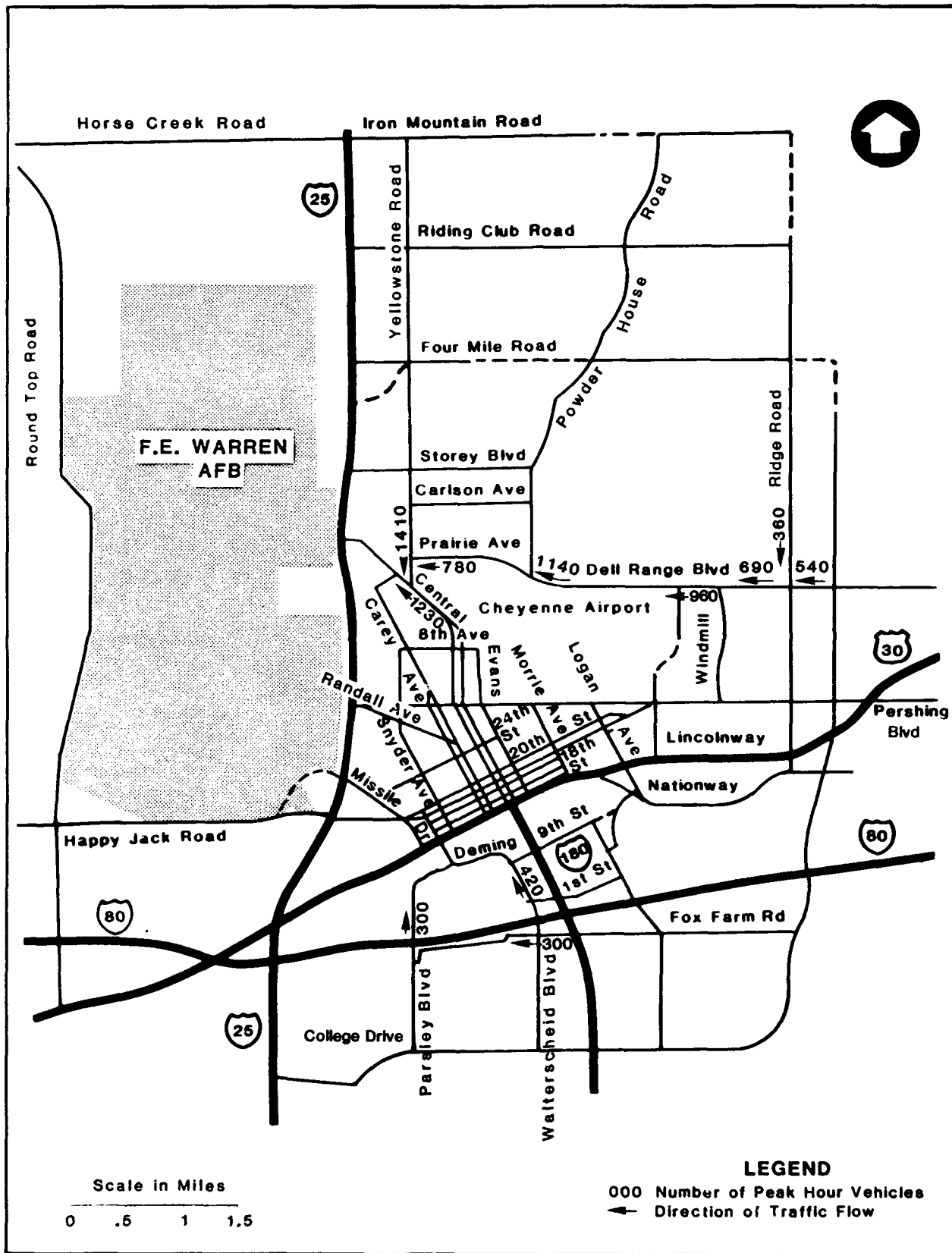


FIGURE A.7.1-2 1985 BASELINE A.M. PEAK HOUR TRAFFIC VOLUMES ON SELECTED ROADWAY SEGMENTS

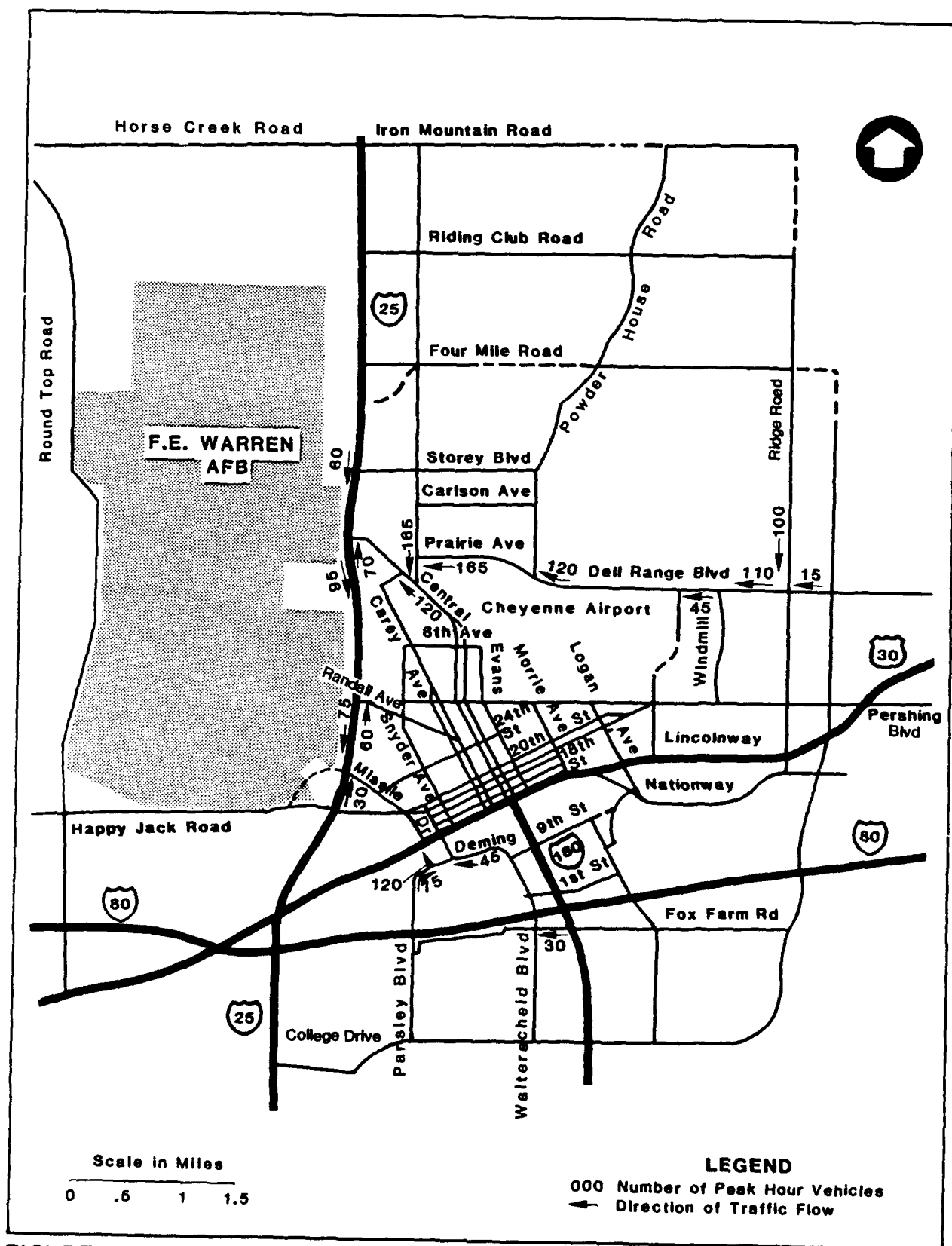


FIGURE A.7.1-4 1985 PEACEKEEPER A.M. PEAK HOUR TRAFFIC VOLUMES ON SELECTED ROADWAY SEGMENTS



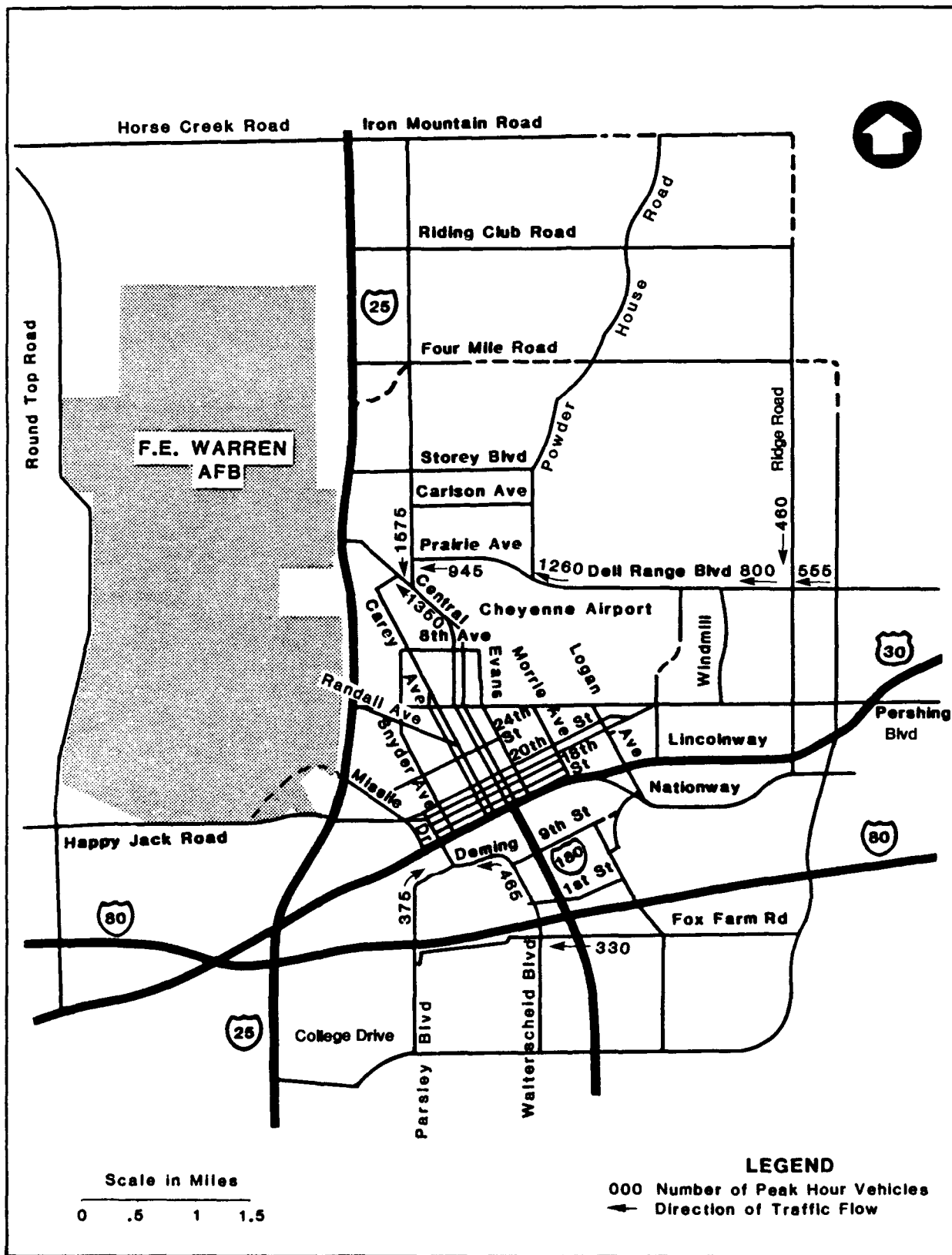


FIGURE A.7.1-6 1985 TOTAL A.M. PEAK HOUR TRAFFIC VOLUMES ON SELECTED ROADWAY SEGMENTS

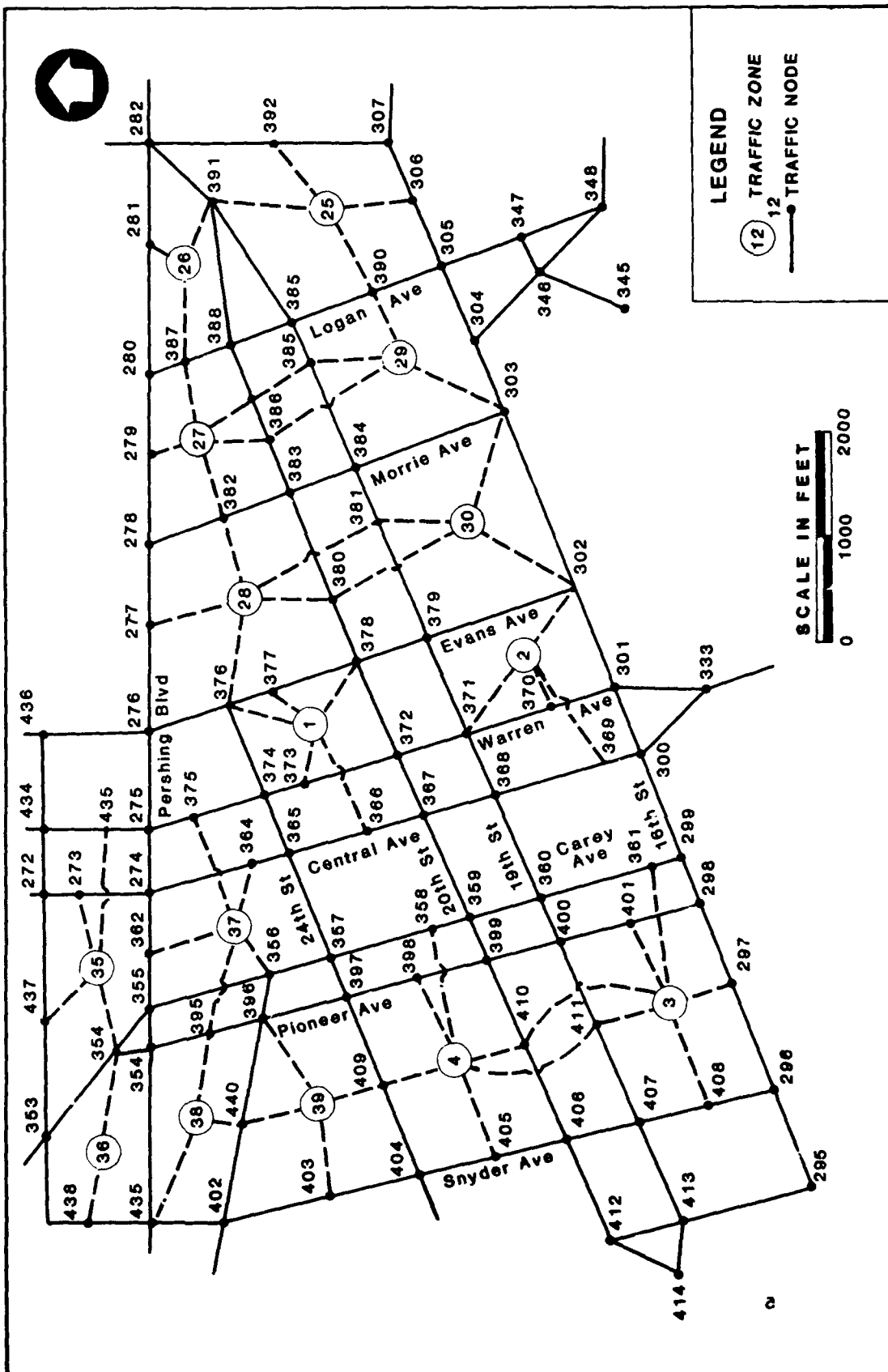


FIGURE A.7.1-7 TRAFFIC ZONES AND NODES IN THE CHEYENNE AREA

Table A.7.1-2

INTERSECTIONS THAT DECREASE IN LEVEL OF SERVICE

Intersection		Level of Service Change 1985 Baseline - 1985 with Peacekeeper
Pershing	@ Snyder Pershing WB Snyder SB	A-E A-D
Randall	@ Snyder Randall WB Snyder NB	A-C A-E
24th	@ Central 24th WB	A-E
20th	@ Warren 20th WB	A-C
24th	@ Carey 24th WB	A-D
20th	@ Snyder 20th WB	C-E
20th	@ Pioneer 20th WB	C-E
20th	@ Morrie 20th WB	A-C
20th	@ Logan 20th WB Logan NB	C-E C-D
20th	@ Central 20th WB	D-E
20th	@ Evans 20th WB	D-E
16th	@ Ames Ames NB	A-D
Prairie	@ Yellowstone Prairie WB	A-D
Pershing	@ Converse Pershing WB	A-C

Table A.7.1-2 Continued
INTERSECTIONS THAT DECREASE IN LEVEL OF SERVICE

Intersection		Level of Service Change 1985 Baseline - 1985 with Peacemaker
Pershing	@ Warren Pershing WB	E-F
Pershing	@ Evans Pershing WB	E-F
Pershing	@ Central Pershing WB	C-D
Central	@ Yellowstone Central WB	E-F
	Yellowstone SB	E-F
Dell Range	@ Powderhouse Dell Range WB	A-B
Randall Gate @ F.E. Warren AFB		(Due to Queuing)
Randall	@ I-25 interchange	A-D

Traffic conditions at various intersections should be evaluated with consideration given to the entire street corridor. For example, Table A.7.3-1 lists several intersection problems on Pershing from Converse to Snyder. This would indicate that problems may occur on this entire corridor, rather than being limited to the specific intersections.

A.7.2 Gravel Roadway Maintenance Costs

A.7.2.1 Description of Analysis Procedure

Because of the high probability of increased maintenance requirements on gravel roadways maintained by the five affected counties, the following analysis was conducted to further define potential cost impacts. The five affected counties (Laramie, Goshen, and Platte in Wyoming, and Kimball and Banner in Nebraska) were investigated and interviews were held with maintenance personnel in an attempt to consider local conditions and methods to a large extent.

A.7.2.1.1 Methodology

During data gathering for this effort it became clear that there were several important factors which influenced maintenance costs. Following is a summary:

- 1) Total number of miles of roadway to be affected by classification;
- 2) Roadway classification or section;
- 3) Weather (snow removal, rain, wind) and mowing;
- 4) Non-roadway maintenance such as drainage, structures, etc.;
- 5) Frequency of blading and other maintenance;

- 6) Salary and benefit costs;
- 7) Productivity;
- 8) Equipment size and capacity; and
- 9) Average daily traffic volume and makeup.

Based on information obtained from roadway supervisors and foremen in all 5 counties, it was apparent that none of the counties would be able to absorb the increased maintenance required during construction without serious neglect of other roadways. As such, the following factors were chosen for consideration in this analysis: total number of grading miles; productivity in number of grading miles per person/machine month; and cost per month including labor, equipment, and operating costs.

A.7.2.1.2 Assumptions

For this preliminary analysis, several important assumptions were made. Following is a partial list:

- 1) Only gravel roads were analyzed;
- 2) All gravel roads affected would be E-1 or better roadways prior to use by construction-related traffic;
- 3) ADT due to reconstruction of any one silo would total 20 vehicles per day over the 3.5 month construction period;
- 4) Four bladings per affected roadway per silo would be required during the 3.5 month construction period;
- 5) Equipment (Caterpillar 140G motor grader with roll over protection and certain other extras) would be leased on a monthly basis from local equipment suppliers;
- 6) Average productivity for blading is 80 miles of graded 2-way roadway per month; and
- 7) Operating costs of \$15.00 per hour include all variable costs of operation for a unit of less than 1 year old.

Following are the results of this analysis based on the following Flight construction schedule:

1986 - P, Q
 1987 - T, R, S
 1988 - B, C, D
 1989 - E, A

Since the "affected miles" column actually represents person-months, it is evident that staffing increases will be temporary, full-time positions. For further details of this analysis, see Section C.1.

<u>County</u>	<u>Affected Miles $\times 4/80$</u>	<u>Monthly Cost (1983 \$)</u>	<u>Cost by Year (1983 \$)</u>
Goshen	8.55	9,325	1987 = 63,783 1988 = 15,946
Kimball	4.75	8,900	1988 = 21,138 1989 = 21,137
Laramie	8.00	9,672	1986 = 44,104 1989 = 33,272
Banner	4.30	9,100	1988 = 39,130
Platte	6.75	9,523	1986 = 12,856 1987 = 51,424

A.7.2.2 Detailed Analysis by County

Following is more detailed information regarding project-induced gravel road maintenance costs. Major areas of investigation include number of miles affected, frequency and intensity of maintenance, productivity, and equipment, labor, and operating productivity, and equipment, labor, and operating costs.

A.7.2.2.1 Number of Miles Affected

The number of miles of roadway affected is a function of silo location and distance from the nearest paved roadway. Miles of roadway affected is presented here as if each silo were located on its "own road" i.e., it includes multiple counting of links which service more than one silo. This method was used because the incremental demands for maintenance due to construction traffic are additive in nature. Following are the results:

<u>County</u>	<u># of Miles of Roadway Affected</u>
Goshen	171
Kimball	95
Laramie	160
Banner	86
Platte	135

A.7.2.2.2 Frequency and Intensity of Maintenance

Based on information provided by Kimball, Banner and Goshen counties, it was determined that, on the average, an increase of approximately 150 vehicles per day (ADT) equates to a requirement for blading of once per week. Based on data provided by the Description of Proposed Action and Alternatives of 11/11/83, the construction period for any one silo was approximately 15 weeks. Based on information provided by the transportation resources group, an average ADT of 20 vehicles per silo was assumed for the entire 15 week per silo construction period. Based on these assumptions and equally roadway destructive traffic mixes, the following assumption was made.

$$\frac{150 \text{ ADT}}{20 \text{ ADT}} = 1 \text{ grading each 7.5 weeks}$$

= 2 gradings per silo per construction period.

Since the truck mix for silo construction was estimated to be approximately twice as great as normal traffic, construction-related maintenance requirements were presumed to be four bladings per construction period.

A.7.2.2.3 Productivity

Although productivity in terms of numbers of miles of roadway bladed per day is highly variable, interviews with both foreman and operators suggested that, based on E-1 or better roadways of 24 to 30 foot width and use of a Caterpillar 140G motor grader, an average productivity for a single machine and operator of 4 miles of 2-way roadway per day and 80 miles per month would be representative.

A.7.2.2.4 Costs

Since it was apparent that increased road maintenance demands for each county would require one full-time equivalent operator and machine or less and vary with time of year, a monthly cost approach was developed. Cost components include labor, and fixed and variable equipment costs. No materials would be required.

Labor costs were determined by county and benefits were calculated at 25% of salary. Following are the results.

<u>County</u>	<u>Labor Costs Per Month</u>
Banner	\$1,400
Kimball	1,200
Goshen	1,625
Laramie	1,972
Platte	1,823

Operating costs (variable) were presumed to be \$15.00 per hour for all variable operating costs, based on Rental Rate Blue Book operating costs for a Caterpillar 140G motor grader. Based on 160 hours per month, total monthly cost equates to \$2,400 per month.

Fixed costs for equipment were assumed to be \$5,300 per month for a Caterpillar 140G including sales tax. This figure was obtained from an equipment supplier in Scotts Bluff. Following is a summary of total monthly costs.

<u>County</u>	<u>Monthly Cost (1983 \$)</u>
Goshen	9,325
Kimball	8,900
Laramie	9,672
Banner	9,100
Platte	9,523

APPENDIX B

LAND USE

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Appendix B

CHEYENNE-LARAMIE COUNTY HOUSING AND VACANT LAND SURVEY, 1983

B.1 Housing, Land and Infrastructure - Introduction

The information contained in this section is survey-based data collected during an eight-week period in October and November 1983. It represents the most accurate and current data base in the areas of land, housing, and infrastructure for Laramie County. It has been extensively used in the environmental impact assessment process. The vacant land and infrastructure analyses indicated developable and platted land within subdivisions in neighborhoods; the housing inventory (together with housing supply, location, condition, and land development trends) identified growth areas. The three analyses combined formed the allocation basis of projected baseline and project-related housing demands within the Cheyenne Urban Area.

This housing and land survey provides a data resource that can support various research and planning efforts by public and private decisionmakers. The data base can also be utilized by local public officials for growth management and impact monitoring purposes.

B.1.1 Housing

The housing inventory and analysis presents the results of a windshield survey of housing stock in the 35 neighborhoods defined by the 1980 U.S. Census Neighborhood Statistics Program for the City of Cheyenne and the zoned portion of Laramie County. Survey results are also presented for the towns of Pine Bluffs, Albin, and Burns. The survey identified housing units by type and housing structures by condition. The results are presented along with 1980 Census data on housing type, condition, age, occupancy, and vacancy.

Housing market conditions in the Cheyenne area are reviewed relative to housing vacancy and costs, construction trends, and mortgage financing. The May 1983 vacancy survey data compiled by the Federal Home Loan Bank by housing type are presented. Housing costs including rents and sales prices are identified from state publications and the Cheyenne Multiple Listing Service. Construction trends since 1980 are presented on a sub-city housing area and zip code basis from building permit data, builder interviews, and Federal Home Loan Bank publications. The mortgage financing discussion highlights the activities of Cheyenne financial institutions, trends in interest rates for the area, and loan qualifications for typical single-family and mobile home housing.

B.1.2 Land

The land analysis presents information on the amounts and availability of vacant, platted residential land in the City of Cheyenne and Laramie County. An existing inventory of vacant land is compiled by subdivision; land availability is discussed for proposed or in-progress developments in terms of location, size, and price as shown in Multiple Listing Service books and in projected land development patterns derived from interviews with local builders.

These data, especially the existing vacant land inventory, when coupled with zoning, can be used to project maximum additional residential units which could be constructed on these lots. The availability data can be used to temper the raw number projections, since asking price and location of land are major determinants in the success of land sales. Growth speed and direction, as well as the relative success of any infill strategies, are also reflected in land sales.

The section contains the methodology followed for data collection, a description of the data collected, a land development trends forecast, and a review of 1983 Multiple Listing Service data on land prices, time on market, and parcel size. Graphic data include tables by subdivision which present information on residential plats, number of lots, lots vacant, amount of vacant land in these lots, and age of plats. Also included are maps indicating the location of subdivisions with vacant land showing the relative amounts of vacant land within selected subdivisions around Cheyenne and in Laramie County.

B.1.3 Infrastructure

In order to determine which vacant lots are currently served with public facilities, the following infrastructure services were analyzed:

- o Water treatment and distribution;
- o Wastewater collection and treatment;
- o Solid waste disposal;
- o Storm drainage; and
- o Telephone service.

Solid waste disposal service is available in all the areas studied (the City of Cheyenne, the South Cheyenne Water & Sewer District, and the Town of Pine Bluffs). Telephone service is also generally available through the Mountain Bell Telephone Company; some excess capacity exists in all exchanges in the region. Accordingly, the balance of the report on infrastructure addresses the nearby availability of water mains and sanitary sewers to vacant land and, on a more general basis, the types of storm drainage facilities that exist. Most of the information presented pertains to the Cheyenne Urban Area.

B.2 Housing Inventory and Analysis

This section discusses the housing stock and inventory analyses conducted for the Cheyenne Area and the towns of Pine Bluffs, Burns and Albin. In addition, housing market conditions are described for the Cheyenne Area.

B.2.1 Methodology

Data developed and analyzed from primary and secondary sources were utilized for the preparation of a housing stock analysis. Primary data sources included a windshield survey of existing housing stock delineating housing condition by exterior surfaces on a structure by structure basis on a neighborhood level (Appendix B.5.1). Housing condition criteria are described in detail in Appendix B.5.4. Other primary sources of data for determining public housing locations, construction trends, financing, and development potential included interviews with local realtors and developers and the Cheyenne Public Housing Authority. Secondary data sources for determining local housing conditions and characteristics include: U.S. Census housing data; Federal Home Loan Bank Board Housing Vacancy Survey; City of Cheyenne Building Permits, block maps, and City Directory; Cheyenne Multiple Listing Service; Newspaper survey; and the Laramie County Maps and Addresses Book.

B.2.2 Description of Housing Stock

A housing stock inventory was undertaken between September 1983 and October 1983. The region of study included the following areas:

- o Thirty-five Neighborhood Publication Areas located within the Cheyenne/Laramie County zoned area;
- o Town of Pine Bluffs;
- o Town of Burns; and
- o Town of Albin.

Levels of analysis included housing type by year-round units (i.e., single family, multifamily, mobile home), housing condition by type and structure (i.e., standard, substandard, major substandard), age of housing stock, and housing occupancy and vacancy by owner and renter. Public housing units refer to those dwelling units owned and managed by the Cheyenne Housing Authority. Census data for housing occupancy, vacancy, and age for the towns of Pine Bluffs, Albin, and Burns were not available.

B.2.2.1 Cheyenne Neighborhoods

The Cheyenne neighborhoods were locally defined within the context of the 1980 U.S. Census Neighborhood Statistics Program. The neighborhood titles and numerical sequence established by the U.S. Census Neighborhood Statistic Program have been maintained for the purposes of housing stock description set forth in this section. The titles and numbers are as follows:

56-102	The Cheyenne Area
001	Buffalo Ridge
002	Capitol North
003	Central
004	Churchill
005	Cole School
006	Community College
007	Crestmoor
008	Dildine
009	Eastridge
010	Fairview School
011	Fox Farm
012	Frontier Mall
013	Frontier Park
014	Garden Homes
015	Goins School
016	Grandview
017	Hebard School
018	Holliday Park
019	Indian Hills
020	Lebhart School
021	Logan
022	Monterey Heights
023	Moore Haven
024	Mountview
025	North Cheyenne
026	North Ranchettes
027	Orchard Valley
028	Pioneer Park
029	Sunnyside
030	Sun Valley
031	Walterscheid
032	Warren
033	Western Hills
034	Yellowstone
799	Remainder of the Area

Figure B.2.2-1 identifies the general location of the neighborhoods. Data summaries for neighborhoods 001-799 and exact neighborhood boundary descriptions are found in Appendices B.5.1 and B.5.3, respectively.

The 1983 housing condition windshield survey of exterior conditions was intended to evaluate and notate housing characteristics by type and condition for the zoned area of Laramie County and its three incorporated towns: Pine Bluffs, Albin, and Burns. One of the major findings of the survey was that in the older sections of Cheyenne a large proportion of formerly single-family residential dwellings had been divided for rental purposes. These structural divisions were not easily discernable by the survey field crews, and therefore there are major discrepancies between the number of units recorded in the survey and those shown in the U.S. Census. Though the number of observed units may be low for certain neighborhoods according to results of the windshield survey, it is a reasonable assumption that the number of observed structures is accurate. See Section B.5.2 for field survey - housing count evaluation. Survey crews utilized city block maps to locate and assess

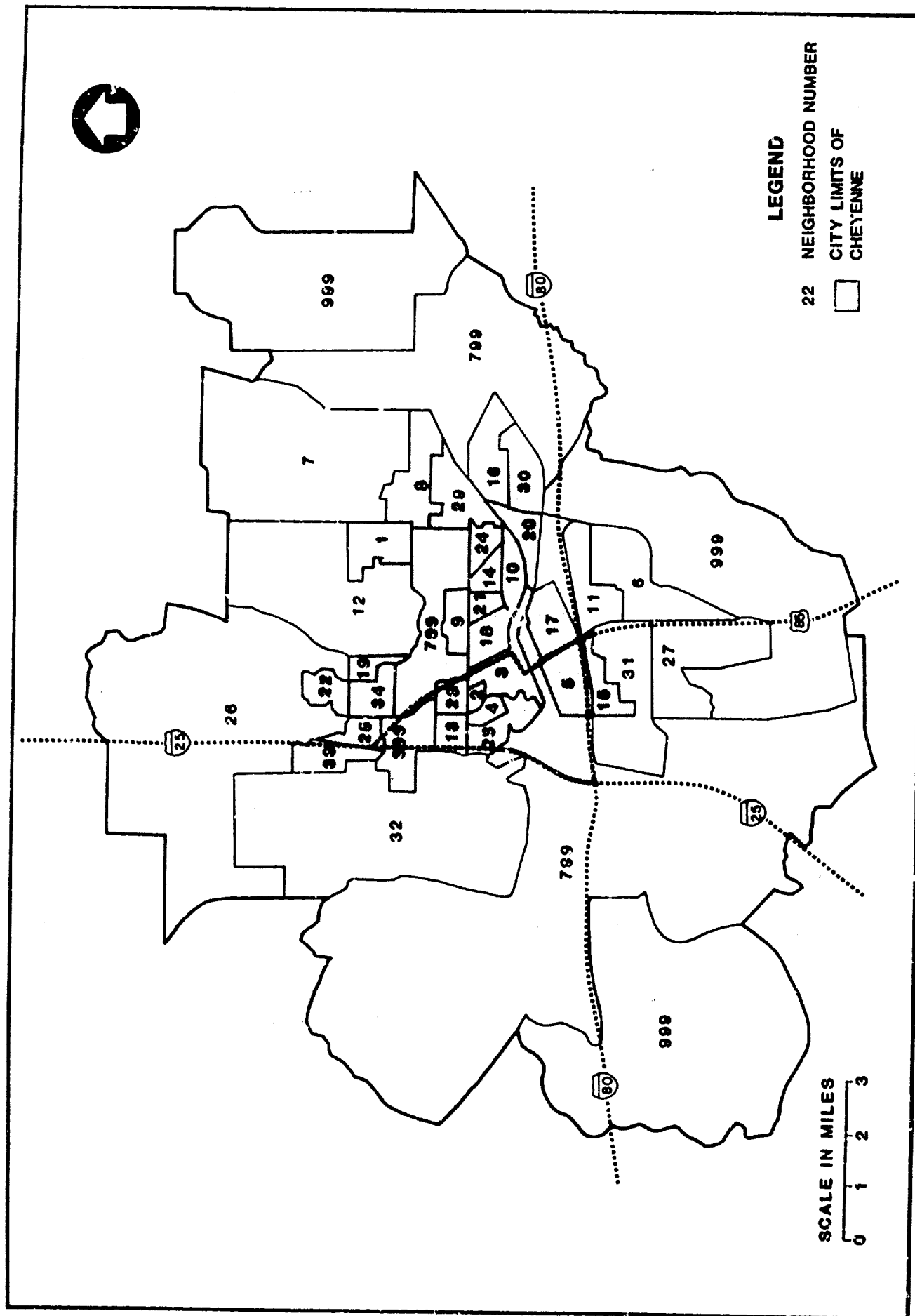


FIGURE B.2.2-1 CHEYENNE URBAN AREA NEIGHBORHOODS

structures using addresses to identify single-family and multifamily dwellings.

The majority of units missed (or misclassified) by the survey were in the multifamily category, where subdivided basements, garages, and interior spaces were not apparent. Indicators used to notate multiple units in a structure where block map data were unavailable or inaccurate included address markers on the dwellings, mailboxes, and the use of the Cheyenne City Directory which lists multiple residences by structure. It should be noted that a discrepancy occurred between categorizing attached single-family and multifamily units, due to difficulty in identifying suspected subdivision of structures. Therefore a combined total of single-family and multifamily units would result in a more accurate count of total units within the city. Other factors that resulted in unit counts that conflict with sample census data were:

- o A 10 percent sampling error by the U.S. Census for their housing sample for the neighborhood analysis;
- o Use by the census of hotel/motel units available on a weekly/monthly basis and categorized as year-round units. These units are typically labeled as seasonal units and are included in total housing as opposed to year-round. The windshield survey crew avoided classifying those units on the basis that these units were defined by the census as seasonal; and
- o A survey error which misclassified residential units located above commercial properties in older sections of Cheyenne as commercial.

These errors are a result of the lack of adequate signage for structures and entranceways as well as inadequate data to classify the structures as residential.

The following section provides a summary of the Cheyenne Area (neighborhood 56-102), the towns of Pine Bluffs, Albin and Burns, and the respective Cheyenne Area neighborhoods (neighborhoods 001-799).

56-102 Cheyenne Area

Housing Type

The 1980 Census data, based on a sample, indicated that there were 24,927 year-round housing units in the Cheyenne Area. Single-family units totaled 16,018, and multifamily units totaled 6,221. Two thousand six hundred and eighty-eight mobile homes were located in the Cheyenne area.

The September 1983 windshield survey identified the following units by type for the Cheyenne area.

<u>Data Source</u>	<u>Single-Family</u>		<u>Multi-Family</u>		<u>Mobile Home</u>		<u>Total</u>
	No.	%	No.	%	No.	%	
1980 Census	16,018	64	6,221	25	2,688	11	24,927
1983 Survey	17,702	76	2,649	12	2,832	12	23,183

Housing Condition

The 1980 Census identified 303 year-round units as "lacking complete plumbing for exclusive use." Fifty-three units were owner-occupied, 212 units were renter-occupied, and 38 units were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for the Cheyenne area:

<u>Structures</u>	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	No.	%	No.	%	No.	%	
Single-Family	15,659	94	777	5	219	1	16,655
Multifamily	474	97	13	3	2	0	489
Mobile Home	<u>1,970</u>	70	<u>410</u>	14	<u>452</u>	16	<u>2,832</u>
TOTAL:	18,103	91%	1,200	6%	673	3%	19,976

(Two hundred and seventy public housing units are located in the Cheyenne area. Forty-three units were identified as standard single-family dwellings and 227 units were identified as standard multifamily dwellings.)

Age of Housing

The 1980 Census data indicate that the greatest number (6,287) or 25 percent of total year-round housing units were built between 1970 and 1978. Total year-round housing units were built during the following years:

1979 to March 1980	- 1,405
1975 to 1978	- 3,221
1970 to 1974	- 3,066
1960 to 1969	- 4,245
1950 to 1959	- 5,343
1940 to 1949	- 3,076
1939 or earlier	- <u>4,571</u>
TOTAL:	24,927

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for the Cheyenne Area shows the largest number established residency during the 1970 to 1978 period. Most renter householders established residency during the 1979 to March 1980 period. Owner and renter-occupied households are listed by year below.

<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	2,956	1979 to March 1980	4,819
1975 to 1978	4,630	1975 to 1978	2,233
1970 to 1974	2,418	1970 to 1974	441
1960 to 1969	2,591	1960 to 1969	252
1950 to 1959	1,622	1959 or earlier	177
1949 or earlier	<u>1,113</u>		
TOTAL:	15,330	TOTAL:	7,922

B.2.2.2 Pine Bluffs

Housing Type

The 1980 Census data, based on count, indicates that there were 477 year-round housing units in Pine Bluffs. Single-family units totaled 362 and multifamily units totaled 81. Thirty-four mobile homes were located in Pine Bluffs.

The September 1983 windshield survey identified the following units by type for Pine Bluffs:

	<u>Single-Family</u>		<u>Multi-Family</u>		<u>Mobile Home</u>		<u>Total</u>
	No.	%	No.	%	No.	%	No.
Units	366	80	46	10	45	10	457

Housing Condition

The 1980 Census identified 472 year-round units in Pine Bluffs as "with plumbing." Five year-round units were identified as "lacking plumbing." Three hundred twenty-three owner-occupied units were identified as "with plumbing." Of the 110 renter-occupied units, 108 were identified as "with plumbing", and 44 were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Pine Bluffs:

<u>Structures</u>	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u> No.
	No.	%	No.	%	No.	%	
Single-Family	346	94	17	5	3	1	366
Multifamily	19	95	1	5	0	0	20
Mobile Home	<u>32</u>	71	<u>10</u>	22	<u>3</u>	7	<u>45</u>
TOTAL:	397	92	28	6	6	2	431

(Sixteen public housing units are located in Pine Bluffs. The units were identified by survey as standard multifamily senior housing.)

B.2.2.3 Albin

Housing Type

The 1980 Census data, based on a count, indicates that there were 68 year-round housing units in Albin. Single-family units totaled 9 and multifamily units totaled 49. Ten mobile homes were located in Albin.

The September 1983 windshield survey identified the following units by type for Albin:

	<u>Single-Family</u>		<u>Multi-Family</u>		<u>Mobile Home</u>		<u>Total</u> No.
	No.	%	No.	%	No.	%	
Units	52	70	12	16	10	14	74

Housing Condition

The 1980 Census identified 63 year-round units in Albin as "with plumbing." Two year-round units were identified as "lacking plumbing." Of the 46 owner-occupied units, 45 were identified as "with plumbing." Ten units "with plumbing" were renter-occupied and 9 were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Albin:

<u>Structures</u>	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u> No.
	No.	%	No.	%	No.	%	
Single-Family	40	77	7	13	5	10	52
Multifamily	4	100	0	0	0	0	4
Mobile Home	<u>6</u>	50	<u>6</u>	50	<u>0</u>	0	<u>12</u>
TOTAL:	50	74	13	19	5	7	68

(One public housing unit is located in Albin. The unit was identified by survey as standard multifamily senior housing.)

B.2.2.4 Burns

Housing Type

The 1980 Census data, based on a count, indicates that there were 108 year-round housing units in Burns. Single-family units totaled 78 and multifamily units totaled 4. Twenty-six mobile homes were located in Burns.

The September 1983 windshield survey identified the following units by type for Burns:

	<u>Single-Family</u>		<u>Multi-Family</u>		<u>Mobile Home</u>		<u>Total</u>
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>
Units	76	72	4	4	26	24	106

Housing Condition

The 1980 Census identified 108 year-round units in Burns as "with plumbing." Eighty units were owner-occupied, 22 units were renter-occupied, and 6 were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Burns:

<u>Structures</u>	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>
Single-Family	67	88	9	12	0	0	76
Multifamily	2	100	0	0	0	0	2
Mobile Home	<u>22</u>	85	<u>4</u>	15	<u>0</u>	0	<u>26</u>
TOTAL:	91	88	13	12	0	0	104

B.2.3 Housing Market Conditions - Cheyenne Area

The housing market condition discussion is based on a collection and review of current data from various sources relative to housing vacancy, housing costs, location of builder activity, and mortgage financing. Six sectors were created to present data on a subcity level. These sectors (NW, NE, SE, SO, NC, SC) were devised to indicate the location of market activity. Figure B.2.3-1 locates the subcity housing areas.

B.2.3.1 Housing Vacancy and Costs

B.2.3.1.1 Housing Vacancy

Federal Home Loan Bank Vacancy Survey

In May of each year, the Federal Home Loan Bank (Seattle - 12th District) conducts a Cheyenne housing vacancy survey. This activity is part of a joint national effort between the Federal Home Loan Bank Vacancy Survey and the U.S.

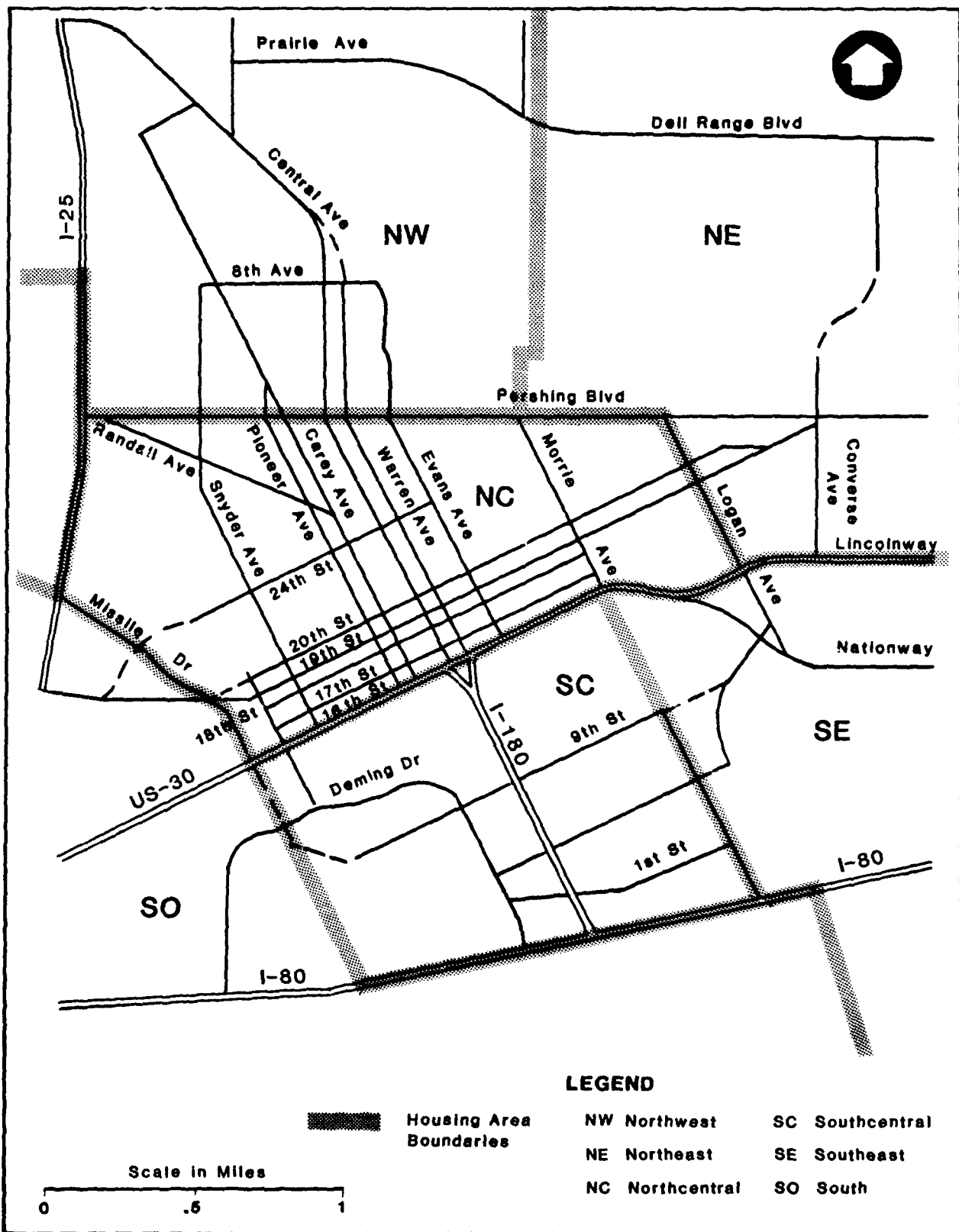


FIGURE B.2.3-1 SUB-CITY HOUSING AREAS:
BOUNDS FOR SELECTED CRITERIA

Postal Service, and is conducted for purposes of both housing market analysis and postal delivery planning. It is a 100 percent survey that is enumerated by individual letter carriers.

The Cheyenne area is covered by three zip codes (82001, 82007, 82009) which together generally correspond to the Cheyenne Urban Area. The 82001 designation covers the central and eastern portion of the city bounded on the west by Interstate 25, the south by Interstate 80, the north by Dell Range Boulevard and the east by Lincolnway and Interstate 80. The 82007 designation covers the area south of Interstate 80 and the 82009 the area north of Dell Range Boulevard.

The annual survey presents data by several physical housing types, i.e., single-family detached, multifamily attached (both including units under construction), and mobile homes. Hotels, motels, institutional domiciles, and abandoned houses are not included. There is no distinction made between owner or renter status.

The current vacancy rates from the 1983 FHLB are presented in Tables B.2.3-1 to B.2.3-5 with past trends also summarized.

Table B.2.3-1

FHLB VACANCY SURVEY
CHEYENNE URBAN AREA
1980-1983

<u>Survey Date</u>	<u>Total</u>	<u>Single-Family</u>	<u>Multi Family</u>	<u>Mobile Home</u>
5/80	2.3%	0.9%	6.5%	3.0%
5/81	2.0	1.3	4.9	3.3
5/82	2.5	1.4	5.3	3.4
5/83	2.4	1.5	5.8	2.3

Source: Federal Home Loan Bank, Housing Vacancy Survey, 1980-1983.

Table B.2.3-2

FHLB VACANCY SURVEY
TOTAL HOUSING
CHEYENNE URBAN AREA
1983

Zip Code	Total Units	Used		Vacant		Total		Under Construc- tion	
		No.	%	No.	%	No.	%	No.	%
82001	14,432	329	2.3	3	0.1	332	2.4	36	0.2
82007	4,962	155	3.1	4	0.1	159	3.2	6	0.1
82009	5,175	81	1.6	14	0.3	95	1.9	96	1.8
TOTAL:	24,569	565	2.3%	21	0.1%	586	2.4%	136	0.5%

Source: Federal Home Loan Bank, Housing Vacancy Survey, 1983.

Table B.2.3-3

FHLB VACANCY SURVEY
SINGLE-FAMILY HOMES
CHEYENNE URBAN AREA
1983

Zip Code	Total Units	Used		Vacant		Total		Under Construc- tion	
		No.	%	No.	%	No.	%	No.	%
82001	10,419	139	1.3	3	0.1	142	1.4	24	0.2
82007	2,972	58	2.0	4	0.1	62	2.1	4	0.1
82009	3,901	46	1.2	14	0.4	60	1.6	24	0.6
TOTAL:	17,292	243	1.4%	21	0.1%	264	1.5%	52	0.3%

Source: Federal Home Loan Bank, Housing Vacancy Survey, 1983.

Table B.2.3-4

FHLB VACANCY SURVEY
MULTIFAMILY HOMES
CHEYENNE URBAN AREA
1983

Zip Code	Total Units	Used		Vacant New		Total		Under Construction	
		No.	%	No.	%	No.	%	No.	%
82001	2,914	160	5.5	0	0	160	5.5	12	0.4
82007	429	67	15.6	0	0	67	15.6	0	0.0
82009	1,095	30	2.7	0	0	30	2.7	70	6.4
TOTAL:	4,438	257	5.8%	0	0%	257	5.8%	82	1.8%

Source: Federal Home Loan Bank, Housing Vacancy Survey, 1983.

Table B.2.3-5
FHLB VACANCY SURVEY
MOBILE HOMES
CHEYENNE URBAN AREA
1983

Zip Code	Total Units	Used		Vacant New		Total		Under Construction	
		No.	%	No.	%	No.	%	No.	%
82001	1,099	30	2.7	0	0	30	2.7	0	0
82007	1,561	30	1.9	0	0	30	1.9	0	0
82009	179	5	2.8	0	0	5	2.8	0	0
TOTAL:	2,839	65	2.3%	0	0%	65	2.3%	0	0%

Source: Federal Home Loan Bank, Housing Vacancy Survey, 1983.

Certain conditions can be readily observed in the data. To date the Cheyenne area housing market has been fairly tight with overall vacancy rates in the 2 to 3 percent range. Housing types do vary in vacancy rates, however, with multifamily having the highest vacancy rates and single-family detached the lowest. The latter housing type is the tightest, but has loosened in the recent past as interest rates have declined. Mobile home vacancies have decreased in the past year, approaching the 2 percent level.

In terms of geographic area highlights, the 82007 zip code area contains the largest multifamily vacancy rate at 15.6, contrasted to the 5.5 percent in zip code area 82001 and the 2.7 percent in zip code area 82009. Single-family and mobile home vacancies fit into a much narrower range when comparing the three zip code areas.

Another important observation pertains to the total stock of multifamily units. Between 1982 and 1983, the total decreased from 5,322 to 4,438,

declining in two of the three zip code areas and rising slightly in north Cheyenne. This change creates a lower base against which multifamily vacant units are calculated, thus increasing the rate.

U.S. Census

The U.S. Census for 1980 provides vacancy rates by sales and rental housing. There are further breakdowns by unit size, as defined by number of rooms per unit. There is also a duration of vacancy category for sales and rental units. In all cases, the data are given for three jurisdictions: the City of Cheyenne, the Cheyenne Urbanized Area, and all of Laramie County.

The census vacancy rates cannot be compared directly to those of the Federal Home Loan Bank annual survey. The latter source is organized by means of housing type (see Federal Home Loan Bank vacancy discussion), while the Census presents vacancy in terms of owner/renter status. Nevertheless, single city, or jurisdiction-wide vacancy rates encompassing all types of housing might legitimately be compared. When this is done, the census rates of 4 to 4.5 percent are double those of the Federal Home Loan Bank survey.

Key vacancy rate data from the 1980 U.S. Census is presented in Tables B.2.3-6, B.2.3-7, and B.2.3-8.

Table B.2.3-6

VACANT HOUSING AND VACANCY RATES
CITY OF CHEYENNE, CHEYENNE URBANIZED AREA AND
LARAMIE COUNTY, WYOMING
1980

	<u>City of Cheyenne</u>	<u>Cheyenne Urbanized Area</u>	<u>Laramie County</u>
Units For Sale	227	247	324
Total Units	11,947	14,529	17,053
Vacancy Rate	1.9%	1.7%	1.9%
Units for Rent	625	719	770
Total Units	6,868	8,459	9,167
Vacancy Rate	9.1%	8.5%	8.4%
 TOTAL			
Vacancies	852	966	1,094
Vacancy Rate	4.5%	4.2%	4.2%

Source: U.S. Bureau of the Census, Wyoming General Housing Characteristics, 1980.

Table B.2.3-7

VACANT HOUSING UNITS BY NUMBER OF ROOMS
CITY OF CHEYENNE, CHEYENNE URBANIZED AREA AND
LARAMIE COUNTY, WYOMING
1980

<u>No. Rooms</u>	<u>City of Cheyenne</u>		<u>Cheyenne Urbanized Area</u>		<u>Laramie County</u>	
	<u>For Sale</u>	<u>For Rent</u>	<u>For Sale</u>	<u>For Rent</u>	<u>For Sale</u>	<u>For Rent</u>
1-3 rooms	11	346	11	364	15	382
4-5 rooms	97	245	112	316	141	344
6-7 rooms	78	0	83	0	112	0
8+ rooms	41	34	41	39	56	44
TOTAL:	227	625	247	719	324	770

Source: U.S. Bureau of the Census, Wyoming General Housing Characteristics, 1980.

Table B.2.3-8

DURATION OF VACANCY BY UNITS
CITY OF CHEYENNE, CHEYENNE URBANIZED AREA AND
LARAMIE COUNTY, WYOMING
1980

	<u>City of Cheyenne</u>	<u>Cheyenne Urbanized Area</u>	<u>Laramie County</u>
<u>For Sale</u>			
Less than 2 mos.	153	167	183
2 to 6 mos.	41	44	75
6 mos. or more	33	36	66
Subtotal:	227	247	324
<u>For Rent</u>			
Less than 2 mos.	535	607	630
2 to 6 mos.	60	73	89
6 mos. or more	30	39	51
Subtotal:	625	719	770

Source: U.S. Bureau of the Census, Wyoming General Housing Characteristics, 1980.

The data reveal vacancy for "Units for Sale" of under 2 percent vacancy, while "Units for Rent" vacancy is in the range 8 to 9 percent. Approximately 95

percent of these units have under 5 rooms, with nearly 60 percent of the units possessing only 1 to 3 rooms. Table B.2.3-8 reveals that 2 out of 3 sales units, at the time of enumeration, had been on the market for less than 2 months, and over 90 percent of the rental units had been available that long. Only 7 percent overall had been on the market longer than 6 months.

Finally, there is the distribution of vacant units, sales and rental, into six geographic sectors of the city of Cheyenne. Individual vacancy rates for each sector are not available, but the table is useful in differentiating between owner and renter units in each area. Vacancy/occupancy data are available elsewhere in this study by the 35 neighborhoods designated in the U.S. Census Neighborhood Statistics Program (Table B.2.3-9).

Table B.2.3-9
VACANCIES BY LOCATION (IN DWELLING UNITS)
CITY OF CHEYENNE
1980

Location	No. Units Vacant		% of Total Units Vacant		Total Vacant Units	
	For Sale	For Rent	For Sale	For Rent	No.	%
NC	26	159	11.5	25.7	185	21.7
SC	15	60	7.2	8.7	75	8.8
SO	21	66	9.2	10.5	87	10.2
SE	18	40	8.4	6.5	58	6.8
NE	97	160	41.9	25.9	257	30.2
NW	50	140	21.8	22.7	190	22.3
TOTAL	227	625	100.0	100.0	852	100.0
% of TOTAL	26.6	73.4				

Key to Location Sectors

NC = North Central
SC = South Central
SO = South Cheyenne
SE = South East
NE = North East
NW = North West

Source: 1983 Vacancy Survey

1983 Apartment Survey

An additional source in regard to vacancy rates is the summer 1983 survey of 13 larger (20 or more unit) rental apartment complexes located in the Cheyenne Urban Area. The survey encompassed 895 apartments, of which approximately 4 percent were vacant. The 5-year historic occupancy rate for all of the complexes ranged from 85 to 100 percent, with a weighted average of 96 percent occupancy. This finding clearly supports the 1983 vacancy rate in this survey of 4 percent.

Wyoming Housing Monitoring System

Another vacancy data source is the State of Wyoming Housing Monitoring System prepared by the Department of Economic Planning and Development, which projects data only on a county basis. In the case of Laramie County, occupancy/vacancy numerical data are given for single-family, manufactured homes (largely mobile homes), multifamily, and other. A uniform 5.3 percent vacancy rate for Laramie County is reflected in the Department of Economic Planning and Development model, for each housing type. A statewide average vacancy rate from Pacific Power & Light Company is indicated as being 4.9 percent. Seasonal and migratory unit vacancies are handled separately.

Cheyenne Multiple Listing Service

Sales listings are identified in the Cheyenne Multiple Listing Service data. Although listings do not necessarily indicate housing vacancies, they do reveal the availability of housing units and general market conditions. Average new listings per month were 48 in 1980, 42 in 1981, 77 in 1982, and 128 through August 1983. Average days on the market is another factor to consider. These figures are as follows: 78 days in 1980, 70 in 1981, 88 in 1982, and 84 through August 1980 for residential properties. The corresponding days on market for rural residential properties are 133, 106, 87, and 105.

Interviews

Finally, the fall 1983, interviews with three local property management firms lend a more subjective but still valid dimension to the vacancy analysis. Between the three firms, over 800 rental units of all types are managed. Two of the interviewees felt that the market was tight and growing more so, with rental "turnaround" usually occurring within 3 days. They estimate a 98 percent occupancy rate. The third interviewee felt that the market was tight, but not as constrained as indicated by the other firms. New construction, some of which involves rental units, was cited as a steadily mitigating factor. The third interviewee indicated 10-day to 2-week turnaround times, depending on the type of rental unit and its location. This firm is the largest of the three and handles a greater diversity of rental stock.

Analysis and Summary

Vacancy rate analyses that cover only a portion of the housing market, or those that employ different parameters and methodology, cannot be compared directly, item by item. There is enough common ground between them to make certain observations:

- o Citywide and urbanized area vacancy rates for all types of housing have all been in the under 5 percent category in the 1980s.

- o Overall, citywide rates in the 1980s have not fluctuated to a great degree.
- o Only single-family detached housing is generally in the under 2 percent range, but there is evidence that the market loosened in 1983.
- o A multifamily designation in terms of physical housing type (i.e., multifamily attached) is no longer a clear indicator of rental status, due to the increasing incidence of townhouses and condominiums in the market. This type of attached housing can be of either renter or owner-occupied status. There is probably substantial correlation, however, between multifamily in the 1980 Federal Home Loan Bank (5.8%) and the 1980 Census renter rate (8 to 9%), in that both are the highest individual vacancy rates from the respective source.

B.2.3.1.2 Housing Costs

Rental costs and trends during recent past years are monitored from a variety of sources. These include 1980 Census data, Wyoming Department of Administration and Fiscal Control housing cost annual surveys by quarter, and additional surveys consisting of the summer 1983 apartment complex and mobile home park survey and the fall 1983 newspaper survey of rental advertising. Collectively, they establish a reasonable profile of rental costs in the Cheyenne area and Laramie County.

Sales housing prices are synthesized from several of the preceding sources including 1980 Census data, Wyoming Department of Economic Planning and Development, Housing Monitoring System, and the Wyoming Department of Administration and Fiscal Control program. Most important, however, is the Cheyenne Multiple Listing Service, which was analyzed for sales prices and other information.

Rental Costs

Rental data are presented first. According to the Census, the Cheyenne area median gross rents for 1980 are shown to be in the \$210 per month range for multifamily, and in the \$230 to \$250 range for mobile homes or trailers. Gross rent is generally defined as rent plus utilities, and may be contrasted to contract rent and rent asked, which relate to basic rental charges. It is further shown that approximately 87 percent of all rents (contractual and asked) were in the \$100 to \$300 bracket. The remainder were scattered among the costlier brackets (Tables B.2.3-10 and B.2.3-11).

Table B.2.3-10

UNITS IN STRUCTURE BY GROSS RENT
CITY OF CHEYENNE, CHEYENNE URBANIZED AREA AND
LARAMIE COUNTY, WYOMING
1980

	<u>City of Cheyenne</u>	<u>Cheyenne Urbanized Area</u>	<u>Laramie County</u>
Mobile Home or Trailer (Number)	1,926	3,061	3,362
Median Gross Rent	\$ 248	\$ 230	\$ 232
Two or More Units (Number)	4,272	4,627	4,769
Median Gross Rent	\$ 208	\$ 210	\$ 210

Source: U.S. Bureau of the Census, Wyoming Detailed Housing Characteristics, 1980.

In order to extend the analysis of rental indicators beyond 1980, the most recent Wyoming Department of Administration and Fiscal Control data is utilized (Table B.2.3-12). The Department of Administration and Fiscal Control rents are the equivalent of gross rents in the 1980 Census. The rapid fluctuations, particularly increases such as those in late 1980 and early 1981, are probably due to a combination of actual housing market conditions (e.g., high interest rates decreasing sales housing demand) and standard sampling error. Statistics from the Casper area and the State of Wyoming also are included for comparison purposes. It is interesting to note the higher rent levels in those jurisdictions, indicating relative differences in rental market demand.

The other major pattern of interest is that rents are generally higher than those in the 1980 Census. A portion of this might be attributed to the slightly earlier enumeration period of the census, particularly in late 1979 and early 1980, when the housing market became extremely tight. Only some of the difference can be explained this way, however, and the remainder of the discrepancy probably can be attributed to sampling deviation and detailed differences in reporting technique. It remains true, nevertheless, that the Department of Administration and Fiscal Control statistics show a steady increase in rents during the early 1980s. From the first quarter of 1980 to the fourth quarter of 1982, rents increased 8.5 percent.

In order to carry the rental cost analysis into 1983, the fall 1983 newspaper survey, as well as the apartment complex survey of summer 1983, are utilized. The newspaper survey examined rental classified advertisements in the local press during early fall of 1983. This effort was not intended to compile actual numbers of rentals. Newspaper rental advertising is generally not a valid source for such data, due to the fact that it represents an unknown proportion of available rental housing. As presented, it is an indicator of the mix of rental unit types, unit size by number of bedrooms, and distribution by rental price.

Table B.2.3-11

RENTS (CONTRACTUAL) AND RENTS ASKED (VACANT)
CITY OF CHEYENNE, CHEYENNE URBANIZED AREA AND
LARAMIE COUNTY, WYOMING
1980

<u>Contract Rent</u>	<u>City of Cheyenne</u>	<u>Cheyenne Urbanized Area</u>	<u>Laramie County</u>
Renter-Occupied Housing Units	6,176	7,661	8,102
\$100-199	3,207	3,937	4,126
\$200-299	2,166	2,758	2,842
\$300-399	480	580	611
\$400-499	104	117	120
\$500 or more	39	39	46
No Cash Rent	180	230	357
Median Rent	\$ 189	\$ 191	\$ 190
<u>Rent Asked</u>			
Vacant For-Rent Housing Units	623	717	757
\$100-199	269	315	335
\$200-299	284	326	338
\$300-399	64	70	75
\$400-499	4	4	6
\$500 or more	2	2	3
Median Rent	\$217	\$213	\$213

Source: U.S. Bureau of the Census, Wyoming General Housing Characteristics, 1980.

The survey revealed a market where approximately 65 percent of the rental advertisements are for apartments, with slightly more unfurnished than furnished. Single-family rental homes constitute 21 percent the advertisements, mobile homes 8 percent, with the remaining few in townhouses and condominium rentals. Focusing on the apartment category, well over half possess a single bedroom, while just under four in ten have two bedrooms, with the remainder in the three bedroom category (Table B.2.3-13).

Table R.2.3-12

AVERAGE APARTMENT RENTS BY YEAR AND QUARTER
CHEYENNE, CASPER, AND STATE OF WYOMING
1980-1982

	1980				1981				1982			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Cheyenne	\$280.00	279.00	307.50	313.33	313.33	287.92	276.67	272.50	285.83	297.44	294.41	303.93
Casper	\$347.25	349.75	354.75	360.00	368.50	376.00	383.75	395.00	400.00	407.09	397.42	369.64
Statewide	\$283.27	287.87	301.43	303.24	311.28	315.78	320.25	236.50	337.46	332.11	330.24	329.82

Source: Wyoming Department of Administration and Fiscal Control, 1983.

Table B.2.3-13

RENTAL UNIT SURVEY - BEDROOMS PER UNIT
CITY OF CHEYENNE
1983

	Number of Bedrooms Per Unit								Total
	1		2		3		4 or More		
	No.	%	No.	%	No.	%	No.	%	
Furnished apts.	122	31.6	205	53.1	59	15.3	0	0	386
Unfurnished apts.	267	78.5	72	21.2	1	0.3	0	0	340
Townhouses	3	7.9	30	79	5	13.2	0	0	38
Condos	1	62.5	6	37.5	0	0	0	0	7
Mobile homes	20	21.9	49	53.8	22	24.2	0	0	91
Homes	<u>35</u>	12.7	<u>120</u>	43.5	<u>78</u>	28.3	<u>43</u>	15.6	<u>276</u>
ALS:	448	39.4%	482	42.3%	165	14.5%	43	3.8%	1,138

Source: Wyoming Eagle and Wyoming State Tribune, 1983.

In regard to rental prices, the survey demonstrates the steady rise in costs. It was pointed out that 87 percent of all rental units were in the \$100 to \$300 bracket in the 1980 U.S. Census. The newspaper survey shows that this proportion had declined in 1983 to 57 percent. Single-family rentals are clustered in the \$300 to \$600 range, with approximately 75 percent of these dwellings contained in this grouping (Table B.2.3-14).

One point must be made in regard to the newspaper survey. It was difficult to discern consistent information in regard to inclusion of the various utilities. Of the 76 percent of the advertisements where rents were specified, at least half stipulated that all utilities were included. Of the apartments advertised, distinguished from single family or mobile homes, an estimated 40 percent included heat and hot water. Other than the preceding indicators, conclusive information on utilities is sparse.

The 1983 apartment complex survey indicated the following:

One bedroom monthly unit rents ranged from \$195 to \$310, two bedroom from \$300 to \$350. One bedroom deposit fees ranged from \$150 to \$250, two bedroom from \$150 to \$250. Both month-to-month and 6-month leases are offered by property managers and owners. Rental increases for the surveyed complexes occur on an annual basis with the increases ranging from \$20 to \$30 per apartment, with a weighted averaging of \$28.

Table B.2.3-14

RENTAL UNIT SURVEY - COST PER MONTH
CITY OF CHEYENNE
1983

	<u>Unit Cost Per Month</u>													<u>Total</u>
	\$100-200		\$200-300		\$300-400		\$400-500		\$500-600		\$600-700			
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>		
Furnished Apts.	31	11.3	118	43.0	117	42.7	8	2.9	0	0	0	0	274	
Unfurnished Apts.	83	29.1	168	58.9	32	11.2	2	0.07	0	0	0	0	285	
Mobile Homes	6	9.7	20	32.3	36	58.0	0	0	0	0	0	0	62	
Homes	<u>21</u>	10.0	<u>23</u>	11.0	<u>65</u>	31.1	<u>55</u>	26.3	<u>37</u>	17.7	<u>8</u>	3.8	<u>209</u>	
TOTALS:	141	17%	329	39.6%	250	30.1%	65	7.8%	37	4.5%	8	1.0%	830	

Source: Wyoming Eagle and Wyoming State Tribune, 1983.

The last source of rental costs is the rental property management interviews. The largest of the firms manages apartments that range from \$195 to \$350 per month. Approximately 5 years ago these same units were generally in the \$100 to \$300 bracket, according to the interview. The firm also rents houses and townhouses, in a range of \$300 to \$700 per month, and estimates that the same residences were \$50 to \$250 approximately five years ago. Utility inclusion varies considerably due to the diversity of the firm's rental stock.

Another firm rents apartments exclusively, although they managed single-family residences in past years. Rents range from \$200 to \$450, most often with heat and hot water included. Almost all of its apartment stock consists of efficiencies (usually furnished), one and two bedroom units. These apartments were in the \$100 to \$300 category 5 years ago. They are largely older units, 30 to 65 years in age.

The third property manager rents apartments in various locations around the community, tending toward relatively newer units and some townhouses. Rents are from \$250 to \$500 per month, most often including hot water as well as refuse collection, but not heat, which is often electric. Average gross floor area is 850 square feet.

Among the comments and observations noted from the three property manager interviews are the following:

- o Overbuilding, particularly among 2 bedroom units, could depress rental prices in the coming years. Similar concerns were expressed by all interviewees.

- o Rents traditionally were relatively low in Cheyenne due to the fact that there was a preponderance of small, individual owners; this situation is slowly modifying.
- o More townhouses are needed to meet demand in both the rental and sales markets.
- o Property management, with some exceptions, is not a substantial source of profit, particularly among single-family dwellings, but does help attract investor buyers.
- o There is a trend away from the landlord providing utilities, wherever the passing of this responsibility to the occupant is physically feasible.

There is evidence to indicate that rents increased in the Cheyenne area between 1980 and 1983. Depending upon the data sources employed and which ones are compared, the areawide increases range from 10 percent to 30 percent during this time period for apartment units. Other rental housing prices appear to have risen even more steeply. The estimated median increase are in the vicinity of 25 percent for the four year period.

Sales Housing Prices

Sales housing prices are well documented from a variety of data sources, the most comprehensive of which is the Multiple Listing Service for the Cheyenne area. U.S. 1980 Census data from the General and the Detailed Housing Characteristics Volumes for Wyoming are presented first, followed by the most recent Wyoming Department of Economic Planning and Development Housing Monitoring System, the Wyoming Department of Administration of Fiscal Control statistical program and the Multiple Listing Service analysis (Table B.2.3-15 and B.2.3-16).

The U.S. Census compiles these data on housing sales value for owner-occupied and condominium units. Cheyenne values are generally lower than those of the state and other urbanized areas. Median values for the Cheyenne area tend to be in the \$54,000 range, while state-wide values approached \$60,000 and central city values were in excess of \$62,000; only urban fringes were lower than Cheyenne, at \$52,700.

Nearly half of all single-family sales occurred in the \$35,000 to \$59,999 bracket, and more than a third occurred in the \$60,000 to \$99,999 range. Between 70 and 75 percent of the respondents were still paying mortgage installments, with an average monthly payment of \$350. Condominium units were considerably higher, however, at a median value of \$72,100, as contrasted to values in the other jurisdictions of \$60,000 to \$62,000.

Table B.2.3-15

HOUSING VALUE COMPARISON (IN DWELLING UNITS)
CITY OF CHEYENNE, CHEYENNE URBANIZED AREA AND
LARAMIE COUNTY, STATE OF WYOMING AND
WYOMING URBANIZED AREAS
1980

	\$0-19,999	\$20,000- 34,999	\$35,000- 59,999	\$60,000- 99,999	\$100,000- 200,000	\$ median
City of Cheyenne	208	1,286	4,975	3,712	464	\$54,000
Cheyenne Urbanized Area	261	1,428	5,270	3,872	893	\$53,600
Laramie County	343	1,618	5,662	4,479	806	\$54,400
State of Wyoming	3,000	7,967	26,204	30,508	11,874	\$59,800
<u>Wyoming Urbanized Areas</u>						
Central Cities	308	1,655	7,851	10,042	1,984	\$62,600
Urban Fringe	<u>101</u>	<u>243</u>	<u>731</u>	<u>563</u>	<u>73</u>	\$52,700
TOTAL Urbanized Areas	409	1,898	8,582	10,605	2,057	\$62,000

Source: U.S. Bureau of the Census, Wyoming General Housing Characteristics, 1980 and U.S. Bureau of the Census, Wyoming Detailed Housing Characteristics, 1980.

Table B.2.3-16

OWNER-OCCUPANT MORTGAGE STATUS
CITY OF CHEYENNE AND LARAMIE COUNTY
1980

	<u>City of Cheyenne</u>	<u>Laramie County</u>
Specified Owner-Occupied Housing Units	10,698	12,958
With a Mortgage	7,750	9,251
Median	\$ 350	\$ 361
No Mortgage	2,948	3,707
Median	\$ 97	\$ 98

Source: U.S. Bureau of the Census, Wyoming General Housing Characteristics, 1980.

The May 1983 State Department of Economic Planning and Development Housing Monitoring Program (for fiscal 1982) provides certain average sales figures that extend the data closer to the present time (Table B.2.3-17).

Table B.2.3-17

AVERAGE SALES PRICES
LARAMIE COUNTY AND STATE OF WYOMING
FISCAL YEAR 1982

	<u>Laramie County</u>	<u>State of Wyoming</u>
Single Family	\$62,365	\$64,960
Manufactured Homes		
Home Not on Permanent Foundation (Assessed as Personal Property)	\$17,664	\$18,895
Lot	<u>\$ 7,712</u>	<u>\$ 9,784</u>
Total	\$25,376	\$28,679
Home on Permanent Foundation (Includes Lot Price)	\$31,752	\$29,488
Average Sales Price	\$28,564	\$29,084

Source: Wyoming Department of Economic Planning and Development, Housing Monitoring System, 1983.

The Department of Administration of Fiscal Control sample reveals a 20 percent rise in average Cheyenne sales prices (\$53,295 to \$63,665) between the first quarter of 1980 and the fourth quarter of 1982, a three year period. These figures are lower than those of the state and lower than the City of Casper. Decline was most evident between the fourth quarter of 1980 and the first quarter of 1982.

The Multiple Listing Service for the Cheyenne area offers reliable data from past years to the present, and permits numerous breakdowns into such sub-topics as number of sales and listings, average sales and listing prices, average days on market, and number of bedrooms.

The Wyoming Department of Economic Planning and Development Housing Monitoring System reveals a pattern of sales prices that is lower than that of the state, but somewhat higher than data reported in the Multiple Listing Service and the 1980 U.S. Census. The Multiple Listing Service extractions, also presented in this sales price discussion, are a more explicit source of this information.

The Wyoming Department of Economic Planning and Development annual statistical sample permits us to follow comparable figures from 1980 through 1982 in Table B.2.3-18.

Table B.2.3-18

COMPARISON OF WYOMING SALES PRICES
CHEYENNE, CASPER, AND STATE OF WYOMING
1980-1982

Average Selling Price	1980				1981			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Cheyenne	53,295	57,008	57,360	56,848	59,726	64,693	62,936	64,461
No. Surveyed	134	156	211	239	256	302	188	178
Casper	69,992	66,161	72,926	74,155	74,848	80,518	81,172	79,047
No. Surveyed	123	404	260	230	399	236	220	170
Statewide	59,161	62,863	62,133	64,555	66,105	64,442	63,165	67,048
No. Surveyed	681	970	1,034	860	860	1,243	1,002	713

Average Selling Price	1982			
	1st	2nd	3rd	4th
Cheyenne	60,452	61,609	59,987	63,665
No. Surveyed	185	168	161	95
Casper	73,000	75,305	76,090	80,430
No. Surveyed	203	129	200	183
Statewide	63,971	65,325	63,583	73,451
No. Surveyed	960	735	1,012	650

Source: Wyoming Department of Administration & Fiscal Control, Division of Research and Statistics.

Cheyenne Multiple Listing Service

The Multiple Listing Service for the Cheyenne area offers reliable data from past years to the present, and permits numerous breakdowns into such subtopics as number of sales and listings, average sales and listing prices, average days on market, number of bedrooms, and listings by location in Table B.2.3-19 through Table B.2.3-22.

Table B.2.3-19

RESIDENTIAL SALES
CITY OF CHEYENNE
1980-1983 (PROJECTED)

	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>Projected 1983</u>
Number of Sales	442	785	645	939
Residential	389	691	567	825
Rural Residential	53	94	78	114
Average Sale Price	\$55,962	\$60,957	\$60,134	\$64,330
Residential	\$54,492	\$58,681	\$57,323	\$62,444
Rural Residential	\$66,750	\$77,692	\$80,563	\$79,807
Average List Price	\$63,529	\$63,744	\$63,146	\$72,350
Average Days on Market				
Residential	78	70	88	84
Rural Residential	133	106	87	105
Average New Listing Per Month	48	42	77	128

Source: Cheyenne Multiple Listing Service, 1980-1983.

Table B.2.3-20

RESIDENTIAL UNIT SIZE
CITY OF CHEYENNE
1980-1983 (PROJECTED)

<u>Unit Size</u>	<u>Percent Distribution</u>			<u>Projected 1983</u>
	<u>1980</u>	<u>1981</u>	<u>1982</u>	
1 bedroom	1.7	4.8	1.9	1.2
2 bedroom	17.5	21.6	15.8	14.3
3 bedroom	46.5	44.9	38.9	44.1
4 bedroom	25.9	22.2	29.6	32.3
5 bedroom	8.3	6.6	14.8	8.1

Source: Cheyenne Multiple Listing Service, 1980-1983.

Table B.2.3-21

RESIDENTIAL LISTINGS BY LOCATION
CITY OF CHEYENNE
1980-1983 (PROJECTED)

Residential Listings by Location	1980		1981		1982		Projected 1983	
	No.	%	No.	%	No.	%	No.	%
Northwest	72	18.6	214	30.9	180	31.8	225	27.3
Southeast	57	14.7	93	13.4	60	10.6	136	16.5
Northeast	99	25.5	178	25.7	112	19.7	259	31.4
North Central	96	24.5	114	16.5	86	15.1	116	14.0
South Central	23	6.0	42	6.1	43	7.5	7	0.8
South Cheyenne	42	10.8	50	7.2	85	15.0	82	9.9
Sales	389	100%	691	100%	567	100%	825	100%

Source: Cheyenne Multiple Listing Service, 1980-1983.

Table B.2.3-22

RURAL LISTINGS BY LOCATION
CITY OF CHEYENNE
1980-1983 (PROJECTED)

Rural Listings by Location	1980		1981		1982		Projected 1983	
	No.	%	No.	%	No.	%	No.	%
North	29	55.0	45	47.5	45	58.0	62	54.3
South	2	5.0	61	6.5	6	8.1	10	8.6
East	11	20.0	32	34.4	14	17.7	21	18.5
West	11	20.0	61	6.5	13	13.1	21	18.5
Sales	53	100%	94	100%	78	100%	114	100%

Source: Cheyenne Multiple Listing Service, 1980-1983.

The Multiple Listing Service does not include unlisted, privately transacted properties, but it traditionally encompasses the great majority of residential real estate activity in a given jurisdiction. The Cheyenne data extraction survey included the period from 1980 to (September) 1983, with the latter projected to a 12-month basis. Some of the key patterns it reveals are summarized as follows:

- o 1980 in Cheyenne, as it was nationally, was a depressed sales year, with only 442 transactions.

- o 1981 was a slow year nationally due to high interest rates, but Cheyenne activity increased to 785 transactions; this was due to the activity of a single, large builder/marketer.
- o 1982 was a slower year than 1981, as the market continued to be tight. Residential (urban) sales stayed longer on the market than in 1980 or 1981 and average sales prices dropped between 1982 and 1981 (\$60,957 to \$60,134).
- o 1983 has been an active year, projecting to 939 sales from the 645 in 1982, 785 in 1981, and 442 in 1980. The decrease in interest rates was the major motivating factor.

Other major findings include the following:

- o Three-bedroom units continue to be the predominant unit sold, ranging from 38.9 percent in 1982 to 46.6 percent in 1980, and maintaining a 44.1 percent level in 1983.
- o Single-family detached homes continue to dominate the sales market, ranging from 76 percent in 1980 to 93 percent in 1981 and 1983. Mobile homes are second in market share, ranging from 4 percent to 22 percent during the 4 years surveyed.
- o In terms of location, the predominance of activity in the northwest and northeast sectors is confirmed, as is the steady turnover in the north central sector.

B.2.3.2 Construction Trends

Construction trends for single-family and multifamily/apartment units by location and cost are presented for the Cheyenne area. Data collected and utilized includes monthly building permit reports published by the City of Cheyenne, the "units under construction" category of the Federal Home Loan Bank Board, Cheyenne, Wyoming Housing Vacancy Survey, 1981 to 1983; and interviews with home builders active in the Cheyenne housing market.

B.2.3.2.1 Building Permits

New Residence

The City of Cheyenne reports the permits for construction for new residences by location and reported cost. Permit data for 1980, 1982, and 8 months of 1983 are presented. During 1980 the City issued 184 building permits for new residences. The total reported cost was \$8,956,154 which represents \$48,675 per unit. The largest number of units were built in the northeast portion of the city. Of the total 184 units, the locations indicated were: northeast - 41 percent, northwest - 18 percent, south 27 percent, and southeast - 14 percent.

During 1982 the city issued 99 building permits with a reported cost of \$4,093,883 which represents \$41,352 per unit. The largest number in 1982 were built in the northeast portion of the city. Of the total 99 units, the locations indicated were: northeast - 66 percent, northwest 15 percent, south - 13 percent, and southeast - 6 percent.

For the first 8 months in the 1983, 89 permits have been issued. Cost per unit for the larger volume builders for this period ranged from \$37,500 to \$50,900. The largest number of units were built in the northeast portion of the city. Of the 89 units, the locations indicated were: northeast - 70 percent and northwest - 25 percent.

Apartments

The location and average cost per unit for apartments from 1980 through August 1983 from city building permit data is presented in Table B.2.3-23.

Table B.2.3-23

LOCATION AND AVERAGE COST: MULTIFAMILY UNITS
CITY OF CHEYENNE
1980-1983

	<u>1980</u>		<u>1981</u>		<u>1982</u>		<u>1983</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Northeast	88	38%	12	17%	0	0	64	46%
Northwest	60	26%	54	77%	90	87%	40	29%
Southeast	84	36%	4	6%	14	13%	32	23%
North Central	0	0	0	0	0	0	3	2%
TOTAL:	232	100%	70	100%	104	100%	139	100%
Average Cost Per Unit	\$38,000		\$23,300		\$29,700		\$22,000-\$34,000 ^a	

Note: ^a Range of costs.

Source: City of Cheyenne Building Permit Data (unpublished). 1980-1983.

The northeast and the northwest portions of the city have experienced the highest concentrations of new apartment units during these years. Although little development occurred and lower cost units were built in 1981, the 1982 and 1983 data indicates that unit cost and construction are growing but have not surpassed the level of construction and costs experienced in 1980.

Certificates of Occupancy

The Certificates of Occupancy are administered on a voluntary basis and, with the single exception of 1981, are usually lower than Building Permits. It is therefore not valid to use one as a check against the other on a property-by-property basis, except in cases where the two figures are nearly identical. Building Permits and Certificates of Occupancy for the period of 1980 to September 1983 are shown in Table B.2.3-24.

Table B.2.3-24

BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY
CITY OF CHEYENNE
1980-1983

<u>Housing</u>	<u>1980</u>		<u>1981</u>		<u>1982</u>		<u>1983</u>		<u>Totals</u>	
	<u>BP¹</u>	<u>CO²</u>	<u>BP</u>	<u>CO</u>	<u>BP</u>	<u>CO</u>	<u>BP</u>	<u>CO</u>	<u>BP</u>	<u>CO</u>
New Residence	184	120	110	132	99	12	93	69	486	333
New Apartments	43	10	11	31	17	3	54	8	125	52
Duplexes	2	4	0	0	0	0	0	5	2	9
Townhouses	40	4	4	8	17	3	105	2	166	17
	269	138	125	171	133	18	252	84	779	411

Notes: 1 Building Permits (BP).
2 Certificates of Occupancy (CO).

Source: City of Cheyenne Building Permit Data (unpublished), 1980-1983.

B.2.3.2.2 Federal Home Loan Bank

The Federal Home Loan Bank housing survey, which is taken in May of each year, indicates by zip code and housing type the number of units under construction as shown in Table B.2.3-25. No cost data is given. The 82001 zip code designation generally covers that central and eastern portion of the city bounded on the west by Interstate 25, the south by Interstate 80 and the north by Dell Range Boulevard. The 82001 designation covers that area south of Interstate 80 and the 82007 north of Dell Range Boulevard.

Table B.2.3-25

UNITS UNDER CONSTRUCTION
CHEYENNE URBAN AREA
1982 and 1983

<u>Zip Code</u>	<u>1982</u>		<u>1983</u>	
	<u>Single-Family</u>	<u>Multifamily</u>	<u>Single-Family</u>	<u>Multifamily</u>
82001	28	16	24	12
82007	1	0	4	0
82009	5	35	24	10
TOTAL:	34	51	52	82

Source: Federal Home Loan Bank Housing Survey, 1982 and 1983.

The 1982 and 1983 Federal Home Loan Bank data show the highest level of construction activity for apartments in the area north of Dell Range. Single-

family construction has occurred most frequently in the 82009 zip code area generally located along the eastern edge of the city.

B.2.3.2.3 Housing Development Interviews

In September 1983, interviews were conducted with 11 firms in residential development and marketing in the Cheyenne area. Some of the firms are involved largely in a single activity, such as homebuilding. Others are engaged in a variety of housing-related activities, but were interviewed primarily for a single purpose, such as rental property management. The interviewees collectively represent a reasonable cross section of housing market activity in its broadest range. In all cases, principals were interviewed.

The purpose of these interviews is to assess construction and housing market trends in the present and recent past, and to gather informed opinion in regard to future trends.

In each of the interviews conducted, the primary activities of that business, or the primary reasons for which the business was interviewed, fell under one of the following descriptive classifications:

- A. Home Builders and/or Contractors
- B. Real Estate Brokers (particularly as involved with development at some point in the past and/or present)
- C. Residential Rental Property Managers
- D. Site Developer (physical development of lots and sales of same to builders)

Additional residential activities included the following:

- o Custom home construction;
- o Mortgage financing placement or involvement with financing subsidization;
- o Large tract landholding;
- o Small tract landholding; and
- o Marketing affiliation with builder or realtor, as applicable.

In order to summarize the activities of each firm the following classification of their professional activities is employed, with differentiation between primary and other pursuits:

Descriptive Classification of Interviewees

- o Interview #1---HOME BUILDER (A)
Additional activities: Involved with mortgage financing assistance.

- o Interview #2---REAL ESTATE BROKER (B)
Additional activities: C: Residential property manager, as well as having marketing affiliation with builder.
- o Interview #3---HOME BUILDER (A)
Additional activities: Performs custom home construction, and is an owner of several small, undeveloped tracts.
- o Interview #4---RESIDENTIAL SITE DEVELOPER (D)
- o Interview #5---HOME BUILDER (A)
Additional activities: Major real estate broker, as well as developer of residential lots and tracts and custom home building.
- o Interview #6---RESIDENTIAL PROPERTY MANAGER (C)
Additional activities: Major home builder, as well as being involved with mortgage placement assistance.
- o Interview #7---REAL ESTATE BROKER
- o Interview #8---HOME BUILDER (A)/REAL ESTATE BROKER (B)
Additional activities: Extensive involvement with mortgage financing assistance, as well as management of some rental properties.
- o Interview #9---RESIDENTIAL PROPERTY MANAGER (C)
Additional activities: Major real estate brokers.
- o Interview #10---RESIDENTIAL SITE DEVELOPER (D)
Additional activities: Holds large tracts of land in and near the City.
- o Interview #11---HOME BUILDER (A)
Additional activities: performs some custom home building.

Selected Construction-Related Interviews - Highlights

The following are highlights from interviews with some of the key home builders, contractors, or developers. The purpose is to explain and emphasize important construction trends as the interviewees see them in the Cheyenne area market.

Interviewee #1

This builder has constructed anywhere from 30 to 120 units per year in the Cheyenne area (as well as elsewhere in the state), starting in 1978. These single-family units and townhouses total approximately 250. Since 1980, the firm also built some small apartment projects, in the form of eight four-plexes. The company is now constructing five "show" homes.

The greater part of the homebuilding has been in the northwest sector, with some in the northeast and a few in other locations. Sales prices in 1980 for single-family and townhouse dwellings were in the \$39,000 to \$46,000 bracket and the principal estimates that prices now average \$2,500 higher. The company offers a mortgage buydown subsidy program.

The firm has, in the past, gone to a large outside mortgage company for short-term financing, but this has been only on a limited basis. Most of the money has come from local sources.

The principal feels that Cheyenne area demand is entirely shaped by national interest rate trends, the level of which quickly affects buyer confidence locally. Bureaucratic delay and inefficiency on the part of the Federal Housing Administration in its insured mortgage programs is also a factor.

Constraints to developer growth response include: regulatory requirements, capital, and subcontractual services and supplies (the latter is not a major problem). Concerns were expressed about possible overbuilding depressing the market.

Interviewee #3

This builder and landholder has developed in the northern portions of Cheyenne, and somewhat into the county. In 1982-83, the firm constructed 8 single-family detached dwellings, 5 townhouses and 8 fourplex structures totaling 32 units. Most of the housing sales are of the three-bedroom variety. In 1980 and 1981, the company built a total of 13 units, all single-family detached. In 1979, prior to interest rates increasing dramatically, 24 units of various types were built. Custom work constitutes an additional 20 percent of the company's workload.

Housing sales prices range from \$70,000 to \$85,000, depending on type and location. Prices were up to 20 percent lower 5 years ago.

The firm also owns 50 residentially-zoned or fully improved lots, as well as 5 parcels of 5 to 10 acres each, with 10 more parcels being negotiated for possible acquisition.

Financing has been primarily with larger local banks. The firm has twice in the past affiliated with two different realty companies for special project marketing efforts.

The principal feels that national interest trends do shape sales housing demand in Cheyenne. He does feel, however, that the sales (as opposed to rental) market is not yet overbuilt. He contends that the entry of more large, outside developers could rapidly create an overbuilt situation.

Constraints to developer growth response include minor problems of capital, labor, and regulatory requirements.

Interviewee #5

This firm was active in the early to mid-1970s in building single-family homes in all parts of the city. Major subdivisions were constructed in the northeast, south, and northwest. This company has been, in fact, the largest annexer of land in the city. Up to 100 dwellings per year were constructed, most selling for under \$20,000, and averaging about 900 square feet of floor area, with bi-level dwellings predominating. Some of these homes now sell for \$70,000 and more. In more recent years, the company has switched extensively to residential lot preparation and selling, but with some building occurring

among townhouses, fourplexes and eightplexes, the latter totaling ten individual structures. Unit sizes range from 800 to 900 square feet.

The interviewee has obtained most, although not all, of his financing through local lenders who originate and service loans locally but sell to external sources. Short-term (3 to 18 months) site development and construction have all been through local banks, with one substantial, more recent exception involving a Denver institution. The principal does point out, however, that Wyoming banks generally do not transact loans of more than \$700,000.

The principal foresees development going to the north and east, with a great need for townhouses, as well as some additional apartments. The principal also predicts a trend to resubdivision into smaller lots. He also cites regulatory requirements, skilled labor, and capital as constraints to developers growth response.

Interviewee #8

This realtor/builder affiliation is a union of a local firm with a major western builder. The purpose is to offer a complete product, from building the home, marketing it, to assisting with financing. The firm also manages some townhouse rentals.

During the past 3 years, the firm has brought approximately 90 homes to market in the eastern and northern portions of the city of Cheyenne, involving mostly single-family homes, with the remainder being townhouses in the northwest area. There is an active proposal currently under public review to construct 200 more townhouses in north Cheyenne.

Prices for the single-family detached homes are in the relatively modest \$60,000 to \$75,000 range, although certain major features are extra, such as a double garage, better carpeting, improved patios, and, in some cases, finishing of upstairs bedrooms. The proposed townhouses are to be in the \$55,000 to 60,000 range.

The firm's activity has helped in keeping the Cheyenne housing market active in recent years, particularly during periods that were otherwise depressed. It offers the advantage of mortgage financing assistance through short-term buydown programs. Its construction financing in the area comes largely from major Denver investors.

The firm is the chief outside entity currently active in the Cheyenne market and is large compared to local, although not national, standards. Those who are concerned with the potential overbuilding problem sometimes cite this company. On the other hand, the area housing market clearly would have been far more depressed without the activities of the firm.

The company sees itself as being quite active for the next 2 years. After this period, however, the future of both the homebuilding aspects and the sales affiliation are uncertain and dependent on economic conditions.

Interviewee #11

This homebuilder has maintained a Cheyenne office since the late 1950's, but has its regional office nearby in an adjacent state, with corporate headquarters in a more distant state. Much of its building, starting in the 1950's, has been in South Cheyenne. Over 500 single-family detached homes have been constructed in 5 subdivisions, with floor area typically 900 square feet. Annual activity has ranged from over 200 units to a low of 8, with a steady decline in recent years. The principal feels, in fact, that the demand for new construction has never been so low before in the Cheyenne market.

Much of the earlier housing built by the firm sold for under \$20,000 and now sells for more than \$60,000. An estimated 10 percent of the buyers have utilized Wyoming Community Development Authority or Mineral Trust Mortgage financing.

The firm obtains most of its short-term construction resources from four local banks, but much of this source has ceased to be available. The company has since gone to banks within a 200-mile radius as well as to other external sources. The firm also has been heavily involved with assistance to buyers in placing permanent mortgage financing. Most of this activity has been through a large out-of-town mortgage company, that also is providing more short-term construction loans to the firm.

The principal feels that national interest rates are the critical market determinant. Federal Housing Administration bureaucracy is also a constraining factor in the mortgage market.

Summary Of Responses On Energy-Related Construction Issues

In general, the builders interviewed have not been involved with solar and other innovative energy systems, except on a custom basis. There was a feeling that the market demand will not bear the extra expense.

All of the builders did state, however, that they have improved their wall and ceiling insulation practices to meet or exceed FHA/VA standards (R-19 and R-30, respectively). One provides R-24 and R-38 insulation. Several have improved the windows that they install, employing double pane and triple glazed windows in many instances.

B.2.3.3 Mortgage Financing

The city of Cheyenne is the major financial center for the southeast quadrant of Wyoming, and is probably the largest single financial community in the state. There are only two relatively small commercial banks located elsewhere in Laramie County (Pine Bluffs and Burns); nearly all of the locally based capital resources in the county are concentrated in Cheyenne.

The city contains four savings and loan associations and five commercial banks; two of the latter are state headquarters of major Wyoming bank holding companies (Wyoming does not allow branch banking, but does permit multiple offices under a holding company structure). Total deposits from all 9 institutions are currently just under \$2 billion, while total assets are estimated at \$3 billion. Size of individual institutions varies greatly, from deposits

of well over \$100 million to under \$1 million. In relative terms within the city of Cheyenne, four institutions can be classified as large, two as medium sized, and three as small.

Cheyenne also contains four mortgage financing companies and seven general loan companies, four of which are branches of well known chains. The mortgage firms deal primarily, but not exclusively, in first mortgages, while the loan companies handle second mortgage home equity transactions.

The geographic area in which real estate loans are made varies with asset size and scope. The largest savings and loan association and the largest bank each cover the entire state, with 13 and 23 offices, respectively. This statewide scope applies to loan servicing, but also includes some instances of loan origination, particularly involving larger construction projects. Several savings and loan associations and banks conduct business somewhat beyond Laramie County borders, extending into Platte, Goshen, and Albany counties, and sometimes into Colorado. The mortgage companies often extend their activity beyond these areas. Although no exact figures are available, the general trend is clearly for the concentration of capital in Cheyenne and Laramie County to gradually spread out over an increasing geographic range.

There is a definite growth trend within Cheyenne's housing finance market, despite "down" cycles in particular real estate markets or at certain points in time. Of all the respondents to the housing finance market survey, several did not do business in Cheyenne in 1977 (the first data collection year in the survey) while other units were completely inactive in that year in certain real estate loans. Subsequent years brought a marked increase in activity, particularly in terms of new businesses coming into existence.

The figures that follow are based on a 91 percent sample of the local housing finance community; only 2 general loan companies did not answer the survey. These aggregated numbers convey a general idea of trends in key years within the recent past as seen in Table B.2.3-26.

Table B.2.3-26

FIRST MORTGAGE ACTIVITY
CITY OF CHEYENNE
1977, 1981 AND 1983

	<u>Number of Transactions</u>			<u>Dollar Value</u>		
	<u>Conventional</u>	<u>FHA</u>	<u>VA</u>	<u>Conventional</u>	<u>FHA</u>	<u>VA</u>
1977	1,405	115	122	\$71,866,247	\$ 6,940,000	\$ 8,350,000
1981	549	440	249	31,500,000	22,900,000	11,787,000
1983 ^a	850	358	334	62,912,750	24,086,000	22,161,300

Note: a - All dollars are in current dollars as of mid-July, 1983.
Source: Field Survey 1983.

From 1977 to 1983, 140 of the FHA/VA loans (20%) were under the Wyoming Community Development Authority Mortgage Program. All Wyoming Community Development Authority loans must be FHA-insured. Of the ten institutions

dealing in first mortgages, nine were involved in Wyoming Community Development Authority loans, but the level and extent of that involvement varied greatly.

Exact figures were not available on Wyoming Permanent Mineral Trust Mortgages, but involvement with this program has been less than with Wyoming Community Development Authority. An estimated 35 percent of the first-mortgage granting institutions have actually transacted Mineral Trust Mortgages. An estimated 10 to 12 loans might be placed in a given year in the Cheyenne area under this program. Second mortgage housing activity, related to home improvement or expansion is shown in Table B.2.3.

Table B.2.3-27

SECOND MORTGAGE ACTIVITY
CITY OF CHEYENNE
1977, 1981 AND 1983

	<u>Number of Transactions</u>	<u>Dollar Value</u>
1977	358	\$2,929,070
1981	511	\$5,040,242
1983 ^a	621	\$7,014,138

Note: a - All dollars are in current dollars as of mid-July, 1983.
Source: Field Survey 1983.

These figures are estimates of housing-related second mortgages; they are probably high, due to the fact that few lenders keep separate records for housing and nonhousing second mortgages. Construction and builder loans, in the short term, are shown in Table B.2.3-28.

Table B.2.3-28

CONSTRUCTION BORROWING
CITY OF CHEYENNE
1977, 1981 AND 1983

	<u>Number of Transactions</u>	<u>Dollar Value</u>
1977	261	\$17,427,500
1981	511	\$18,611,618
1983 ^a	621	\$ 9,160,160

Note: a - All dollars are in current dollars as of mid-July, 1983.

Source: Field Survey 1983.

Interest rates and term lengths within the past year have varied in the Cheyenne/Laramie area, depending upon size of the lending institution, individual investment policies, involvement with government programs, and other factors. On first mortgages, rates have ranged from 9.875 percent (FHA) to 14.50 percent conventional, with terms ranging from 5 to 30 years; the majority have clustered in terms of 10 to 25 years. The second mortgage

market has ranged from 12.50 percent to a high of 21 percent, but with the current norm at 14 percent to 16 percent. Terms have been from 3 to 15 years, but with a 5 to 7 year period predominating. Construction loans have varied from 11 percent to 22 percent, with most around 15 percent; 6 to 12 months has been the usual loan term, with a few at less than 6 months.

Additional interest rate data comes from the Wyoming Department of Administration and Fiscal Control Program. Research trends from 1980 through 1982 are shown in Table B.2.3-29 confirming the numerous fluctuations, the major increases in 1980 and the 1981 peak, and the start of the downward trend in 1982. Average interest rates in the Cheyenne area for the period 1980 to 1982 are shown in Table B.2.3-29.

Table B.2.3-29

INTEREST RATE TRENDS
CITY OF CHEYENNE
1980-1982

	<u>1980</u>	<u>1981</u>	<u>1982</u>
1st Quarter	10.73	12.19	13.80
2nd Quarter	12.19	14.16	13.57
3rd Quarter	12.24	15.41	13.56
4th Quarter	13.56	15.76	13.51

Source: Research and Statistics, Wyoming Department of Administration and Fiscal Control.

Another indication of buyer financing patterns comes from the Multiple Listing Service. Table B.2.3-30 delineates financing patterns between 1980 and 1983.

Some trends are apparent from the preceding real estate loan data. With the relatively low interest rates in 1977, first mortgages activity and to some extent construction loans were active with less dependence on governmental mortgage assistance than has existed in the 1980's. The high rates in 1980 and 1981 helped to induce a major shift to the FHA/VA 203(b) mortgages and to the Wyoming Community Development Authority Mortgage Program. This is a trend that has persisted, although recent increases in FHA rates and loan origination points will undoubtedly modify this pattern. Wyoming Permanent Mineral Trust Mortgages have been utilized less often than those under Wyoming Community Development Authority probably due to the statutory requirement that the institution must carry 10 percent of the portfolio.

Second mortgages have been growing steadily as a means of home improvements or expansion. Construction loans fluctuate considerably with the state of the home building industry, but have been picking up in 1983. The average Cheyenne transaction size of these construction loans - most being under \$11,000 - would seem to indicate caution on the part of both borrowers and lenders, with one dwelling unit being built at a time. Speculative building, according to the lenders, has all but disappeared.

Table B.2.3-30

TYPE OF FINANCING
CITY OF CHEYENNE
1980-1983

TYPE OF FINANCING	1980		1981		1982		1983	
	#	%	#	%	#	%	#	%
Assumable	186	42.1	488	62.2	223	34.6	455	48.5
New Conventional	93	21.0	41	5.2	43	6.6	55	5.9
Cash	34	7.7	31	4.0	38	5.9	46	4.9
Contract & Deed	35	7.9	104	13.2	90	14.0	128	13.6
FHA/VA	94	21.3	79	10.0	137	21.2	146	15.6
Owner Will Carry	0	0	31	4.0	14	2.2	29	3.1
Other	0	0	1	1.3	99	15.4	79	8.4
TOTALS:	422	100%	785	100%	645	100%	939	100%

Note: a Projected to year's end.

Source: Based on 1980-1983 MLS data.

It should also be noted that there are dominant patterns of real estate lending by institutional type. In second mortgages, the larger commercial banks predominate, although the largest savings and loan is active in this market. Finance companies are also involved in home equity borrowing. Savings and loans have not been active in recent years in providing construction loans, with larger commercial banks providing most of this capital. First mortgage lending patterns vary, but for the most part are linked to asset and deposit capacity and the propensity of the institution to be involved with secondary placement and government programs.

The subject of mortgage placement indicated the widening scope of the Cheyenne and Laramie County housing finance market. With residential investment spreading to a national scale, and with economics dictating strongly against holding long-term portfolios, there is a move toward the secondary mortgage market. Only one Cheyenne institution has never sold any of its mortgages. The majority are now selling all of their "paper". The most frequent sources of placement and pooling are as follows: Federal National Mortgage Association; Government National Mortgage Association; Federal Home Loan Mortgage Corporation; private investors such as the Kissel Company in Springfield, Ohio; private investors through the Mortgage Guarantee Insurance Corporation; Wyoming Community Development Authority Mortgage Assistance, and the Wyoming Permanent Mineral Trust Fund Mortgage Program (which holds 90 percent of value, while the bank retains 10 percent).

Another issue, one with implications for this or any other substantial construction project, is that of mobile home financing. Of the respondents surveyed (excluding general loan companies) 60 percent will not make any mobile home loans, 33 percent will do so only on a limited basis.

Those respondents interviewed in person were asked their opinions of the potential for expansion in the housing finance market. With only one exception, the respondents, all chief officers, felt that money was available, and that housing finance funds were underutilized. These opinions would indicate a desire to expand this market.

Finally, there is the consideration of building trends and capabilities among local contractors. One local builder has clearly been the most active, constructing single-family homes in recent years and becoming involved in FHA, VA, and conventional financing arrangements. Five other local contractors appear to be at the next level of activity, placing anywhere from three to ten dwelling units on the market in most years. Six other firms are smaller, but well known in home building. Only one nonlocal firm has been consistently active in Cheyenne, with 75 to 80 single-family homes and townhouses completed in the past 3 years, 13 more underway, and a proposal to construct 210 more townhouses. This firm is based in the southwest and financed in Cheyenne largely through Denver investment.

The local building industry has geared up on numerous occasions in the recent past to build small to medium subdivisions. It cannot produce on the scale of national builders, but at the same time, most respondents felt that its potential was underutilized due to market uncertainties, even though the city has been growing.

The analysis of housing finance has, to this point, been discussed from the point of view of the lenders. The other side of the issue is that of the buyer, in terms of mortgage qualification and required annual income to support housing costs.

The Wyoming Department of Economic Planning and Development's Housing Monitoring System offers some analysis from the buyer's viewpoint, indicating monthly payments and minimum annual gross income to qualify for several different mortgages. The Department of Economic Planning and Development calculations are from the annual Housing Monitoring report published in May 1983 and covering fiscal year 1982.

The document reveals that a single-family home buyer would have a monthly mortgage payment of \$694, and would need an annual gross income of \$27,743 to qualify for a conventional mortgage with the following terms: 10 percent down payment, 30-year duration, average 1982 interest rate of 13.39 percent of gross income maximum limit on housing payments.

The Housing Monitoring System presents another conventional mortgage scenario of 5 percent down, 30-year term, average 1982 interest and 28 percent of gross income limit. Under these circumstances, the monthly payment would be \$732 and the yearly income is \$31,376.

The Wyoming Community Development Authority Mortgage Assistance Program and the Wyoming Permanent Mineral Trust offer two more financing scenarios, both publicly assisted.

Wyoming Community Development Authority terms include 5 percent down, 20-year term, 13 percent interest rate, \$63,650 maximum housing price, 33 percent of gross income limit and a maximum allowable gross income of \$45,000. With a

1982 mortgage, the buyer would pay \$694 a month and would need to have a yearly income of \$25,241.

The Mineral Trust terms are as follows: 5 percent down, 30-year loan, 12.88 percent rate, \$80,000 maximum purchase, 33 percent of gross income limit and a maximum annual income of \$35,000 (in 1981 dollars). The monthly payment would be \$650 and the minimum yearly income \$23,631.

Manufactured or mobile home financing data is also are offered by the Department of Economic Planning and Development. For a home not on a permanent foundation (assessed as personal property), a \$250 monthly payment and a minimum annual income of \$10,013 would be required with a conventional mortgage term (10% down, 30 years, 1982 interest, 30% income limit for housing), the equivalent minimum yearly income would be \$13,410 per year, to qualify for financing.

A manufactured home on a permanent foundation, including the lot, would require \$450 payment each month and a minimum annual income of \$17,999 under the following conditions: the \$450 per month is obtained by taking the 1982 price of the home plus the average replacement cost new (Department of Revenue and Taxation, Ad Valorem Tax Division) multiplied by the FY 1982 Construction Update Index. The \$17,999 annual income requirement emanates from the conventional mobile home loan terms (17.5% at 15 years) that were previously detailed for the home not on a permanent foundation, with separate lot purchase. The average manufactured home financing requirements are \$393 per month and \$15,705 annually.

B.3 Land Inventory and Analysis

B.3.1 Methodology

B.3.1.1 Vacant Land

The data compiled for the vacant land survey were obtained through inspection of the Laramie County Assessor's records. Study team personnel recorded by subdivision the number of blocks or tracts, the number of associated lots, whether or not the lots were occupied, and lot size. Data were collected for all subdivisions within the city, within the county zoned area, within other Laramie County communities and locations outside the zoned area, and by neighborhood number (see Section B.5.3 for an explanation of the neighborhood numbering system).

The locations of subdivisions were then compared to city and county zoning maps and the Laramie County Maps and Addresses book. The following zoning categories were noted for analysis:

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-4 Apartment Zone
- C-1 Floodway Zone
- C-2 Floodway Fringe Zone
- PUD Planned Unit Development
- A-1 Agricultural Zone

Subdivisions or parts of subdivisions which either partly or wholly fell within zones other than residential were excluded from analysis. Lots were not assessed if they fell into some nontaxable unit such as "school" or "church." Residential lots within Planned Unit Developments (PUDs) and flood hazard zones C-1 and C-2 were also recorded. Three other residential cases were included in the analysis: 1) subdivisions zoned A-1 within the county zoned area; 2) platted rural residential subdivisions outside the county zoned area, and 3) subdivision additions and original plats for communities other than Cheyenne. (The latter two instances are designated "RES" in Table B.6-1 under the heading Zone/Class.)

A computer master file of all Laramie County subdivisions maintained in the Assessor's Office was used as a starting point for the inventory. A list of subdivisions which had been approved but not yet listed in the County Assessor's land books was obtained from the Cheyenne-Laramie County Regional Planning Office (CLCRPO) to supplement the initial master file. Subdivision plat dates were obtained from both the County Clerk/Recorder's Office and the County Planning Office.

Field checking of subdivision data was carried out by selecting a number of subdivisions and spot-checking several lots within each development for improvements. The sample produced a 98-percent accuracy rate (Table B.3.1-1).

Table B.3.1-1

FIELD CHECK RESULTS FOR VACANT LAND STUDY

<u>Subdivision</u>	<u>Assessor Data</u>	<u>Field Data¹</u>	<u>Percent Agreement¹</u>
Crest Ridge	10	9	90.00
Camelot Estates	3	3	100.00
Vandehei Estates	17	16	94.12
Archer Estates	14	14	100.00
Sunnyside Meadows	2	2	100.00
Rainbow Gardens	51	51	100.00
Rolling Hills	10	10	100.00
Foster Tracts	17	17	100.00
Stanfield Addition	6	6	100.00
Imperial Valley	24	24	100.00
Orchard Valley	17	17	100.00
Mountview Park	36	36	100.00
Grandview Park	65	62	95.38
Satterfield	<u>1</u>	<u>1</u>	<u>100.00</u>
TOTAL:	273	268	-----

Note: 1 Agreement represents the correspondence between Assessor data and conditions observed in the field.

B.3.1.2 Multiple Listing Service

Vacant residential lots for sale listed in the February through September 1983 Multiple Listing Service books were examined to aid in assessing development trends and the market characteristics of vacant residential land in Laramie County.

Criteria for Multiple Listing Service analysis required that a lot for sale must be:

- o Zoned R-3 (if within the county zoned area);
- o Less than 35 acres in size;
- o Part of a platted residential subdivision; and
- o Readily buildable.

"Readily buildable" excludes the following: R-3 lots surrounded by business/commercial zones, e.g., auto salvage yards; lots where existing substandard housing would have to be torn down or moved in order for the land to qualify as truly vacant; and areas where administrative building restrictions preclude development in the near future, e.g., the North Cheyenne subdivision. It should also be noted that utility availability was not considered for this segment of the analysis.

The following data were examined:

- o Property asking price;
- o Property size in acres;
- o Four-letter abbreviation to identify subdivision;
- o Number of days on the market for unsold properties and the number of days between listing and selling for sold properties (as of September 1983); and
- o Property selling price.

The data were tallied cumulatively and as an average for all properties as well as for properties by subdivision.

B.3.2 Description of Vacant Land

B.3.2.1 Platted Subdivisions

Table B.6-1 presents a complete listing of subdivisions according to ten categories of information:

- o Neighborhood number location;
- o City/County designation;
- o Date of plat;
- o Type of zoning (or "residence" classification);
- o Number of residential lots platted;
- o Number of vacant residential lots;
- o Percentage of vacant residential lots;
- o Total area of platted residential lots in square feet (sq ft) per acre;
- o Total area of vacant residential lots in sq ft per acre; and
- o Percentage of vacant area.

Blank spaces in the "location" column of Table B.6-1 designate subdivisions which are located outside of the county zoned area. Blank spaces occurring anywhere else in the table indicate that the data were not available. Subdivisions whose boundaries overlap city and county limits are designated "cy/co."

Of the total 398 subdivisions, 7,741 of the available 25,666 residential lots were vacant, averaging an overall 30-percent lot vacancy rate. Converting to acres for ease of interpretation, 17,069 acres of the available 27,324 acres platted for residential subdivision use were vacant, averaging an overall 62-percent vacancy rate. The average overall size per vacant residential lot is 2.21 acres.

Table B.3.2-1 portrays a breakdown of the vacant land data by location and selected zoning categories. Figures B.3.2-1, B.3.2-2, and B.3.2-3 (in the pocket) portray lot vacancy rates by subdivision for areas around the city

Table B.3.2-1

REGIONAL VACANT LANDS

Area	Zone (Nbrhd#)	Number of Subdvns	No. of Lots Platted	No. of Vacant Lots	% Vac. Lots	Platted Area (A)	Vac. Area (A)	% Vac. Area
CENTRAL	2	1	161	2	1	22.0	0.24	1
	3	1	1	0	0	0.40	0	0
	4	2	90	1	1	11.0	0.08	1
	5	8	561	164	29	131.0	62.0	47
	9	4	841	15	2	172.0	2.0	1
	13	3	742	63	8	90.0	9.0	1
	21	9	530	17	3	63.0	2.0	3
	23	3	627	13	2	96.0	2.0	2
	28	3	347	8	2	36.0	1.0	3
NORTH	1	11	1,104	399	36	263.0	136.0	52
	7	23	671	394	59	1,490.0	718.0	48
	12	14	670	192	29	894.0	416.0	46
	19	8	600	64	11	63.0	2.0	3
	22	7	413	17	4	155.0	18.0	12
	25	18	338	65	19	95.0	31.0	33
	26	31	1,235	455	37	1,446.0	576.0	40
	33	5	869	105	22	208.0	56.0	27
	34	23	398	118	30	134.0	62.0	46
	6	10	184	75	41	241.0	99.0	41
	11	16	552	312	56	457.0	200.0	44
	15	4	888	35	4	150.0	10.0	7
	27	18	558	271	48	415.0	213.0	51
	31	8	287	172	60	235.0	91.0	39
SOUTH	8	26	1,133	307	27	396.0	144.0	36
	10	5	838	71	8	156.0	28.0	18
	14	4	360	6	2	67.0	9.0	13
	16	9	450	49	11	170.0	108.0	64
	20	4	254	10	4	116.0	4.0	3
	24	2	375	3	1	73.0	0.29	1
	29	25	841	272	32	47.0	9.0	19
	30	4	989	298	30	189.0	64.0	33
EAST	8	26	1,133	307	27	396.0	144.0	36
	10	5	838	71	8	156.0	28.0	18
	14	4	360	6	2	67.0	9.0	13
	16	9	450	49	11	170.0	108.0	64
	20	4	254	10	4	116.0	4.0	3
	24	2	375	3	1	73.0	0.29	1
	29	25	841	272	32	47.0	9.0	19
	30	4	989	298	30	189.0	64.0	33

Table R.3.2-1 Continued
Page 2 of 2

<u>Area</u>	<u>Zone (Nbrhd#)</u>	<u>Number of Subdvns</u>	<u>No. of Lots Platted</u>	<u>No. of Vacant Lots</u>	<u>% Vac. Lots</u>	<u>Platted Area (A)</u>	<u>Vac. Area (A)</u>	<u>% Vac. Area</u>
EAST	799	21	1,171	843	72	1,509	824	54
	999	21	619	448	72	3,810	2,828	74
Outlying Towns	-	-	479	129	27	261	122	47
City		167	16,633	2,472	15	3,524	926	26
County zoned area		141	4,296	2,386	55	9,819	5,555	57
A-1		70	2,085	1,349	65	7,396	4,638	63
RES		49	2,617	2,048	79	13,061	9,980	76

Notes: Outlying towns include Albin, Burns, Egbert, Hillsdale, Carpenter, and Pine Bluffs. City and County zoned area totals include those subdivisions wholly within either jurisdiction.

fringe, within the county zoned area, and outside the county zoned area, respectively. Figure B.3.2-4 depicts vacant land data by neighborhood. As can be seen in the table, the highest vacancy rates generally occur in the north and eastern sections of the metropolitan area. Neighborhoods 799 and 999 also show high vacancy rates, although these neighborhood boundaries are in disparate sections of the county and do not therefore define discrete neighborhoods. Lower vacancy rates tend to be concentrated in the northwestern sections of the Cheyenne Urban Area and, as would be expected, within the central core. Apart from the city proper, the county zoned area and the unzoned county area (excluding county towns) show 55-percent and 79-percent vacancy rates, respectively. Additionally, the six outlying towns averaged together display nearly one in every four residential lots as vacant, although the total number of platted lots for all six towns is much less than the totals for areas around Cheyenne.

Further analysis of Table B.3.2-1 shows average vacant lot sizes by dividing the total vacant area by the number of vacant lots. Vacant residential lots in the county zoned area average 2.33 acres in size, while those outside the zoned area more than double to 4.87 acres. Vacant residential lot sizes for the A-1 zone are also fairly large (3.43 acres) and show a 65-percent vacancy rate, even though much of the area is platted for rural residential use.

B.3.2.2 Unrecorded Plats

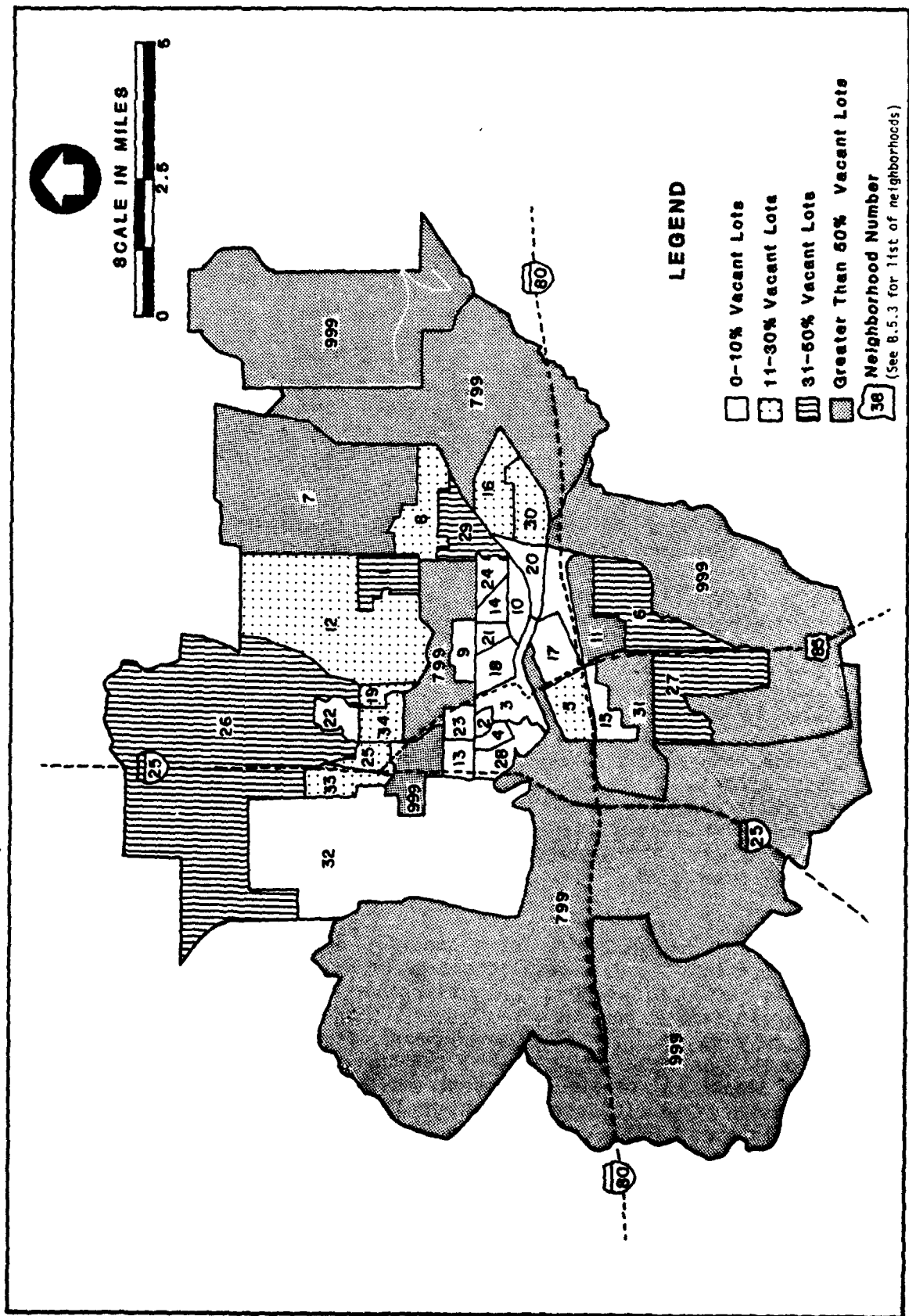
There are a number of plats which have been approved by the city and county which have not been recorded with the County Clerk and are therefore not official subdivisions. Table B.3.2-2 presents those plats in the city and the county, when they were approved, and how large an area is encompassed by each plat.

Table B.3.2-2

UNRECORDED PLATS

<u>Subdivision</u>	<u>Jurisdiction</u>	<u>Approved</u>	<u>Area (acres)</u>
Country West	County	7/13/82	5.10
Guy	City	7/28/80	1.03
Herman Acres	County	6/14/83	14.14
Jolley Acres	County	9/26/83	1.82
Kimberly Village	County	7/05/83	9.77
Mary	County	9/27/83	2.80
Meister Estates	City	8/22/83	1.16
Nicks Acres	County	5/09/83	4.31
Spruce Creek II	City	1/24/83	0.47

The total area for these plats is not shown because of the variability of the number of lots possible in any given subdivision. For example, Herman Acres, 14.14 acres, contains only 3 lots, while Nicks Acres, 4.31 acres, is a single-lot subdivision. It is assumed that none of the above plats contains any structures; building permits would not ordinarily be issued in subdivisions which have not been filed.



B.3.3 Development Trends

B.3.3.1 Land Development Patterns

Average lot sizes for contemporary single-family developments are approximately 6,000 to 6,500 sq ft. Developers indicate that due to escalating development costs and water conservation concerns it would be beneficial to reduce single-family lots to a more economical size. However, since size and minimum area requirements are set by ordinance, ordinances would have to be changed if lot sizes are to be reduced.

In the Cheyenne area, average lot sizes for multifamily housing may vary in size from as low as 8,800 sq ft to as high as 25,000 sq ft. The variation in size provides for the four basic types of multifamily development: town houses, fourplexes, condominiums, and six or eightplexes. Developers indicate that multifamily demand is on the increase and, although ultimately dependent upon market influences, appears to be growing and is a real market potential for the immediate future. It was also indicated that financing of multifamily projects is more readily available.

The trend, if permitted by ordinance, will be to develop smaller lots of 5,000 sq ft and smaller overall projects of 10 acres or less due to perceived problems associated with the development process. It should be noted that certain areas of the city present additional barriers to developers; e.g., the \$1,500 proposed drainage assessment per lot in the Dry Creek drainage basin.

The developers interviewed indicated that they have major land holdings which are developable. In general a 45 to 55-percent vacancy rate exists. Much of the land area is not zoned and is primarily targeted for residential use.

All developers interviewed agreed that the most likely trend in the development thrust will be north and east with less expensive and lower-quality developments situated on the south side. General agreement is that mobile home development will continue to be located along South Greeley Highway with spot exceptions occurring elsewhere in the community. This is substantiated by recent developments platted on the south side and designated as mobile home parks.

In summary, due to availability of financing, demand, and availability of lots, it appears that a substantial quantity of multifamily developments will occur over the next 3 to 5 years, assuming continued population increases. In terms of single-family housing, the demand both by developers and market forces will have major impacts on development policies and it is anticipated that these pressures in conjunction with the corresponding demand for services will have an impact on lot sizes. Present actions by various groups inclusive of city and county agencies are consistent with the proposition that smaller lot sizes will be a reality in the Cheyenne area within the next 3 to 5 years.

B.3.4 Land Availability

This section briefly describes the market position of vacant platted residential land parcels which were available for sale in the 1983 Multiple Listing Service books. These data were derived from the Multiple Listing Service books between February and September 1983.

In general, vacant land in the Multiple Listing Service books had been on the market for an average of 384 days; land that changed hands, however, sold in an average of 162 days. Average asking price for all parcels was \$2,438 per acre; average price for parcels sold was slightly higher - \$2,591 per acre. The average listed parcel was 6.4 acres; the average sold parcel was 6.11 acres. The size range on sold parcels was between 0.21 acres and 22 acres.

Of interest is the sharp difference in size between parcels shown in the Multiple Listing Service and vacant city lots shown in Table B.3.2-1. The average vacant lot size within the city of Cheyenne is 0.37 acres whereas only 10 of the total 331 Multiple Listing Service lots under consideration were less than 1 acre in size. This finding suggests that the Multiple Listing Service is perhaps more responsive to home sales and larger "ranchette" types of lots farther out in the county than it is an indicator of vacant residential land activity in the Cheyenne area.

The average number of lots for those subdivisions listing 2 or more lots was 3 for 29 such subdivisions. When considering subdivisions listing 10 or more lots for sale during the period, only 2 out of 7 (Gun Hill and Cox Country Estates) fell within the county zoned area, showing 48 available lots. Of the rest, 22 lots were for sale within a 10-mile radius of Cheyenne (Northland Ranchettes), 36 lots were for sale at a distance of 10 to 15 miles from Cheyenne (Lodgepole Estates and Happy Valley), and 111 lots were available at a distance of about 20 miles from Cheyenne (Table Mountain Ranchettes). These numbers portray the large amount of vacant residential land offered for sale outside the scope of services and jurisdiction of both the city and the urban area. Sales appear to have occurred mostly in the northern portions of the Cheyenne Urban Area. Of the sold lots located in the county, two were west of Cheyenne, one was northwest, and one was southeast.

In summary, of the 398 subdivisions surveyed for this report, 30 percent of the residential lots and 62 percent of residential land area was vacant. Average acres per lot were 2.08 and 2.21, respectively, for total residentially platted and vacant residentially platted land. The north-central and east Cheyenne regions showed the greater percentages of vacant lots for the city as a whole, the northwestern sections showed the lower rates, and areas in both the county zoned and unzoned areas show relatively high vacancy rates.

B.4 Infrastructure Inventory and Analysis

B.4.1 Methodology

Vacant lots in platted subdivisions throughout the Cheyenne Urban Area and in and around other communities in Laramie County were evaluated against mapped information indicating the location of water mains and sanitary sewers. These data were provided by the Cheyenne Board of Public Utilities (CBPU) and the South Cheyenne Water & Sewer District (SCW&SD). The information on storm sewer availability was known for general subareas of the region (aggregations of subdivisions) from prior field inspections and city maps of existing storm drainage systems. The general availability of solid waste collection and telephone service was ascertained during the draft environmental impact statement (DEIS) study process.

The availability of water and sewer service in outlying communities was partially known through the DEIS process and was corroborated through phone calls and field visits.

B.4.2 Description of Infrastructure

B.4.2.1 North-Central Cheyenne: Neighborhoods 1 and 12

The eight subdivisions reviewed for north-central Cheyenne are listed in Table B.4.2-1, which indicates the number of vacant lots in each, and whether water mains and sanitary sewers are currently in place in the public streets that front the vacant lots. These subdivisions are located in Sections 21 and 29 of Township 14 North, Range 66 West.

The Crest Ridge subdivision, which has 310 vacant lots, would require pipeline extensions for both water and sewer service before the CBPU could provide service. Meadow Brook, Frontier Gardens Addition, and Bluffs have some pipelines in place near vacant lots, but other lots would require water main and sewer extensions before service could be provided. The other four subdivisions have water and sewer pipelines in place.

Storm drainage in this area is provided primarily by flow down streets, most of which have curbs and gutters with paved swales at street intersections. Few storm sewers have been installed. Drainage occurs toward Dry Creek, in which basin this area lies. Some sensitive drainage and flooding problems exist in this area, exemplified by a T-intersection of two streets where drainage flowing down one street ponds against the far curb of the other and occasionally overflows the gutter into yards beyond.

B.4.2.2 East Cheyenne: Neighborhoods 7, 8, 16, 29

Fifty subdivisions were reviewed in Sections 22, 23, 26, 27, and 34 of Township 14 North, Range 66 West and are listed in Table B.4.2-2. Most of these subdivisions would require pipeline extensions prior to the CBPU being able to provide water and sewer service. Moreover, and perhaps more constraining, many of the subdivisions would first have to be annexed to the city of Cheyenne. There are, nonetheless, 26 lots in this area with service lines already available inside the city and another 100 or so lots with service lines in place in areas that have not been annexed.

Table B.4.2-1

WATER AND WASTEWATER SERVICE AVAILABILITY
NORTH-CENTRAL CHEYENNE: NEIGHBORHOODS 1 AND 12

<u>Subdivision</u>	<u>No. Lots Vacant</u>	<u>Water Service</u>		<u>Wastewater Service</u>	
		<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
Crest Ridge ¹	310		x		x
Buffalo Estates	2	x		x	
Buffalo Hills Addition	7	x		x	
Buffalo Ridge	4	x		x	
Century West	7	x		x	
Meadow Brooke Park	90	x	x ²	x	x ²
Frontier Gardens Addition	62	x	x ²	x	x ²
Bluffs	75	x	x ²	x	x ²

Notes: 1 Booster station required for water service; lots are above 6,200-foot elevation.

2 Yes and No - Some lots are infill lots where water and sewer lines are in nearby streets; others are at extremities where pipeline extensions would have to be provided before the CBPU could provide service.

Table B.4.2-2

WATER AND WASTEWATER SERVICE AVAILABILITY
EAST CHEYENNE: NEIGHBORHOODS 7, 8, 16, 29

Subdivision	No. Lots Vacant	Water Service		Wastewater Service	
		Yes	No	Yes	No
Dell Range Addition ¹	35		x		x
Cox ¹	10		x		x
Brabetz ¹	24		x		x
Braden Homesites ¹	2		x		x
Brutsmen ¹	3		x		x ³
Downey ¹	19	x	x ³	x	x ³
Gould ¹	15		x		x
Hillside Addition	3	x		x	
Evans	8	x		x	
Farragher	2	x		x	
Ehern Berger ¹	37		x		x
Floydcliff	9		x		x
Lowe	2		x		x
Seavers Addition ¹	5		x		x
Sunlight Addition ¹	7	x		x	
Sunnyside Addition ¹	80	x	x ³	x	x ³
Green ¹	6		x		x
Green Meadow Estates ¹	31		x		x
Messenger ¹	10		x		x
Stadium View Addition	11	x		x	
Robitaille Tracts	8		x		x
Vosler Addition	7		x		x
Bennetson ¹	7		x		x
View Point ²	61		x		x
Wininger	33		x		x
Ostdiek	38		x		x
Park Estates	2	x		x	
Gables ⁴	20		x		x
Grandview Park Addition ³	9	x		x	
Grandview Park ³	5	x		x	
Imperial Valley ³	21		x		x
Rainbow Gardens ⁴	48		x		x
Imperial Heritage ³	13		x		x
Valley Vista Addition ⁴	71		x		x
Satterfield	1		x		x
Debilyn Estates ³	6		x		x
GF Diamond Corp ³	4		x		x
Northwoods Subdvn ³	12		x		x
Westcor Addition ⁴	2		x		x
Sunnyside Meadows Addition	1	x		x	
Merritt Mobile Homesite ⁴	3		x		x
Land Subdvn ¹	12		x		x
Licking Homesites	2	x		x	
Park Plaza Tech Center	79	x		x	
East Lakeview	18	x		x	

Table B.4.2-2, Continued
WATER AND WASTEWATER SERVICE AVAILABILITY

<u>Subdivision</u>	<u>No. Lots Vacant</u>	<u>Water Service</u>		<u>Wastewater Service</u>	
		<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
Hill Heights Addition ¹	13		x		x
Northcrest Addition	2	x		x	
Parkview Estates	1	x		x	
Plaza Del Range ⁴	1		x		x

Notes: 1 Annex - Annexation to the City of Cheyenne would be required before CBPU could provide service. Line extensions in public streets required.

2 Booster station required for water service; lots are above 6,200-foot elevation.

3 Yes and No - Some lots are infill lots where water and sewer lines are in nearby streets; others are at extremities where pipeline extensions would have to be provided before the CBPU could provide service.

4 Line extensions in public streets required.

Storm drainage facilities generally do not exist in this area. Most streets do not have curbs and gutters, and there are few if any storm sewers in place. Drainage occurs across land surfaces and into minor creeks tributary to Dry Creek.

B.4.2.3 Northwest Cheyenne: Neighborhoods 19, 22, 25, 26, 33, 34

Forty-one subdivisions in the northwest area of Cheyenne are listed in Table B.4.2-3. They occur in Sections 13 and 24 of Township 14 North, Range 67 West and Sections 18 and 19 of Township 14 North, Range 66 West. All but three of these subdivisions have CBPU service lines in place. Two of the subdivisions, as noted in the table, require booster pumping for water service, and a third not yet served would also require boosted water pressures. One subdivision, with 139 vacant lots, is not now served with water and sewer pipelines and is not yet annexed. Storm sewers are generally in place throughout this section of Cheyenne.

B.4.2.4 Southeast and Southwest Cheyenne: Neighborhoods; 5, 15, 20, 30, Portion of 11, 799 (West)

Sixteen subdivisions are listed in Table B.4.2-4 for areas in the southeast and southwest portions of the city. They generally occur in Sections 6 and 7 of Township 13 North, Range 66 West and Sections 33 through 35 of Township 14 North, Range 66 West. One subdivision, Central, occurs in Section 1 of Township 13 North, Range 67 West. There are 242 vacant lots in this subdivision, which does not have nearby water and sewer lines in place. Wastewater from this area would be sewered to the Crow Creek waste treatment plant whose current flows are nearing capacity, although flows in excess of capacity (4.0 million gallons per day [mgd]) are diverted to the Dry Creek plant. While the likelihood is not known, the possibility exists that this subdivision will not be connected to the CBPU system until the current 201 Plan for upgrading and expanding local plants has been completed (est. 1987).

The subdivision with the greatest number of vacant lots in this area (Sun Valley) has some lots that would require water main and sewer extensions before service could be provided. These subdivisions are all in the Crow Creek drainage basin. Some subdivisions have storm sewers; others do not.

B.4.2.5 South Cheyenne: Neighborhoods 6, 11, 27, 31

Thirty-two subdivisions in the South Cheyenne area were studied, essentially the service area of the SCW&SD. Many of the vacant lots are already served by SCW&SD pipelines. Some subdivisions in this area are only partially served, and extensions would be necessary to reach some lots. These subdivisions exist in Sections 4, 8, 9, 17, 18, and 20 of Township 13 North, Range 66 West. Details are shown in Table B.4.2-5.

Table B.4.2-3

WATER AND WASTEWATER SERVICE AVAILABILITY
NORTHWEST CHEYENNE: NEIGHBORHOODS 19, 22, 25, 26, 33, 34

Subdivision	No. Lots Vacant	Water Service		Wastewater Service	
		Yes	No	Yes	No
Golfview Addition	1	x		x	
Cedar Ridge	2	x		x	
Cinnamon Villa	19	x		x	
City View Heights	5	x		x	
Briney Tracts	5	x		x	
Dittman Subdvn	10	x		x	
Dry Creek North	2	x		x	
Golf View Condos	1	x		x	
Fairway Addition	9	x		x	
Westgate Addition	26	x		x	
Western Hills Addition ¹	191		x		x
North Cheyenne ²	139		x		x
Monterey Ranchettes ¹	5	x		x	
Monterey Heights ¹	24	x		x	
Indian Hills Addition	8	x		x	
Yellowstone Addition	10	x		x	
Miller Addition	11	x		x	
Lemans Addition	4		x		x
Lawrence Addition	11	x		x	
Raintree	1	x		x	
Regency Square	1	x		x	
Redmond Subdvn	5	x		x	
Storey Acres	16	x		x	
Spicer Addition	3	x		x	
Northwest Subdvn	1	x		x	
Prairie Hills	3	x		x	
Williams	5	x		x	
Airport Valley Tracts	16	x		x	
Bel Air Hills	4	x		x	
Westchester Heights	19	x		x	
Westgate Addition	26	x		x	
Pine Ridge	1	x		x	
Tumbleweed	2	x		x	
Kornegay Tracts	18	x		x	
Marshall Jensen Addition	1	x		x	
Manewal Addition	1	x		x	
Lone Pine Estates	6	x		x	
Spring Valley Addition	6	x		x	
Yellowstone Village	3	x		x	
Dry Creek So. Ref.A	1	x		x	
Nimmo Addition	2	x		x	

Notes: 1 Booster station required for water service.

2 Annex - Annexation required before service can be extended.

Table B.4.2-4

WATER AND WASTEWATER SERVICE AVAILABILITY
SOUTHEAST AND SOUTHWEST CHEYENNE:
NEIGHBORHOODS 5, 15, 20, 30, PORTION 11, 799 WEST

Subdivision	No. Lots Vacant	Water Service		Wastewater Service	
		Yes	No	Yes	No
Central ¹	242		x		x
Cheyenne Terrace	10	x		x	
Eastwood Addition	2	x		x	
Sun Valley	297	x	x ²	x	x
Roberts Place	30	x		x	
Grier Leech Addition	4	x		x	
McCague's	9	x		x	
Homestead Addition	4	x		x	
Arp Addition	4	x		x	
Big Sky Estates	30	x	x ²	x	?
Rancho Estates	1	x		x	
Satterfield Addition	5	x		x	
Trail's End Mobile Park	74	x	x ²	x	x ²
Centennial Heritage	22	x	x ²	x	x ²
Interior Heights	68	x	x ²	x	x ²
Sun Rise Hills Addition	6	x		x	

Notes: 1 The feasibility of sewerage this area may be constrained by capacity limitations of the Crow Creek wastewater treatment plant.

2 Yes and No - Some lots are located where pipeline extensions would be required before the CBPU could provide service.

Table B.4.2-5

WATER AND WASTEWATER SERVICE AVAILABILITY
SOUTH CHEYENNE: NEIGHBORHOODS 6, 11, 27, 31

Subdivision	No. Lots Vacant	Water Service		Wastewater Service	
		Yes	No	Yes	No
Allison Tracts	42	x	x ¹	x	x ¹
Anders	2	x		x	
Apple Valley	5	x		x	
Artesian Tracts	23	x	x ¹	x	x ¹
Wallick and Murray Gardens	10	x		x	
Wallick and Murray Tracts	13		x ²		x ²
Cheyenne Irr. Gdns.	29		x		x
College View Estates	15		x		x
Country Homes Subdivn	17		x		x
Broadmoor Addition	3	x		x	
CL Subdivision	2	x		x	
Dorothy G	5	x		x	
Drew Subdivision	5	x		x	
M & B	2		x		x
South Hill Park	5	x		x	
Stundon Tracts	5		x		x
Richardson Tracts	8		x		x
Highland Park	2		x		x
Kishman Subdivision	6	x		x	
KOPSA	4	x		x	
Flo-"M"	3	x		x	
Mitchell	7		x ²		x ²
Lankford Mobile Park	2	x		x	
Milatzo	13	x	x ¹	x	x ¹
Orchard Valley Addition	16	x		x	
Prosser Tracts	5	x	x ¹	x	x ¹
Pinkney	3	x		x	
Tharp Estates	2	x		x	
Tulk Estates	1	x		x	
Valleyview Estates	3	x		x	
Tyler Tracts	12	x		x	
Capital Tracts	16	x		x	
Terry Homesites	8	x		x	
Nation Tracts ²	14		x ₁		x ₁
Rose Ella Addition	9	x	x ₂	x	x ₂
South Hill Park	5		x ₂		x ₂
Clearview Tracts	5		x ₂		x ₂
Clara Subdivision	10	x	x ₁	x	x ₁
Highland Village	123		x ₂		x ₂

Note: 1 Yes and No - Some lots will require extension of pipelines in public streets before SCW&SD can provide service.

² Line extensions required.

Storm drainage facilities consist of culverts at road crossings. Their adequacy has not been evaluated. No storm sewers are known to exist in the area. Drainage is generally across open land and down streets which do not have curbs and gutters; some are not paved. Some areas in the South Cheyenne area are reported to have experienced occasional local flooding up to 12 inches for several hours.

B.4.2.6 Other Laramie County Communities

Table B.4.2-6 presents data concerning land and water and sewer service in the communities of Albin, Burns, Carpenter, Egbert, Hillsdale, and Pine Bluffs, as well as a number of subdivisions near Pine Bluffs.

In contrast to previous tables, it should be noted that many of the listed subdivisions are fully developed, i.e., there is no vacant land, although these areas are not fully served. It is also to be noted that for some communities and subdivisions a percentage availability was estimated by local officials contacted by phone, or an estimate was made by study personnel in the field. The earlier tables for Cheyenne reflect judgments made from maps of available facilities.

Egbert, Hillsdale, and Carpenter have individual wells and septic tanks for water and wastewater service. Community facilities cannot be assumed there for the foreseeable future, although roughly half of the platted lots remain vacant and available for development.

Many of the subdivisions around Pine Bluffs are completely developed and connected to water and sewer service. The Simkins Black subdivision with 79 unoccupied platted lots is only 10 percent served with water and sewer service, although the other lots could be reached with water main and sewer extensions. The potential yield of the Pine Bluffs wellfield is not known, however, so the degree to which the Town could provide additional water to these lots is not predictable. Moreover, it is known that the waste treatment lagoon in Pine Bluffs is currently overloaded. It is possible that expansion of the plant, which is already planned, will have to be completed before service can be extended to new lots.

Table B.4.2-6

WATER AND WASTEWATER SERVICE AVAILABILITY
LARAMIE COUNTY COMMUNITIES

Town or Subdivision	No. Lots Platted	No. Lots Occupied	Water		Wastewater	
			% Served	% Serviceable	% Served	% Serviceable
Albin ¹	82	61	100		100	
Burns ¹	111	76	37	63	37	10
Egbert ²	31	15	Ind		Ind	
Hillsdale ²	33	15	Ind		Ind	
Carpenter ²	52	35	Ind		Ind	
Pine Bluffs ³	170	133	100		100	
Beatty	112	112	N/A		N/A	
Bickel	48	48	N/A		N/A	
Davis Addition	29	29	N/A		N/A	
Carpenter Addition	4	3	N/A		N/A	
P.A. Addition	20	20	N/A		N/A	
Pine View Addition	15	14	N/A		N/A	
Simkins Addition ³	33	10	100		100	
Simkins Black ³	95	16	10	90	10	90
Randol	4	4	N/A		N/A	
Sherard Hubbs ³	22	19	100		100	
Swan Addition	9	6	U		U	

Notes: 1 Served by three adequate wells; present sewage lagoon is overloaded. Some lots (53%) could not be served with sewers unless a pump station were constructed.

2 Individual home wells and septic tanks are used.

3 While water and sewer service are available, the capacity of the city's wellfield is unknown and the current waste lagoon is overloaded, so it is difficult to determine the number of additional lots that can be served.

N/A - Not applicable. These lots are largely developed.

U - Unknown.

B.5 Cheyenne Neighborhoods: Data Summaries; Housing Count Evaluations
Geographic Definitions and Housing Condition Criteria

B.5.1 Cheyenne Neighborhoods Data Summaries

The following neighborhood analyses summarize 1980 U.S. Census data and 1983 survey data for Cheyenne neighborhoods 001 to 799.

001 BUFFALO RIDGE

Housing Type

The 1980 Census data, based on sample, indicates that there were 780 year-round housing units in Buffalo Ridge. Single family units totaled 664. Multifamily units totaled 116. No mobile homes were located in Buffalo Ridge.

The September 1983 windshield survey identified the following units by type for Buffalo Ridge:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	664	85	116	15	0	0	780
1983 Survey	673	88	84	11	5	1	762

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified five year-round units in Buffalo Ridge as "lacking complete plumbing for exclusive use." One unit was owner-occupied while four units were renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structure by type and condition for Buffalo Ridge:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	667	99.5	1	0.5	0	0	668
Multifamily	14	100	0	0	0	0	14
Mobile Home	5	100	0	0	0	0	5
TOTAL:	686	99.5	1	0.5	0	0	687

One Public Housing unit is located in Buffalo Ridge. The unit was identified by survey as a standard single family dwelling.

Age of Housing

The 1980 Census indicates that most of the 780 year-round housing units in Buffalo Ridge were built between 1950 and 1974. Only six units were built in 1939 or earlier. The units were built as follows:

1979 to March 1980	-	46
1975 to 1978	-	70
1970 to 1974	-	205
1960 to 1969	-	279
1950 to 1959	-	174
1940 to 1949	-	0
1939 or earlier	-	<u>6</u>
TOTAL:		780

The age of housing stock in Buffalo Ridge is indicative of its suburban character and recent growth experience.

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The largest number of Buffalo Ridge owner-occupied householders moved into units between 1960 and March 1980. The largest number of renter-occupied householders moved into units between 1979 and March 1980. Occupancy occurred as follows:

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 151	1979 to March 1980	- 118
1975 to 1978	- 158	1975 to 1978	- 5
1970 to 1974	- 139	1970 to 1974	- 0
1960 to 1969	- 103	1960 to 1969	- 10
1950 to 1959	- 35	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		
TOTAL:	586	TOTAL:	133

The Census identified 59 vacant units in this neighborhood with a rental vacancy rate of 10.1 percent and a homeowner rate of 4.7 percent.

002 CAPITOL NORTH

Housing Type

The 1980 Census data, based on a sample, indicated that there were 390 year-round housing units in Capitol North. Single-family units totaled 264. Multifamily units totaled 126. No mobile homes were located in Capitol North.

The September 1983 windshield survey identified the following units by type for Capitol North:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	264	68	126	32	0	0	390
1983 Survey	257	78	74	22	0	0	331

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified zero year-round units in Capitol North as "lacking complete plumbing for exclusive use."

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Capitol North:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	222	88	26	11	3	1	251
Multifamily	6	67	2	22	1	11	9
Mobile Home	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	228	88	28	11	4	1	260

Age of Housing

The 1980 Census indicates that 312 of the 390 year-round housing units in Capitol North were built in 1939 or earlier. The units were built as follows:

1979 to March 1980	-	5
1975 to 1978	-	11
1970 to 1974	-	5
1960 to 1969	-	6
1950 to 1959	-	5
1940 to 1949	-	46
1939 or earlier	-	<u>312</u>

TOTAL: 390

Housing stock in Capitol North is generally older than most neighborhoods and is indicative of an older inner city area, with little recent housing construction.

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The largest number of Capitol North owner-occupied householders moved into units between 1960 and 1978. Most renter occupancy occurred during 1975 and March 1980.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 0	1979 to March 1980	- 52
1975 to 1978	- 47	1975 to 1978	- 39
1970 to 1974	- 56	1970 to 1974	- 10
1960 to 1969	- 38	1960 to 1969	- 8
1950 to 1959	- 22	1959 or earlier	- 8
1949 or earlier	- <u>73</u>		
TOTAL:	236	TOTAL:	117

The Census identified 18 vacant housing units in this neighborhood with a rental vacancy rate of 3.8 percent and a homeowner rate of 1.0 percent.

003 CENTRAL

Housing Type

The 1980 Census data, based on a sample, indicated that there were 1,532 year-round housing units in Central. Single family units totaled 441. Multifamily units totaled 1,091. No mobile homes were located in Central.

The September 1983 windshield survey identified the following units by type for Central:

Data Source ¹	Single Family		Multi-family		Mobile Home		Total
	#	%	#	%	#	%	#
1980 Census	441	29	1,091	71	0	0	1,532
1983 Survey	535	59	373	41	0	0	908

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 119 year-round units in Central as "lacking complete plumbing for exclusive use." Three units were owner-occupied, 106 units were renter-occupied, and 10 were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Central:

Structure	Standard		Substandard		Major Substandard		Total
	#	%	#	%	#	%	#
Single Family	371	77	92	19	18	4	481
Multifamily	21	75	5	18	2	7	28
Mobile Home	0	0	0	0	0	0	0
TOTAL:	392	77	97	19	20	4	509

Three Public Housing units are located in Central. The units identified by survey indicate one standard single family dwelling and two standard multifamily senior housing units.

Age of Housing

The 1980 Census indicates that over 60 percent of the 1,532 year-round housing units in Central were built in 1939 or earlier, and approximately 19 percent between 1940 and 1949. The units were built as follows:

1979 to March 1980	-	6
1975 to 1978	-	61
1970 to 1974	-	50
1960 to 1969	-	59
1950 to 1959	-	120
1940 to 1949	-	285
1939 or earlier	-	<u>951</u>

TOTAL: 1,532

Central's housing stock is indicative of an older inner city neighborhood and reflects little growth over the past decade.

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. Although the largest number of Central owner-occupied householders moved into units between 1975 to 1978, no period is predominate. The largest number of renter-occupied householders moved into units from 1975 to March 1980.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 44	1979 to March 1980	- 438
1975 to 1978	- 93	1975 to 1978	- 363
1970 to 1974	- 48	1970 to 1974	- 84
1960 to 1969	- 44	1960 to 1969	- 76
1950 to 1959	- 75	1959 or earlier	- 52
1949 or earlier	- <u>53</u>		
TOTAL:	357	TOTAL:	<u>1,013</u>

The Census identified 158 vacant housing units in this neighborhood with a rental vacancy rate of 6.3 percent and a homeowner rate of 2.4 percent.

004 CHURCHILL

Housing Type

The 1980 Census data, based on a sample, indicated that there were 534 year-round housing units in Churchill. Single-family units totaled 333. Multi-family units totaled 201. No mobile homes were located in Churchill.

The September 1983 windshield survey identified the following units by type for Churchill:

Data Source ¹	Single Family		Multi-family		Mobile Home		Total
	#	%	#	%	#	%	#
1980 Census	333	62	201	38	0	0	534
1983 Survey	365	92	32	8	0	0	397

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 12 year-round units in Churchill as "lacking complete plumbing for exclusive use." Two units were owner-occupied, nine units were renter-occupied, and one was vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Churchill:

Structure	Standard		Substandard		Major Substandard		Total
	#	%	#	%	#	%	#
Single Family	274	79	66	19	6	2	346
Multifamily	9	90	1	10	0	0	10
Mobile Home	0	0	0	0	0	0	0
TOTAL:	283	79	67	19	6	2	356

Two Public Housing units are located in Churchill. The units were identified by survey as standard single family dwellings.

Age of Housing

The 1980 Census indicates that over 85 percent of the 534 year-round housing units in Churchill were built in 1939 or earlier. The total year-round units were built during the following years:

1979 to March 1980	-	0
1975 to 1978	-	0
1970 to 1974	-	13
1960 to 1969	-	7
1950 to 1959	-	32
1940 to 1949	-	26
1939 or earlier	-	<u>456</u>

TOTAL: 534

Churchill's housing stock is indicative of an older inner city neighborhood and the age data reflects little growth since 1940.

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. Owner occupancy for Churchill shows a fairly even distribution for all periods. The largest number of renter-occupied householders moved into units during 1975 and March 1980.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 25	1979 to March 1980	- 94
1975 to 1978	- 22	1975 to 1978	- 98
1970 to 1974	- 35	1970 to 1974	- 38
1960 to 1969	- 49	1960 to 1969	- 17
1950 to 1959	- 23	1959 or earlier	- 13
1949 or earlier	- <u>69</u>		
TOTAL:	223	TOTAL:	260

The Census identified 62 vacant housing units in this neighborhood with a rental vacancy rate of 10.8 percent and a homeowner rate of 1.3 percent.

005 COLE SCHOOL

Housing Type

The 1980 Census data, based on a sample, indicated that there were 919 year-round housing units in Cole School. Single family units totaled 583. Multi-family units totaled 283. Fifty-three mobile homes were located in Cole School.

The September 1983 windshield survey identified the following units by type for Cole School:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	583	63	283	31	53	6	919
1983 Survey	825	90	22	3	66	7	913

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified seven year-round units in Cole School as "lacking complete plumbing for exclusive use." Zero units were owner-occupied, two units were renter-occupied, and five were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Cole School:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	408	64	154	24	72	12	634
Multifamily	4	67	2	33	0	0	6
Mobile Home	14	21	19	29	33	52	66
TOTAL:	426	60	175	25	105	15	706

One Public Housing unit is located in Cole School. The unit was identified by survey as a standard single family dwelling.

Age of Housing

The 1980 Census indicates that over 65 percent of the 919 year-round housing units in Cole School were built between 1940 and 1959. The total year-round units were built during the following years:

1979 to March 1980	-	16
1975 to 1978	-	21
1970 to 1974	-	50
1960 to 1969	-	74
1950 to 1959	-	315
1940 to 1949	-	317
1939 or earlier	-	<u>126</u>
TOTAL:		919

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. Owner occupancy for Cole School shows the largest number established residency from 1975 to 1978. Renter occupancy values are the highest in the 1979 to March 1980 period.

Year Householder Moved Into Unit			
Owner-Occupied		Renter Occupied	
1979 to March 1980	- 61	1979 to March 1980	- 281
1975 to 1978	- 101	1975 to 1978	- 124
1970 to 1974	- 40	1970 to 1974	- 20
1960 to 1969	- 52	1960 to 1969	- 16
1950 to 1959	- 80	1959 or earlier	- 20
1949 or earlier	- <u>28</u>		
TOTAL:	362	TOTAL:	461

The Census identified 88 vacant housing units in this neighborhood with a rental vacancy rate of 9.2 percent and a homeowner rate of 3.7 percent.

006 COMMUNITY COLLEGE

Housing Type

The 1980 Census data, based on a sample, indicated that there were 651 year-round housing units in Community College. Single family units totaled 109. Multifamily units totaled 13. Five hundred and twenty-nine mobile homes were located in Community College.

The September 1983 windshield survey identified the following units by type for Community College:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	109	17	13	2	529	81	651
1983 Survey	140	21	0	0	538	79	678

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified three year-round units in Community College as "lacking complete plumbing for exclusive use." These three units were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Community College:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	134	94	3	2	5	4	140
Multifamily	0	0	0	0	0	0	0
Mobile Home	<u>421</u>	<u>78</u>	<u>15</u>	<u>3</u>	<u>102</u>	<u>19</u>	<u>538</u>
TOTAL:	553	82	18	3	107	15	678

Age of Housing

The 1980 Census indicates that over 40 percent of the 651 year-round housing units in Community College were built between 1970 and 1974. The total year-round units were built during the following years:

1979 to March 1980	-	46
1975 to 1978	-	128
1970 to 1974	-	271
1960 to 1969	-	68
1950 to 1959	-	85
1940 to 1949	-	42
1939 or earlier	-	<u>11</u>
TOTAL:		651

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. Owner occupancy for Community College shows the largest number established residency from 1970 to March 1980. Renter occupancy values are the highest in the 1979 to March 1980 period.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 108	1979 to March 1980	- 124
1975 to 1978	- 150	1975 to 1978	- 14
1970 to 1974	- 123	1970 to 1974	- 19
1960 to 1969	- 27	1960 to 1969	- 0
1950 to 1959	- 15	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		
TOTAL:	423	TOTAL:	157

The Census identified 55 vacant housing units in this neighborhood with a rental vacancy rate of 7.2 percent and a homeowner rate of 0.7 percent.

007 CRESTMOOR

Housing Type

The 1980 Census data, based on a sample, indicated that there were 389 year-round housing units in Crestmoor. Single family units totaled 236. No multi-family units were located in Crestmoor. One hundred and fifty-three mobile homes were identified in the neighborhood.

The September 1983 windshield survey identified the following units by type for Crestmoor:

<u>Data Source</u> ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	236	61	0	0	153	39	389
1983 Survey	269	58	0	0	192	42	461

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified four year-round units in Crestmoor as "lacking complete plumbing for exclusive use." One unit was owner-occupied, while three units were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Crestmoor:

<u>Structure</u>	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	267	99	1	0.5	1	0.5	269
Multifamily	0	0	0	0	0	0	0
Mobile Home	<u>146</u>	<u>76</u>	<u>40</u>	<u>21</u>	<u>6</u>	<u>3</u>	<u>192</u>
TOTAL:	413	90	41	9	7	1	461

Age of Housing

The 1980 Census indicates that approximately 40 percent of the 389 year-round housing units in Crestmoor were built between 1975 and 1978. The total year-round units were built during the following years:

1979 to March 1980	-	62
1975 to 1978	-	153
1970 to 1974	-	92
1960 to 1969	-	26
1950 to 1959	-	19
1940 to 1949	-	31
1939 or earlier	-	<u>6</u>
TOTAL:		389

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Crestmoor shows the largest number established residency in the two periods from 1975 to 1978, and 1979 to March 1980. Renter occupancy values are the highest in the 1979 to March 1980 period.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 101	1979 to March 1980	- 59
1975 to 1978	- 123	1975 to 1978	- 17
1970 to 1974	- 48	1970 to 1974	- 0
1960 to 1969	- 15	1960 to 1969	- 0
1950 to 1959	- 0	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		<u> </u>
TOTAL:	287	TOTAL:	76

The Census identified 27 vacant housing units in this neighborhood with a rental vacancy rate of 16.3 percent and a homeowner rate of 3.1 percent.

008 DILDINE

Housing Type

The 1980 Census data, based on a sample, indicated that there were 999 year-round housing units in Dildine. Single family units totaled 695. Multifamily units totaled 119. One hundred and eighty-five mobile homes were located in Dildine.

The September 1983 windshield survey identified the following units by type for Dildine:

Data Source ¹	Single Family		Multi-family		Mobile Home		Total
	#	%	#	%	#	%	#
1980 Census	695	70	119	12	185	18	999
1983 Survey	896	84	32	3	140	13	1,068

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified one year-round unit in Dildine as "lacking complete plumbing for exclusive use." The unit was renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Dildine:

Structure	Standard		Substandard		Major Substandard		Total
	#	%	#	%	#	%	#
Single Family	823	99	3	1	2	0	828
Multifamily	4	100	0	0	0	0	4
Mobile Home	100	71	34	24	6	5	140
TOTAL:	927	95	37	4	8	1	972

Three Public Housing units are located in Dildine. The units were identified by survey as standard single family dwellings.

Age of Housing

The 1980 Census indicates that over 90 percent of the 999 year-round housing units in Dildine were built since 1960, with the major increase in units occurring between 1970 and 1978. The total year-round units were built during the following years:

1979 to March 1980	-	195
1975 to 1978	-	367
1970 to 1974	-	259
1960 to 1969	-	118
1950 to 1959	-	50
1940 to 1949	-	3
1939 or earlier	-	<u>7</u>
TOTAL:		999

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Dildine shows the largest number established residency in the two periods from 1975 to 1978, and 1979 to March 1980. Most renter households established residency in the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 263	1979 to March 1980	- 162
1975 to 1978	- 269	1975 to 1978	- 31
1970 to 1974	- 110	1970 to 1974	- 0
1960 to 1969	- 35	1960 to 1969	- 0
1950 to 1959	- 21	1959 or earlier	- 0
1949 or earlier	- <u>3</u>		
TOTAL:	701	TOTAL:	193

The Census identified 94 vacant housing units in this neighborhood with a rental vacancy rate of 11.8 percent and a homeowner rate of 5.9 percent.

009 EASTRIDGE

Housing Type

The 1980 Census data, based on a sample, indicates that there were 847 year-round housing units in Eastridge. Single family units totaled 641. Multi-family units totaled 206. No mobile homes were located in Eastridge.

The September 1983 windshield survey identified the following units by type for Eastridge:

Data Source ¹	Single Family		Multi-family		Mobile Home		Total
	#	%	#	%	#	%	#
1980 Census	641	76	206	24	0	0	847
1983 Survey	795	89	96	11	0	0	891

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified two year-round units in Eastridge as "lacking complete plumbing for exclusive use." The two units were renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Eastridge:

Structure	Standard		Substandard		Major Substandard		Total
	#	%	#	%	#	%	#
Single Family	779	98	16	2	0	0	795
Multifamily	28	100	0	0	0	0	28
Mobile Home	0	0	0	0	0	0	0
TOTAL:	807	98	16	2	0	0	823

Age of Housing

The 1980 Census indicates that 62 percent of the 847 year-round housing units in Eastridge were built between 1950 and 1959 and that the rate of growth has decreased steadily since 1959. The total year-round units were built during the following years:

1979 to March 1980	-	0
1975 to 1978	-	36
1970 to 1974	-	28
1960 to 1969	-	113
1950 to 1959	-	529
1940 to 1949	-	141
1939 or earlier	-	<u>0</u>
TOTAL:		847

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Eastridge shows a fairly even distribution for the four periods from 1950 to 1978. Most renter householders established residency during the 1975 to 1978, and 1979 to March 1980 periods.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 41	1979 to March 1980	- 114
1975 to 1978	- 161	1975 to 1978	- 79
1970 to 1974	- 95	1970 to 1974	- 5
1960 to 1969	- 149	1960 to 1969	- 8
1950 to 1959	- 155	1959 or earlier	- 0
1949 or earlier	- <u>10</u>		
TOTAL:	611	TOTAL:	206

The Census identified 32 vacant housing units in this neighborhood with a rental vacancy rate of 10.4 percent and a homeowner rate of 0.0 percent.

010 FAIRVIEW SCHOOL

Housing Type

The 1980 Census data, based on a sample, indicated that there were 911 year-round housing units in Fairview School. Single family units totaled 673. Multifamily units totaled 238. No mobile homes were located in Fairview School.

The September 1983 windshield survey identified the following units by type for Fairview School:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	673	74	238	26	0	0	911
1983 Survey	739	95	39	5	0	0	778

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 14 year-round units in Fairview School as "lacking complete plumbing for exclusive use." Four units were owner-occupied, eight units were renter-occupied, and two were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Fairview School:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	714	98	13	1.5	1	0.5	728
Multifamily	7	100	0	0	0	0	7
Mobile Home	0	0	0	0	0	0	0
TOTAL:	721	98	13	1.5	1	0.5	735

One Public Housing unit is located in Fairview School. The unit was identified by survey as a standard single family dwelling.

Age of Housing

The 1980 Census indicates that over 45 percent of the 911 year-round housing units in Fairview School were built between 1950 and 1959. The total year-round units were built in the following years:

1979 to March 1980	-	15
1975 to 1978	-	17
1970 to 1974	-	32
1960 to 1969	-	171
1950 to 1959	-	419
1940 to 1949	-	189
1939 or earlier	-	<u>68</u>
TOTAL:		911

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Fairview School shows a fairly even distribution for all periods since 1950. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 75	1979 to March 1980	- 155
1975 to 1978	- 108	1975 to 1978	- 77
1970 to 1974	- 123	1970 to 1974	- 21
1960 to 1969	- 127	1960 to 1969	- 20
1950 to 1959	- 98	1959 or earlier	- 5
1949 or earlier	- <u>57</u>		
TOTAL:	588	TOTAL:	278

The Census identified 54 vacant housing units in this neighborhood with a rental vacancy rate of 9.2 percent and a homeowner rate of 0.3 percent.

011 FOX FARM

Housing Type

The 1980 Census data, based on a sample, indicated that there were 557 year-round housing units in Fox Farm. Single family units totaled 190. Multi-family units totaled 67. Three hundred mobile homes were located in Fox Farm.

The September 1983 windshield survey identified the following units by type for Fox Farm:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	190	34	67	12	300	54	557
1983 Survey	228	40	42	7	306	53	576

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified one year-round unit in Fox Farm as "lacking complete plumbing for exclusive use." The one unit was renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Fox Farm:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	214	97	5	2	1	1	220
Multifamily	5	100	0	0	0	0	5
Mobile Home	<u>174</u>	<u>57</u>	<u>21</u>	<u>7</u>	<u>111</u>	<u>36</u>	<u>306</u>
TOTAL:	393	74	26	5	112	21	531

Age of Housing

The 1980 Census indicates that over 30 percent of the 557 year-round housing units in Fox Farm were built between 1970 and 1974. The total year-round units were built during the following years:

1979 to March 1980	-	22
1975 to 1978	-	98
1970 to 1974	-	175
1960 to 1969	-	67
1950 to 1959	-	95
1940 to 1949	-	37
1939 or earlier	-	<u>63</u>
TOTAL:		557

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Fox Farm shows the largest number established residency during the 1975 to 1978 period. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 82	1979 to March 1980	- 107
1975 to 1978	- 166	1975 to 1978	- 35
1970 to 1974	- 57	1970 to 1974	- 6
1960 to 1969	- 28	1960 to 1969	- 0
1950 to 1959	- 43	1959 or earlier	- 0
1949 or earlier	- <u>17</u>		
TOTAL:	393	TOTAL:	148

The Census identified 31 vacant housing units in this neighborhood with a rental vacancy rate of 9 percent and a homeowner rate of 0.8 percent.

012 FRONTIER MALL

Housing Type

The 1980 Census data, based on a sample, indicated that there were 774 year-round housing units in Frontier Mall. Single family units totaled 442. Multifamily units totaled 332. No mobile homes were located in Frontier Mall.

The September 1983 windshield survey identified the following units by type for Frontier Mall:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	442	57	332	43	0	0	774
1983 Survey	583	63	346	37	0	0	929

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified two year-round units in Frontier Mall as "lacking complete plumbing for exclusive use." The two units were renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Frontier Mall:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	485	100	0	0	0	0	485
Multifamily	48	100	0	0	0	0	48
Mobile Home	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	533	100	0	0	0	0	533

Six Public Housing units are located in Frontier Mall. The units were identified by survey as standard single family dwellings.

Age of Housing

The 1980 Census indicates that nearly 100 percent of the 774 year-round housing units in Frontier Mall were built since 1960, with 60 percent occurring between 1975 and 1978. The total year-round units were built during the following years:

1979 to March 1980	-	110
1975 to 1978	-	463
1970 to 1974	-	167
1960 to 1969	-	28
1950 to 1959	-	0
1940 to 1949	-	0
1939 or earlier	-	<u>6</u>
TOTAL:		774

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Frontier Mall shows the largest number established residency in the 1975 to 1978 period. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 100	1979 to March 1980	- 271
1975 to 1978	- 287	1975 to 1978	- 43
1970 to 1974	- 8	1970 to 1974	- 6
1960 to 1969	- 8	1960 to 1969	- 0
1950 to 1959	- 0	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		
TOTAL:	403	TOTAL:	320

The Census identified 64 vacant housing units in this neighborhood with a rental vacancy rate of 11.8 percent and a homeowner rate of 3.4 percent.

Housing Type

The 1980 Census data, based on a sample, indicated that there were 758 year-round housing units in Frontier Park. Single family units totaled 568. Multifamily units totaled 190. No mobile homes were located in Frontier Park.

The September 1983 windshield survey identified the following units by type for Frontier Park:

Data Source ¹	Single Family		Multi-family		Mobile Home		Total
	#	%	#	%	#	%	#
1980 Census	568	75	190	25	0	0	758
1983 Survey	577	95	32	5	0	0	609

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified nine year-round units in Frontier Park as "lacking complete plumbing for exclusive use". Five units were owner-occupied, two units were renter-occupied and two were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Frontier Park:

Structure	Standard		Substandard		Major Substandard		Total
	#	%	#	%	#	%	#
Single Family	524	99	1	1	0	0	525
Multifamily	8	100	0	0	0	0	8
Mobile Home	0	0	0	0	0	0	0
TOTAL:	532	99.5	1	0.5	0	0	533

One Public Housing unit is located in Frontier Park. The unit was identified by survey as a standard single family dwelling.

Age of Housing

The 1980 Census indicates that 90 percent of the 758 year-round housing units in Frontier Park were built prior to 1950. The total year-round housing units were built during the following years:

1979 to March 1980	-	0
1975 to 1978	-	18
1970 to 1974	-	11
1960 to 1969	-	46
1950 to 1959	-	265
1940 to 1949	-	205
1939 or earlier	-	<u>213</u>
TOTAL:		758

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Frontier Park shows the largest number established residency during the 1950 to 1959, and 1960 to 1969 periods. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 21	1979 to March 1980	- 132
1975 to 1978	- 82	1975 to 1978	- 34
1970 to 1974	- 83	1970 to 1974	- 19
1960 to 1969	- 148	1960 to 1969	- 0
1950 to 1959	- 104	1959 or earlier	- 0
1949 or earlier	- <u>88</u>		
TOTAL:	526	TOTAL:	185

The Census identified 49 vacant housing units in this neighborhood with a rental vacancy rate of 10.3 percent and a homeowner vacancy rate of 0.6 percent.

014 GARDEN HOMES

Housing Type

The 1980 Census data, based on a sample, indicated that there were 665 year-round housing units in Garden Homes. Single family units totaled 332. Multi-family units totaled 327. Six mobile homes were located in Garden Homes.

The September 1983 windshield survey identified the following units by type for Garden Homes:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	332	50	327	49	6	1	665
1983 Survey	369	67	175	32	5	1	549

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified two year-round units in Garden Homes as "lacking complete plumbing for exclusive use." The two units were renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Garden Homes:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	355	99	1	1	0	0	356
Multifamily	32	100	0	0	0	0	32
Mobile Home	3	60	2	40	0	0	5
TOTAL:	390	99	3	1	0	0	393

One Public Housing unit is located in Garden Homes. The unit was identified by survey as a standard single family dwelling.

Age of Housing

The 1980 Census indicates that over 60 percent of the 665 year-round housing units in Garden Homes were built between 1950 and 1959 with less than a 20 percent increase in units occurring since 1959. The total year-round housing units were built during the following years:

1979 to March 1980	-	0
1975 to 1978	-	0
1970 to 1974	-	50
1960 to 1969	-	59
1950 to 1959	-	420
1940 to 1949	-	131
1939 or earlier	-	<u>5</u>
TOTAL:		665

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Garden Homes shows the largest number established residency during the 1950 to 1959 period. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 21	1979 to March 1980	- 163
1975 to 1978	- 61	1975 to 1978	- 95
1970 to 1974	- 58	1970 to 1974	- 29
1960 to 1969	- 49	1960 to 1969	- 6
1950 to 1959	- 124	1959 or earlier	- 12
1949 or earlier	- <u>13</u>		
TOTAL:	326	TOTAL:	305

The Census identified 34 vacant housing units in this neighborhood with a rental vacancy rate of 9.4 percent and a homeowner rate of 0.3 percent.

015 GOINS SCHOOL

Housing Type

The 1980 Census data, based on a sample, indicated that there were 610 year-round housing units in Goins School. Single family units totaled 591. Multi-family units totaled 40. No mobile homes were located in Goins School.

The September 1983 windshield survey identified the following units by type for Goins School:

Data Source ¹	Single Family		Multi-family		Mobile Home		Total
	#	%	#	%	#	%	#
1980 Census	591	97	19	3	0	0	610
1983 Survey	842	97	24	3	0	0	866

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified two year-round units in Goins School as "lacking complete plumbing for exclusive use." The two units were owner-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Goins School:

Structure	Standard		Substandard		Major Substandard		Total
	#	%	#	%	#	%	#
Single Family	808	98	17	2	0	0	825
Multifamily	6	100	0	0	0	0	6
Mobile Home	0	0	0	0	0	0	0
TOTAL:	814	98	17	2	0	0	831

Three Public Housing units are located in Goins School. The units were identified by survey as standard single family dwellings.

Age of Housing

The 1980 Census indicates that 65 percent of the 610 year-round housing units in Goins School were built between 1950 and 1960. Less than 2 percent of the total units were built prior to 1950. The total year-round housing units were built during the following years:

1979 to March 1980	-	38
1975 to 1978	-	82
1970 to 1974	-	83
1960 to 1969	-	242
1950 to 1959	-	155
1940 to 1949	-	10
1939 or earlier	-	<u>0</u>
TOTAL:		610

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Goins School shows the largest number established residency during the three periods from 1970 to March 1980. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 127	1979 to March 1980	- 61
1975 to 1978	- 146	1975 to 1978	- 22
1970 to 1974	- 100	1970 to 1974	- 7
1960 to 1969	- 86	1960 to 1969	- 16
1950 to 1959	- 37	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		
TOTAL:	496	TOTAL:	106

The Census identified 15 vacant housing units in this neighborhood with a rental vacancy rate of 3.9 percent and a homeowner rate of 0.8 percent.

016 GRANDVIEW

Housing Type

The 1980 Census data, based on a sample, indicated that there were 549 year-round housing units in Grandview. Single family units totaled 361. Multi-family units totaled 188. No mobile homes were located in Grandview.

The September 1983 windshield survey identified the following units by type for Grandview:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	361	66	188	34	0	0	549
1983 Survey	448	60	293	40	0	0	741

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified one year-round unit in Grandview as "lacking complete plumbing for exclusive use." The one unit was renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Grandview:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	427	100	0	0	0	0	427
Multifamily	56	100	0	0	0	0	56
Mobile Home	0	0	0	0	0	0	0
TOTAL:	483	100	0	0	0	0	483

Age of Housing

The 1980 Census indicates that approximately 50 percent of the 549 year-round housing units in Grandview were built since 1975. Thirty percent of the total units were built between 1960 and 1969. The total year-round housing units were built during the following years:

1979 to March 1980	-	78
1975 to 1978	-	211
1970 to 1974	-	58
1960 to 1969	-	163
1950 to 1959	-	39
1940 to 1949	-	0
1939 or earlier	-	<u>0</u>
TOTAL:		549

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Grandview shows the largest number established residency from 1975 to 1978, and 1979 to March 1980. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 115	1979 to March 1980	- 129
1975 to 1978	- 124	1975 to 1978	- 28
1970 to 1974	- 48	1970 to 1974	- 0
1960 to 1969	- 60	1960 to 1969	- 0
1950 to 1959	- 6	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		<u>0</u>
TOTAL:	353	TOTAL:	157

The Census identified 37 vacant housing units in this neighborhood with a rental vacancy rate of 6.1 percent and a homeowner rate of 2.6 percent.

017 HEBARD SCHOOL

Housing Type

The 1980 Census data, based on a sample, indicated that there were 789 year-round housing units in Hebard School. Single family units totaled 619. Multifamily units totaled 167. Three mobile homes were located in Hebard School.

The September 1983 windshield survey identified the following units by type for Hebard School:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	619	78	167	21	3	1	789
1983 Survey	757	99	4	1	0	0	761

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 16 year-round units in Hebard School as "lacking complete plumbing for exclusive use." Four units were owner-occupied, eight units were renter-occupied, and four were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Hebard School:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	589	82	100	14	32	4	721
Multifamily	1	100	0	0	0	0	1
Mobile Home	0	100	0	0	0	0	0
TOTAL:	590	82	100	14	32	4	722

One Public Housing unit is located in Hebard School. The unit was identified by survey as a standard single family dwelling.

Age of Housing

The 1980 Census indicates that over 90 percent of the 789 year-round housing units in Hebard School were built prior to 1960. The total year-round housing units were built during the following years:

1979 to March 1980	-	0
1975 to 1978	-	12
1970 to 1974	-	0
1960 to 1969	-	40
1950 to 1959	-	130
1940 to 1949	-	297
1939 or earlier	-	<u>310</u>
TOTAL:		789

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Hebard School shows a fairly even distribution for the four periods from 1950 through 1978. Most renter householders established residency during the 1979 to March 1980 period.

<u>Year Householder Moved Into Unit</u>			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 44	1979 to March 1980	- 144
1975 to 1978	- 91	1975 to 1978	- 85
1970 to 1974	- 61	1970 to 1974	- 41
1960 to 1969	- 67	1960 to 1969	- 10
1950 to 1959	- 90	1959 or earlier	- 25
1949 or earlier	- <u>102</u>		
TOTAL:	455	TOTAL:	305

The Census identified 34 vacant housing units in this neighborhood with a rental vacancy rate of 4.2 percent and a homeowner rate of 1.2 percent.

018 HOLLIDAY PARK

Housing Type

The 1980 Census data, based on a sample, indicated that there were 1,093 year-round housing units in Holliday Park. Single family units totaled 573. Multifamily units totaled 520. No mobile homes were located in Holliday Park.

The September 1983 windshield survey identified the following units by type for Holliday Park:

Data Source ¹	Single Family		Multi-family		Mobile Home		Total
	#	%	#	%	#	%	#
1980 Census	573	52	520	48	0	0	1,093
1983 Survey	755	81	173	19	0	0	928

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 18 year-round units in Holliday Park as "lacking complete plumbing for exclusive use." Two units were owner-occupied, 14 units were renter-occupied and 2 were vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Holliday Park:

Structure	Standard		Substandard		Major Substandard		Total
	#	%	#	%	#	%	#
Single Family	582	83	92	13	25	4	699
Multifamily	20	83	4	17	0	0	24
Mobile Home	0	0	0	0	0	0	0
TOTAL:	602	83	96	13	25	4	723

One Public Housing unit is located in Holliday Park. The unit was identified by survey as a standard single family dwelling.

Age of Housing

The 1980 Census indicates that over 85 percent of the 1,093 year-round housing units in Holliday Park were built prior to 1960. Approximately 40 percent of these units were built in 1939 or earlier. The total year-round housing units were built during the following years:

1979 to March 1980	-	0
1975 to 1978	-	22
1970 to 1974	-	57
1960 to 1969	-	58
1950 to 1959	-	189
1940 to 1949	-	289
1939 or earlier	-	<u>478</u>
TOTAL:		1,093

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Holliday Park shows a fairly even distribution for all periods since 1950. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 75	1979 to March 1980	- 319
1975 to 1978	- 74	1975 to 1978	- 175
1970 to 1974	- 55	1970 to 1974	- 28
1960 to 1969	- 76	1960 to 1969	- 20
1950 to 1959	- 55	1959 or earlier	- 5
1949 or earlier	- <u>131</u>		
TOTAL:	466	TOTAL:	547

The Census identified 87 vacant housing units in this neighborhood with a rental vacancy rate of 5.9 percent and a homeowner rate of 2.5 percent.

019 INDIAN HILLS

Housing Type

The 1980 Census data, based on a sample, indicated that there were 413 year-round housing units in Indian Hills. Single family units totaled 407. Multifamily units totaled 6. No mobile homes were located in Indian Hills.

The September 1983 windshield survey identified the following units by type for Indian Hills:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	407	99	6	1	0	0	413
1983 Survey	416	76	134	24	0	0	550

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified zero year-round units in Indian Hills as "lacking complete plumbing for exclusive use."

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Indian Hills:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	416	100	0	0	0	0	416
Multifamily	2	100	0	0	0	0	2
Mobile Home	0	0	0	0	0	0	0
TOTAL:	418	100	0	0	0	0	418

Age of Housing

The 1980 Census indicates that over 75 percent of the 413 year-round housing units in Indian Hills were built between 1950 and 1969 when growth in this neighborhood began. The total year-round housing units were built during the following years:

1979 to March 1980	-	0
1975 to 1978	-	20
1970 to 1974	-	73
1960 to 1969	-	202
1950 to 1959	-	118
1940 to 1949	-	0
1939 or earlier	-	<u>0</u>
TOTAL:		413

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Indian Hills shows the highest values for two periods, 1960 to 1969 and 1975 to 1978. Renter householders established residency in the 1970 to 1974, and 1979 to March 1980 periods. There was no turnover during the 1975 to 1978 period.

Year Householder Moved Into Unit

<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 16	1979 to March 1980	- 18
1975 to 1978	- 100	1975 to 1978	- 0
1970 to 1974	- 89	1970 to 1974	- 10
1960 to 1969	- 159	1960 to 1969	- 0
1950 to 1959	- 11	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		
TOTAL:	385	TOTAL:	28

The Census identified four vacant housing units in this neighborhood with a rental vacancy rate of 0.0 percent and a homeowner rate of 0.8 percent.

020 LEBHART SCHOOL

Housing Type

The 1980 Census data, based on a sample, indicated that there were 404 year-round housing units in Lebhart School. Single family units totaled 404. No multifamily units or mobile homes were located in Lebhart School.

The September 1983 windshield survey identified the following units by type for Lebhart School:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	404	100	0	0	0	0	404
1983 Survey	418	100	0	0	0	0	418

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified one year-round unit in Lebhart School as "lacking complete plumbing for exclusive use." The one unit was vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Lebhart School:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	418	100	0	0	0	0	418
Multifamily	0	0	0	0	0	0	0
Mobile Home	0	0	0	0	0	0	0
TOTAL:	418	100	0	0	0	0	418

One Public Housing unit is located in Lebhart School. The unit was identified by survey as a standard single family dwelling.

Age of Housing

The 1980 Census indicates that over 80 percent of the 404 year-round housing units in Lebhart School were built between 1950 and 1969. The total year-round units were built during the following years:

1979 to March 1980	-	32
1975 to 1978	-	24
1970 to 1974	-	7
1960 to 1969	-	181
1950 to 1959	-	153
1940 to 1949	-	0
1939 or earlier	-	<u>7</u>

TOTAL: 404

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Lebhart School shows the largest number established residency during the 1960 to 1969, and 1975 to 1978 periods. Renter householders established residency in the 1979 to March 1980 period.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 82	1979 to March 1980	- 17
1975 to 1978	- 94	1975 to 1978	- 0
1970 to 1974	- 40	1970 to 1974	- 0
1960 to 1969	- 100	1960 to 1969	- 0
1950 to 1959	- 61	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		<u>—</u>
TOTAL:	377	TOTAL:	17

The Census identified 9 vacant housing units in this neighborhood with a rental vacancy rate of 0.0 percent and a homeowner rate of 2.1 percent.

021 LOGAN

Housing Type

The 1980 Census data, based on a sample, indicated that there were 671 year-round housing units in Logan. Single family units totaled 423. Multifamily units totaled 248. No mobile homes were located in Logan.

The September 1983 windshield survey identified the following units by type for Logan:

Data Source ¹	Single Family		Multi-family		Mobile Home		Total
	#	%	#	%	#	%	#
1980 Census	423	63	248	37	0	0	671
1983 Survey	535	96	23	4	0	0	558

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 16 year-round units in Logan as "lacking complete plumbing for exclusive use." Eight units were owner-occupied, seven units were renter-occupied, and one was vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Logan:

Structure	Standard		Substandard		Major Substandard		Total
	#	%	#	%	#	%	#
Single Family	447	86.5	64	13	2	0.5	512
Multifamily	5	83	0	0	0	7	6
Mobile Home	0	0	0	0	0	0	0
TOTAL:	452	87	64	12	2	1	518

Age of Housing

The 1980 Census indicates that approximately 80 percent of the 671 year-round housing units in Logan were built between 1940 and 1959. The total year-round housing units were built during the following years:

1979 to March 1980	-	13
1975 to 1978	-	0
1970 to 1974	-	0
1960 to 1969	-	51
1950 to 1959	-	257
1940 to 1949	-	278
1939 or earlier	-	<u>72</u>
TOTAL:		671

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Logan shows the largest numbers established residency during the 1950 to 1959, and 1975 to 1978 periods. Most renter householders established residency during the two recent periods, 1975 to 1978 and 1979 to March 1980.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 28	1979 to March 1980	- 95
1975 to 1978	- 95	1975 to 1978	- 104
1970 to 1974	- 49	1970 to 1974	- 20
1960 to 1969	- 70	1960 to 1969	- 0
1950 to 1959	- 101	1959 or earlier	- 0
1949 or earlier	- <u>56</u>		
TOTAL:	399	TOTAL:	219

The Census identified 50 vacant housing units in this neighborhood with a rental vacancy rate of 14.7 percent and a homeowner rate of 1.3 percent.

022 MONTEREY HEIGHTS

Housing Type

The 1980 Census data, based on a sample, indicated that there were 619 year-round housing units in Monterey Heights. Single family units totaled 619. No multifamily units or mobile homes were located in Monterey Heights.

The September 1983 windshield survey identified the following units by type for Monterey Heights:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	619	100	0	0	0	0	619
1983 Survey	735	85	134	15	0	0	869

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified zero year-round units in Monterey Heights as "lacking complete plumbing for exclusive use."

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Monterey Heights:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	735	100	0	0	0	0	735
Multifamily	2	0	0	0	0	0	2
Mobile Home	0	0	0	0	0	0	0
TOTAL:	737	100	0	0	0	0	737

Two Public Housing units are located in Monterey Heights. The units were identified by survey as standard multifamily senior housing units.

Age of Housing

The 1980 Census indicates that all but four of the 619 year-round housing units in Monterey Heights have been built since 1960. The total year-round housing units were built during the following years:

1979 to March 1980	-	42
1975 to 1978	-	126
1970 to 1974	-	155
1960 to 1969	-	292
1950 to 1959	-	0
1940 to 1949	-	4
1939 or earlier	-	<u>0</u>

TOTAL: 619

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Monterey Heights shows the largest number established residency from 1975 to 1978. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 122	1979 to March 1980	- 31
1975 to 1978	- 259	1975 to 1978	- 7
1970 to 1974	- 60	1970 to 1974	- 0
1960 to 1969	- 116	1960 to 1969	- 0
1950 to 1959	- 0	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		<u> </u>
TOTAL:	557	TOTAL:	38

The Census identified 20 vacant housing units in this neighborhood with a rental vacancy rate of 3.4 percent and a homeowner rate of 1.7 percent.

023 MOORE HAVEN

Housing Type

The 1980 Census data, based on a sample, indicated that there were 757 year-round housing units in Moore Haven. Single family units totaled 554. Multi-family units totaled 203. No mobile homes were located in Moore Haven.

The September 1983 windshield survey identified the following units by type for Moore Haven:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	554	73	203	27	0	0	757
1983 Survey	688	96	31	4	0	0	719

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 11 year-round units in Moore Haven as "lacking complete plumbing for exclusive use." Six units were owner-occupied, 4 units were renter-occupied, and 1 was vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Moore Haven:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	657	100	2	0	1	0	660
Multifamily	7	100	0	0	0	0	7
Mobile Home	0	0	0	0	0	0	0
TOTAL:	664	99	2	0.5	1	0.5	667

Age of Housing

The 1980 Census indicates that 65 percent of the 757 year-round housing units in Moore Haven were built in 1939 or earlier. Since 1969 no growth in units has occurred. The total year-round units were built in the following years:

1979 to March 1980	-	0
1975 to 1978	-	0
1970 to 1974	-	0
1960 to 1969	-	80
1950 to 1959	-	78
1940 to 1949	-	96
1939 or earlier	-	<u>503</u>

TOTAL: 757

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Moore Haven shows the largest numbers established residency during the two periods, 1960 to 1969 and 1970 to 1974. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 51	1979 to March 1980	- 87
1975 to 1978	- 67	1975 to 1978	- 20
1970 to 1974	- 126	1970 to 1974	- 10
1960 to 1969	- 132	1960 to 1969	- 0
1950 to 1959	- 62	1959 or earlier	- 5
1949 or earlier	- <u>144</u>		
TOTAL:	582	TOTAL:	122

The Census identified 47 vacant housing units in this neighborhood with a rental vacancy rate of 8.7 percent and a homeowner rate of 0.5 percent.

024 MOUNTVIEW

Housing Type

The 1980 Census data, based on a sample, indicated that there were 337 year-round housing units in Mountview. Single family units totaled 328. Multi-family units totaled 9. No mobile homes were located in Mountview.

The September 1983 windshield survey identified the following units by type for Mountview:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	328	97	9	3	0	0	337
1983 Survey	317	96	14	4	0	0	331

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified one year-round unit in Mountview as "lacking complete plumbing for exclusive use." The one unit was renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Mountview:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	315	100	0	0	0	0	315
Multifamily	5	100	0	0	0	0	5
Mobile Home	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	320	100	0	0	0	0	320

Age of Housing

The 1980 Census indicates that over 65 percent of the 337 year-round housing units in Mountview were built between 1950 and 1959. The total units were built in the following years:

1979 to March 1980	-	0
1975 to 1978	-	6
1970 to 1974	-	0
1960 to 1969	-	93
1950 to 1959	-	222
1940 to 1949	-	16
1939 or earlier	-	<u>0</u>
TOTAL:		337

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Mountview shows a fairly even distribution of residency for all periods between 1950 and 1978. Most renter householders established residency during the 1975 to 1978 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 0	1979 to March 1980	- 9
1975 to 1978	- 74	1975 to 1978	- 18
1970 to 1974	- 54	1970 to 1974	- 6
1960 to 1969	- 88	1960 to 1969	- 6
1950 to 1959	- 82	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		<u> </u>
TOTAL:	298	TOTAL:	39

The Census identified 5 vacant housing units in this neighborhood with a rental vacancy rate of 5.3 percent and a homeowner rate of 1.0 percent.

025 NORTH CHEYENNE

Housing Type

The 1980 Census data, based on a sample, indicated that there were 593 year-round housing units in North Cheyenne. Single family units totaled 242. Multifamily units totaled 351. No mobile homes were located in North Cheyenne.

The September 1983 windshield survey identified the following units by type for North Cheyenne:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	242	41	351	59	0	0	593
1983 Survey	181	30	413	70	0	0	594

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified two year-round units in North Cheyenne as "lacking complete plumbing for exclusive use." The two units were renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for North Cheyenne:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	99	100	0	0	0	0	99
Multifamily	31	100	0	0	0	0	31
Mobile Home	0	0	0	0	0	0	0
TOTAL:	130	100	0	0	0	0	130

The 1980 Census indicates that over 80 percent of the 593 total year-round housing units in North Cheyenne have been built since 1975. The total units were built during the following years:

1979 to March 1980	-	246
1975 to 1978	-	239
1970 to 1974	-	17
1960 to 1969	-	70
1950 to 1959	-	21
1940 to 1949	-	0
1939 or earlier	-	0
TOTAL:		593

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for North Cheyenne shows the highest values for residency occurred during the most recent two periods, 1975 to 1978 and 1979 to March 1980. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 70	1979 to March 1980	- 216
1975 to 1978	- 75	1975 to 1978	- 47
1970 to 1974	- 39	1970 to 1974	- 0
1960 to 1969	- 14	1960 to 1969	- 0
1950 to 1959	- 0	1959 or earlier	- 0
1949 or earlier	- 0		
TOTAL:	198	TOTAL:	263

The Census identified 129 vacant housing units in this neighborhood with a rental vacancy rate of 28.7 percent and a homeowner rate of 6.7 percent.

026 NORTH RANCHETTES

Housing Type

The 1980 Census data, based on a sample, indicated that there were 592 year-round housing units in North Ranchettes. Single family units totaled 572. Multifamily units totaled 20. No mobile homes were located in North Ranchettes.

The September 1983 windshield survey identified the following units by type for North Ranchettes:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	572	97	20	3	0	0	592
1983 Survey	801	98	0	0	15	2	816

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified one year-round unit in North Ranchettes as "lacking complete plumbing for exclusive use." The one unit was owner-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for North Ranchettes:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	% 10	#	%	#	%	#
Single Family	795	100	1	0	1	0	797
Multifamily	0	0	0	0	0	0	0
Mobile Home	<u>11</u>	<u>73</u>	<u>1</u>	<u>7</u>	<u>3</u>	<u>20</u>	<u>15</u>
TOTAL:	806	99	2	0.5	4	0.5	812

Age of Housing

The 1980 Census indicates that approximately 45 percent of the 592 year-round housing units in North Ranchettes were built between 1975 and 1978. The total year-round units were built during the following years:

1979 to March 1980	-	79
1975 to 1978	-	263
1970 to 1974	-	83
1960 to 1969	-	29
1950 to 1959	-	84
1940 to 1949	-	25
1939 or earlier	-	<u>29</u>
TOTAL:		592

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for North Ranchettes shows the largest number established residency in the 1975 to 1978 period. Most renter householders established residency during the recent periods, 1975 to 1978 and 1979 to March 1980.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 163	1979 to March 1980	- 25
1975 to 1978	- 218	1975 to 1978	- 28
1970 to 1974	- 50	1970 to 1974	- 0
1960 to 1969	- 49	1960 to 1969	- 0
1950 to 1959	- 20	1959 or earlier	- 0
1949 or earlier	- <u>12</u>		<u>—</u>
TOTAL:	512	TOTAL:	53

The Census identified 34 vacant housing units in this neighborhood with a rental vacancy rate of 4.4 percent and a homeowner rate of 3.8 percent.

027 ORCHARD VALLEY

Housing Type

The 1980 Census data, based on a sample, indicated that there were 924 year-round housing units in Orchard Valley. Single family units totaled 291. Multifamily units totaled 47. Five hundred and eighty-six mobile homes were located in Orchard Valley.

The September 1983 windshield survey identified the following units by type for Orchard Valley:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	291	31	47	5	586	64	924
1983 Survey	297	30	0	0	698	70	995

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified two year-round units in Orchard Valley as "lacking complete plumbing for exclusive use." The two units were renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Orchard Valley:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	294	99	1	0	2	1	297
Multifamily	0	0	0	0	0	0	0
Mobile Home	<u>524</u>	<u>75</u>	<u>118</u>	<u>17</u>	<u>56</u>	<u>8</u>	<u>698</u>
TOTAL:	818	82	119	12	58	6	995

Age of Housing

The 1980 Census indicates that approximately 60 percent of the 924 year-round housing units in Orchard Valley were built between 1970 and 1978. The total year-round units were built during the following years:

1979 to March 1980	-	118
1975 to 1978	-	290
1970 to 1974	-	244
1960 to 1969	-	63
1950 to 1959	-	55
1940 to 1949	-	154
1939 or earlier	-	<u>0</u>
TOTAL:		924

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Orchard Valley shows the highest number established residency during the most recent periods, 1975 to 1978 and 1979 to March 1980. Most renter householders established residency during the 1979 to March 1980 period.

<u>Year Householder Moved Into Unit</u>			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 268	1979 to March 1980	- 67
1975 to 1978	- 304	1975 to 1978	- 35
1970 to 1974	- 62	1970 to 1974	- 6
1960 to 1969	- 34	1960 to 1969	- 0
1950 to 1959	- 17	1959 or earlier	- 5
1949 or earlier	- <u>46</u>		<u> </u>
TOTAL:	731	TOTAL:	113

The Census identified 79 vacant housing units in this neighborhood with a rental vacancy rate of 15.5 percent and a homeowner rate of 1.6 percent.

028 PIONEER PARK

Housing Type

The 1980 Census data, based on a sample, indicated that there were 1,052 year-round housing units in Pioneer Park. Single family units totaled 561. Multi-family units totaled 348. One hundred and forty-three mobile homes were located in Pioneer Park.

The September 1983 windshield survey identified the following units by type for Pioneer Park:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	561	53	348	33	143	14	1,052
1983 Survey	715	91	25	3	45	6	785

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 15 year-round units in Pioneer Park as "lacking complete plumbing for exclusive use." Two units were owner-occupied, 12 units were renter-occupied, and 1 was vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Pioneer Park:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	501	75	122	18	44	7	667
Multifamily	4	44	4	44	1	12	9
Mobile Home	<u>29</u>	<u>64</u>	<u>13</u>	<u>29</u>	<u>3</u>	<u>7</u>	<u>45</u>
TOTAL:	534	74	139	19	48	7	721

Two Public Housing units are located in Pioneer Park. The units were identified by survey as standard single family dwellings.

Age of Housing

The 1980 Census indicates that over 85 percent of the 1,052 year-round housing units in Pioneer Park were built prior to 1960. Over 55 percent of the units were built in 1939 or earlier. The total year-round units were built during the following years:

1979 to March 1980	-	0
1975 to 1978	-	34
1970 to 1974	-	35
1960 to 1969	-	77
1950 to 1959	-	149
1940 to 1949	-	165
1939 or earlier	-	<u>592</u>
TOTAL:		1,052

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Pioneer Park shows the largest numbers established residency in the 1949 or earlier period and the most recent periods 1975 to 1978 and 1979 to March 1980. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 107	1979 to March 1980	- 306
1975 to 1978	- 114	1975 to 1978	- 90
1970 to 1974	- 42	1970 to 1974	- 23
1960 to 1969	- 34	1960 to 1969	- 11
1950 to 1959	- 71	1959 or earlier	- 16
1949 or earlier	- <u>149</u>		
TOTAL:	517	TOTAL:	<u>446</u>

The Census identified 91 vacant housing units in this neighborhood with a rental vacancy rate of 7.6 percent and a homeowner rate of 1.3 percent.

Housing Type

The 1980 Census data, based on a sample, indicated that there were 902 year-round housing units in Sunnyside. Single family units totaled 455. Multi-family units totaled 186. Two hundred and sixty-one mobile homes were located in Sunnyside.

The September 1983 windshield survey identified the following units by type for Sunnyside:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	455	50	186	21	261	29	902
1983 Survey	456	53	112	13	290	34	858

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 11 year-round units in Sunnyside as "lacking complete plumbing for exclusive use." Four units were owner-occupied, while seven units were renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Sunnyside:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	427	98	2	0.5	2	0.5	431
Multifamily	15	100	0	0	0	0	15
Mobile Home	<u>199</u>	<u>69</u>	<u>71</u>	<u>24</u>	<u>2</u>	<u>7</u>	<u>290</u>
TOTAL:	641	87	73	10	2	3	736

Twelve Public Housing units are located in Sunnyside. The units were identified by survey as standard single family dwellings.

Age of Housing

The 1980 Census indicates that approximately 60 percent of the 902 year-round housing units in Sunnyside were built between 1960 and 1974. The total units were built during the following years:

1979 to March 1980	-	57
1975 to 1978	-	123
1970 to 1974	-	264
1960 to 1969	-	270
1950 to 1959	-	138
1940 to 1949	-	44
1939 or earlier	-	<u>6</u>

TOTAL: 902

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Sunnyside shows the largest number established residency during 1975 to 1978 period. Most renter householders established residency during the 1975 to 1978 and 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 130	1979 to March 1980	- 112
1975 to 1978	- 246	1975 to 1978	- 92
1970 to 1974	- 95	1970 to 1974	- 24
1960 to 1969	- 108	1960 to 1969	- 0
1950 to 1959	- 35	1959 or earlier	- 0
1949 or earlier	- <u>10</u>		
TOTAL:	624	TOTAL:	228

The Census identified 54 vacant housing units in this neighborhood with a rental vacancy rate of 9.3 percent and a homeowner rate of 2.1 percent.

030 SUN VALLEY

Housing Type

The 1980 Census data, based on a sample, indicated that there were 745 year-round housing units in Sun Valley. Single family units totaled 730. Multi-family units totaled 15. No mobile homes were located in Sun Valley.

The September 1983 windshield survey identified the following units by type for Sun Valley:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	730	98	15	2	0	0	745
1983 Survey	745	98	12	2	0	0	757

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified zero year-round units in Sun Valley as "lacking complete plumbing for exclusive use."

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Sun Valley:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	718	100	0	0	0	0	718
Multifamily	5	100	0	0	0	0	5
Mobile Home	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	723	100	0	0	0	0	723

One Public Housing unit is located in Sun Valley. The unit was identified by survey as a standard single family dwelling.

Age of Housing

The 1980 Census indicates that 65 percent of the 745 year-round housing units in Sun Valley were built between 1960 and 1969. The total year-round units were built during the following years:

1979 to March 1980	-	21
1975 to 1978	-	65
1970 to 1974	-	79
1960 to 1969	-	502
1950 to 1959	-	78
1940 to 1949	-	0
1939 or earlier	-	0
TOTAL:		745

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Sun Valley shows the largest number established residency during the 1975 to 1978 period. Most renter households established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 138	1979 to March 1980	- 39
1975 to 1978	- 233	1975 to 1978	- 5
1970 to 1974	- 139	1970 to 1974	- 0
1960 to 1969	- 192	1960 to 1969	- 0
1950 to 1959	- 6	1959 or earlier	- 0
1949 or earlier	- 0		
TOTAL:	698	TOTAL:	44

The Census identified 7 vacant housing units in this neighborhood with a rental vacancy rate of 5.1 percent and a homeowner rate of 0.4 percent.

031 WALTERSCHEID

Housing Type

The 1980 Census data, based on a sample, indicated that there were 650 year-round housing units in Walterscheid. Single family units totaled 308. Multi-family units totaled 37. Three hundred and five mobile homes were located in Walterscheid.

The September 1983 windshield survey identified the following units by type for Walterscheid:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	308	47	37	6	305	47	650
1983 Survey	93	20	0	0	377	80	470

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 5 year-round units in Walterscheid as "lacking complete plumbing for exclusive use." One unit was owner-occupied, three were renter-occupied, and one was vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Walterscheid:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	89	96	4	4	0	0	93
Multifamily	0	0	0	0	0	0	0
Mobile Home	<u>332</u>	<u>62</u>	<u>13</u>	<u>3</u>	<u>132</u>	<u>35</u>	<u>377</u>
TOTAL:	321	68	17	4	132	28	470

Age of Housing

The 1980 Census indicates that over 70 percent of the 650 year-round housing units in Walterscheid were built between 1950 and 1974. The units were built as follows:

1979 to March 1980	-	55
1975 to 1978	-	82
1970 to 1974	-	196
1960 to 1969	-	165
1950 to 1959	-	103
1940 to 1949	-	24
1939 or earlier	-	<u>25</u>
TOTAL:		650

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Walterscheid shows the largest number established residency during the two most recent periods, 1975 to 1978 and 1979 to March 1980. Most renter house-holders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 131	1979 to March 1980	- 121
1975 to 1978	- 176	1975 to 1978	- 39
1970 to 1974	- 44	1970 to 1974	- 0
1960 to 1969	- 40	1960 to 1969	- 14
1950 to 1959	- 30	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		
TOTAL:	421	TOTAL:	174

The Census identified 51 vacant housing units in this neighborhood with a rental vacancy rate of 9.4 percent and a homeowner rate of 0.7 percent.

032 WARREN

Housing Type

The 1980 Census data, based on a sample, indicated that there were 836 year-round housing units in Warren. Single family units totaled 567. Multifamily units totaled 269. No mobile homes were located in Warren. No windshield survey was undertaken.

Housing Condition

The 1980 Census identified 5 year-round units in Warren as "lacking complete plumbing for exclusive use." No windshield survey was undertaken.

Age of Housing

The 1980 Census indicates that over 55 percent of the 836 year-round housing units in Warren were built between 1950 and 1959. Over 22 percent of the units were built in 1939 or earlier. The total year-round housing units were built as follows:

1979 to March 1980	-	0
1975 to 1978	-	0
1970 to 1974	-	24
1960 to 1969	-	65
1950 to 1959	-	473
1940 to 1949	-	88
1939 or earlier	-	<u>186</u>

TOTAL: 836

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the units. Renter households for Warren established residency during the two most recent periods.

Year Householder Moved Into Unit			
Owner-Occupied		Renter-Occupied	
1979 to March 1980	- 0	1979 to March 1980	- 556
1975 to 1978	- 0	1975 to 1978	- 264
1970 to 1974	- 0	1970 to 1974	- 0
1960 to 1969	- 0	1960 to 1969	- 0
1950 to 1959	- 0	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		
TOTAL:	0	TOTAL:	820

The Census identified 16 vacant housing units in this neighborhood with a rental vacancy rate of 1.3 percent and a homeowner rate of 0.0 percent.

Housing Type

The 1980 Census data, based on a sample, indicated that there were 547 year-round housing units in Western Hills. Single family units totaled 538. Multifamily units totaled 9. No mobile homes were located in Western Hills.

The September 1983 windshield survey identified the following units by type for Western Hills:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	538	98	9	2	0	0	547
1983 Survey	642	100	0	0	0	0	642

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified zero year-round units in Western Hills as "lacking complete plumbing for exclusive use."

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Western Hills:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	642	100	0	0	0	0	642
Multifamily	0	0	0	0	0	0	0
Mobile Home	0	0	0	0	0	0	0
TOTAL:	642	100	0	0	0	0	642

Age of Housing

The 1980 Census indicates that 68 percent of the 547 year-round housing units in Western Hills were built between 1960 and 1974. The total year-round housing units were built as follows:

1979 to March 1980	-	78
1975 to 1978	-	57
1970 to 1974	-	118
1960 to 1969	-	253
1950 to 1959	-	41
1940 to 1949	-	0
1939 or earlier	-	<u>0</u>
TOTAL:		547

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Western Hills shows a fairly even distribution for the four periods from 1960 through March 1980. Renter households established residency from 1970 to March 1980.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 138	1979 to March 1980	- 8
1975 to 1978	- 118	1975 to 1978	- 7
1970 to 1974	- 106	1970 to 1974	- 9
1960 to 1969	- 132	1960 to 1969	- 0
1950 to 1959	- 12	1959 or earlier	- 0
1949 or earlier	- <u>0</u>		<u>—</u>
TOTAL:	506	TOTAL:	24

The Census identified 16 vacant housing units in this neighborhood with a rental vacancy rate of 0.0 percent and a homeowner rate of 1.7 percent.

034 YELLOWSTONE

Housing Type

The 1980 Census data, based on a sample, indicated that there were 567 year-round housing units in Yellowstone. Single family units totaled 359. Multi-family units totaled 182. Twenty-six mobile homes were located in Yellowstone.

The September 1983 windshield survey identified the following units by type for Yellowstone:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	359	63	182	32	26	5	567
1983 Survey	374	79	90	19	11	2	475

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified four year-round units in Yellowstone as "lacking complete plumbing for exclusive use." One unit was owner-occupied while three units were renter-occupied.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for Yellowstone:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	355	98.5	4	1	1	0.5	360
Multifamily	32	100	0	0	0	0	32
Mobile Home	11	100	0	0	0	0	11
TOTAL:	398	98.5	4	1	1	0.5	403

Eight Public Housing units are located in Yellowstone. The units identified by survey indicate five standard single family dwellings and three standard multifamily senior housing units.

Age of Housing

The 1980 Census indicates that over 55 percent of the 567 year-round housing units in Yellowstone were built between 1950 and 1969. The total year-round housing units were built in the following years:

1979 to March 1980	-	0
1975 to 1978	-	85
1970 to 1974	-	82
1960 to 1969	-	122
1950 to 1959	-	203
1940 to 1949	-	47
1939 or earlier	-	<u>28</u>
TOTAL:		567

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for Yellowstone shows a fairly even distribution for the four periods from 1950 through 1978. Most renter households established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 6	1979 to March 1980	- 119
1975 to 1978	- 96	1975 to 1978	- 72
1970 to 1974	- 83	1970 to 1974	- 0
1960 to 1969	- 68	1960 to 1969	- 0
1950 to 1959	- 69	1959 or earlier	- 0
1949 or earlier	- <u>28</u>		
TOTAL:	350	TOTAL:	<u>191</u>

The Census identified 37 vacant housing units in this neighborhood with a rental vacancy rate of 5.0 percent and a homeowner rate of 0.0 percent.

799 REMAINDER OF THE AREA

Housing Type

The 1980 Census data, based on a sample, indicated that there were 571 year-round housing units in the Remainder of the Area. Single family units totaled 345. Multifamily units totaled 88. One hundred and thirty-eight mobile homes were located in the Remainder of the Area.

The September 1983 windshield survey identified the following units by type for the Remainder of the Area:

Data Source ¹	<u>Single Family</u>		<u>Multi-family</u>		<u>Mobile Home</u>		<u>Total</u>
	#	%	#	%	#	%	#
1980 Census	345	60	88	15	138	25	571
1983 Survey	472	66	5	1	234	33	711

¹ See A.2 Survey Count Evaluation for additional survey details regarding consistency between Census and survey data bases.

Housing Condition

The 1980 Census identified 11 year-round units in the Remainder of the Area as "lacking complete plumbing for exclusive use". Six units were owner-occupied, four units were renter-occupied, and one was vacant.

The September 1983 windshield survey of exterior conditions identified the following structures by type and condition for the Remainder of the Area:

Structure	<u>Standard</u>		<u>Substandard</u>		<u>Major Substandard</u>		<u>Total</u>
	#	%	#	%	#	%	#
Single Family	104	95	5	5	0	0	109
Multifamily	1	100	0	0	0	0	1
Mobile Home	<u>177</u>	<u>76</u>	<u>38</u>	<u>16</u>	<u>19</u>	<u>8</u>	<u>234</u>
TOTAL:	282	82	43	13	19	5	344

Age of Housing

The 1980 Census indicates that over 40 percent of the 571 year-round housing units in the Remainder of the Area were built between 1950 and 1969. Approximately 20 percent of the units were built in 1939 or earlier. The total year-round housing units were built in the following years:

1979 to March 1980	-	25
1975 to 1978	-	37
1970 to 1974	-	83
1960 to 1969	-	106
1950 to 1959	-	129
1940 to 1949	-	86
1939 or earlier	-	<u>105</u>
TOTAL:		571

Housing Occupancy and Vacancy

The 1980 Census data, based on a sample, identified by owner and renter occupancy the year the householder moved into the unit. The owner occupancy for the Remainder of the Area shows a fairly even distribution of residency during the four periods from 1950 to 1978. Most renter householders established residency during the 1979 to March 1980 period.

Year Householder Moved Into Unit			
<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
1979 to March 1980	- 52	1979 to March 1980	- 70
1975 to 1978	- 88	1975 to 1978	- 41
1970 to 1974	- 63	1970 to 1974	- 0
1960 to 1969	- 94	1960 to 1969	- 14
1950 to 1959	- 62	1959 or earlier	- 11
1949 or earlier	- <u>24</u>		
TOTAL:	383	TOTAL:	<u>136</u>

B.5.2 1983 Cheyenne Area Field Survey - Housing Count Evaluation

The 1980 Census total for single-family and multifamily year-round housing units were compared with October 1983 windshield survey tallies. Different methodologies were employed to account for the discrepancy in the total number of units reported.

The single-family and multifamily totals for the 1980 Census and 1983 Survey were aggregated and compared. Whenever the 1983 survey total was greater than that of the 1980 Census, it was determined that the 1983 loss of multifamily units could be attributed to a classification error where multifamily units were reported as single-family units by the surveyors.

In the event that the 1983 survey total was less than that of the 1980 Census total, the multifamily unit potential survey error was derived. Using the 1980 Census total of units per structure for each neighborhood; and dividing the number of two units per structure by two, the number of three and four units per structure by three, the number of five or more units per structure by the number of units reported, the most conservative estimate of the number of multifamily units missed by survey was established. Dividing by these figures (2, 3, and the number reported) corrected for the multifamily units which were recorded as single-family units by survey. These numbers of units were subtracted from the 1980 Census figures to establish the potential survey error.

The potential survey error was compared to the 1983 survey total. In the event that the potential survey error was greater than that of the 1983 survey, it was concluded that the loss of multifamily units could be attributed to the potential survey error.

Whenever the potential survey error proved to be less than the 1983 survey total, the potential sampling error was computed utilizing the 1980 Census total for single-family and multifamily year-round housing units, the potential sampling error was found by calculating a 10 percent potential sampling error from the total. This figure was added to the potential survey error for each neighborhood. This number became the combined potential sampling and survey error. This new error term was compared with the 1983 survey neighborhood total for year-round housing units. In the event that the 1983 survey total was less than that of the combined potential sampling and survey error, it was resolved that the loss of multifamily units could be attributed to the combined potential sampling and survey error. Whenever the 1983 survey figure was greater than the combined potential sampling and survey error, other methods were employed to reconcile the discrepancies. Two neighborhoods, 003 and 031, required such attention.

In the case of neighborhood 031, the field surveyors conducted a recount in November and determined that the 1980 Census was in error in the number of single family and multifamily units reported. Of the 308 single family units recorded by the 1980 Census, only 93 were verified by survey. The 37 multifamily units recorded by Census were not observed by the surveyors.

Neighborhood 003 includes the seasonal housing units located along Lincolnway. It has been resolved that the 1980 Census included those hotel, motel, and boarding house units in calculating the total number of units.

These units represent seasonal fluctuations in population and as such were not included in the October 1983 windshield survey which only surveyed year-round housing units.

Neighborhood 001 - Buffalo Ridge

- a 1980: $664 \text{ SF}^1 + 116 \text{ MF}^2 = 780$ total units
b 1983: $673 \text{ SF} + 84 \text{ MF} = 757$ total units
1983 survey show a loss of 23 units since the 1980 Census

a Units in Structure:

0	2 units divided by 2	= 0, potential survey error of 0 units
46	3 and 4 units divided by 3	= 15, potential survey error of 31 units
70	5 or more units,	<u>potential survey error of 1 unit</u>
		Total potential survey error of 32 units.

Survey deficit of 23 units falls within the potential survey error 32 units.

Notes:

- 1 SF: single family
2 MF: multifamily

Sources:

- a 1980 Census - Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units, year-round housing units in structure, 1980.
b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 002 - Capitol North

a 1980: 264 SF¹ + 126 MF² = 390 total units

b 1983: 257 SF + 74 MF = 331 total units

1983 survey shows a loss of 59 units since the 1980 Census

a Units in Structure:

36	2 units divided by 2	= 18, potential survey error of 18 units
49	3 and 4 units divided by 3	= 16, potential survey error of 33 units
41	5 or more units,	potential survey error of 1 unit
		Total potential survey error of 52 units

Survey deficit of 59 units does not fall within the potential survey error of 52 units.

1980 Census show 390 total SF and MF units. Allowing for a 10 percent potential sampling error gives 39 units, and a combined potential sampling and survey error of 91 units.

Survey deficit of 59 units falls within the combined potential sampling and survey error of 91 units.

Notes:

- 1 SF: single family
2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 003 - Central

- a 1980: 441 SF¹ + 1,091 MF² = 1,532 total units
b 1983: 535 SF + 373 MF = 908 total units
1983 survey shows a loss of 624 units since the 1980 Census

a Units in Structure:

177	2 units divided by 2	= 88, potential survey error of 89 units
228	3 and 4 units divided by 3	= 76, potential survey error of 152 units
686	5 or more units,	<u>potential survey error of 1 unit</u>
		<u>Total potential survey error of 242 units</u>

Survey deficit of 624 units does not fall within the potential survey error of 242 units.

1980 Census shows 1,532 total SF and MF units. Allowing for a 10 percent potential sampling error gives 153 units, and a combined potential sampling and survey error of 395 units.

Survey deficit of 624 units does not fall within the combined potential sampling and survey error of 395 units.

It has been determined that the 1980 Census included hotels, motels, and boarding homes in the calculations of total units in neighborhood 003. They were not included in the 1983 windshield survey of year-round housing units as they represent seasonal fluctuations in the population.

Notes:

- 1 SF: single family
2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 004 - Churchill

a 1980: 333 SF¹ + 201 MF² = 534 total units

b 1983: 365 SF + 32 MF = 397 total units

1983 survey shows a loss of 137 units since the 1980 Census

a Units in Structure:

55	2 units divided by	2 = 27, potential survey error of 28 units
109	3 and 4 units divided by	3 = 36, potential survey error of 73 units
39	5 or more units,	potential survey error of 1 unit
		<u>Total potential survey error of 102 units</u>

Survey deficit of 137 units does not fall within the potential survey error of 102 units.

1980 Census shows 534 total SF and MF units. Allowing for a 10 percent potential sampling error gives 53 units, and a combined potential sampling and survey error of 155 units

Survey deficit of 137 units falls within the combined potential sampling and survey error of 155 units.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 005 - Cole School

a 1980: 583 SF¹ + 283 MF² = 866 total units

b 1983: 825 SF - 22 MF = 847 total units

1983 survey shows a loss of 19 units since the 1980 Census

a Units in Structure:

109 2 units divided by 2 = 54, potential survey error of 55 units

169 3 and 4 units divided by 3 = 56, potential survey error of 113 units

5 5 or more units, potential survey error of 1 unit

Total potential survey error of 169 units

Survey deficit of 19 units falls within the potential survey error of 169 units.

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 006 - Community College

a 1980: 109 SF¹ + 13 MF² = 122 total units

b 1983: 140 SF + 0 MF = 140 total units

1983 survey shows an additional 18 units since the 1980 Census

Since the number of total units is greater for 1983 than for 1980, attribute the survey deficit of MF units to a classification error by the surveyors.

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 007 - Crestmoor

a 1980: 236 SF¹ + 0 MF² = 236 total units

b 1983: 269 SF + 0 MF = 269 total units

1983 survey shows an additional 27 units since the 1980 Census

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity,
Table H-3: Structural Characteristics of Housing Units: year-round
housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the
Cheyenne Urban Area (CUA).

Neighborhood 008 - Dildine

a 1980: 695 SF¹ + 119 MF² = 814 total units

b 1983: 896 SF + 32 MF = 928 total units

1983 survey shows an additional 114 units since the 1980 Census

Since the number of total units is greater for 1983 than for 1980, attribute the loss of MF units to a classification error by the surveyors.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 009 - Eastridge

a 1980: 641 SF¹ + 206 MF² = 847 total units

b 1983: 795 SF + 96 MF = 891 total units

1983 survey shows an additional 44 units since the 1980 Census

Since the number of total units is greater for 1983 than for 1980, attribute the loss of MF units to a classification error by the surveyors.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 010 - Fairview School

a 1980: 673 SF¹ + 238 MF² = 911 total units

b 1983: 739 SF + 39 MF = 778 total units

1983 survey indicates a loss of 133 units since the 1980 Census

a Units in Structure:

76	2 units divided by 2	= 38, potential survey error of 38 units
69	3 and 4 units divided by 3	= 23, potential survey error of 46 units
93	5 or more units,	potential survey error of 1 unit
		<u>Total potential survey error of 85 units</u>

Survey deficit of 133 units does not fall within potential survey error of 85 units.

1980 Census shows 911 total SF and MF units. Allowing for a 10 percent potential sampling error gives 91 units, and a combined potential sampling and survey error of 176 units.

Survey deficit of 133 units falls within the combined potential sampling and survey error of 176 units.

Notes:

- 1 SF: single family
2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 011 - Fox Farm

- a 1980: 190 SF¹ + 67 MF² = 157 total units
- b 1983: 228 SF + 42 MF = 270 total units
1983 survey shows an additional 87 units since the 1980 Census

Since the number of total units is greater for 1983 than for 1980, attribute the loss of MF units to a classification error by the surveyors.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 012 - Frontier Mall

a 1980: 442 SF¹ + 332 MF² = 774 total units

b 1983: 583 SF + 346 MF = 929 total units

1983 survey indicates an additional 155 units since the 1980 Census

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity,
Table H-3: Structural Characteristics of Housing Units: year-round
housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the
Cheyenne Urban Area (CUA).

Neighborhood 013 - Frontier Park

- a 1980: 568 SF¹ + 190 MF² = 758 total units
b 1983: 577 SF + 32 MF = 609 total units
1983 survey shows a loss of 51 units since the 1980 Census

a Units in Structure:

103	2 units divided by 2	= 51, potential survey error of 52 units
41	3 and 4 units divided by 3	= 13, potential survey error of 28 units
46	5 or more units,	<u>potential survey error of 1 unit</u>
		Total potential survey error of 81 units

Survey deficit of 51 units falls within the potential survey error of 81 units.

Notes:

- 1 SF: single family
2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 014 - Garden Homes

a 1980: 332 SF¹ + 327 MF² = 659 total units

b 1983: 369 SF + 175 MF = 544 total units

1983 survey shows a loss of 115 units since the 1980 Census

a Units in Structure:

106	2 units divided by 2	= 53, potential survey error of 53 units
188	3 and 4 units divided by 3	= 62, potential survey error of 126 units
33	5 or more units,	potential survey error of 1 unit
		<u>Total potential survey error of 180 units</u>

Survey deficit of 115 units falls within the potential survey error of 180 units.

Notes:

- 1 SF: single family
2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 015 - Goins School

a 1980: 591 SF¹ + 19 MF² = 610 total units

b 1983: 842 SF + 24 MF = 866 total units

1983 survey indicates an additional 256 units since the 1980 Census

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity,
Table H-3: Structural Characteristics of Housing Units: year-round
housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the
Cheyenne Urban Area (CUA).

Neighborhood 016 - Grandview

a 1980: 361 SF¹ + 188 MF² = 549 total units

b 1983: 448 SF¹ + 293 MF = 741 total units

1983 survey indicates an additional 192 units since the 1980 Census

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity,
Table H-3: Structural Characteristics of Housing Units: year-round
housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the
Cheyenne Urban Area (CUA).

Neighborhood 017 - Hebard School

a 1980: 619 SF¹ + 167 MF² = 786 total units

b 1983: 757 SF + 4 MF = 761 total units

1983 survey shows a loss of 25 units since the 1980 Census

a Units in Structure:

80	2 units divided by 2	= 40, potential survey error of 40 units
12	3 and 4 units divided by 3	= 4, potential survey error of 8 units
23	5 or more units,	potential survey error of 1 unit
		<u>Total potential survey error of 49 units</u>

Survey deficit of 25 units falls within the potential survey error of 49 units.

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 018 - Holliday Park

a 1980: 573 SF¹ + 520 MF² = 1,093 total units

b 1983: 755 SF + 173 MF = 928 total units

1983 survey shows a loss of 165 units since the 1980 Census

a Units in Structure:

94	2 units divided by 2	= 47, potential survey error of 47 units
62	3 and 4 units divided by 3	= 20, potential survey error of 42 units
11	5 or more units,	<u>potential survey error of 1 unit</u>
		Total potential survey error of 90 units.

Survey deficit of 165 units does not fall within potential survey error of 90 units.

1980 Census shows 1,093 total SF and MF units. Allowing for a 10 percent potential sampling error gives 109 units, and a combined potential sampling and survey error of 199 units.

Survey deficit of 165 units falls within the combined potential sampling and survey error of 199 units.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 019 - Indian Hills

a 1980: 407 SF¹ + 6 MF² = 413 total units

b 1983: 416 SF + 134 MF = 550 total units

1983 survey indicates an additional 137 units since the 1980 Census

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity,
Table H-3: Structural Characteristics of Housing Units: year-round
housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the
Cheyenne Urban Area (CUA).

Neighborhood 020 - Lebhart School

a 1980: 404 SF¹ + 0 MF² = 404 total units

b 1983: 418 SF + 0 MF = 418 total units

1983 survey indicates an additional 14 units since the 1980 Census

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity,
Table H-3: Structural Characteristics of Housing Units: year-round
housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the
Cheyenne Urban Area (CUA).

Neighborhood 021 - Logan

a 1980: 423 SF¹ + 248 MF² = 671 total units

b 1983: 535 SF + 23 MF = 558 total units

1983 survey shows a loss of 113 units since the 1980 Census

a Units in Structure:

159 2 units divided by 2 = 79, potential survey error of 80 units

68 3 and 4 units divided by 3 = 22, potential survey error of 46 units

21 5 or more units, potential survey error of 1 unit

Total potential survey error of 127 units

Survey deficit of 113 units falls within the potential survey error of 127 units.

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 022 - Monterey Heights

- a 1980: 619 SF¹ + 0 MF² = 619 total units
- b 1983: 735 SF + 134 MF = 869 total units
1983 survey indicates an additional 150 units since the 1980 Census

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 023 - Moore Haven

a 1980: 554 SF¹ + 203 MF² = 757 total units

b 1983: 688 SF + 31 MF = 719 total units

1983 survey indicates a loss of 38 units since the 1980 Census

a Units in Structure:

62	2 units divided by 2	= 31, potential survey error of 31 units
105	3 and 4 units divided by 3	= 35, potential survey error of 70 units
36	5 or more units,	potential survey error of 1 unit
		<u>Total potential survey error of 102 units</u>

Survey deficit of 38 units falls within the potential survey error of 102 units.

Notes:

- 1 SF: single family
2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 024 - Mountview

a 1980: 328 SF¹ + 9 MF² = 337 total units

b 1983: 317 SF + 14 MF + 331 total units

1983 survey indicates a loss of 6 units since the 1980 Census

Since the number of recorded SF units has decreased from 1980 to 1983, attribute the loss of SF units to a classification error by the surveyors.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 025 - North Cheyenne

a 1980: 242 SF¹ + 351 MF² = 593 total units

b 1983: 181 SF + 413 MF = 594 total units

1983 survey indicates an additional 1 unit since the 1980 Census

Since the number of recorded SF units has decreased from 1980 to 1983, attribute the loss of SF units to a classification error by the surveyors.

Notes:

- 1 SF: single family
2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 026 - North Ranchettes

a 1980: 572 SF¹ + 20 MF² = 592 total units

b 1983: 801 SF + 0 MF + 801 total units

1983 survey indicates an additional 209 units since the 1980 Census

Since the number of total units is greater for 1983 than for 1980, attribute the loss of MF units to a classification error by the surveyors.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 027 - Orchard Valley

^a 1980: 291 SF¹ + 47 MF² = 338 total units

^b 1983: 296 SF + 2 MF + 298 total units

1983 survey indicates a loss of 40 units since the 1980 Census

^a Units in Structure:

20	2 units divided by 2	= 10, potential survey error of 10 units
16	3 and 4 units divided by 3	= 5, potential survey error of 11 units
11	5 or more units,	<u>potential survey error of 1 unit</u>
		Total potential survey error of 22 units

Survey deficit of 40 units does not fall within the potential survey error of 22 units.

1980 Census shows 338 total SF and MF units. Allowing for a 10 percent potential sampling error gives 34 units, and a combined potential sampling and survey error of 56 units.

Survey deficit of 40 units falls within the combined potential sampling and survey error of 56 units.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- ^a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- ^b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 028 - Pioneer Park

- a 1980: $561 \text{ SF}^1 + 348 \text{ MF}^2 = 909$ total units
b 1983: $715 \text{ SF} + 25 \text{ MF} = 740$ total units
1983 survey indicates a loss of 169 units since the 1980 Census

a Units in Structure:

140	2 units divided by 2	= 70, potential survey error of 70 units
144	3 and 4 units divided by 3	= 46, potential survey error of 98 units
69	5 or more units,	<u>potential survey error of 1 units</u>
		Total potential survey error of 169 units

Survey deficit of 169 units falls within the potential survey error of 169 units.

Notes:

- 1 SF: single family
2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 029 - Sunnyside

a 1980; 455 SF¹ + 186 MF² = 641 total units

b 1983: 456 SF + 112 MF = 568 total units

1983 survey indicates a loss of 73 units since the 1980 Census

a Units in Structure:

30	2 units divided by 2	= 15, potential survey error of 15 units
0	3 and 4 units divided by 3	= 0, potential survey error of 0 unit
156	5 or more units,	potential survey error of 1 unit
		<u>Total potential survey error of 16 units</u>

Survey deficit of 73 units does not fall within the potential survey error of 16 units.

1980 Census shows 641 total SF and MF units. Allowing for a 10 percent potential sampling error gives 64 units, and a combined potential sampling and survey error of 80 units.

Survey deficit of 73 units falls within the combined potential sampling and survey error of 80 units.

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 030 - Sun Valley

a 1980: 730 SF¹ + 15 MF² = 745 total units

b 1983: 745 SF + 12 MF + 757 total units

1983 survey indicates an additional 12 units since the 1980 Census

Since the number of total units is greater for 1983 than for 1980, attribute the loss of MF units to a classification error by the surveyors.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 031 - Walterscheid

a 1980: 308 SF¹ + 37 MF² = 345 total units

b 1983: 124 SF + 0 MF + 124 total units

1983 survey indicates a loss of 221 units since the 1980 Census

a Units in Structure:

0	2 units divided by 2	= 0, potential survey error of 0 units
17	3 and 4 units divided by 3	= 5, potential survey error of 12 units
20	5 or more units,	<u>potential survey error of 1 unit</u>
		Total potential survey error of 13 units

Survey deficit of 221 units does not fall within the potential survey error of 13 units.

1980 Census shows 345 total SF and MF units. Allowing for a 10 percent potential sampling and survey error gives 35 units, and a combined potential sampling and survey error of 47 units.

Survey deficit of 221 units does not fall within the combined potential survey and sampling error of 47 units.

Neighborhood 031 was rechecked by field surveyors and it was determined that the 1980 Census was in error.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 033 - Western Hills

a 1980: 538 SF¹ + 9 MF² = 547 total units

b 1983: 642 SF + 0 MF = 642 total units

1983 survey indicates an additional 95 units since the 1980 Census

Since the number of total units is greater for 1983 than for 1980, attribute the loss of MF units to a classification error by the surveyors.

Notes:

1 SF: single family

2 MF: multifamily

Sources:

a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.

b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 034 - Yellowstone

a 1980: 359 SF¹ + 182 MF² = 541 total units

b 1983: 374 SF + 90 MF = 464 total units

1983 survey indicates a loss of 77 units since the 1980 Census

a Units in Structure:

31	2 units divided by 2	= 15, potential survey error of 16 units
41	3 and 4 units divided by 3	= 13, potential survey error of 28 units
110	5 or more units,	<u>potential survey error of 1 unit</u>
		Total potential survey error of 45 units

Survey deficit of 77 units does not fall within the potential survey error of 45 units.

1980 Census shows 541 total SF and MF units. Allowing for a 10 percent potential sampling error gives 54 units, and a combined potential sampling and survey error of 99 units.

Survey deficit of 77 units falls within the combined potential sampling and survey error of 99 units.

Notes:

- 1 SF: single family
- 2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

Neighborhood 799 - Remainder of the Area

a 1980: 345 SF¹ + 88 MF² = 433 total units

b 1983: 364 SF + 5 MF = 369 total units

1983 survey indicates a loss of 64 units since the 1980 Census

a Units in Structure:

38	2 units divided by 2	= 19, potential survey error of 19 units
5	3 and 4 units divided by 3	= 1, potential survey error of 4 units
45	5 or more units,	<u>potential survey error of 1 unit</u>
		<u>total potential survey error of 24 units.</u>

Survey deficit of 64 units does not fall within the potential survey error of 24 units.

1980 Census shows 433 total SF and MF units. Allowing for a 10 percent potential sampling error gives 43 units, and a combined potential sampling and survey error of 67 units.

Survey deficit of 64 units falls within the combined potential sampling and survey error of 67 units.

Notes:

- 1 SF: single family
2 MF: multifamily

Sources:

- a 1980 Census-Neighborhood Statistics for Cheyenne and Vicinity, Table H-3: Structural Characteristics of Housing Units: year-round housing units in structure, 1980.
- b October 1983 windshield survey of exterior housing conditions for the Cheyenne Urban Area (CUA).

B.5.3 1980 Decennial Census Neighborhood Statistics Program - Geographic Definition of Neighborhoods for Cheyenne and Vicinity, Wyoming

The following Geographic Definition of Neighborhoods (GDN) contains a list of the census geographic components of each neighborhood within the specified Neighborhood Publication Area (NPA). These neighborhoods were locally defined within the context of the 1980 Census Neighborhood Statistics Program (NSP). Since the Census Bureau is not publishing any maps delineating neighborhood boundaries, we are providing this listing which can be used in conjunction with the 1980 Census Block Statistics Maps (PHC-80-1 Maps) in order to determine the exact neighborhood boundaries.

The geography under the heading "Component parts" for each neighborhood is arranged in a hierarchical format. The highest level of geography is the county. The county is followed by Minor Civil Division/Census County Division (MCD/CCD), place (including incorporated places, census designated places, and balance of division), census tract (including block numbering areas), block group, and block.

When using the GDN, it is important to remember two points. First, in defining an area within a neighborhood, we show the highest level of geography that uniquely belongs to the neighborhood. For example, if an entire block group is within a neighborhood, we do not list the individual blocks. Similarly, if an entire tract is within the neighborhood, only the tract number will appear on the listing, not individual block groups or blocks. Second, since places may be in more than one county or MCD/CCD, it is very important to be aware of all levels of geography when using the GDN.

Example

Yellowstone

034

Component parts:

County: Laramie County (021)

MCD/CCD: Cheyenne Division (005)

Place: Cheyenne City (0050)

Tract: 13 (Blocks 201-208, 211-216, 219-225, 311), 14

Place: Balance of Cheyenne Division (9999)

Tract: 13 (Block 311), 13 (Block Group 2), 14

MCD/CCD: Dupont Division

Place: Cheyenne City

In this case, Tract 13 is part of 2 different place categories (Cheyenne City and Balance of Cheyenne Division) and, therefore, must be repeated under each place. The parts of Tract 13 that are in Yellowstone neighborhood must be defined in terms of blocks and block groups because not all of Tract 13 in Cheyenne Division is in this neighborhood. Unlike Tract 13, the portion of Tract 14 within Cheyenne City and the portion within the Balance of Cheyenne Division are totally within Yellowstone and need no further definition. All of Cheyenne City within Dupont Division is in Yellowstone and also needs no further definition.

Geographic Definition of Neighborhoods for
Cheyenne and Vicinity, WY

Neighborhood	Code
Buffalo Ridge	001
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 14 (Blocks 102-114, 130-139, 141-143, 146-155)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 14 (Blocks 105-106, 140-141, 144-146)	
Capitol North	002
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 10 (Blocks 103-111, 116, 202-207, 220-229, 231-236)	
Central	003
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 1 (Blocks 401-405, 408-429, 516-517, 525-529, 728, 732)	
1 (Block groups 1-3)	
7 (Blocks 202-215, 218-223, 303-308, 313-315, 703-708, 713-715, 810-820, 825-826)	
10 (Blocks 101-102, 112-115, 117-122, 201)	
Churchill	004
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 10 (Blocks 208-209, 216-219, 230, 301-305, 309-318, 401-406, 409-420)	

Geographic Definitions of Neighborhoods for
Cheyenne and Vicinity, WY (continued)

Neighborhood	Code
Cole School	005
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 2 (Blocks 416-417, 502-523, 805-815, 919-924)	
2 (Block groups 6-7)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 2 (Block 805)	
Community College:	006
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Fox Farm (CDP) (0150)	
Tracts: 4 (Block group 3)	
Crestmoor	007
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 15 (Block 101)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 15 (Blocks 101, 106-114)	
Dildine	008
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 15 (Blocks 102-105, 125-150)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 15 (Blocks 115-124, 136, 139-142, 148-149, 217-218)	
Eastridge	009
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 8 (Block groups 2-4)	

Geographic Definitions of Neighborhoods for
Cheyenne and Vicinity, WY (continued)

Neighborhood	Code
Fairview School	010
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 6 (Blocks 118, 120-132, 134-139, 320-326, 407-412)	
6 (Block group 2)	
7 (Blocks 806-807, 809, 821-824)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 6 (Blocks 116-120, 133)	
Fox Farm	011
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 4 (Block group 6)	
Place: Fox Farm (CDP) (0150)	
Tracts: 2,4 (Block groups 4,6)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 4 (Block 501)	
Frontier Mall	012
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 14 (Blocks 101, 115-129, 199)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 14 (Blocks 124, 199)	
Frontier Park	013
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 9 (Blocks 104-117, 205-206, 213, 501-512, 515, 517-523, 527-532)	
Garden Homes	014
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 6 (Blocks 401-406)	
6 (Block groups 5,7)	

Geographic Definitions of Neighborhoods for
Cheyenne and Vicinity, WY (continued)

Neighborhood	Code
Goins School	015
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 3 (Blocks 102-130)	
4 (Block group 5)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 4 (Block 502)	
Grandview	016
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 5 (Blocks 201, 209-220)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 5 (Block 201)	
Hebard School	017
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 2 (Blocks 202-212, 401-415, 902-918)	
2 (Block groups, 1,3)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 2 (Block group 9)	
Holliday Park	018
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 7 (Blocks 201, 216-217, 224-226, 301, 302,	
309-312, 701-702, 709-712, 801-805, 808)	
7 (Block groups 1, 4-6)	
Indian Hills	019
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 13 (Blocks 138-139, 142, 209-210, 217-218,	
301-310, 312-317)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 13 (Blocks 139-142, 317)	

Geographic Definitions of Neighborhoods for
Cheyenne and Vicinity, WY (continued)

Neighborhood	Code
Lebhart School	020
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 5 (Blocks 243-244, 246-247, 250-266)	
15 (Block 266)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 5 (Blocks 243-245, 247, 249, 260)	
15 (Blocks 265, 272-274)	
Logan	021
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 6 (Blocks 301-319)	
6 (Block groups 8-9)	
Monterey Heights	022
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 13 (Blocks 106-137, 150)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 13 (Blocks 118, 150)	
Moore Haven	023
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 9 (Blocks 202-204, 207-212, 214-216,	
513-514, 516, 524-526, 533-534)	
9 (Block groups 3-4)	
Mountview	024
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 6 (Blocks 102-106, 109-115)	
6 (Block group 6)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 6 (Block 106)	

Geographic Definitions of Neighborhoods for
Cheyenne and Vicinity, WY (continued)

Neighborhood	Code
North Cheyenne	025
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 12 (Blocks 121-134)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 12 (Blocks 121, 134)	
North Ranchettes	026
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 12 (Blocks 101-102)	
13 (Block 101)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 12 (Blocks 101-102, 108-111)	
13 (Blocks 101-105)	
MCD/CCD: Cheyenne East Division (010)	
Place: Balance of Cheyenne East Division (9999)	
Tracts: 17 (Block groups 8-9)	
MCD/CCD: Cheyenne West Division (015)	
Place: Balance of Cheyenne West Division (9999)	
Tracts: 16 (Block group 2)	
Orchard Valley	027
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Orchard Valley (CDP) (0335)	
Tracts: 4 (Blocks 204-211)	
4 (Block group 1)	
Pioneer Park	028
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 1 (Blocks 406-407, 501-515, 518-524,	
530-533, 701-703, 711-716, 719-721)	
1 (Block group 6)	
10 (Blocks 210-215, 306-308, 319-325,	
407-408, 421, 501-513, 515-526)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 10 (Block 515)	

Geographic Definitions of Neighborhoods for
Cheyenne and Vicinity, WY (continued)

Neighborhood	Code
Sunnyside	029
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 6 (Blocks 101, 107-108)	
15 (Blocks 219, 222-225, 241, 243-247,	
256-257, 259, 263-264, 267-271, 280)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 6 (Block 108)	
15 (Blocks 201-209, 211-216, 220-222,	
225-242, 246-256, 258-262, 264, 266, 280)	
Sun Valley	030
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 5 (Blocks 202-208, 221-242)	
Walterscheid	031
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 3 (Block 101)	
Place: Orchard Valley (CDP) (0335)	
Tracts: 3,4 (Blocks 201-203)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 3 (Block 301)	
3 (Block group 1)	
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne West Division (005)	
Place: Warren AFB (CDP) (0467)	
Place: Balance of Cheyenne West Division (9999)	
Tracts: 11	
Western Hills	033
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 12 (Blocks 103-107, 112-120)	
12 (Block groups 2-5)	

Geographic Definitions of Neighborhoods for
Cheyenne and Vicinity, WY (continued)

Neighborhood	Code
Yellowstone	034
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 13 (Blocks 201-208, 211-216, 219-225, 311)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 13 (Block 311)	
13 (Block group 2)	
Remainder of the Area	999
Component parts:	
County: Laramie County (021)	
MCD/CCD: Cheyenne Division (005)	
Place: Cheyenne City (0050)	
Tracts: 1 (Blocks 704-706, 709-710, 717-718, 722, 724-727, 729-731, 733, 736)	
2 (Blocks 201, 501, 801-804, 820)	
8 (Block group 1)	
10 (Block 527)	
14 (Block group 2)	
Place: Balance of Cheyenne Division (9999)	
Tracts: 1,2 (Blocks 801, 820)	
3 (Block 302)	
5 (Block group 1)	
8,10 (Block 528)	
14 (Block group 2)	
15 (Block 210)	
15 (Block group 3)	
MCD/CCD: Cheyenne East Division (010)	
Place: Cheyenne City (0050)	
Place: Balance of Cheyenne East Division (9999)	
Tracts: 17 (Block groups 1-3, 5)	
MCD/CCD: Cheyenne West Division (015)	
Place: Cheyenne City (0050)	
Place: Balance of Cheyenne West Division (9999)	
Tracts: 16 (Block group 1)	

B.5.4 1983 Cheyenne Area Field Survey - Housing Condition Criteria

The following criteria were utilized for the housing condition survey. The chief sources used in the preparation are noted. A sample survey form is also presented at the end of this section.

Any one of the physical conditions delineated under each criterion-- primary or secondary--may "trigger" the Failed rating for that criterion (3 points for primary or 1 point for secondary).

Primary Criteria

CONDITION OF FOUNDATION AND OUTER STRUCTURE (3 pts.)

- Severely sagging, leaning bearing wall(s).
- Severe structural defects, damage or multiple, major cracks.
- Likely entry points of surface water into basement.
- Severe settling of foundation.
- Widespread crumbling of aggregate material.

CONDITION OF EXTERIOR SURFACES (VERTICAL) (3 pts.)

- Major portions of visible rotting of siding.
- Major visible cracks in exterior surface.
- Missing windows or those covered with paper or plastic.

CONDITION OF ROOF AND GUTTERS (3 pts.)

- Severe buckling of outer roof materials.
- Severe sagging of roof.
- Hole(s) in roof or visible sheathing.
- Rotting of wooden roofing materials.
- Extensive detached areas between roof and vertical walls (areas normally sealed with flashing when gutters are not present)

CONDITION OF PORCHES, RAILS, AND RAMPS (3 pts.)

- Severe sagging or leaning of structure.

CONDITION OF CHIMNEYS (3 pts.)

- Severe crumbling deteriorating of bricks and mortar.

Secondary Criteria (1 pt.)

Asbestos siding with considerable quantity of breakage.

Visible deterioration of appurtenant window structure, eaves, fascia and soffit board, trim, cornices, dormers, and so on.

Existence of asphalt siding with visible deterioration.

Painted exterior surfacing that is deteriorated on all visible surfaces to the most extreme degree, with peeling and blistering covering all visible portions.

Numerous loose roofing shingles.

Numerous cracked roofing tiles (hollow type).

Visibly decayed gutters and downspouts, usually with rot, numerous dents, holes, or water damage on walls. Not all dwellings have gutters and thus they are not an absolute requirement.

Missing or rotting railings around most of porch or balcony.

Missing or rotting support columns and/or flooring for porch or balcony.

Missing, broken, or rotting wooden or masonry steps.

Absence of handrail on larger stairways (usually 4 or more stairs.)

The combination of missing or inadequate chimney cap and decayed flashing.

Presence of metal/asbestos or makeshift chimneys.

The System for Applying Field Assessments

All primary criteria for each dwelling surveyed must be judged Pass or Fail. A passing rating received zero (0) points. A failing rating received three (3) points. All primary criteria are equally weighted at this 3 point level.

All secondary criteria also must be judged pass or fail. A passing rating received zero (0) points. A failing rating receives one (1) points. All secondary criteria are equally weighted at this point level.

All point scores received are added up for each dwelling unit. Ranking is as follows:

- o 0-2 pts. = Standard;
- o 3-6 pts. = Substandard; and
- o 7+ pts. = Major Substandard.

Notes on Methodology:

- o The dividing thresholds between the standard, substandard, and major substandard point ratings were derived from discussion between the consultant and City/County officials. The public officials felt that the existence of any single major defect, i.e., one failed primary criterion should automatically place that structure into substandard status. Accepting this premise, it then becomes reasonable to contend that one to two major defects (or 1 major and up to 3 minor ones) constitute a substandard category, and that any conditions whatsoever that exceed this (6 points) level trigger a major substandard categorization.
- o There has been no attempt in the housing inspection methodology to quantify the field assessments, such as in the following examples: breaks in siding over x feet in length; foundation defects over x square feet in area; loose roof shingles covering more than x percentage of the roof area. These quantifications are not judged to be necessary or valid, due to the following factors; a) they can represent an oversimplification of the significance of defects, due to the fact that housing varies in size, features, and type; b) instant estimates of dimensions are extremely difficult to make rapidly in the field, and c) portions of the structure, perhaps 25 percent to 33 percent, are not visible from the street, thus making quantification difficult.
- o The methodology herein can, with little adjustment, be applied to one-to-four family structures and to small apartment buildings. If high rise dwellings and dense urban residential environments were involved, a separate housing survey methodology clearly would be needed. This is not the case, however, in the City of Cheyenne and Laramie County, where a single system is adequate.

Criteria for Mobile Home Assessment

There are only two criteria in regard to an exterior survey of mobile home conditions. As with the survey for non-mobile dwellings, no environmental or other external factors are considered. The two criteria are as follows:

CONDITION OF EXTERIOR SURFACES (VERTICAL)

Severe deterioration existing on all visible exterior surfaces, including holes, damaged siding and/or missing windows (or covered with plastic or paper).

CONDITION OF SKIRTING

Existence in skirting of rot, holes, large dents, interruptions in or poor fastening around unit.

Note:

Tie-downs are often not visible, except on much older units, and their adequacy is difficult to assess. Moreover, the significance of a tie-down

as an indicator of serious housing deficiency is open to question. For these reasons, tie-downs are not employed as an assessment criterion.

Application of Field Assessments

With both of the preceding criteria, a simple pass-fail judgement is made. The existence of any one of the conditions under the criteria may trigger a Failed rating for that criterion. The rankings shall be as follows:

- o Zero Failed Criteria = Standard Unit;
- o One Failed Criterion = Substandard; and
- o Two Failed Criteria = Major Substandard.

Key Sources

- o Housing Inspection Manual, Section 8 Existing Housing Program, U.S. Department of Housing and Urban Development (via ABT Associates, Cambridge, MA), 1980.
- o Basic Housing Inspection, U.S. Department of Health, Education and Welfare, 1976.
- o Annual Housing Survey, 1980, U.S. Department of Commerce, Bureau of the Census.
- o Cheyenne Area Housing Study, 1974 and 1977 Update Study, Cheyenne - Laramie County Regional Planning Office.
- o City of Denver Community Renewal Program, City and County of Denver, 1972.
- o Requirements for Existing Housing, One to Four Family Living Units, U.S. Department of Housing and Urban Development, Handbook 4905.1, 1979.

B.6 LAND: SUPPLEMENTAL INFORMATION

This section contains an inventory of subdivisions, and keys to Figure B.3.2-1, Cheyenne Area Vacant Lands, and Figure B.3.2-2, County Zoned Area Vacant Lands, which are located in the back pocket of this volume.

MOBILE HOMES		Neighborhood		Exterior Surfaces		Skirting	
Address of Structure	Evaluation of Structure	Address of Structure	Evaluation of Structure	Address of Structure	Evaluation of Structure	Address of Structure	Evaluation of Structure
1. Foundation	1. Foundation	1. Foundation	1. Foundation	1. Foundation	1. Foundation	1. Foundation	1. Foundation
2. Floor Joists	2. Floor Joists	2. Floor Joists	2. Floor Joists	2. Floor Joists	2. Floor Joists	2. Floor Joists	2. Floor Joists
3. Floor Deck	3. Floor Deck	3. Floor Deck	3. Floor Deck	3. Floor Deck	3. Floor Deck	3. Floor Deck	3. Floor Deck
4. Siding	4. Siding	4. Siding	4. Siding	4. Siding	4. Siding	4. Siding	4. Siding
5. Windows	5. Windows	5. Windows	5. Windows	5. Windows	5. Windows	5. Windows	5. Windows
6. Doors	6. Doors	6. Doors	6. Doors	6. Doors	6. Doors	6. Doors	6. Doors
7. Roof	7. Roof	7. Roof	7. Roof	7. Roof	7. Roof	7. Roof	7. Roof
8. Gutters	8. Gutters	8. Gutters	8. Gutters	8. Gutters	8. Gutters	8. Gutters	8. Gutters
9. Ventilation	9. Ventilation	9. Ventilation	9. Ventilation	9. Ventilation	9. Ventilation	9. Ventilation	9. Ventilation
10. Electrical	10. Electrical	10. Electrical	10. Electrical	10. Electrical	10. Electrical	10. Electrical	10. Electrical
11. Plumbing	11. Plumbing	11. Plumbing	11. Plumbing	11. Plumbing	11. Plumbing	11. Plumbing	11. Plumbing
12. Heating	12. Heating	12. Heating	12. Heating	12. Heating	12. Heating	12. Heating	12. Heating
13. Air Conditioning	13. Air Conditioning	13. Air Conditioning	13. Air Conditioning	13. Air Conditioning	13. Air Conditioning	13. Air Conditioning	13. Air Conditioning
14. Appliances	14. Appliances	14. Appliances	14. Appliances	14. Appliances	14. Appliances	14. Appliances	14. Appliances
15. Miscellaneous	15. Miscellaneous	15. Miscellaneous	15. Miscellaneous	15. Miscellaneous	15. Miscellaneous	15. Miscellaneous	15. Miscellaneous
16. Overall Condition	16. Overall Condition	16. Overall Condition	16. Overall Condition	16. Overall Condition	16. Overall Condition	16. Overall Condition	16. Overall Condition
17. Remarks	17. Remarks	17. Remarks	17. Remarks	17. Remarks	17. Remarks	17. Remarks	17. Remarks

SAMPLE SURVEY FORM

INVENTORY OF SUBDIVISIONS

SUBDIVISION NAME	NRHD	LOC	DATE PLATTED	ZONE/CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
APP ADDTN	015	CV	8-1-57	P-3	548	4	1	1,425,719	115,807	3	21.12	2.77
AIRPORT ADDTN	796	CV	1-4-50	P-3	11	1	0	106,816	0	0	2.45	0.00
AIRPORT VALLEY TRACTS	019	CV-CC	11-13-55	P-3	25	15	34	1,359,291	1,451,172	36	40.39	33.39
ARLINGTON OF			5-3-58	P-3	20	21	24	785,163	157,774	19	18.02	3.52
ALL AMERICAN SUBDIV	025	CC	3-15-57	P-1	150	79	53	5,151,154	2,532,045	50	141.49	82.26
ALTON TRACTS	004/031	CC	10-21-50	P-3	134	41	30	13,545,384	4,444,521	33	312.11	103.13
ALTA VISTA ADDTN	021	CV	7-1-18	P-3	102	0	0	577,449	0	0	13.11	0.00
ANDERS SUBDIV	027	CC	4-5-51	P-3	7	1	47	43,159	31,977	74	6.63	6.73
ANDERSON ESTATES	001	CV	8-20-72	P-3	53	0	0	472,751	0	0	9.51	0.00
ANTELOPE HILLS	007	CC	5-19-57	P-1	46	24	50	4,692,759	1,209,739	45	112.49	56.73
APPLE VALLEY	027	CC	8-20-74	P-3	20	5	25	179,481	46,128	26	4.12	1.06
APARIAN HILLS	336	CC	12-20-77	P-1	15	7	47	2,029,104	971,566	47	47.50	22.35
ARCHER ESTATES	999	CC	5-1-72	P-1	87	65	76	39,615,642	24,541,526	87	909.45	795.26
ARMOR ADDTN	021	CV	8-24-42	P-3	171	5	4	441,916	15,995	4	10.14	0.43
ARCHHEAD ESTATES			8-19-77	P-3	20	15	75	5,221,537	3,995,323	77	119.87	91.72
ARTESIAN MOBILE PARK	399	CC	7-29-80	P-3	39	39	100	139,539	139,539	100	3.20	3.20
ARTESIAN TRACTS	005	CV	3-27-43	P-3	40	23	58	8,150,447	3,372,577	41	157.12	77.43
ATWELL ADDTN	026	CV	8-18-79	P-3	2	1	50	24,506	41,818	49	1.94	0.96
BBP ADDTN	001	CV	2-16-79	P-3	15	0	0	50,667	0	0	1.16	0.00
BARTLETT ADDTN	025	CC	10-28-77	P-2	2	1	50	37,461	18,731	50	0.86	0.43
BEARTOOTH ESTATES	999	CC	3-7-79	P-1	10	5	50	1,275,233	612,998	50	28.39	14.21
BEATTY ADDTN (P BLUFFS)			12-24-10	P-3	112	17	15	1,133,631	147,475	13	25.80	3.39
BEL AIR HILLS	022	CV	1-12-71	P-3	145	4	3	574,061	22,660	3	30.07	0.52
BENNETSON SUBDIV	029	CC	7-24-44	P-3	10	7	70	75,563	52,843	70	1.73	1.21
BESTVIEW SUBDIV	999	CC	3-28-73	P-1	6	2	30	599,386	206,375	33	13.76	4.60
BICKEL SUBDIV (P BLUFFS)			9-18-19	P-3	48	16	33	567,600	211,750	37	13.02	4.86
BIG COUNTRY ESTATES	027	CC	3-9-79	P-3	124	124	100	475,260	475,260	100	10.91	10.91
BIG SKY ESTATES	015	CV	5-12-79	P-3	139	30	23	1,613,359	312,663	19	37.04	7.18
BLACK FOX	999	CC	11-3-80	P-1	5	4	80	935,327	821,105	83	22.62	19.85
BLACKS REPEAT SUBDIV	009	CV	6-7-46	P-3	170	5	3	728,719	9,779	1	16.73	0.22
BLUE GRASS	025	CC	1983	P-1	6	6	100	571,595	671,595	100	15.42	15.42
BLUE RIDGE	007	CC	1-20-41	P-1	26	24	92	3,105,392	2,833,578	91	71.29	65.05
BOUNE SUBDIV	019	CC	3-23-54	P-3	36	27	75	287,669	197,208	49	6.60	4.53
BRADLEY	003	CC	10-26-55	P-3	24	24	100	133,634	133,634	100	3.07	3.07
BRADEN HILLSITES	007	CC	4-17-54	P-1	4	2	50	35,541	15,452	52	0.82	0.42
BRANCHILL SUBDIV	007	CC	2-3-78	P-1	1	1	100	24,524	24,524	100	0.56	0.56
BROWN ADDTN	009	CV	7-20-44	P-3	9	5	55	68,996	32,752	47	1.59	0.75

Table B.6-1 Continued, Page 2 of 11
INVENTORY OF SUBDIVISIONS

SUBDIVISION NAME	NBRID	LOC	DATE PLATTED	ZONE/CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT LOTS VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
SPRINGWOOD PARK	009	CO	3-11-74	P-3	31	29	54	12,212,046	11,395,294	92	280.35	261.60
SPRINGWOOD ADDITN	074	CV	12-24-78	P-4	2	0	0	26,567	0	0	0.61	0.00
SPRING TRACTS	074	CV/CO	6-6-66	P-3/R-4	19	5	25	544,232	176,825	32	12.49	4.06
SPRINGWOOD TRACTS	011	CO	1-19-46	P-3	31	3	10	594,770	28,800	5	11.59	0.66
SPRING ADDITN	021	CV	10-17-43	P-3	4	1	25	24,781	6,631	27	0.57	0.15
SPRINGMAN SUBDIV	029	CV	2-26-60	P-3	10	3	30	33,273	18,791	56	0.76	0.43
BUCKLES SUBDIV	007	CO	3-22-71	P-3	33	0	27	10,003,554	4,227,062	42	229.55	57.04
BUFFALO ESTATES	001	CV	3-2-73	P-4	12	2	17	126,503	19,200	15	2.91	0.44
BUFFALO HILLS ADDITN	001	CV	7-18-43	P-4	18	7	39	140,790	72,013	51	3.23	1.65
BUFFALO RIDGE	001	CV	5-28-56	P-3	419	4	1	4,408,558	196,382	4	101.21	4.51
BURDICK ADDITN	028	CV	1-10-1973	P-3	18	0	0	94,928	0	0	2.18	0.00
BURNS, TOWN OF					111	35	32	2,319,484	799,285	35	53.25	18.35
BUSING ADDITN	031	CO	2-11-56	P-3	7	0	0	129,604	0	0	2.98	0.00
C L SUBDIV	006	CO	9-17-81	P-3	4	2	50	86,281	39,509	49	1.94	0.91
CAMELOT CONDOS	012	CV	5-1-60	P-4	4	0	0	49,628	0	0	1.14	0.00
CAMELOT ESTATES	012	CV	6-16-72	P-3	3	0	0	233,920	0	0	5.37	0.00
CAPITAL HEIGHTS ADDITN	013	CV	8-20-22	P-3	503	53	11	3,741,455	343,333	9	85.89	7.68
CAPITAL HEIGHTS CONDOS	027	CO	4-6-93	P-3	1	0	0	32,187	0	0	0.74	0.00
CAPITAL TRACTS	027	CO	9-12-38	P-3	44	16	36	2,521,596	254,298	10	57.89	7.84
CARPENTER, TOWN OF					52	17	33	4,596,029	3,009,804	65	107.81	69.10
CARPENTER ADDITN					4	1	25	1,165,666	393,782	34	26.76	9.04
CEDAR RIDGE	022	CV	11-12-80	P-4	2	2	100	133,729	133,729	100	3.07	3.07
CENTENNIAL HERITAGE	030	CV	4-19-93	P-4	22	22	100	235,321	235,321	100	5.40	5.40
CENTRAL ADDITN	799	CV/CO	6-16-83	P-4	264	242	92	542,742	498,992	92	12.45	11.46
CENTURY WEST	012	CV	8-21-73	P-4	284	7	2	2,677,293	162,417	12	61.46	3.73
CHATEAU DES COLLINGS CONDOS	013	CV	8-19-89	P-2	7	0	0	22,114	0	0	0.51	0.00
CHEYENNE TERRACE	011	CO	11-5-23	P-3	64	29	45	6,509,171	124,664	2	149.43	2.86
CHEYENNE PASS	005	CV	3-13-72	P-3	40	35	88	7,065,432	6,062,245	86	162.20	139.17
CHRISTENSEN TRACTS	999	CO	5-21-58	P-3	10	10	100	1,303,146	1,303,146	100	29.92	29.92
CINNABON VILLA	034	CV/CO	5-21-58	P-3	12	11	92	1,815,690	1,647,490	91	41.68	37.82
CITY VIEWS HEIGHTS	022	CV	11-24-80	P-3	25	19	76	68,292	59,864	86	1.57	1.37
CLARA SUBDIV	006	CO	8-10-78	P-3	37	5	14	331,459	40,734	12	7.61	0.94
CLARK SUBDIV	016	CV	6-26-63	P-3	53	10	19	453,610	98,189	22	10.41	2.25
CLEARVIEW TRACTS	006	CO	3-31-70	P-3	7	0	0	70,860	0	0	1.63	0.00
CLOVER ADDITN	020	CV	2-24-31	P-3	15	5	33	785,822	401,623	51	18.04	9.22
COLE ADDITN	010	CV	10-13-78	P-3	35	0	0	468,373	0	0	10.75	0.00
					224	1	1	1,690,193	6,500	1	38.80	0.15

Table B.6-1 Continued, Page 3 of 11
INVENTORY OF SUBDIVISIONS

SUBDIVISION NAME	NBRHD	LOC	DATE PLATTED	ZONE/CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT LOTS VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
POLE HEIGHTS	002	CV	7-5-53	R-3	17	0	0	150,380	0	0	3.45	0.00
COLLEGE VIEW ESTATE	005	CV	4-4-73	R-3	15	15	94	118,000	85,600	72	2.72	1.97
COLUMBIA ADOITN	006	CV	7-14-47	R-3	97	1	1	533,358	5,700	1	12.24	0.13
COMPUTER ESTATES	012	CV	9-11-73	R-3	59	26	44	12,754,879	6,211,230	49	293.73	142.59
CONWAY HILLS	025	CV	5-11-76	PES	32	27	84	17,981,568	13,950,526	79	412.86	320.26
COUNTRY CLUB ESTATES	025	CV	10-10-61	R-2	7	2	29	434,570	137,076	32	9.99	3.15
COUNTRY CLUB NORTH	025	CV	3-28-77	R-2	32	0	0	54,276	0	0	1.25	0.00
COUNTRY CLUB SOUTH	013	CV	8-8-78	R-3	5	0	0	2,970	0	0	0.07	0.00
COUNTRY CLUB SQUARE	025	CV	3-22-73	R-2	23	0	0	35,836	0	0	0.82	0.00
COUNTRY HOMES SUBDIV	027	CV	7-1-59	R-3	17	17	100	742,693	742,698	100	17.05	13.05
COUNTRYSIDE ADDITN	799	CV	5-13-59	R-1	28	28	100	275,550	275,550	100	6.33	4.33
COURBOY COUNTRY	026	CV	3-21-75	R-1	75	18	24	8,400,982	2,374,020	28	192.86	54.50
COY SUBDIV	796	CV	1-4-82	R-3	69	48	70	12,774,406	8,667,569	69	293.26	198.98
CREST RIDGE	029	CV	4-13-55	R-3	10	100	100	152,452	152,452	100	3.50	3.50
CRESTWICK	001	CV	2-22-70	R-3	311	310	99	4,572,246	4,558,108	99	104.96	104.64
CRESTRAP WEST	003	CV	9-10-51	R-1	90	57	63	15,574,067	6,454,285	41	357.53	148.17
CYNTHIA ACRES	007	CV	3-19-74	R-1	16	16	100	1,461,002	1,461,002	100	33.54	33.54
DANWELL HILLSITES	007	CV	11-21-75	R-3	18	3	17	1,599,959	223,027	14	36.73	5.12
DARTS ADOITN (P BLUFFS)	009	CV	11-21-52	R-3	8	1	13	351,965	43,996	13	8.03	1.01
DEWILYN ESTATES	005	CV	1-23-60	PES	29	4	14	448,000	112,000	25	10.28	2.57
DELL RANGE ADOITN	005	CV	4-29-81	R-4	6	6	100	44,959	44,959	100	1.03	1.03
DITMAN SUBDIV	019	CV	6-1-50	R-3/R-1	69	35	35	13,175,900	5,839,218	44	302.50	134.05
DOROTHY E	031	CV	5-29-56	R-3	15	10	67	277,746	185,010	57	6.38	4.25
DOWNEY ADOITN	008-029	CV	10-26-73	R-3	21	5	24	139,283	41,459	30	3.20	0.95
DREW SUBDIV	006	CV	3-11-62	R-3	32	19	59	277,732	199,370	72	6.38	4.58
DRY CREEK NORTH	034	CV	6-14-58	R-3	15	5	33	159,596	45,300	28	3.66	1.04
DRY CREEK SO. REF. 4	034	CV	5-11-81	R-3	2	2	100	145,828	145,828	100	3.35	3.35
DRY CREEK SO. REF. 5	034	CV	4-30-81	R-3	9	1	11	69,159	5,005	7	1.59	0.11
DURHAM ESTATES	011	CV	12-15-73	PES	108	32	30	22,549,705	6,764,868	30	517.67	155.30
DUNLAP ESTATES	021	CV	9-29-82	R-3	23	11	48	354,272	148,889	42	6.13	3.42
ESTES ADOITN	021	CV	1-9-47	R-3	14	0	0	92,887	0	0	2.13	0.00
EAST LAKEVIEW	008	CV	5-13-73	R-3	382	18	5	4,634,660	1,177,500	25	106.40	26.11
EAST RIDGE	005	CV	8-21-88	R-3	565	4	1	6,191,261	43,150	1	141.90	0.99
EASTWOOD ADOITN	020	CV	6-15-56	R-3	67	2	2	866,634	52,707	6	19.90	1.21
ESBERT, TOWN OF	008	CV	5-1-1887	PES	31	15	52	774,537	355,995	46	17.78	8.17
EUCHARISTE	009	CV	7-6-64	R-3	39	37	95	280,800	266,400	95	6.45	6.12
EVANS SUBDIV	023	CV	10-6-52	R-3	24	8	33	323,552	104,952	32	7.43	2.41

Table 8.6-1 Continued, Page 4 of 11
INVENTORY OF SUBDIVISIONS

SUBDIVISION NAME	NBRHD	LOC	DATE PLATTED	ZONE/CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT LOTS VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
FAIR ACRES	759	CO	3-7-17	R-3	52	15	29	3,393,760	232,240	7	77.91	5.73
FAIRVIEW ADDTN	010	CV	5-4-1999	P-3	226	32	14	1,258,498	115,697	9	28.89	2.55
FAIRWAY ADDTN	025	CV	2-1-79	P-3/PUD	18	2	50	389,273	321,928	83	8.91	7.39
FARADNER SUBDIV	029	CV	7-26-56	R-3	29	2	7	194,127	13,109	7	4.46	0.30
FEDERAL TOWN OF			12-30-13	RES	177	174	98	2,178,000	2,164,000	99	50.00	49.68
FEDERAL TRACTS	799	CO	7-2-52	A-1	4	2	50	330,400	188,800	57	7.58	4.33
FEDEROSA RCH			1-16-78	RES	34	33	97	12,290,654	12,258,220	99.7	282.15	281.41
FIVE ISOM CONDOS	025	CV	5-11-82	R-2	1	0	0	10,890	0	0	0.25	0.00
FLOHR ADDTN	034	CV	1-15-78	R-3	1	0	0	14,593	0	0	0.34	0.00
FLO-M	031	CV	2-22-71	R-3	7	3	43	85,664	21,416	25	1.97	0.49
FLOINCLIFF	029	CV/CO	5-31-57	R-3	26	9	35	313,010	104,775	34	7.19	2.41
FOSTER TRACTS	799	CO	10-18-47	A-1	80	36	45	5,293,332	1,967,322	37	121.52	45.16
FOUR SEASONS CONDOS			1-11-52	R-3	1	0	0	17,424	0	0	0.40	0.00
FRANCIS WHITES	025	CO	7-26-76	A-1	6	0	0	539,708	0	0	12.39	0.00
FRONTIER GARDENS ADDTN	001	CV	11-29-54	P-3	192	62	32	2,199,241	966,139	44	50.49	22.18
S & F DIAMOND CLIP	008	CV	5-10-82	P-3	6	4	67	565,409	180,774	32	12.98	4.15
GARDEN HOMES	014	CV	10-8-36	P-3	93	1	1	715,578	8,100	1	16.43	0.19
GARRETT ADDTN	021	CV	8-27-34	R-3	18	0	0	113,904	0	0	2.61	0.00
GO FORTH ESTATES			7-19-78	RES	57	51	90	24,654,960	22,235,202	90	566.00	510.45
GOLF COURSE CONDOS	025	CV	7-16-82	R-2	4	0	0	9,132	0	0	0.21	0.00
GOLF VIEW ADDTN	025	CV	6-8-66	R-2	6	1	17	57,340	11,250	20	1.32	0.26
GOLF VIEW I CONDOS	025	CV	4-9-81	P-2	1	1	100	22,390	22,390	100	0.51	0.51
GOOD FEELTY TRACTS	016/000	CV	10-23-51	P-3	157	13	8	1,197,197	187,081	16	27.48	4.29
GOULD	008	CV/CO	2-15-54	R-3	35	15	43	442,600	288,171	45	14.75	6.52
GRAND FFE-CIRCLE	074	CV	10-12-72	R-3	1	1	100	18,731	18,731	100	0.43	0.43
GRANDVIEW ADDTN	015	CV	1-31-76	R-3	8	5	63	1,742,400	1,089,000	63	40.00	25.00
GRANDVIEW ESTATES	016	CV	2-5-60	R-3	149	0	0	1,217,972	0	0	27.96	0.00
GRANDVIEW PARK ADDTN	016	CV	7-7-73	PUD/R-3/P-4	128	9	7	1,518,214	765,745	50	34.95	17.58
GRANITE SPGS PETEFAT			7-6-76	RES	67	59	88	18,712,504	17,056,644	91	429.58	392.49
GRAY FRI ESTATES	026	CO	7-19-78	A-1	16	7	44	1,456,722	857,497	57	34.36	15.69
GREEN SUBDIV	002	CO	7-29-54	R-3	21	6	29	1,061,676	758,340	71	24.37	17.41
GREEN PEARSON ESTATES	008	CO	7-23-75	A-1	31	3	10	2,732,954	442,570	16	62.74	10.15
GRW RIVER PK CONDOS	005	CV	8-12-81	A-4	7	0	0	17,170	0	0	0.39	0.00
SHIER LEECH ADDTN	020	CV/CO	10-2-55	R-3	69	4	6	505,525	30,537	6	11.61	0.70
SUN HILL	999	CO	5-3-79	A-1	23	21	91	2,595,305	2,312,601	89	59.58	53.09
WAPPY VALLEY			3-3-77	RES	391	372	95	120,236,590	115,087,498	96	2760.25	2,642.05
WASSERMAN HEIGHTS			7-12-55	RES	24	9	38	5,407,538	2,143,152	40	124.14	49.20

Table B.6-1 Continued, Page 5 of 11
INVENTORY OF SUBDIVISIONS

SUBDIVISION NAME	NRHD	LOC	DATE PLATTED	ZONE/CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
HARRINGTON ADDN			7-8-54	R-2	5	4	80	295,960	256,544	86	6.89	5.39
HELLMAN HEIGHTS	002	CY	11-10-22	R-1	161	2	1	540,276	10,540	1	21.59	0.24
HICKORY PLACE CONDOS	003	CY	2-24-82	R-2	5	0	0	16,850	0	0	0.43	0.00
HIGH PLAINS SUBDIV	014	CY	12-12-72	R-3	12	0	0	31,355	0	0	0.72	0.00
HIGHLAND PARK	015	CO	4-30-28	R-3	30	2	7	963,993	63,152	7	22.13	1.45
HIGHLAND VILLAGE	011	CY	4-15-22	R-3/PUB	123	123	100	1,009,353	1,009,353	100	23.17	23.17
HILL HEIGHTS ADDN	007	CY/CO	7-29-52	R-1	29	13	45	3,588,435	1,139,530	32	81.92	26.16
HILL TOPS, TOWN OF			10-14-14	R-1	33	18	55	812,966	456,820	56	18.66	10.49
HILLSDALE 30, FRCH			4-26-77	R-1	19	12	100	5,403,320	5,403,320	100	147.00	147.00
HILLSIDE ADDN	025	CY	2-2-53	R-3	30	3	10	314,797	24,893	8	7.23	0.57
HOFFMEYER SUBDIV	007	CO	4-9-52	R-1	5	5	100	778,953	778,953	100	17.96	17.96
HOLDREGE ADDN	013	CY	4-4-1867	R-3	234	10	4	155,504	46,701	30	3.57	1.37
HOLLAND-EMTH ADDN	007	CO	6-11-57	R-3	32	32	100	282,672	282,672	100	6.49	6.49
HOMER BUILDERS ADDN	004	CY		R-3	67	1	1	323,058	3,652	1	7.42	0.08
HOMESTEAD ADDN	020	CY	2-26-60	R-3	53	4	8	630,107	308,483	49	14.47	7.08
HORSEMAN HILL			11-3-78	R-1	23	19	83	10,714,889	1,812,996	17	245.98	41.60
HYUNDAK HEIGHTS	759	CO	5-2-52	R-1	54	15	28	5,231,120	1,171,764	22	120.09	26.90
IMPERIAL HEIGHTS	008	CY	10-12-78	R-3	18	13	72	185,389	141,966	77	4.26	3.26
IMPERIAL VALLEY	009	CY	7-12-78	R-3	159	21	13	1,434,147	297,857	21	32.92	6.84
INDIAN HILLS ADDN	019	CY	4-27-55	R-3	456	8	2	4,734,960	389,381	8	108.70	8.94
INTERIOR HEIGHTS	005	CY	8-22-10	R-3	327	68	21	2,133,706	437,897	21	48.99	10.05
JEWELING & MYNAR HEIGHTS	007	CO	6-16-58	R-1	12	12	100	344,716	344,716	100	7.91	7.91
JELLEYS ADDN	010	CY	4-10-1974	R-3	124	30	24	1,824,359	1,033,519	57	41.89	23.73
KERSEY ACRES	026	CO	6-15-79	R-1	5	5	100	544,500	544,500	100	12.50	12.50
KING ARTHUR ESTATES	001	CY	9-6-79	R-4	3	0	0	34,342	0	0	0.79	0.00
KINGMAN ESTATES			3-23-81	R-1	3	3	100	429,502	429,502	100	9.86	9.86
KISHAN SUBDIV	027	CO	8-5-80	R-3	8	6	75	87,245	65,130	75	2.00	1.50
KOPSA	006	CO	5-24-73	R-3	15	4	27	151,173	27,240	18	3.47	0.63
KORHMAN ADDN	025	CY		R-2	2	0	0	43,556	0	0	1.00	0.00
KORNEGAY TRACTS	034	CY	10-19-46	R-3	46	18	39	307,531	118,875	39	7.06	2.73
LAKE MINNEAPPA ADDN	010	CY	2-12-1888	R-3	263	8	3	2,004,434	24,556	4	45.02	1.94
LAKE TRACTS	011	CO	3-25-52	R-3	8	0	0	167,270	0	0	3.84	0.00
LAND SUBDIV	029	CY/CO	1-7-55	R-3	22	12	55	263,262	157,188	50	6.04	3.61
LAWFORD MOBILE PARK	027	CO	9-2-51	R-3	19	18	95	150,585	125,484	84	3.46	2.90
LAWRENCE SUBDIV	006	CO	4-18-81	R-3	2	0	0	103,704	0	0	2.38	0.00
LAUGHLIN TRACTS	025	CO	8-12-46	R-2	16	3	19	3,038,746	431,123	14	67.75	9.90
LAWRENCE ADDN	034	CY/CO	3-5-63	R-3	16	11	69	140,304	84,942	61	3.22	1.95

Table B.6-1 Continued, Page 6 of 11
INVENTORY OF SUBDIVISIONS

SUBDIVISION NAME	NBRID	LOC	DATE PLATTED	ZONE/CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
LEISHER BLACK ADDTN	015	CY	5-25-53	R-3	137	0	0	787,264	0	0	19.07	0.00
LENANS ADDTN	034	CY	3-25-79	R-3	4	4	100	54,225	54,225	100	1.24	1.24
LICKING HNSITES	029	CY	9-29-53	R-3	14	2	14	147,122	15,240	10	3.39	0.35
LINDOLM VALLEY	799	CO	3-8-56	A-1	15	1	7	2,390,573	215,622	9	54.82	4.95
LINDBLOOM SUBDIV	031	CO	6-29-59	A-1	7	3	43	337,296	133,660	40	7.74	7.09
LOADER	007	CO	3-15-54	A-1	6	2	33	253,955	45,302	18	5.93	1.04
LODEPOLE ESTATES			11-16-79	RES	28	27	96	5,109,283	4,934,434	97	117.29	113.29
LODSAN HEIGHTS	021	CY	5-19-1890	R-3	169	2	1	919,301	9,369	1	21.10	0.22
LOMA LINDA	999	CO	12-12-76	A-1	35	15	43	3,988,789	1,710,166	43	91.57	36.26
LOME FINE ESTATES	025	CY	4-25-82	PUD/R-3	6	6	100	47,533	47,533	100	1.09	1.09
LONG VIEW HNSITES	026	CO	7-1-58	P-2	20	3	15	1,098,305	146,650	13	25.21	3.37
LOWE	009	CY	1-1-77	R-3/C1	2	2	100	301,682	301,682	100	6.93	6.93
LUNAR VIEW ESTATES	012	CO	7-29-70	A-1	46	23	50	8,873,602	5,359,187	60	203.71	123.03
M & B	027	CO	5-18-81	A-1	4	0	0	180,774	180,774	100	4.15	4.15
MADISON MANOR CONDOS	025	CY	2-20-82	R-4	24	23	96	149,526	141,445	95	3.43	3.25
MALEE PARK	999	CO	9-12-78	R-3	5	1	20	24,459	9,157	37	0.56	0.11
MAHUM MANOR	026	CY	6-23-81	P-2	89	1	1	888,055	12,508	1	20.39	0.29
MANEVAL ADDTN	033	CY	5-31-58	R-2	9	9	100	79,200	79,200	100	1.82	1.82
MCCASIE'S	005	CY	7-5-1890	R-3	10	1	10	80,205	7,920	10	1.84	0.15
MARES	029	CY/CO	6-21-68	R-3	1	0	0	13,696	0	0	0.31	0.00
MARIE ADDTN	034	CY	9-29-83	R-3	4	1	25	53,300	33,200	62	1.22	0.76
MARSHALL & JENSEN HNSITS	019	CY	2-23-53	R-3	16	0	0	122,215	0	0	2.81	0.00
MARTIN SUBDIV	016	CY	6-8-53	R-3	95	0	0	747,805	0	0	17.17	0.00
MCDUE ADDTN	022	CY	9-22-61	R-3	1	1	100	9,965	9,965	100	0.23	0.23
MC FARLAND ADDTN	021	CY	8-1-41	R-3	90	90	100	1,284,543	1,284,543	100	29.49	29.49
MEADOWBROOKE PARK	012	CY	2-9-81	R4/C1/C2	10	0	0	1,139,981	0	0	26.15	0.00
MEADOWVIEW ESTATES	026	CO	11-11-75	P-2	34	3	9	239,762	19,470	8	5.59	0.45
MERRITT MOBILE HNSITE	008	CY	9-15-71	R-3	41	37	90	12,140,607	9,357,995	77	278.71	214.83
MESA TRACTS	799	CO	12-11-46	A-1	18	10	56	144,533	62,691	43	3.32	1.44
MESEMBER SUBDIV	029	CO	7-29-53	R-3	31	13	42	675,925	286,120	42	15.52	6.57
MILATZO SUBDIV	027	CO	2-21-78	R-3	25	11	44	218,308	60,715	28	5.01	1.39
MILLER ADDTN	034	CY	10-28-69	R-3	26	20	77	6,409,854	4,882,640	76	147.15	112.09
MILT-ROSE RCH			9-7-76	RES	20	7	35	305,216	46,860	15	7.01	1.08
MITCHELL	006	CO	4-29-80	R-3	41	22	54	6,021,734	3,441,626	57	138.24	79.01
MONTCLAIR ADDTN	012	CO	9-29-53	A-1	363	24	7	2,698,354	159,933	6	61.75	3.57
MONTREY HEIGHTS	022	CY	2-17-62	R-3	40	5	13	3,727,429	474,909	13	85.57	10.50
MONTREY RCH	022	CO	11-12-72	A-1								

Table B.6-1 Continued, Page 7 of 11
INVENTORY OF SURDIVISIONS

SUBDIVISION NAME	NBRD	LOC	DATE PLATTED	ZONE/CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT LOTS VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
MOORE HAVEN HEIGHTS ADDITN	023	CV	5-13-25	R-3	359	5	1	1,775,915	53,371	2	57.56	1.33
MORRISON ADDITN	029	CV	5-15-54	R-3	32	0	0	245,747	0	0	5.12	0.00
MOUNTAIN MEADOWS	029	CV	5-22-77	R-3	92	80	87	19,307,475	16,930,409	97	447.33	287.78
MOUNTAIN PARK CONDOMS	024	CV	3-25-81	R-3	2	0	0	12,295	0	0	0.28	0.00
MOUNTAIN SHADOWS	799	CV	12-19-79	R-3	72	64	89	22,262,645	19,339,581	85	511.08	441.63
MOUNTAIN VIEW HOMES	014/024	CV	11-13-35	R-3	10	2	20	1,108,107	152,024	12	25.03	3.49
MOUNTVIEW PARK	014/024	CV	5-17-45	R-3	524	3	1	5,395,775	331,572	6	121.57	7.51
MOVERS ADDITN	029	CV	11-28-72	R-3	3	2	57	71,555	41,077	57	1.64	0.94
MURRAY HILLS ESTATES	026	CV	8-23-71	R-2	25	20	75	2,552,199	1,922,738	75	58.32	44.14
MURRAY SUBDIV	025	CV	3-2-53	R-3	32	0	0	250,315	0	0	6.44	0.00
MYLAR ADDITN	034	CV	3-5-81	R-3	3	0	0	27,455	0	0	0.63	0.00
NATION TRACTS	027	CV	10-29-46	R-3	24	14	58	2,108,704	1,638,671	76	48.41	36.93
NICHOLS ADDITN	034	CV	5-11-79	R-4	2	0	0	468,124	0	0	0.00	0.00
NIMMO ADDITN	015	CV	9-25-58	R-3	11	0	0	554,529	14,535	3	10.75	0.34
NOB HILL ADDITN	799	CV	9-10-1980	R-1	95	89	94	497,573	497,573	87	12.37	11.33
NORTH CHEYENNE	026	CV	2-25-48	R-2	222	139	63	3,133,571	1,874,550	60	71.94	43.04
NORTH FORTY	026	CV	5-28-93	R-1	15	15	100	1,659,219	1,659,219	100	38.32	38.32
NORTH HILLS	012	CV	5-20-56	R-1	23	4	17	3,592,333	624,850	17	82.47	14.74
NORTH RIDGE	012	CV	1-13-58	R-1	10	1	10	1,450,716	191,400	13	33.30	4.39
NORTHCREST ADDITN	049	CV	5-2-60	R-3	25	2	8	171,304	32,546	19	7.93	0.76
NORTHERN HEIGHTS	005	CV	2-19-79	R-3	53	49	92	5,353,175	5,420,805	92	134.28	124.49
NORTHLAND RANCH	005	CV	1-7-78	R-3	29	3	10	13,654,563	1,398,534	10	300.39	39.31
NORTHVIEW	027	CV	2-14-77	R-3	12	11	92	5,333,922	4,939,610	92	123.45	103.25
NORTHWEST SUBDIV	023	CV	4-28-72	R-2	12	1	9	344,170	167,593	44	5.61	1.47
NORTHWOODS SUBDIV	005	CV	1-15-52	R-4	12	12	100	96,725	59,725	100	2.06	2.06
O'CONNOR RANCH	999	CV	3-16-74	R-3	23	6	25	11,967,812	3,396,456	54	397.71	150.57
OLD TRAIL ESTATES	027	CV	7-17-81	R-1	3	3	100	602,435	602,435	100	13.83	13.83
ORCHARD VALLEY HEIGHTS	027	CV	5-20-60	R-3	155	14	9	4,177,769	541,505	12	45.71	11.47
ORIGINAL CITY	027	CV	5-20-60	R-3	2750	114	5	15,091,518	1,023,352	7	345.45	23.56
ORIGINAL CITY IN PP	027	CV	5-20-60	R-3	324	48	15	3,655,346	1,115,149	30	58.31	33.49
OSTBIEK	029	CV	5-21-69	R-3	35	23	100	398,539	398,539	100	3.93	3.93
P A ADDITN P RUFFES	005	CV	5-3-15	R-3	21	2	90	247,559	74,100	36	5.56	1.73
PARADISE VALLEY	005	CV	10-3-99	R-1	15	2	40	3,655,429	1,017,379	46	80.37	37.26
PARK ADDITN	026	CV	3-21-11	R-3	24	5	2	1,203,755	14,000	1	23.14	0.55
PARK ESTATES	007/008	CV	1-23-75	R-3/R-3	131	3	2	1,552,793	171,828	7	47.17	3.31
PARK VIEW ESTATES	008	CV	5-8-75	R-4	11	1	9	735,501	46,999	31	5.42	1.11
PARSONS SUBDIV	799	CV	4-24-55	R-2	13	4	31	134,162	71,224	53	3.05	1.61

Table 8.6-1 Continued, Page 8 of 11
INVENTORY OF SUBDIVISIONS

SUBDIVISION NAME	NBRHD	LOC	DATE PLATTED	ZONE/CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT LOTS VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
PERSHING HEIGHTS ADDITN	023	CY	8-27-23	R-3	220	5	2	1,367,507	34,650	3	31.39	0.80
PINE BLUFFS, TOWN OF			9-16-1986	RES	170	37	22	1,990,984	524,962	26	45.71	12.05
PINE GROVE ESTATES			8-5-59	RES	144	105	73	6,090,045	4,808,337	79	139.81	110.38
PINE RIDGE	022	CY	4-5-81	R-4	1	1	100	116,741	116,741	100	2.63	2.68
PINE VIEW ADDITN (P BLUFFS)			9-26-73	RES	15	1	7	181,208	3,500	2	4.16	0.08
PINEVIEW	011	CO	5-14-80	R-3	6	3	50	124,727	12,000	10	2.36	0.28
PIONEER ESTATES	999	CO	6-14-74	R-1	28	15	54	11,717,205	6,289,193	54	268.99	144.35
PLEASANT VALLEY	021	CY	7-1-39	R-3	24	1	4	133,940	4,622	3	3.07	0.11
PONDEROSA HILLS	026	CO	8-5-71	R-2	22	3	14	1,508,354	217,809	14	34.65	5.00
PRAIRIE HILLS	025	CY/CO	3-30-46	R-2	9	3	33	141,780	47,260	33	7.25	1.03
PROJECT "N"	024	CO	1-31-69	P-2	12	1	8	2,042,528	209,088	10	4.89	4.80
PROSSER TRACTS	011	CO	4-21-30	R-3	24	5	21	1,300,972	548,738	42	29.37	12.66
PLAZA DEL RANGE	008	CY	6-9-78	R-4	1	1	100	102,507	102,507	100	2.35	2.35
PARK PLAZA TECH CENTER	007	CY	3-10-75	R-3	108	79	73	807,089	570,563	71	18.53	13.19
QUARTER CIRCLE FIVE	999	CO	2-2-78	A-1	50	50	100	23,217,460	23,217,450	100	533.06	533.06
RAINDOWN GARDENS	008	CY	6-13-81	PUD/R-3	48	48	100	703,542	703,542	100	16.15	16.15
RAINTREE	034	CY	11-17-77	R-3	1	1	100	17,930	17,930	100	0.41	0.41
RAINTREE CONDOS	019	CY	3-25-81	R-3	1	0	0	35,856	0	0	0.02	0.00
RANCH HOME ESTATES	999	CO	9-28-78	A-1	72	66	92	9,496,080	8,668,440	91	216.00	195.00
RANCHO ESTATES	015	CY	1-8-73	R-3	74	1	1	513,014	6,156	1	11.73	0.14
RANDEL (P BLUFFS)			3-7-56	RES	4	0	0	52,500	0	0	1.21	0.00
RAYOR ADDITN	021	CY	10-7-46	R-3	67	7	10	464,378	56,872	12	10.66	1.31
READ TRACTS	026	CO	8-9-74	A-1	24	12	50	2,770,416	1,385,208	50	63.60	31.80
REDMOND SUBDIV	034	CY/CO	5-15-58	R-3	36	5	14	277,946	51,358	18	6.32	1.13
REGENCY SQUARE	034	CY	6-10-80	R-4	2	1	50	54,466	38,584	71	1.25	0.89
REHOBOTH PINES			5-1-62	RES	86	54	98	5,500,932	5,374,172	98	126.28	123.37
RESIDENCE PARK ADDITN	028	CY	4-8-22	R-3	55	3	5	249,572	16,189	6	6.07	0.37
RICHARDSON TRACTS	011	CO	12-4-79	R-3	26	8	31	938,373	215,607	26	19.25	4.95
RICE	799	CO	1-26-54	A-1	13	11	85	204,216	179,102	88	4.69	4.11
RIDGE HOMES	029	CY/CO	6-29-53	R-3	24	8	33	138,488	46,444	34	3.18	1.07
RIDING CLUB ESTATES	026	CO	3-1-80	R-2	19	11	58	2,995,186	1,511,956	51	68.76	34.59
ROBERTAILE TRACTS	029	CO	3-1-53	R-3	24	8	33	547,381	286,774	52	12.53	6.58
ROBERTS PLACE	005	CY	3-4-1989	R-3/C2	110	30	27	904,114	259,244	29	20.76	5.55
ROLLING HILLS ESTATES	799	CO	8-28-73	R-4/A-1	93	40	43	13,859,921	4,540,970	47	316.15	150.16
ROMSA	016	CO	10-14-69	R-2	3	1	67	374,416	113,256	30	8.60	2.66
ROSE ELLA ADDITN	011	CY	4-29-53	R-3	23	9	39	199,857	20,638	10	4.59	0.47
ROUND UP HEIGHTS	026	CO	5-24-55	R-2	84	47	44	3,234,191	1,693,759	52	74.25	35.88

Table B.6-1 Continued, Page 9 of 11
INVENTORY OF SUBDIVISIONS

SUBDIVISION NAME	NBRHD	LOC	DATE PLATTED	ZONE/ CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT LOTS VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
SAMPLE ADDTN	000	00	4-15-63	A-1	5	4	80	105,950	52,750	50	2.43	5.17
SAN RAE SUBDIV	027	00	2-27-60	P-3	5	0	0	45,191	0	0	1.06	0.00
SANCHEZ SUBDIV	027	00	7-10-61	P-3	15	5	40	137,733	44,552	32	3.16	1.02
SATTERFIELD	008	00	6-26-61	A-1	1	1	100	275,052	275,052	100	6.31	6.31
SEAHAM SUBDIV	004	00	6-5-62	P-3	4	4	100	203,561	203,561	100	4.68	4.68
SEASIDE ADDTN	008	00	7-25-60	P-3	12	5	33	289,355	116,366	40	6.65	2.65
SEASIDE ADDTN			8-5-64	PES	5	3	60	2,402,770	1,124,045	47	55.15	26.08
SEELAP SUBDIV	026	00	2-7-67	P-3	5	2	40	33,200	51,550	70	1.65	1.19
SHANNON HEIGHTS	007	00	5-13-62	A-1	5	5	0	205,360	0	0	18.50	0.00
SHERARD HUBBS ADDTN (P BLUFFS)			7-25-11	PES	22	3	14	104,817	45,700	44	2.41	1.05
SHERMAN LT. CONDO	012	00	10-25-92	P-3	4	0	0	48,457	0	0	1.11	0.00
SHERMAN HARRIS ESTATES	007	00	6-18-79	A-1	4	2	50	414,691	207,346	50	9.52	4.75
SHIRLEY SUBDIV	027	00	6-13-55	P-3	12	5	67	220,648	147,232	67	5.07	3.39
SKYLINE TRACTS	026	00	2-22-77	P-3	25	11	42	2,295,496	966,304	42	52.77	22.18
SKYVIEW ESTATES			8-7-73	PES	62	31	50	4,775,483	3,926,974	82	107.63	90.15
SIMKING ADDTN (P BLUFFS)			3-29-74	PES	33	23	70	1,292,435	599,875	54	29.67	16.07
SIMKING BLACK (P BLUFFS)			9-10-69	PES	55	79	93	919,037	703,732	77	21.10	16.16
SOUTH HILL PARK	011	00	5-1-40	P-3	15	5	33	161,926	67,758	42	3.72	1.56
SOUTHCREEK HEIGHTS	031/759	00	9-3-53	A-1	314	257	95	3,021,478	2,711,785	90	69.76	62.25
SPEAR SUBDIV	007	00	2-2-55	A-1	4	1	25	174,080	43,520	25	4.00	1.00
SPIDER ADDTN	034	00	3-15-60	P-3	15	3	19	114,813	26,926	24	2.64	0.62
SPIDER SUBDIV	007	00	9-6-77	A-1	3	2	25	766,850	191,664	25	17.50	4.40
SPRING CREEK RANCH			2-24-61	PES	112	112	100	25,873,432	25,873,432	100	594.11	594.11
SPRING VALLEY ADDTN	034	00	4-25-58	P-3	65	6	9	556,893	147,090	26	12.78	3.38
SPRUCE CREEK I	014	00	7-21-62	P-4	5	0	0	20,264	0	0	0.47	0.00
STANFORD VIEW ADDTN	029	00	5-28-58	P-3	41	11	18	491,956	75,282	15	11.39	1.73
STANFIELD ADDTN	005	00	3-25-53	P-3/01	54	28	58	558,496	264,757	47	12.82	5.08
STANFORD TRACTS	031	00	2-7-48	A-1	3	0	0	1,125,720	0	0	25.84	0.00
STERLING ESTATES	027	00	8-21-79	P-3	7	3	43	197,327	70,567	36	4.53	1.62
STOREY ACRES	034	00/00	7-5-74	P-3	38	15	42	1,653,653	829,432	50	37.56	19.04
STURDON TRACTS	005	00	7-28-53	P-3	12	5	42	270,288	99,138	37	6.20	2.28
SUGARBAM HEIGHTS	026	00	3-16-55	P-2	15	5	33	1,742,400	688,248	40	40.00	15.80
SUN PINE MILLS ADDTN	005	00	3-31-59	P-3	29	5	21	454,034	255,139	56	10.42	5.56
SUN VALLEY ADDTN	020/030	00	5-21-58	P-3	1135	279	24	10,270,550	2,581,371	25	235.75	59.25
SUNLIGHT ADDTN	029	00	4-4-53	P-3	17	7	41	115,510	51,303	44	2.65	1.19
SUNNYSIDE ADDTN	029	00/00	9-24-34	R-3/A-1	309	60	25	14,571,706	7,337,191	50	334.52	165.44

Table 8.6-1 Continued, Page 10 of 11
INVENTORY OF SUBDIVISIONS

SUBDIVISION NAME	NBRHD	LOC	DATE PLATTED	ZONE/CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT LOTS VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
SUNNYSIDE MEADOWS	002	CV	3-2-81	R-4	1	1	50	153,902	130,650	85	3.54	3.00
SUNSET TRACTS	003	CO	3-22-46	R-3	27	4	22	6,924,308	1,721,332	25	160.57	39.52
SUNNYSIDE MEADOWS	004	CV	7-25-75	R-3	3	7	33	311,324	108,500	35	7.15	2.50
SUNNYSIDE MEADOWS	005	CV	7-13-81	R-3	23	0	0	138,645	0	0	3.19	0.00
SUNNYSIDE MEADOWS	006	CO	7-13-81	R-3	3	1	33	210,939	125,079	59	4.84	2.87
SUNNYSIDE MEADOWS	007	CV	7-31-73	R-3	2	0	0	45,253	0	0	1.05	0.00
SUNNYSIDE MEADOWS	008	CO	10-4-74	R-3	355	147	41	112,500,000	73,500,566	65	2582.64	1,657.35
SUNNYSIDE MEADOWS	009	CO	6-20-80	R-3	4	1	25	43,551	12,005	28	1.00	0.28
SUNNYSIDE MEADOWS	010	CO	7-27-56	R-3	12	6	50	315,497	159,333	50	7.24	2.97
SUNNYSIDE MEADOWS	011	CO	9-15-81	R-3	3	2	67	97,574	80,555	83	2.24	1.85
SUNNYSIDE MEADOWS	012	CV	4-18-81	R-3	5	0	0	29,350	0	0	0.67	0.00
SUNNYSIDE MEADOWS	013	CV	1-1-76	R-3	150	75	50	1,493,730	724,753	49	34.22	15.64
SUNNYSIDE MEADOWS	014	CV	6-1-82	R-4	20	0	0	53,419	53,419	100	1.42	1.46
SUNNYSIDE MEADOWS	015	CV	3-20-79	R-2	1	0	0	80,752	0	0	1.85	0.00
SUNNYSIDE MEADOWS	016	CO	2-20-79	R-1	4	3	75	519,364	53,400	80	12.81	15.00
SUNNYSIDE MEADOWS	017	CO	9-18-75	R-3	72	53	74	32,652,576	22,939,676	70	742.50	525.60
SUNNYSIDE MEADOWS	018	CV	7-7-82	R-3	1	0	0	17,449	0	0	0.40	0.00
SUNNYSIDE MEADOWS	019	CV	6-18-82	R-3-C1-C2	31	74	91	472,274	355,200	76	10.84	8.22
SUNNYSIDE MEADOWS	020	CV	5-9-81	R-3	1	0	0	6,350	0	0	0.15	0.00
SUNNYSIDE MEADOWS	021	CO	3-30-77	R-3	5	1	20	77,397	15,479	20	1.79	0.35
SUNNYSIDE MEADOWS	022	CV	4-9-80	R-4	4	2	50	62,274	41,434	67	1.43	0.95
SUNNYSIDE MEADOWS	023	CV	4-2-80	R-3	5	0	0	135,926	0	0	3.21	0.00
SUNNYSIDE MEADOWS	024	CV	6-8-48	R-4	25	0	0	80,791	0	0	1.85	0.00
SUNNYSIDE MEADOWS	025	CO	1983	R-3	20	12	60	324,408	216,118	67	7.45	4.95
SUNNYSIDE MEADOWS	026	CV	1-3-83	R-3	1	1	100	35,284	35,284	100	0.81	0.81
SUNNYSIDE MEADOWS	027	CV	3-14-73	R-3	2	0	0	20,731	0	0	0.48	0.00
SUNNYSIDE MEADOWS	028	CO	7-31-79	R-3	10	3	30	102,942	91,390	89	2.36	2.19
SUNNYSIDE MEADOWS	029	CV	10-15-75	R-1	71	71	100	546,991	546,991	100	12.56	12.56
SUNNYSIDE MEADOWS	030	CO	1-23-45	R-1	17	14	82	1,553,524	253,064	16	35.72	5.61
SUNNYSIDE MEADOWS	031	CO	12-15-80	R-3	39	39	100	1,309,957	1,309,957	100	30.07	30.07
SUNNYSIDE MEADOWS	032	CV	5-4-84	R-3	61	61	100	657,091	657,091	100	15.08	15.08
SUNNYSIDE MEADOWS	033	CV	2-16-82	R-3-C1	93	0	0	927,750	0	0	19.00	0.00
SUNNYSIDE MEADOWS	034	CV	5-23-75	R-1	15	13	87	124,557	113,231	91	2.55	2.41
SUNNYSIDE MEADOWS	035	CO	6-23-75	R-1	13	7	54	1,414,393	747,925	53	32.47	17.17
SUNNYSIDE MEADOWS	036	CO	7-26-83	R-3	10	7	70	75,200	53,340	70	1.75	1.22
SUNNYSIDE MEADOWS	037	CO	3-23-84	R-3	27	10	37	2,858,563	1,035,857	36	65.58	23.78
SUNNYSIDE MEADOWS	038	CO		R-3	22	13	59	5,769,988	4,543,744	79	132.46	104.31

Table B.6-1 Continued, Page 11 of 11
INVENTORY OF SUBDIVISIONS

SUBDIVISION NAME	NRHD	LOC	DATE PLATTED	ZONE/CLASS	NO. OF LOTS PLATTED	NO. OF LOTS VACANT 9/1/83	PERCENT LOTS VACANT	TOTAL PLATTED AREA (SQ FT)	TOTAL VACANT AREA (SQ FT)	PERCENT VACANT AREA	TOTAL PLATTED AREA (ACRES)	TOTAL VACANT AREA (ACRES)
PERMANENT ACRES	009	CV	7-25-75	P-1	21	5	24	872,184	266,470	31	26.02	6.12
WESTCHESTER HEIGHTS	005	CV/CD	4-10-59	P-2	69	15	21	1,203,755	318,380	26	27.54	7.31
WESTBORO ADDITION	010	CV	10-10-79	P-1	2	2	100	2,686,345	2,686,345	100	61.67	61.67
WESTERN HILLS ADDITION	032	CV	7-15-54	P-1	758	191	25	7,645,798	2,271,131	29	166.11	52.14
WESTGATE ADDITION	005	CV	10-28-78	P-2/P-3	51	25	47	1,541,603	453,279	30	35.39	10.64
WESTGATE HILL, REF. 6	015	CV	12-12-77	P-3	25	0	0	45,753	0	0	1.05	0.00
WESTGATE VILL., REF. 8	005	CV	12-12-77	P-3	39	0	0	55,731	0	0	1.28	0.00
WESTVIEW ADDITION	009	CV	5-25-47	P-2	24	7	29	2,332,937	1,030,633	35	67.33	23.66
WILHELM ADDITION, 15 BLUES:					11	9	82	976,515	853,340	37	22.42	19.59
WILL	020	CV	7-21-75	P-3	29	0	0	179,844	0	0	4.13	0.00
WILLIAMS SUBDIVISION	005	CV	5-23-59	P-3	5	5	100	170,645	170,645	100	3.92	3.92
WILSON ACRES	025	CD	12-6-78	P-3	4	3	75	1,347,746	955,706	71	30.94	21.94
WINDGATE APRES	025	CD	4-23-79	P-3	7	6	86	209,789	700,445	86	18.59	16.08
WINDHAMER HILLS	750	CD	10-1-79	P-3	100	69	69	3,179,537	2,664,584	84	72.99	61.17
WINDWARD MANOR	025	CV	4-4-72	P-3/P-4	1	0	0	161,885	0	0	3.72	0.00
WINDING CIRCLE	009	CV/CD	7-2-54	P-3	40	33	83	326,516	268,379	82	7.50	6.16
WINDLEY ISLANDS	007	CD	1-4-72	P-1	9	6	68	3,524,875	2,385,396	67	80.92	54.76
WINTER SUBDIVISION	009	CD	9-17-81	P-3	5	2	40	130,684	17,071	13	3.00	0.39
WINDING RICH	009	CD	7-20-75	P-1	127	71	56	51,352,940	27,985,557	55	1179.59	642.46
WINDSTONE ADDITION	034	CV	5-31-40	P-3	50	10	13	789,229	170,279	22	18.12	3.91
WINDSTONE NORTH			10-4-78	P-3	109	99	91	25,713,468	15,304,508	63	590.30	374.30
WINDSTONE VILLAGE	014	CV	5-6-52	P-3	3	3	100	668,907	668,907	100	15.36	15.36
TOTALS					25,666	7,741					27,710.97	17,069.14

NOTES:
 Addition - Addition
 Resites - Resites
 Ref - Ref
 Subdiv - Subdivision
 NRHD - Neighborhood Number
 Loc - Location

KEY TO SUBDIVISIONS SHOWN ON FIGURE B.3.2-1
CHEYENNE URBAN AREA VACANT LANDS

1. WESTERN HILLS	49. MORRISON ADDITION
2. WESTCHESTER HEIGHTS	50. STADIUM VIEW
3. MANEWAL	51. HILLSIDE
4. COUNTRY CLUB ESTATES	52. EVANS
5. FAIRWAY ADDITION	53. WININGER
6. WESTGATE ADDITION	54. MARES
7. LONE PINE ESTATES	55. RIDGE HOMES
8. VILLA PARK	56. OSTDIEK
9. McCUE ADDITION	57. FARAGHER
10. SKYLINE VIEW	58. WINDWOOD
11. CITY VIEW HEIGHTS	59. LICKING HOMESITES
12. MONTEREY HEIGHTS	60. MYER'S
13. BEL AIR HILLS	61. WILL
14. PINE RIDGE	62. WESTCOR ADDITION
15. YELLOWSTONE ADDITION	63. GRANDVIEW ESTATES
16. STOREY ACRES	64. GOOD REALTY TRACTS
17. AIRPORT VALLEY	65. GRANDVIEW PARK
18. JENKINS & MYNEAR	66. EASTWOOD ADDITION
19. SPICER ADDITION	67. SUN VALLEY ADDITION
20. SPRING VALLEY	68. COLE ADDITION
21. KORNEGAY TRACTS	69. FAIRVIEW ADDITION
22. INDIAN HILLS	70. MOUNTVIEW PARK
23. REDMOND	71. GARDEN HOMES
24. NIMMO ADDITION	72. LAKE MINNEHAHA ADDITION
25. MEADOWBROOKE PARK	73. KELLEY ADDITION
26. ANDERSON CORNER	74. ALTA VISTA
27. CAMELOT ESTATES	75. RAYOR ADDITION
28. CENTURY WEST	76. ARNOR ADDITION
29. ANDERSON ESTATES	77. LOGAN HEIGHTS ADDITION
30. BUFFALO RIDGE	78. EAST RIDGE ADDITION
31. FRONTIER GARDENS	79. COLONIAL ADDITION
32. THE BLUFFS	80. BLACKS REPLAT
33. CREST RIDGE	81. PERSHING HEIGHTS
34. SUN RISE HILLS ADDITION	82. MOORE HAVEN HEIGHTS
35. ALLIANCE ADDITION	83. CAPITOL HEIGHTS
36. COLE HEIGHTS	84. PARK ADDITION
37. NORTH CREST ADDITION	85. HOLDREGE ADDITION
38. EAST LAKEVIEW	86. HELLMAN HEIGHTS
39. PARK ESTATES	87. SWAYGER ADDITION
40. NORTHWOODS	88. HOME BUILDERS ADDITION
41. VIEWPOINT	89. INTERIOR HEIGHTS
42. PARK PLAZA TECH CENTER	90. CHEYENNE TERRACE
43. SUNNYSIDE ADDITION	91. ROBERTS PLACE
44. IMPERIAL VALLEY	92. STANFIELD ADDITION
45. VALLEY VISTA	93. ARP ADDITION
46. RAINBOW GARDENS	94. LEISHER-BLACK ADDITION
47. SATTERFIELD	95. RANCHO ESTATES
48. IMPERIAL HERITAGE	96. BIG SKY ESTATES
	97. ORIGINAL CITY

KEY TO SUBDIVISIONS SHOWN ON FIGURE B.3.2-2
LARAMIE COUNTY ZONED AREA VACANT LANDS

1. Murray Hills Estates
2. Project "N"
3. Sunset Tracts
4. Longview Homesites
5. Gray Fox Estates
6. Francis Homesites
7. Suburban Heights
8. Romsa Sub.
9. All American
10. Riding Club Estates
11. Sunset Tracts
12. Ponderosa Hills
13. Meadow View Estates
14. Read Tracts
15. Cowboy Country
16. Roundup Heights
17. Westview Addition
18. Laughlin Tracts
19. North Hills
20. Volk Estates
21. Commuter Estates
22. Paradise Valley
23. Woolsey Tracts
24. Buckles
25. Spiker
26. Braehill
27. Vandehei Estates
28. Montclair Tracts
29. Lunar View Estates
30. Crestmoor West
31. Cynthia Acres
32. Hoffschneider
33. Jenkins & Mynear Homesites
34. Loader
35. Crestmoor
36. Blue Ridge
37. Antelope Hills
38. Dell Range Addition
39. Shannon Heights
40. Hill Heights
41. Green Meadow
42. Wenandy Acres
43. Fair Acres
44. Mountain View Homes
45. Stansbury Addition
46. Richardson Tracts
47. Allison Tracts
48. Prosser Tracts
49. Federer Tracts
50. Southcrest Heights

51. Capitol Tracts
52. Orchard Valley
53. Country Homes
54. Milatzo
55. Nation Tracts
56. Stundon Tracts
57. Wallick & Murray Gardens
58. Artesian Tracts
59. Wallick & Murray Tracts
60. Winchester Hills
61. Hyndman Homesites

APPENDIX C

APPENDIX C

CITY OF CHEYENNE - NEIGHBORHOOD PARKLAND ANALYSIS

The parkland survey/analysis in this appendix was conducted on a neighborhood level. The analysis concerned itself with acres of parkland, parkland classification (community versus neighborhood), service radii, and the demographic profile of the existing neighborhood population (which utilized demographic information derived from the 1980 Census).

Thirty-three neighborhoods were included in the survey/analysis. Of the total 5 neighborhoods were found to have excess parkland, 5 had sufficient parkland, and 23 were deficient. Of the 23 deficient neighborhoods, the City felt it would be possible to bring six to the 5 acre-per-1,000-people standard. This would require the acquisition of a minimum of 46 acres.

Figure C-1 (in pocket) depicts the service radii for both community and neighborhood parkland. Community parks are shown with a one-and-a-half mile service radius. Neighborhood parks are shown with a three-quarter mile radius with the exception of Old Town Mall Park which, due to its small size, is shown with a one-quarter mile radius. While viewing this figure it is important to consider physical access barriers which may reduce the service areas for specific parks. In terms of roadways, Pershing Boulevard, Nationway, Central Avenue, College Drive, and I-180 are physical barriers to certain parks. The Union Pacific railyards and feeder tracks are also physical barriers.

NEIGHBORHOOD 1

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (44.7% female)											
10 - 19 (46.7% female)											
20 - 29 (48.2% female)											
30 - 44 (50.8% female)											
45 - 64 (48.2% female)											
65 Over (47.5% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than \$000											
\$000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			2223								
Total Area (in acres)			414								
Persons per Household			3.10								
Median income (per household)			\$25,382								
Persons per Family			3.42								
Median income (per family)			\$26,370								

BUFFALO RIDGE (#001)

Buffalo Ridge is located in the northwest portion of the Cheyenne Urban Area. It is approximately 414 acres in size, and housed 2,223 people in 1980.

The neighborhood has a large population under 20 years of age (38.3 %). The remaining population consists mainly of individuals aged 20 to 44 years (41.7 %), with a smaller percentage (20.0 %) over 44 years of age.

The majority of those in the labor force (56.6 %) hold professional or technical positions. This explains the relatively high income levels (51.9 % of the labor force earning more than \$25,000) in the neighborhood as a whole. The remainder of the labor force consists of operators-laborers (19.1 %), and individuals employed in the precision production (12.5 %) or service (11.8 %) industries.

The neighborhood has a high percentage (83.3 %) of family households. There is a relatively even male/female distribution.

Buffalo Ridge has 23 acres of parkland on its southern boundary. This includes Cahill Park (8 acres) and the soccer complex (currently 15 acres, with plans for expansion). Using the City's standard, the neighborhood has a parkland surplus of 12 acres. The northern portion of the neighborhood, outside the service area of Cahill Park, is served by the open space surrounding Buffalo Ridge School. Additional open space will exist upon completion of Anderson School (west of the neighborhood). Both schools offer excellent potential for the development of joint venture (City/School District) recreation facilities.

NEIGHBORHOOD 2

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (50.6% female)											
10 - 19 (48.2% female)											
20 - 29 (47.8% female)											
30 - 44 (46.0% female)											
45 - 64 (46.9% female)											
65 Over (68.7% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than \$500											
\$500 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			692								
Total Area (in acres)			87								
Persons per Household			2.10								
Median Income (per household)			\$11,341								
Persons per Family			2.83								
Median Income (per family)			\$20,800								

CAPITAL NORTH (002)

Capital North is located in the west-central portion of the Cheyenne Urban Area. It is approximately 87 acres in size, and housed 692 people in 1980.

The neighborhood has a large population over 45 years of age (42.2 %). The remaining population consists mainly of individuals aged 20 to 44 (34.1 %) with a smaller percentage (23.7 %) under 20 years of age.

The majority of those in the labor force (73.2 %) hold professional or technical positions. The remainder of the labor force consists of individuals in the service (11.2 %), or precision production (9.7 %) industries and operators-laborers (5.9 %). The uneven income distribution is the result of a large percentage of high income professionals and an equally large percentage of elderly people living on fixed incomes.

The neighborhood has a relatively even split between family households (55.6 %) and nonfamily households (44.4 %).

Capital North as a neighborhood is undersupplied with parkland. Using the City's standard it is deficient by 3.5 acres. However, it is within, or close to, the service radius of three neighborhood parks. Churchill and Miller School (adjoined by Evans fields) provide additional open space in close proximity to the neighborhood. The City acknowledges that this is one of the older neighborhoods which will never be brought up to their standard (5 acres/1,000 population in deficient neighborhoods).

NEIGHBORHOOD 3

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (51.7% female)	18.2%										
10 - 19 (52.5% female)	18.2%										
20 - 29 (40.8% female)	40.6%										
30 - 44 (41.8% female)	41.3%										
45 - 64 (54.9% female)	23.4%										
65 Over (66.9% female)	41.3%										
OCCUPATION											
Manager - Professional	59.5%										
Technical	12.8%										
Service	4.8%										
Farming	0.4%										
Precision Production	11.2%										
Operators - Laborers	12.8%										
INCOME (HOUSEHOLD)											
Less Than \$6000	59.5%										
\$6000 - 8,999	23.4%										
10,000 - 14,999	11.2%										
15,000 - 19,999	4.8%										
20,000 - 24,999	0.4%										
25,000 - Over	11.2%										
FAMILY STRUCTURE											
Family Households	32.0%										
Non-Family Households	68.0%										
NEIGHBORHOOD CHARACTERISTICS											
Total Population	2273										
Total Area (in acres)	360										
Persons per Household	1.60										
Median Income (per household)	\$9,340										
Persons per Family	2.62										
Median Income (per family)	\$14,375										

CENTRAL (003)

Central is located in the west-central portion of the Cheyenne Urban Area, just north of the Union Pacific rail yards. It is approximately 360 acres in size, and housed 2,273 people in 1980.

The neighborhood has a small percentage of the population under 20 years of age (18.2 %). The remainder consists of two equally large groups, the 20 to 44 age group (40.6 %) and the over-44 age group (41.3 %).

The majority of the labor force holds professional or technical positions (59.5 %). The remainder of the labor force consists of operators-laborers (12.8 %), and individuals employed in the precision production (11.2 %), service (4.8 %) and farming (0.4 %) industries.

This neighborhood has a large percentage of low-income households (59.5 % earning under \$10,000 per year). A large number of elderly persons (23.4 % of the total population) account for a portion of this, the remainder can be attributed to young individuals entering the labor market in low-level positions.

This neighborhood is in a transition stage, with much of its housing being converted to office or retail space. This accounts for the low percentage (32.0 %) of family households.

The neighborhood is served by Sunset Park (6 acres) and Old Town Mall (0.5 acres). Using the City's standard, the neighborhood is deficient by 4.9 acres of parkland. The northern portion of the neighborhood, outside the service radii of Sunset and Old Town Mall Park, is served by Brimmer and Pioneer parks. The area surrounding the capital complex also provides additional open space for the neighborhood. Even though a deficiency exists, the City realizes that it would be difficult to provide additional parkland in this neighborhood and has no plans for acquisition or development.

NEIGHBORHOOD 4

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (47.8% female)											
10 - 19 (52.6% female)											
20 - 29 (44.4% female)											
30 - 44 (45.8% female)											
45 - 64 (57.3% female)											
65 Over (61.7% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

CHURCHILL (004)

Churchill is located in the far west-central portion of the Cheyenne Urban Area. It is approximately 101 acres in size, and housed 1,003 people in 1980.

The neighborhood has a relatively small population under 20 years of age (25.3 %). The 20 to 44 age group accounts for a large portion (42.7 %) of the total population, with the over-44 group making up the remainder (32.0 %).

The majority of the labor force hold professional or technical positions (45.4 %). The remainder consists of individuals employed in the service (20.9) or precision production industries (19.3 %) and operators-laborers (14.4). The neighborhood includes a large number of persons in the 20 to 29-year old age group (29.6 %) who are just entering the labor market, and large numbers of elderly. These two factors are the major reason household incomes are low (63.5 % of the labor force earning less than \$10,000).

The neighborhood has a relatively even split between family households (53.0 %) and nonfamily households (47.0 %).

Churchill does not contain either a neighborhood or community park. Using the City's standard, the neighborhood parkland deficiency is 5.0 acres. However, portions of the neighborhood are within the service areas of Pioneer and Jaycee parks. Access to both parks is good, with no major barriers. The City feels that this is one of the deficient neighborhoods that will never be served adequately. There are no plans for acquisition or development of parkland in this neighborhood.

NEIGHBORHOOD 5

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (46.2% female)											
10 - 19 (48.3% female)											
20 - 29 (50.3% female)											
30 - 44 (53.5% female)											
45 - 64 (51.8% female)											
65 Over (49.7% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 8,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

COLE SCHOOL (005)

Cole School is located in the west-central portion of the Cheyenne Urban Area, just south of the Union Pacific rail yards. The neighborhood is approximately 437 acres in size, and housed 2,287 people in 1980.

The neighborhood has a large percentage of its population under 20 years of age (39.7 %), and an equally large percentage (40.1 %) in the 20 to 44 age group. The remainder (20.2 %) consists of individuals over 44 years of age. The neighborhood's elderly population comprises only a small percentage (6.9 %) of the total population.

The majority of the labor force (59.9 %) is employed in either technical or service positions. Operators-laborers and individuals employed in the precision production industry account for most of the remainder (29.5 %). Only a small percentage (10.4 %) of the total population hold professional or managerial positions, which explains the low household incomes.

The neighborhood has a high percentage (73.8 %) of family households. There is a relatively even male/female distribution.

Cole School is served by two neighborhood parks, Timberland and Optimist Park, both of which are 2 acres in size. Portions of the neighborhood are within the service radii of Civitan and Lincoln parks. Using the City's standard, the neighborhood parkland deficiency is 7.4 acres. Cole School has good spatial access to its parks, but needs additional acreage. The Crow Creek corridor offers excellent possibilities for developing additional parkland.

NEIGHBORHOOD 6

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (49.8% female)											
10 - 19 (51.0% female)											
20 - 29 (45.9% female)											
30 - 44 (46.8% female)											
45 - 64 (47.8% female)											
65 Over (56.8% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than \$500											
\$500 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

COMMUNITY COLLEGE (006)

Community College is located in the southeast portion of the Cheyenne Urban Area. It is approximately 1,029 acres in size, and housed 1,491 people in 1980.

Approximately one-third (34.8 %) of the neighborhood's population is under 20 years of age. The remaining population consists mainly of individuals from the aged of 20 to 44 (43.4 %), with a smaller percentage (21.8 %) over 44 years of age.

The majority of the labor force (45.6 %) are employed as laborers-operators or in the precision production industry. This explains the relatively low income levels (63.2 % of the labor force earning less than \$15,000) in the neighborhood as a whole. The remainder of the labor force consists of individuals holding professional-technical positions (36.8 %) or individuals employed in the service industry (17.6 %).

The neighborhood has a high percentage (71.2 %) of family households. There is a relatively even male/female distribution.

Community College is not served by the City's neighborhood or community parks. Using the City's standard, the neighborhood is deficient by 7.5 acres of parkland. The possibilities for providing parkland in this portion of the urban area are numerous. They include the possibility of joint venture development between the City and Laramie Community College, School District No. 1 or Laramie County. The gravel pits located north and south of Fox Farm Road offer excellent potential for recreation development once reclaimed. The City currently owns one gravel pit located just north of Fox Farm Road.

NEIGHBORHOOD 7

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (54.1% female)											
10 - 19 (51.0% female)											
20 - 29 (51.9% female)											
30 - 44 (50.5% female)											
45 - 64 (42.9% female)											
65 Over (48.3% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

CRESTMOR (007)

Crestmor is located in the northeast portion of the Cheyenne Urban Area. It is approximately 4,800 acres in size, and housed 1,154 people in 1980. This neighborhood has seen rapid growth in the last 5 years, the majority of the development consisting of single-family homes located on large lots.

The neighborhood has a large population under 20 years of age (40.5 %). The remaining population consists mainly of individuals from the ages of 20 to 44 (43.7 %), with a small percentage (15.8 %) over 44 years of age.

Over 52 percent of the labor force hold professional or technical positions, which explains the high income levels (52.2 % of the labor force earn at least \$25,000) in the neighborhood as a whole. Of the remaining population, the majority (36 % of the total) are employed as operators-laborers or in the precision production industry. Those employed in the service and farming industries account for the remaining 11.7 percent.

The neighborhood has a very high percentage (86.9 %) of family households. There is a relatively even male/female distribution.

Crestmor is not served by the City's neighborhood or community parks. Using the City's standard, the neighborhood is deficient by 5.8 acres of parkland. Because the neighborhood has a rural setting, and most home sites include a fair amount of open space, the City does not see the need for acquisition or development of parkland in the near future.

NEIGHBORHOOD 8

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (49.4% female)											
10 - 19 (50.5% female)											
20 - 29 (49.8% female)											
30 - 44 (48.6% female)											
45 - 64 (49.2% female)											
65 Over (53.2% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population		2812									
Total Area (in acres)		681									
Persons per Household		3.13									
Median Income (per household)		\$20,890									
Persons per Family		3.43									
Median Income (per family)		\$20,968									

DILDINE (008)

Dildine is located in the northeast portion of the Cheyenne Urban Area. It is approximately 680 acres in size, and housed 2,812 people in 1980.

The neighborhood has a very large population under 20 years of age (41.5 %). The remainder of the population consists mainly of individuals from the ages of 20 to 44 (48.3 %), with a small percentage (10.2 %) over 44 years of age.

The majority of the labor force hold professional or technical positions (51.4 %). The remainder of the labor force consists of operators-laborers (15.9 %), and individuals employed in the precision production (17.3 %) or service (15.4 %) industries.

The neighborhood has a very high percentage (84.5 %) of family households. There is a relatively even male/female distribution.

There are no developed neighborhood or community parks in the Dildine neighborhood proper. Using the City's standard, this neighborhood is deficient by 14.1 acres of parkland. However, the western portion of the neighborhood is within the service radii of Cahill Park - soccer complex (23 acres total) and Brimmer Community Park. A 2 acre parcel has recently been dedicated for parkland in the Sunnyside Subdivision. The size of this park is expected to reach 30 acres at buildout. In addition, the Sun Valley Community Park, located in the eastern portion of Grandview, is in the planning stages (10 acres have been dedicated, 30 additional acres remain under negotiation). The eastern portion of Dildine (not currently served by a community park) will fall within its service radius. Sunnyside Park will provide the additional acreage needed to bring the neighborhood up to the City's standard. Access to parkland and facilities will be improved by the addition of both Sunnyside and Sun Valley Parks.

NEIGHBORHOOD 9

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (4.1% female)											
10 - 19 (6.7% female)											
20 - 29 (46.5% female)											
30 - 44 (51.7% female)											
45 - 64 (54.1% female)											
65 Over (54.2% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			2058								
Total Area (in acres)			244								
Persons per Household			2.49								
Median Income (per household)			\$20,970								
Persons per Family			2.87								
Median Income (per family)			\$26,337								

EASTRIDGE (009)

Eastridge is located in the central portion of the Cheyenne Urban Area, just south of the Cheyenne Airport. It is approximately 244 acres in size, and housed 2,058 people in 1980.

The neighborhood has a large population over 44 years of age (42.5 %). The remainder consists of those individuals in the 20 to 44 age group (32.6 %), and individuals under 20 years of age (24.9 %).

The majority of the population (70.7 %) hold professional or technical positions, which accounts for the relatively high incomes (42.9 % of labor force earning \$25,000 or more). The remainder consists of operators-laborers (12.8 %) and those individuals employed in the precision production (11.3 %), service (4.8 %) or farming (0.4 %) industries.

The neighborhood has a high percentage (76.7 %) of family households. There is a relatively even male/female distribution.

Eastridge does not contain a neighborhood or community park. Using the City's standard, the neighborhood deficiency is 10.3 acres. The neighborhood is currently served by Corby Junior High School (which contains developed athletic facilities), and the Junior League Fields. The City has plans to upgrade the Junior League Fields to a neighborhood park, which would provide adequate parkland acreage and access for the neighborhood.

NEIGHBORHOOD 10

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (44.5% female)											
10 - 19 (51.4% female)											
20 - 29 (47.2% female)											
30 - 44 (48.3% female)											
45 - 64 (53.7% female)											
65 Over (61.5% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 6000											
6000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

FAIRVIEW SCHOOL (010)

Fairview School is located in the central portion of the Cheyenne Urban Area. It is approximately 283 acres in size, and housed 2,168 people in 1980.

The neighborhood has a large population over 44 years of age (43.1 %). The remainder of the population consists mainly of individuals from the age of 30 to 44 (33.2 %), with a smaller percentage (23.7 %) under 20 years of age.

The majority of population hold professional or technical positions (55.0 %). Another large group, operators-laborers and precision production employees, accounts for 31.6 percent of the total. The remainder consists of those individuals employed in the service industry (13.4 %).

The neighborhood has a high percentage (67.7 %) of family households. There is a relatively even male/female distribution.

Fairview School does not contain any neighborhood or community parks. Using the City's standard, the neighborhood parkland deficiency is 10.8 acres. Only the far west portion of the neighborhood is within the service radius of Holiday Park. Although a deficiency exists, the City does not feel that there is enough potential parkland to alleviate the situation. It is possible that a 1-acre triangle could be developed as a mini-park.

NEIGHBORHOOD 11

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (47.3% female)											
10 - 19 (47.2% female)											
20 - 29 (43.6% female)											
30 - 44 (45.5% female)											
45 - 64 (51.4% female)											
65 Over (52.0% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than \$000											
\$000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			1410								
Total Area (in acres)			669								
Persons per Household			2.56								
Median Income (per household)			\$14,058								
Persons per Family			3.05								
Median Income (per family)			\$15,169								

FOX FARM (011)

Fox Farm is located in the southeast portion of the Cheyenne Urban Area. It is approximately 669 acres in size, and housed 1,410 people in 1980.

The neighborhood has a large population under 20 years of age (31.8 %). The remaining population consists of a large group from 20 to 44 years of age (43.4 % of the total), and a smaller percentage (24.8 %) over 44 years of age.

The labor force consists of two equally large groups. Professional or technical positions account for 43.1 percent of the labor force, while operators-laborers or precision production employees account for 41 percent of the total. The remainder consists of those individuals employed in the service (14.9 %) or farming (1.0 %) industries. This split explains the medium income levels (with 67.3 % of the population earning between \$5,000 and \$19,999).

There is a high percentage of family households (67.9 %). Male/female distribution is relatively even.

The neighborhood does not contain a neighborhood or community park. Using the City's standard, the neighborhood parkland deficiency is 7.1 acres. The development of a neighborhood park, which would serve both Fox Farm and the northern portion of Community College is a possibility. It could be located either at the gravel pits (as discussed earlier) or close to the Arp School site.

NEIGHBORHOOD 12

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (50.9% female)											
10 - 19 (52.3% female)											
20 - 29 (52.2% female)											
30 - 44 (45.4% female)											
45 - 64 (44.9% female)											
65 Over (82.4% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

FRONTIER MALL (012)

Frontier Mall is located in the north-central portion of the Cheyenne Urban Area. It is approximately 3,150 acres in size, and housed 2,138 people in 1980.

The neighborhood has a large population under 20 years of age (38.9 %), and a large population (51.7 %) from the ages of 20 to 44. Only a very small percentage (9.4 %) of the total population are over 44 years of age.

The majority of the labor force holds professional or technical positions (68.6 %). This explains the high levels of income (50.0 % of the labor force earning \$25,000 or more) in the neighborhood as a whole. The remainder of the labor force consists of individuals involved in precision production (14.8 %), laborers-operators (9.9 %), and persons employed in the service (6.0 %) or farming industries (0.7 %).

The neighborhood has a high percentage (75.4 %) of family households.

Frontier Mall does not have a neighborhood or community park. Using the City's standards, the neighborhood parkland deficiency of 10.7 acres. Because the neighborhood is mostly rural and consists of homes on large sites, the City does not foresee large-scale park development in the near future. It is likely that a joint venture (City/School District) facility located at Anderson School would adequately serve the neighborhood.

NEIGHBORHOOD 13

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (46.3% female)											
10 - 19 (47.4% female)											
20 - 29 (45.7% female)											
30 - 44 (51.8% female)											
45 - 64 (56.0% female)											
65 Over (60.0% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			1440								
Total Area (in acres)			154								
Persons per Household			2.13								
Median income (per household)			\$16,223								
Persons per Family			2.76								
Median income (per family)			\$19,886								

FRONTIER PARK (013)

Frontier Park is located in the west-central portion of the Cheyenne Urban Area. It is approximately 154 acres in size, and housed 1,440 people in 1980.

The neighborhood has a high percentage of the population over 44 years of age (47.7 %). The remaining population consists of those individuals 20 to 44 years of age (31.1 %), and a smaller percentage of the population under 20 years of age (21.2 %).

The majority of the labor force holds professional or technical positions (73.4 %). The remainder consists of those individuals employed in the service industry (12.3 %), operators-laborers (10.5 %), and those involved in precision production (3.8 %). Because a large portion of the population is elderly and lives on fixed incomes, the income levels are lower than would be expected for this type of occupation breakdown (59.2 % of the labor force earns less than \$20,000).

The majority of the households (61.2 %) are family households. There is a fairly even male/female distribution.

Frontier Park is served by Jaycee Neighborhood Park (2 acres in size), and is within the service radii of Lions and Pioneer Community parks. Using the City's standard, the neighborhood is deficient by 5.2 acres of parkland. Because the neighborhood is served by Jaycee, Lions, and Pioneer parks, the City does not have plans for any additional parkland development or acquisition.

NEIGHBORHOOD 14

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (42.9% female)											
10 - 19 (44.5% female)											
20 - 29 (50.7% female)											
30 - 44 (53.1% female)											
45 - 64 (56.9% female)											
65 Over (62.5% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

GARDEN HOMES (014)

Garden Homes is located in the east-central portion of the Cheyenne Urban Area. It is approximately 136 acres in size, and housed 1,273 people in 1980.

The neighborhood has a large percentage of individuals in both the over-44 age group (44.2 %) and in the 20 to 44 age group (35.5 %). A small percentage of the population (20.3 %) is under 20 years of age.

The majority of the population holds professional or technical positions (61.2 %). Of the remainder, a portion consists of equal percentages (13.1%) of individuals involved in precision production and operators-laborers. The service and farming industries account for 9.9 and 2.6 percent of the labor force, respectively.

The majority of the households are family households. Male/female distribution is relatively even.

Garden Home does not have a neighborhood or community park. It is, however, within the service radius of Brimmer Community Park. Using the City's standard, the neighborhood parkland deficiency is 6.4 acres. Although the neighborhood is served by only Brimmer Park (which lacks development potential), the City does not see a means by which adequate parkland can be provided. No parkland development or acquisition is planned in this neighborhood.

NEIGHBORHOOD 15

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (51.1% female)											
10 - 19 (49.5% female)											
20 - 29 (56.5% female)											
30 - 44 (50.7% female)											
45 - 64 (48.5% female)											
65 Over (47.4% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

GOINS SCHOOL (015)

Goins School is located in the southwestern portion of the Cheyenne Urban Area. It is approximately 306 acres in size, and housed 2,066 people in 1980.

The neighborhood has a very large percentage of the population under 20 years of age (43.7 %). The remaining population consists mainly of individuals 20 to 44 years of age (40.8 %), with a small percentage (15.5 %) over 44 years of age.

The largest segment of the labor force hold professional or technical positions (47.7 %), which explains the relatively high income levels (42.3 % of the labor force earning over \$25,000). Two other large groups are operators-laborers (22.7 %) and those individuals employed in the service industry (20.0 %). The remainder consists of those individuals involved in precision production (9.1 %) and farming (0.5 %).

The neighborhood has a very high percentage of family households (90.4 %), and a relatively high percentage of females in child-bearing years (56.5 %).

Goins School is served by Civitan Neighborhood Park (2 acres). Using the City's standard, the neighborhood's parkland deficiency is 8.3 acres. The City believes that the most efficient and realistic manner to provide parkland in this area is a joint venture with the School District at Johnson Junior High, or the development land adjoining the school.

NEIGHBORHOOD 16

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (49.8% female)											
10 - 19 (47.2% female)											
20 - 29 (47.6% female)											
30 - 44 (50.4% female)											
45 - 64 (47.3% female)											
65 Over (51.2% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 6000											
6000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Households											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

GRANDVIEW (016)

Grandview is located in the far eastern portion of the Cheyenne Urban Area. It is approximately 502 acres in size and housed 1,413 people in 1980.

The neighborhood has a relatively high percentage of the population under 20 years of age (35.3 %). The remaining population consists of a large group 20 to 44 years of age (46.0 % of the total), and a smaller group over 44 years of age (18.7 %).

An extremely high percentage of the population hold professional or technical positions (69.9 %), which explains the high income levels (43.8 % of the labor force earning at least \$25,000 in the neighborhood as a whole). The remainder of labor force consists of individuals employed in the service (13.1 %) or precision production (9.7 %) industries and operators-laborers (7.3%).

There are a high percentage of family households (73.7 %). There is a relatively even male/female distribution.

At present, the neighborhood does not include any neighborhood or community parks. However, a portion of the neighborhood falls within the service radius of United Nations Neighborhood Park. Using the City's standard, the neighborhood parkland deficiency is 7.1 acres. The development of Sunnyside Neighborhood Park (2 acres dedicated, 30 acres at buildout) and Sun Valley Community Park (10 acres dedicated, 30 additional acres under negotiations) will more than satisfy the neighborhood's needs. Upon completion of these two parks, the neighborhood will have a parkland surplus of 62 acres. In addition Sun Valley Community Park will serve the whole western portion of the City (as a community park).

NEIGHBORHOOD 17

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (46.9% female)											
10 - 19 (50.7% female)											
20 - 29 (47.9% female)											
30 - 44 (46.9% female)											
45 - 64 (53.9% female)											
65 Over (54.6% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			1984								
Total Area (in acres)			388								
Persons per Household			2.61								
Median Income (per household)			\$11,023								
Persons per Family			3.20								
Median Income (per family)			\$12,238								

HEBARD SCHOOL (017)

Hebard School is located in south-central Cheyenne, just south of the Union Pacific rail yards. It is approximately 388 acres in size, and housed 1,984 people in 1980.

The population consists of three roughly equal age groups; those individuals under 20 years of age (34.5 %), the 20 to 44 age group (32.0 %), and those individuals over 44 years of age (33.5 %).

The majority of labor force are operators-laborers (31.1 %). Of the remaining population, 22.9 percent hold technical positions, 21.0 percent are employed in the service industry, and 13.2 percent are involved in precision production. Because only 10.9 percent of the population hold professional positions, there are low levels of income (70.3 % of the population earning under \$20,000).

The neighborhood has a high percentage of family households (69.8 %). There is a relatively even male/female distribution.

Hebard School is served by Lincoln Neighborhood Park (2 acres in size), and is within the service radius of Holiday Community Park. Using the City's standard, the neighborhood parkland deficiency is 7.9 acres. The Crow Creek corridor offers opportunities for recreation development, but commercial development along its banks places limits on these possibilities. It is quite likely that this neighborhood will never be served adequately.

NEIGHBORHOOD 18

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (37.5% female)											
10 - 19 (59.3% female)											
20 - 29 (48.8% female)											
30 - 44 (44.6% female)											
45 - 64 (57.9% female)											
65 Over (62.8% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

HOLIDAY PARK (018)

Holiday Park is located in the central portion of the Cheyenne Urban Area. It is approximately 394 acres in size, and housed 2,030 people in 1980.

The neighborhood has a large population over 44 years of age (37.9 %), and a large group from 20 to 44 years of age (41.2 %). Only a small percentage of the total population (20.9 %) are under 20 years of age.

The majority of the labor force hold professional or technical positions (60.8 %), but this is not reflected in the income breakdown (56.7 % of the labor force earns less than \$15,000). The remainder consists of those individuals in the service (19.5 %) or precision production (9.1 %) industries and operators-laborers (10.6 %).

The neighborhood has a relatively even division between family households (54.0 %), and nonfamily households (46 %).

The Holiday Park neighborhood is served by Holiday Community Park which is 39 acres in size. This park provides more than adequate acreage for the neighborhood. Using the City's standard, the neighborhood parkland surplus is 28.9 acres. Holiday Park which has been recently redesigned also serves as a community park for this and surrounding neighborhoods.

NEIGHBORHOOD 19

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (47.0% female)											
10 - 19 (46.7% female)											
20 - 29 (49.5% female)											
30 - 44 (52.5% female)											
45 - 64 (47.5% female)											
65 Over (58.1% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			1366								
Total Area (in acres)			246								
Persons per Household			3.28								
Median income (per household)			\$30,425								
Persons per Family			3.45								
Median income (per family)			\$31,616								

INDIAN HILLS (019)

Indian Hills is located in the northwestern portion of the Cheyenne Urban Area. It is approximately 246 acres in size, and housed 1,366 people in 1980.

The neighborhood has a high percentage of individuals under 20 years of age (37.8 %). The remaining population consists of those individuals in the 20 to 44 age group (34.2 %), and individuals over 44 years of age (28.0 %).

A very high percentage of the labor force hold professional or technical positions (69.8 %), which explains the high income levels (over 63 % of the labor force earns more than \$23,000) in the neighborhood as a whole. The remainder consists of operators-laborers (11.8 %), and those individuals involved in the precision production (10.3 %), service (5.0 %), and farming (3.1 %) industries.

The neighborhood has an extremely high percentage of family households (91.6 %). There is a relatively even male/female distribution.

Indian Hills is served by two neighborhood parks. Mylar Park is 23 acres in size and located just south of Indian Hills. Smalley Park is 4 acres in size and located just west of Indian Hills. These parks serve both Indian Hills and Yellowstone. Using the City's standard, the neighborhood would require 6.8 acres of neighborhood parkland. If half the acreage of Mylar and Smalley (because they serve two neighborhoods) is credited to Indian Hills, the neighborhood has a surplus of 6.7 acres.

NEIGHBORHOOD 20

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (51.8% female)											
10 - 19 (52.0% female)											
20 - 29 (56.0% female)											
30 - 44 (47.7% female)											
45 - 64 (49.3% female)											
65 Over (57.1% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			1216								
Total Area (in acres)			292								
Persons per Household			3.06								
Median Income (per household)			\$21,783								
Persons per Family			3.30								
Median Income (per family)			\$21,801								

LEBHART SCHOOL (020)

Lebhart School is located in the western portion of the Cheyenne Urban Area, just north of the Union Pacific tracks. It is approximately 292 acres in size, and housed 1,216 people in 1980.

The neighborhood has a large population under 20 years of age (36.4 %). The remaining population includes a large group of individuals from 20 to 44 years of age (40.1 %), and a smaller group (23.5 %) over 44 years of age.

The majority of the labor force is employed in professional or technical positions (58.4 %), which explains the relatively high income levels (64.7 % of labor force earns over \$20,000) in the neighborhood as a whole. The remainder of the labor force consists of those involved in precision production (16.7 %), operators-laborers (14.1 %), and individuals employed in the service industry (10.8 %).

The neighborhood has a high percentage of family households (86.9 %). There is a high percentage (56.0 %) of females in child-bearing years.

Lebhart School does not contain a neighborhood or community park. Using the City's standard the neighborhood parkland deficiency is 6.1 acres. The City acknowledges that it is unable to accommodate the demand for parkland in this neighborhood. One possible solution would be to develop a neighborhood park to serve both the Lebhart School and Sun Valley neighborhoods in the southern portion of Sun Valley, north of the Union Pacific tracks. The park would be located in a drainage (detention) area, east of North College Drive. Before establishing a neighborhood park in this location, the question of liability and access would have to be adequately addressed.

NEIGHBORHOOD 21

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (53.8% female)											
10 - 19 (46.1% female)											
20 - 29 (48.2% female)											
30 - 44 (48.5% female)											
45 - 64 (41.5% female)											
65 Over (57.5% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			1306								
Total Area (in acres)			131								
Persons per Household			2.12								
Median Income (per household)			\$15,087								
Persons per Family			2.75								
Median Income (per family)			\$19,681								

LOGAN (021)

Logan is located in the central portion of the Cheyenne Urban Area. It is approximately 131 acres in size, and housed 1,306 people in 1980.

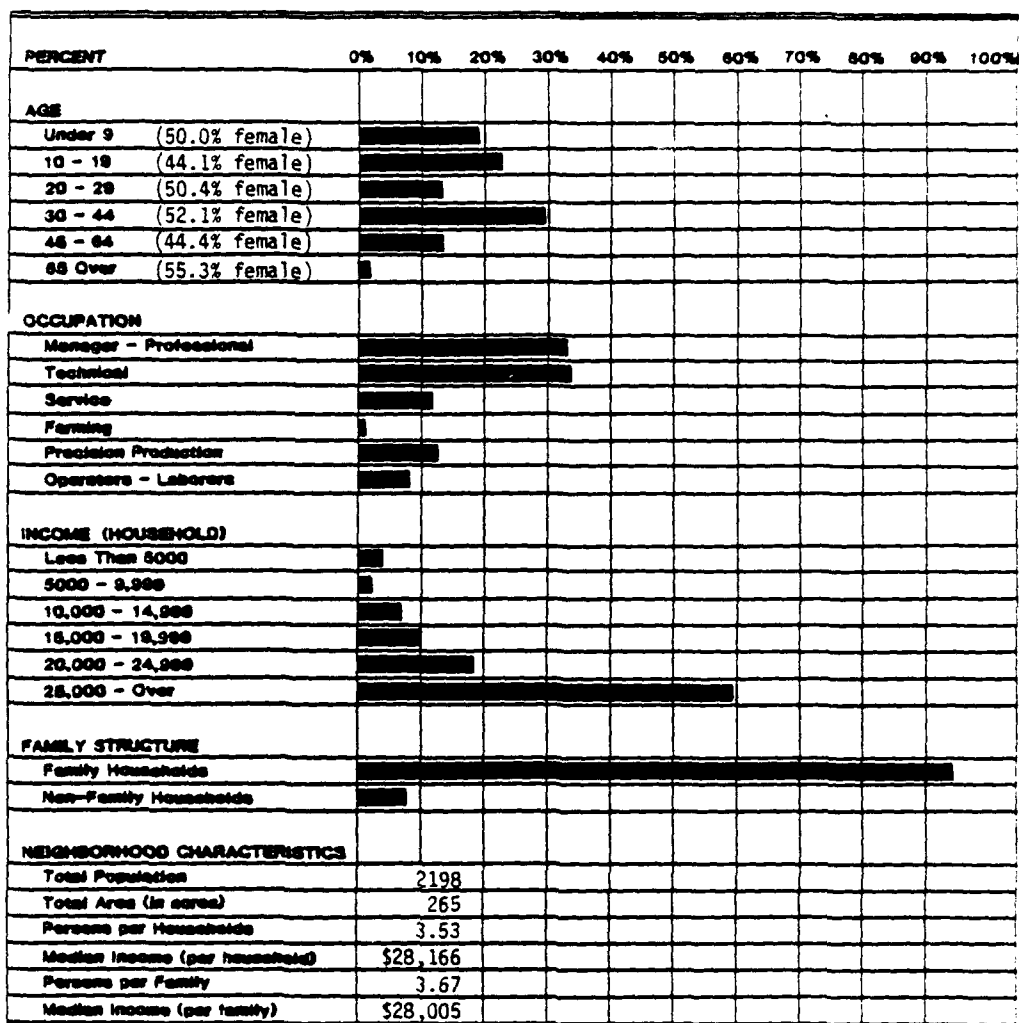
The neighborhood has a large population over 44 years of age (40.1 %). The remaining population includes a large group of people from the ages of 20 to 44 (37.2 %), and a small group under 20 years of age (22.7 %). The neighborhood has a high elderly population, with 18.7 % of the total population over 63 years of age.

The majority of the labor force hold professional or technical positions (60.1 %), which is not reflected in the income breakdown. This is due to the large number of elderly people living on fixed incomes, and young adults entering the labor market for the first time. The remainder of the labor force consists of individuals employed in the service (16.9 %) or precision production (13.0 %) industries, and operators-laborers (10.0 %).

There are slightly more family households (59.7 %), than nonfamily households (40.3 %).

Although Logan does not have a neighborhood or community park within its boundaries, it is within the service radii of Holiday and Brimmer parks. Using the City's standard, the neighborhood parkland deficiency is 6.5 acres. Because of its location (within the service radii of two parks) and the lack of developable land in this neighborhood, this demand will never be satisfied. The City has no plans for acquisition or development of parkland in this area.

NEIGHBORHOOD 22



MONTEREY HEIGHTS (022)

Monterey Heights is located in the northwestern portion of the Cheyenne Urban Area. It is approximately 265 acres in size, and housed 2,198 people in 1980.

The neighborhood has a large population under 20 years of age (42.2%). The remaining population consists mainly of individuals aged of 20 to 44 (42.5%), and a small percentage (15.3%) over 44 years of age.

The majority of the labor force hold professional or technical positions (67.7%), which explains the high income levels (59.8% of the labor force earns at least \$25,000) in the neighborhood as a whole. The remainder consists mainly of two equal groups employed in the service and precision production industries (11.5% each). Operators-laborers accounted for 8.1 percent of the total and farming 1.3 percent.

The neighborhood has a high percentage of family households (92.8%). There is an even male/female distribution.

Monterey Heights does not have a neighborhood or community park within its boundaries. Using the City's standard, the neighborhood parkland deficiency is 10.9 acres. Because there is no developable land available for parkland in the neighborhood, the City would like to acquire land east and west of the neighborhood in North Ranchettes. Eight acres has already been dedicated as a county park in this neighborhood.

NEIGHBORHOOD 23

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (50.8% female)											
10 - 19 (46.5% female)											
20 - 29 (50.0% female)											
30 - 44 (51.0% female)											
45 - 64 (52.7% female)											
65 Over (62.8% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than \$500											
\$500 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			1620								
Total Area (in acres)			163								
Persons per Household			2.20								
Median Income (per household)			\$19,410								
Persons per Family			2.75								
Median Income (per family)			\$26,156								

MOORE HAVEN (023)

Moore Haven is located in the west-central portion of the Cheyenne Urban Area. It is approximately 163 acres in size, and housed 1,620 people in 1980.

The neighborhood has a very large population over 44 years of age (50.1 %). The remaining population consists of those individuals from 20 to 44 years of age (29.3 %) and a smaller group under 20 years of age (20.4 %).

The majority of the labor force hold professional or technical positions (71.0 %), which explains the relatively high incomes (39.1 % of the labor force earning of \$25,000). The remainder of labor force consists of individuals employed in the precision production (13.3 %) or service (8.0 %) industries, operators-laborers (5.4 %), and farmers (2.3 %).

The neighborhood has a high percentage of family households (66.5 %). There is an even male/female distribution.

Moore Haven, although it contains no neighborhood or community parks, is within the service radii of both Lions and Jaycee parks. In addition, Evans Field is located just east of the neighborhood. If the City's standard were applied, the resulting deficiency would be 8.1 acres. But, the City feels this neighborhood is adequately served, and has no plans for acquisition or development of parkland.

NEIGHBORHOOD 24

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (61.1% female)											
10 - 19 (50.4% female)											
20 - 29 (50.0% female)											
30 - 44 (51.4% female)											
45 - 64 (52.8% female)											
65 Over (66.0% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

MOUNTVIEW (024)

Mountview is located in the west-central portion of the Cheyenne Urban Area. It is approximately 180 acres in size, and housed 998 people in 1980.

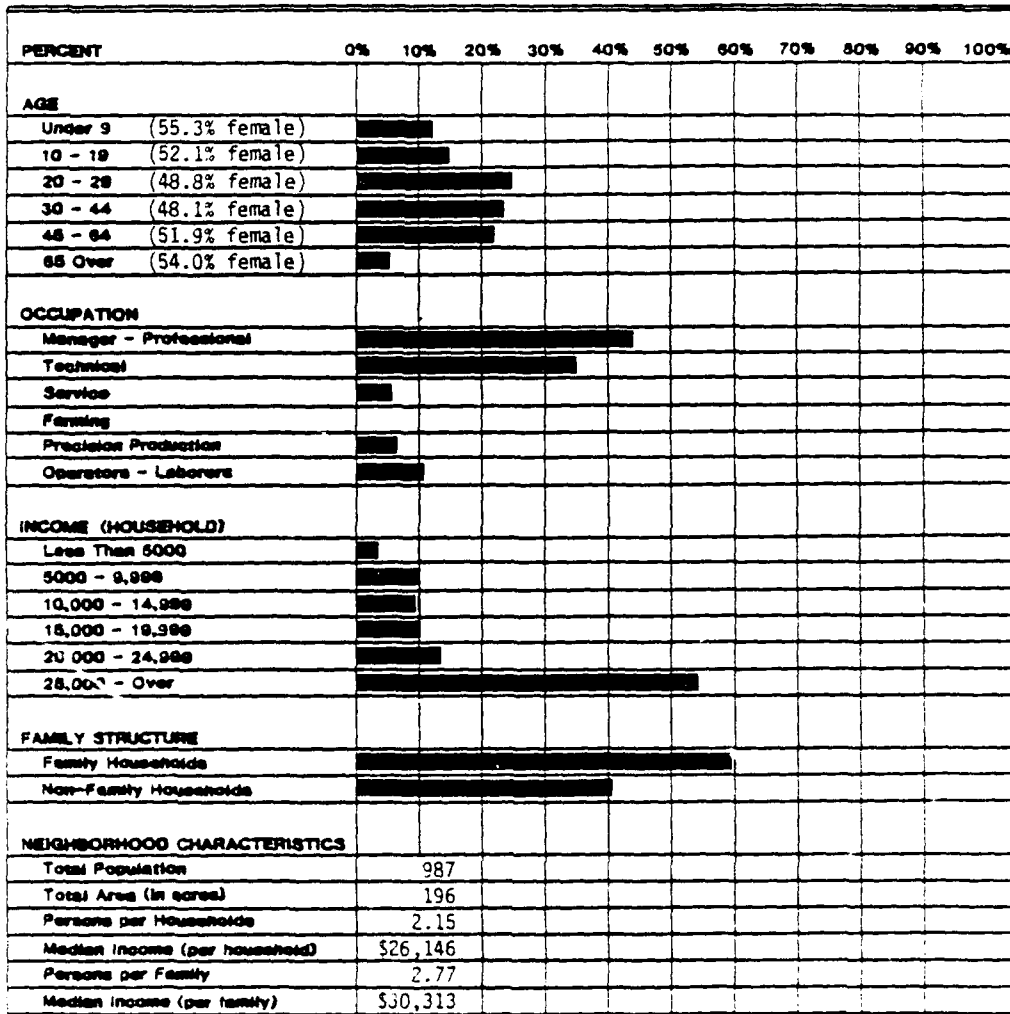
The neighborhood has a large population over 44 years of age (57.2 %). The remaining population consists of two equal groups, the 20 to 44 age group (21.8 %) and those individuals under 20 years of age (21.0 %).

The majority of the labor force hold professional or technical positions (80.9 %), which is reflected in the higher income levels (52.4 % of the labor force earns over \$25,000). The remainder consists of operators-laborers (6.4 %), and individuals employed in the precision production (6.6 %), service (3.9 %), or farming (2.2 %) industries.

The neighborhood has a high percentage of family households (82.7 %). Male/female distribution is even.

Mountview does not contain a neighborhood or community park, but is within the radius of Brimmer Community Park. Additional open space is provided at Henderson School, which is located at the western edge of the neighborhood. Using the City's standard, the neighborhood parkland deficiency is 5.0 acres. Because the majority of the neighborhood is within the service area of Brimmer Park, and very little developable land is available, the City has no plans for parkland acquisition or development.

NEIGHBORHOOD 25



NORTH CHEYENNE (025)

North Cheyenne is located in the northwest portion of the Cheyenne Urban Area. It is approximately 196 acres in size, and housed 987 people in 1990.

The neighborhood has a small population under 20 years of age (25.8 %). The remaining population consists of a large group from 20 to 44 years of age (47.9 %), with a smaller group over 44 years of age (26.3 %).

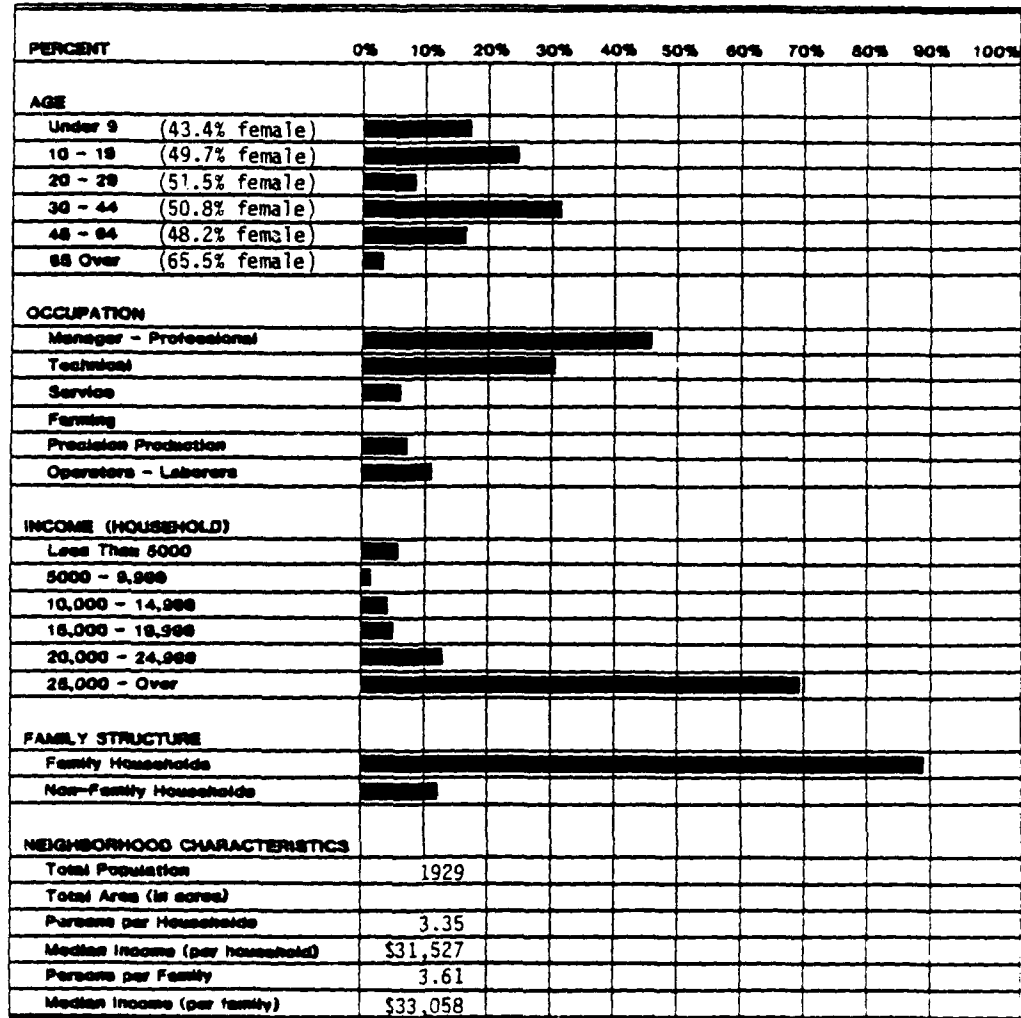
The majority of the labor force hold professional or technical positions (76.7 %), which is reflected in the high income levels (53.9 % of the labor force earns over \$25,000) in the neighborhood as a whole. The remainder of the labor force consists of operators-laborers (10.4 %), and those individuals employed in the precision production (7.4 %) and service (5.5 %) industries.

The neighborhood has a higher percentage of family households than non-family households (59.7 %). There is a relatively even male/female distribution.

North Cheyenne does not have a neighborhood community park within its boundaries. Using the City's standard, the neighborhood parkland deficiency is 4.9 acres. Central High does provide some open space and facilities (three athletic fields and a track), but has experienced high use, causing deterioration of turf.

Two possibilities exist in providing parkland for the neighborhood. The first is acquisition of a park site within the neighborhood, which would be expensive. The second possibility would be a joint venture (City/County) development, utilizing the 8 acres north of the neighborhood, which is already dedicated to the County as parkland.

NEIGHBORHOOD 26



NORTH RANCHETTES (026)

North Ranchettes is located in the northern most portion of the Cheyenne Urban Area, just east of Interstate 25. The neighborhood is more than 5,000 acres in size, and housed 1,929 people in 1980.

The neighborhood has a very high percentage of its population under 20 years of age (41.4 %). The remaining population includes a large group from 20 to 44 years of age (39.4 %), and a small group over 44 years of age (19.2 %).

The large majority of the labor force hold professional or technical positions (76.2 %), which is reflected in the extremely high income levels (69.5 % of the labor force earning at least \$25,000). The remainder of the labor force consists of operators-laborers (10.8 %), and those individuals employed in the precision production (7.1 %) or service (5.9 %) industries.

There is a very high percentage of family households (88.5 %). Male/female distribution is even.

North Ranchettes does not have a neighborhood or community park. Using the City's standard, the neighborhood parkland deficiency is 9.6 acres. If the 8-acre county park, which is dedicated were developed, the remaining deficiency would be 1.6 acres. The City does not see the need for any acquisition or development beyond the 8 acres.

NEIGHBORHOOD 27

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (49.8% female)											
10 - 19 (53.2% female)											
20 - 29 (49.1% female)											
30 - 44 (45.1% female)											
45 - 64 (53.2% female)											
65 Over (45.2% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 6000											
6000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

ORCHARD VALLEY (027)

Orchard Valley is located in the southern most portion of the Cheyenne Urban Area, just west of the South Greeley Highway. It is approximately 1,084 acres in size, and housed 2,373 people in 1980.

The neighborhood has a large population under 20 years of age (38.2 %). The remaining population includes a large group from 20 to 44 years of age (46.6 %), with a small group over 44 years of age (15.2 %).

The majority of the labor force hold professional or technical positions (53.0 %). Two other groups account for a large percentage (35.7 %) of the labor force; they include those individuals involved in precision production (18.4 %), and operators-laborers (17.3 %). This explains the uneven in income distribution throughout the neighborhood. The remainder of the labor force consists of individuals employed in the service (10.5 %) and farming (0.8 %) industries.

The neighborhood has a high percentage of family households (76.0 %). There is a relatively even male/female distribution.

Orchard Valley does not have a neighborhood or community park within its boundaries. The closest neighborhood park (Civitan Park) being over a mile away and only 2 acres in size. Using the City's standard, the neighborhood parkland deficiency is 11.9 acres. One possible location for a neighborhood park would be at the south end of Park Avenue (acquisition has not been explored). Being located in the county, a City/County or City/School District joint venture would be necessary.

NEIGHBORHOOD 28

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (46.8% female)											
10 - 19 (50.1% female)											
20 - 29 (43.4% female)											
30 - 44 (42.5% female)											
45 - 64 (54.8% female)											
65 Over (57.1% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population			2284								
Total Area (in acres)			170								
Persons per Household			2.28								
Median Income (per household)			\$10,379								
Persons per Family			3.01								
Median Income (per family)			\$13,188								

PIONEER PARK (028)

Pioneer is located in the westernmost portion of the Cheyenne Urban Area. It is approximately 170 acres in size, and housed 2,284 people in 1980.

The neighborhood has a large percentage of the population in the 20 to 44 age group (40.5 %). The remainder is divided into two roughly equal groups: those individuals under 20 years of age (29.5 %), and those over 44 years of age (30.0 %).

The majority of the labor force hold technical and service positions (56.5 %). Of the remainder, 17.6 percent are operators-laborers, 12.6 percent are involved in precision production, and 1.4 percent in farming. Professional positions account for only 12.3 percent of the total, which explains the low income levels (81.9 % of the labor force earning under \$20,000).

The majority of households are family households (57.3 %). There is a low percentage of females in child-bearing years (43.4 %).

Pioneer Park is located in the center of the neighborhood. It is 11 acres in size and well developed. The neighborhood is also within the service radius of Jaycee Park (located to the north). Using the City's standard, the neighborhood needs 11 acres of parkland, which it has.

NEIGHBORHOOD 29

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (56.8% female)											
10 - 19 (49.5% female)											
20 - 29 (50.0% female)											
30 - 44 (47.7% female)											
45 - 64 (53.7% female)											
65 Over (57.6% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

SUNNYSIDE (029)

Sunnyside is located in the far eastern portion of the Cheyenne Urban Area. It is approximately 541 acres in size, and housed 2,187 people in 1980.

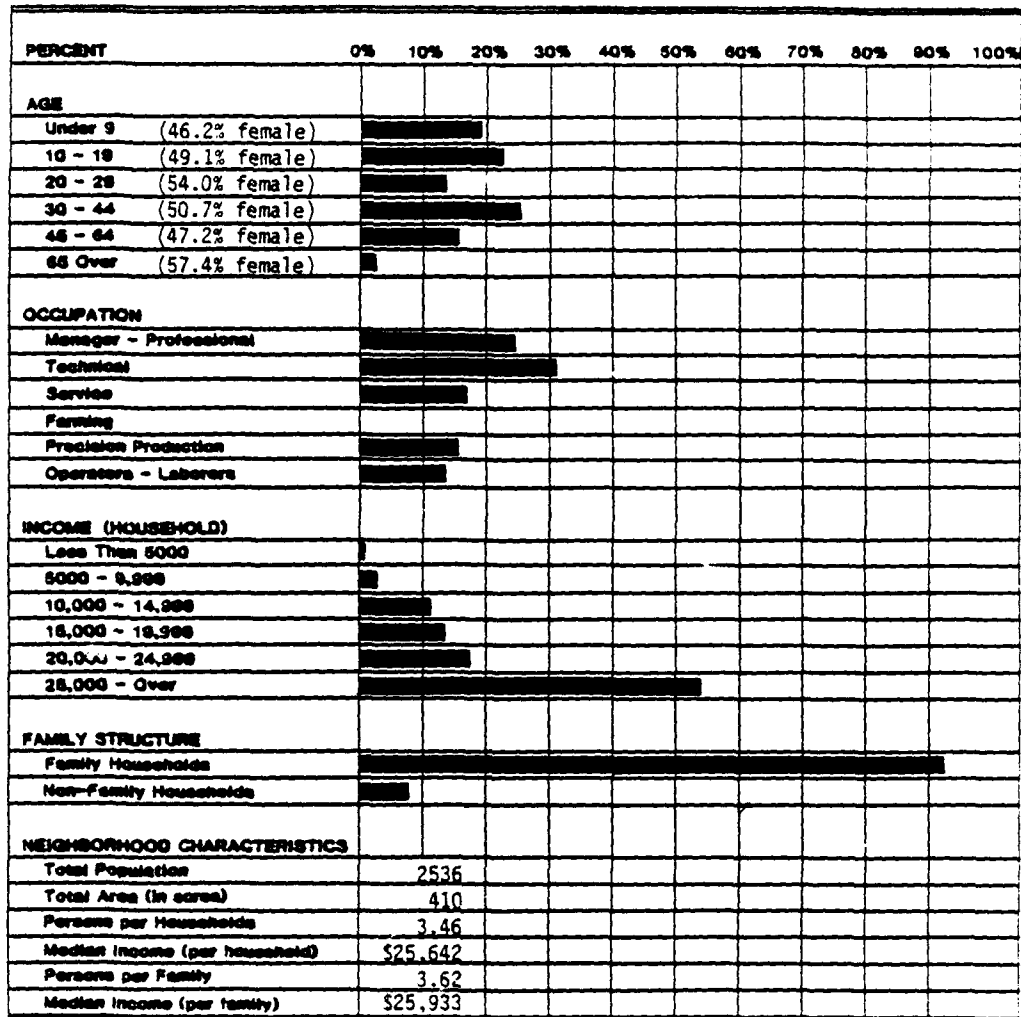
The neighborhood has a large population from 20 to 44 years of age (41.3 %). The remaining population is divided into two roughly equal groups: those individuals under 20 years of age (30.6 %), and those over 44 years of age (28.1 %).

The majority of the labor force hold technical positions (43.2 %). A portion of the remaining population includes three roughly equal groups: professional employees (14.9 %), operators-laborers (14.6 %), and those involved in the precision production industry (14.4 %). Those employed in the service (11.4 %) and farming (1.5 %) industries account for the remainder.

The neighborhood has a high percentage of family households (70.3 %). There is a relatively even male/female distribution.

Sunnyside does not currently have a neighborhood or community park. However, a portion of the neighborhood is within the service radii of Cahill (soccer complex) and Brimmer parks. Using the City's standard, the neighborhood parkland deficiency is 10.9 acres. The City feels that the addition of Sunnyside Park (2 acres dedicated, 30 acres at buildout) and Sun Valley Community Park (located southwest of the neighborhood) will provide more than enough acreage for the whole neighborhood in the near future.

NEIGHBORHOOD 30



SUN VALLEY (030)

Sun Valley is located in the southwestern portion of the Cheyenne Urban Area. It is approximately 410 acres in size, and housed 2,536 people in 1980.

The neighborhood has a large population under 20 years of age (41.5 %). The remainder consists of a large group from 20 to 44 years of age (39.6 %) and a smaller group over 44 years of age (18.5 %).

The majority of the labor force hold professional or technical positions (56.0 %), which is reflected in the high income levels (52.4 % of the labor force earning \$25,000 or more) in the neighborhood as a whole. The remainder of the labor force consists of those individuals employed in the service (16.7 %) or precision production industry (14.6 %), and operators-laborers (12.6 %).

The neighborhood has an extremely high percentage of family households (92.2 %). There is also a high percentage of women in child-bearing years (54.0 %).

Sun Valley is served by United Nations Neighborhood Park, which is 2 acres in size. Using the City's standard, the neighborhood deficiency is 10.7 acres. Once Sun Valley Park is developed, it will serve the eastern portion of the neighborhood. If half of Sun Valley's 10 dedicated acres is credited to the neighborhood, the parkland deficiency decreases to 5 acres. The only possible means to provide additional parkland in Sun Valley would be to develop the drainage (detention) area north of the Union Pacific tracks. As was mentioned earlier, the liability and accessibility issues would have to be adequately addressed.

NEIGHBORHOOD 31

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (49.4% female)											
10 - 19 (49.6% female)											
20 - 29 (47.6% female)											
30 - 44 (45.8% female)											
45 - 64 (50.0% female)											
65 Over (53.2% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

WALTERSCHEID (031)

Walterscheid is located in the southern portion of the Cheyenne Urban Area. It is approximately 1,259 acres in size, and housed 1,819 people in 1980.

The neighborhood has a large population under 20 years of age (37.1 %). The remaining population includes a large group from 20 to 44 years of age (45.8 %), and a small group over 44 years of age (17.1 %).

The majority of the labor force hold technical (36.6 %) or precision production (25.2 %) positions. The remainder of the labor force consists of service employees (14.2 %), operators-laborers (14.1 %), and professionals (9.9 %). This variety in terms of occupation, explains the uneven distribution of income throughout the neighborhood.

The neighborhood has a high percentage of family households (75.2 %). There is a relatively even male/female distribution.

Walterscheid does not contain a neighborhood or community park, although a small portion of the neighborhood is within the service radius of Civitan Park. Using the City's standard, the neighborhood parkland deficiency is 9.1 acres. The City finds it difficult to provide parkland in this area. Possibilities for facilities along the floodplain will exist as development in this neighborhood expands westward. The City has no plans for acquisition or development here in the near future.

NEIGHBORHOOD 33

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (47.7% female)											
10 - 19 (48.5% female)											
20 - 29 (54.8% female)											
30 - 44 (53.0% female)											
45 - 64 (47.2% female)											
65 Over (53.2% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population				1720							
Total Area (in acres)				291							
Persons per Household				3.26							
Median Income (per household)				\$32,230							
Persons per Family				3.42							
Median Income (per family)				\$33,522							

WESTERN HILLS (033)

Western Hills is located in the northwestern portion of the Cheyenne Urban Area. It is approximately 291 acres in size, and housed 1,720 people in 1980.

The neighborhood has a large portion of the population under 20 years of age (39.2 %). The remaining population consists of two roughly equal groups: those individuals from 20 to 44 years of age (32.6 %) and those over 44 years of age (28.2 %).

The majority of the labor force hold professional or technical positions (80.7 %), which explains the high income levels (85.8 % of the labor force earns over \$20,000). The remainder includes those individuals involved in the precision production (9.1 %) or service (5.6 %) industry, and operators-laborers (4.6 %).

The neighborhood has a very high percentage of family households (92.6 %). There is also a high percentage of women in child-bearing years (54.8 %).

Western Hills does not have a neighborhood or community park within its boundaries. In addition, Western Hills is not within the service radii of any neighborhood parks. Using the City's standard, the neighborhood parkland deficiency is 8.6 acres. A portion of this deficiency will be satisfied by the 8 acres of dedicated County parkland once it is developed. As development spreads westward (which is expected in this neighborhood) a detention area may be dedicated, but would not be accepted by the City without major renovation.

NEIGHBORHOOD 34

PERCENT	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
AGE											
Under 9 (47.5% female)											
10 - 19 (49.3% female)											
20 - 29 (47.7% female)											
30 - 44 (53.4% female)											
45 - 64 (53.7% female)											
65 Over (62.9% female)											
OCCUPATION											
Manager - Professional											
Technical											
Service											
Farming											
Precision Production											
Operators - Laborers											
INCOME (HOUSEHOLD)											
Less Than 5000											
5000 - 9,999											
10,000 - 14,999											
15,000 - 19,999											
20,000 - 24,999											
25,000 - Over											
FAMILY STRUCTURE											
Family Households											
Non-Family Households											
NEIGHBORHOOD CHARACTERISTICS											
Total Population											
Total Area (in acres)											
Persons per Household											
Median Income (per household)											
Persons per Family											
Median Income (per family)											

YELLOWSTONE (034)

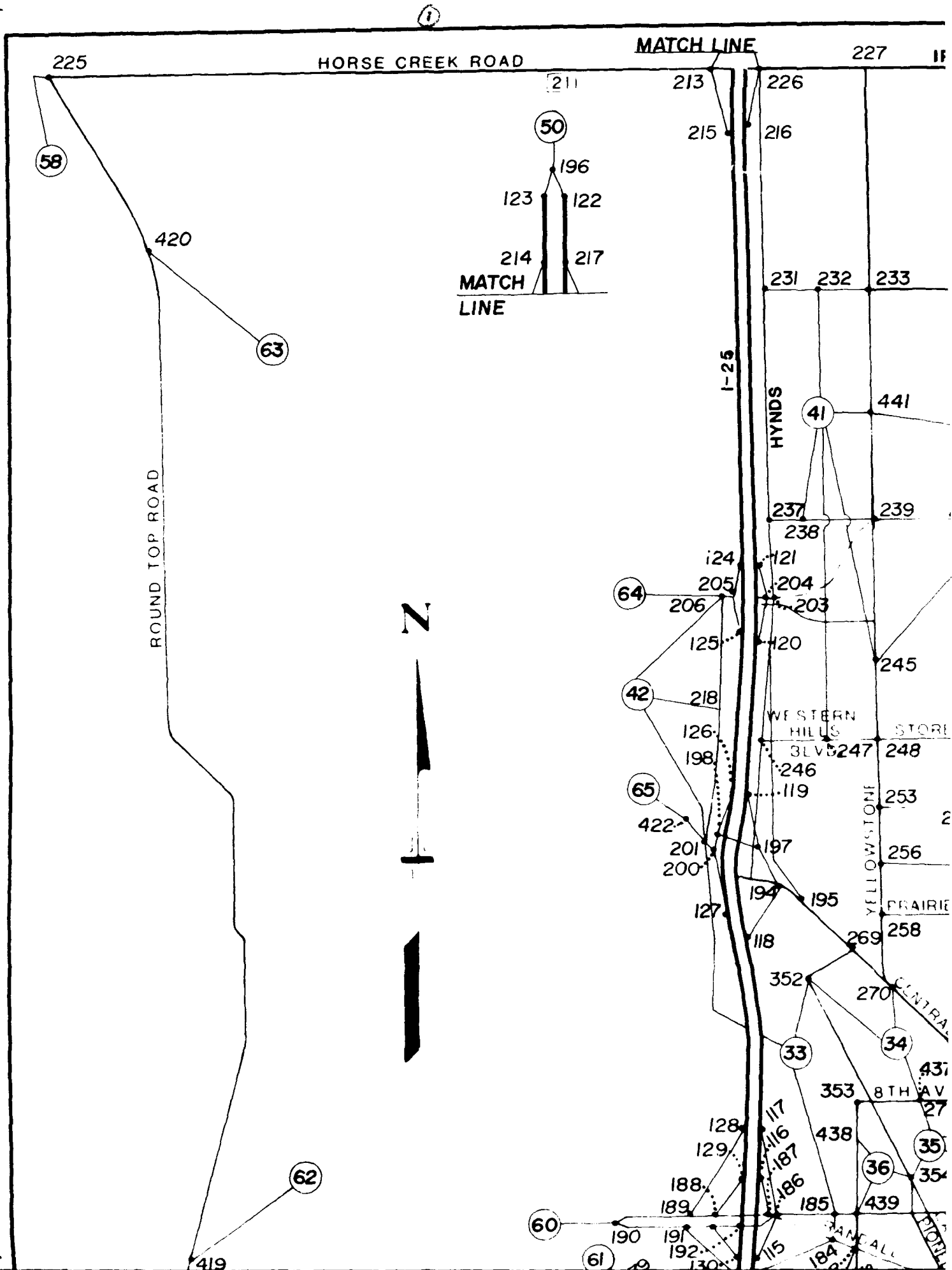
Yellowstone is located in the northwest portion of the Cheyenne Urban Area. It is approximately 390 acres in size, and housed 1,320 people in 1980.

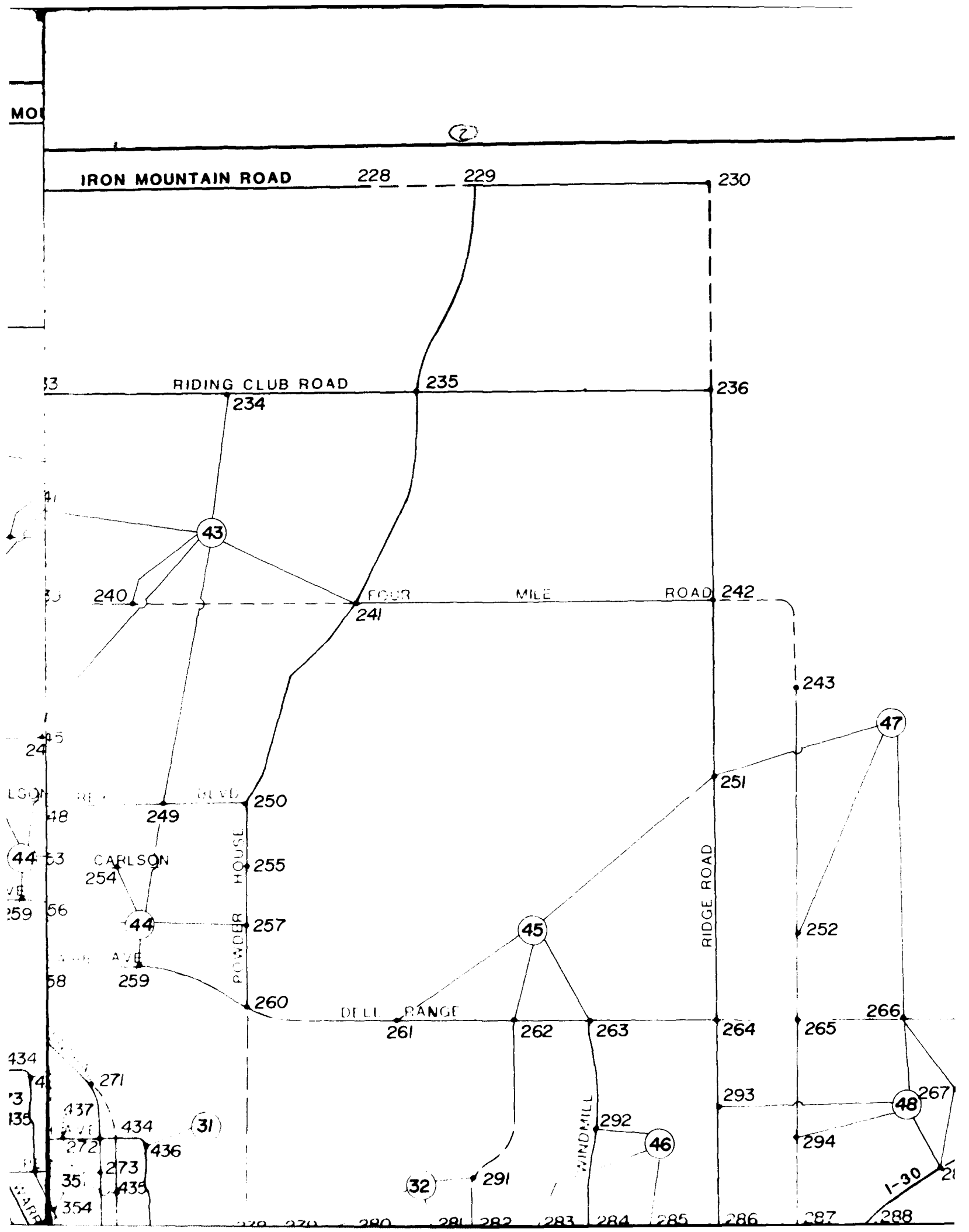
The neighborhood has a large population over 44 years of age (33.0 %). The remaining population consists of a large group of individuals 20 to 44 years of age (36.4 %), and a smaller group under 20 years of age (30.6 %).

The majority of the labor force hold professional or technical positions (70.2 %). The remainder consists of individuals involved in precision production (17.3 %), operators-laborers (7.3 %), and persons employed in the service industry (4.9 %).

The neighborhood has a high percentage of family households (69.3 %). There is a relatively even male/female distribution.

Yellowstone is served by Mylar Park (23 acres in size) and Smalley Park (4 acres). Both parks are located in the southwest portion of the neighborhood. Using the City's standard, parkland demand for Western Hills is 6.6 acres. If half the acreage of Mylar and Smalley Parks (because they serve both Yellowstone and Indian Hills) is credited to Yellowstone, the neighborhood has a surplus of 6.9 acres.





TRAFFIC ZONES AND NODES IN THE CHEYENNE AREA

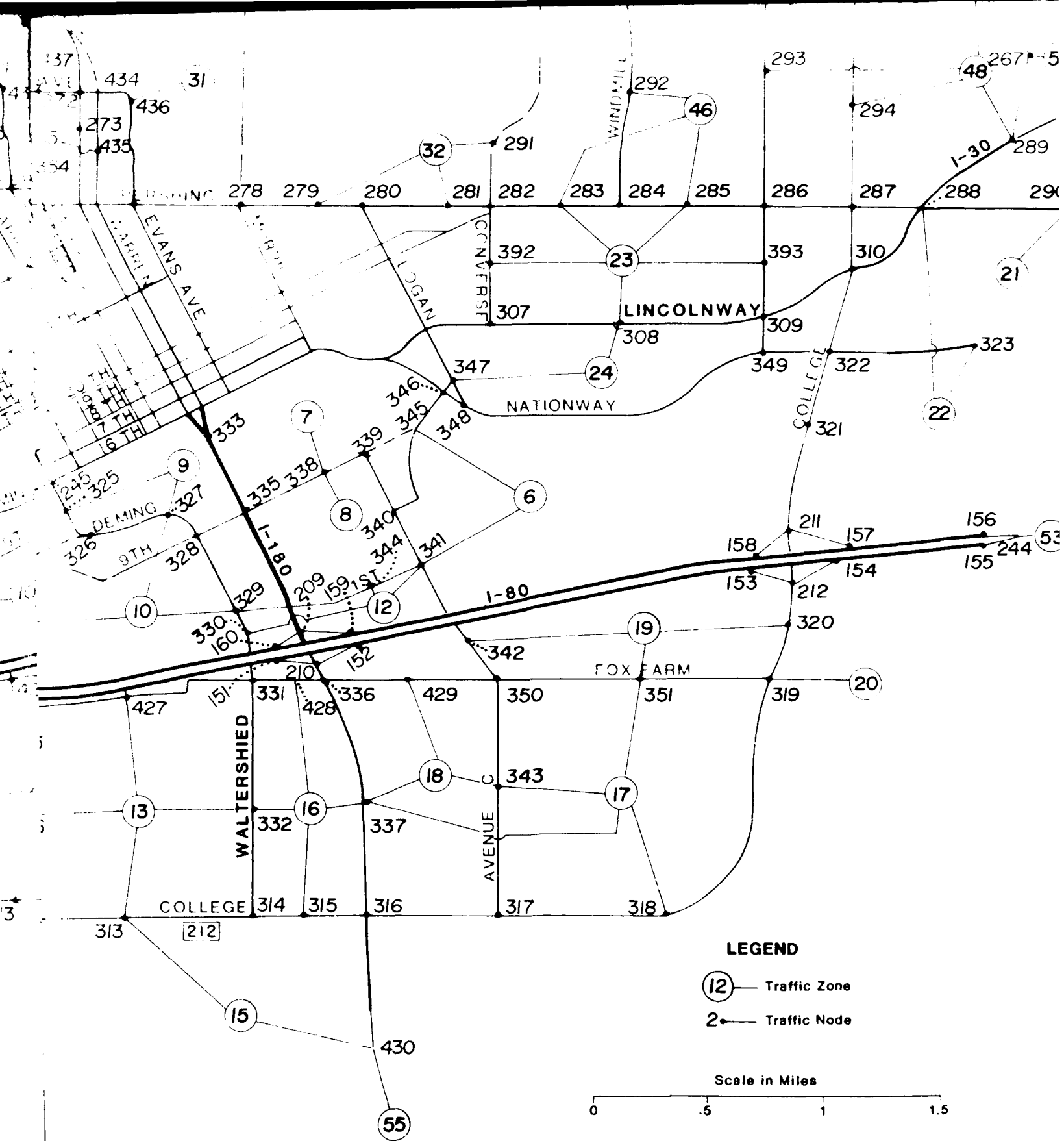
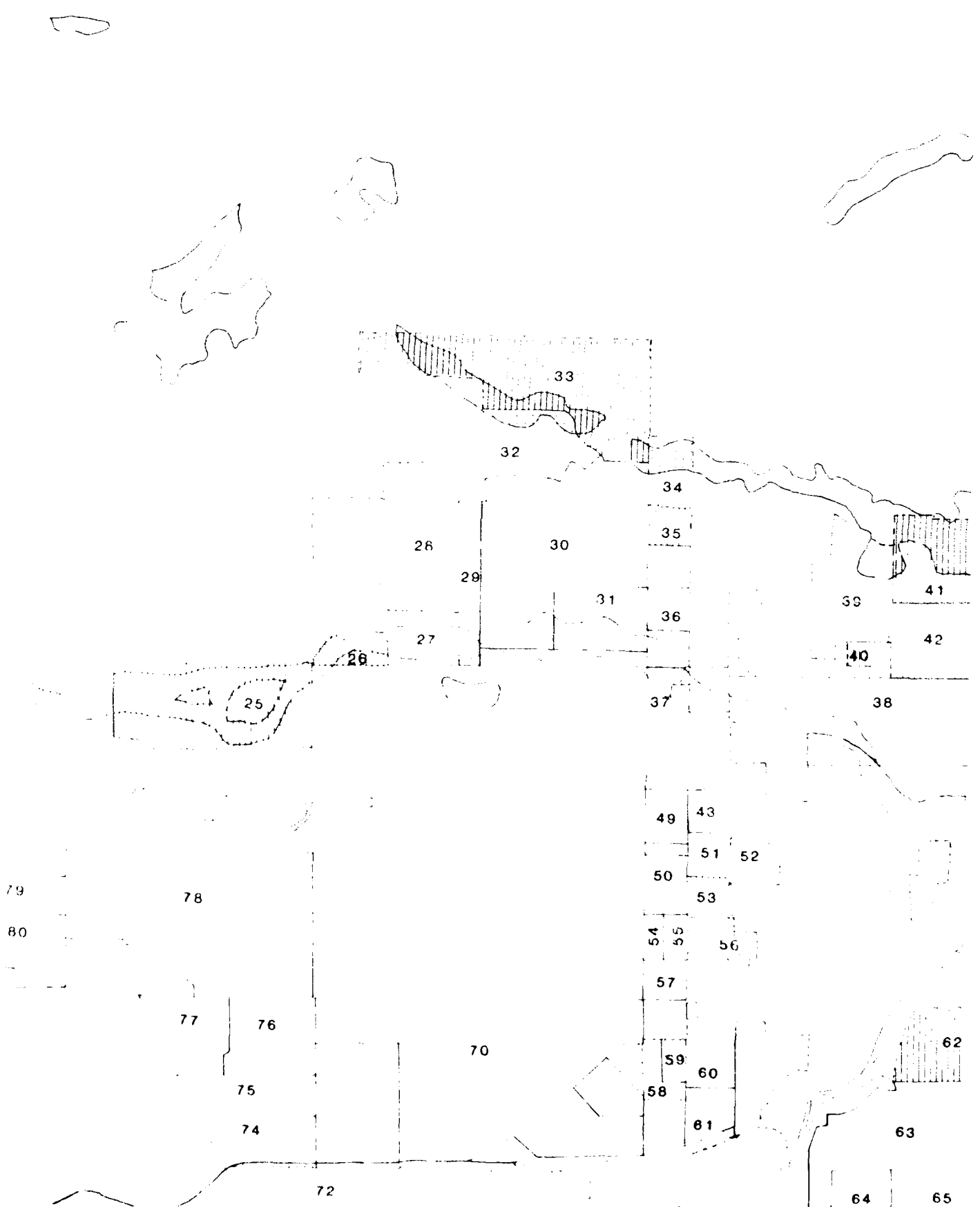
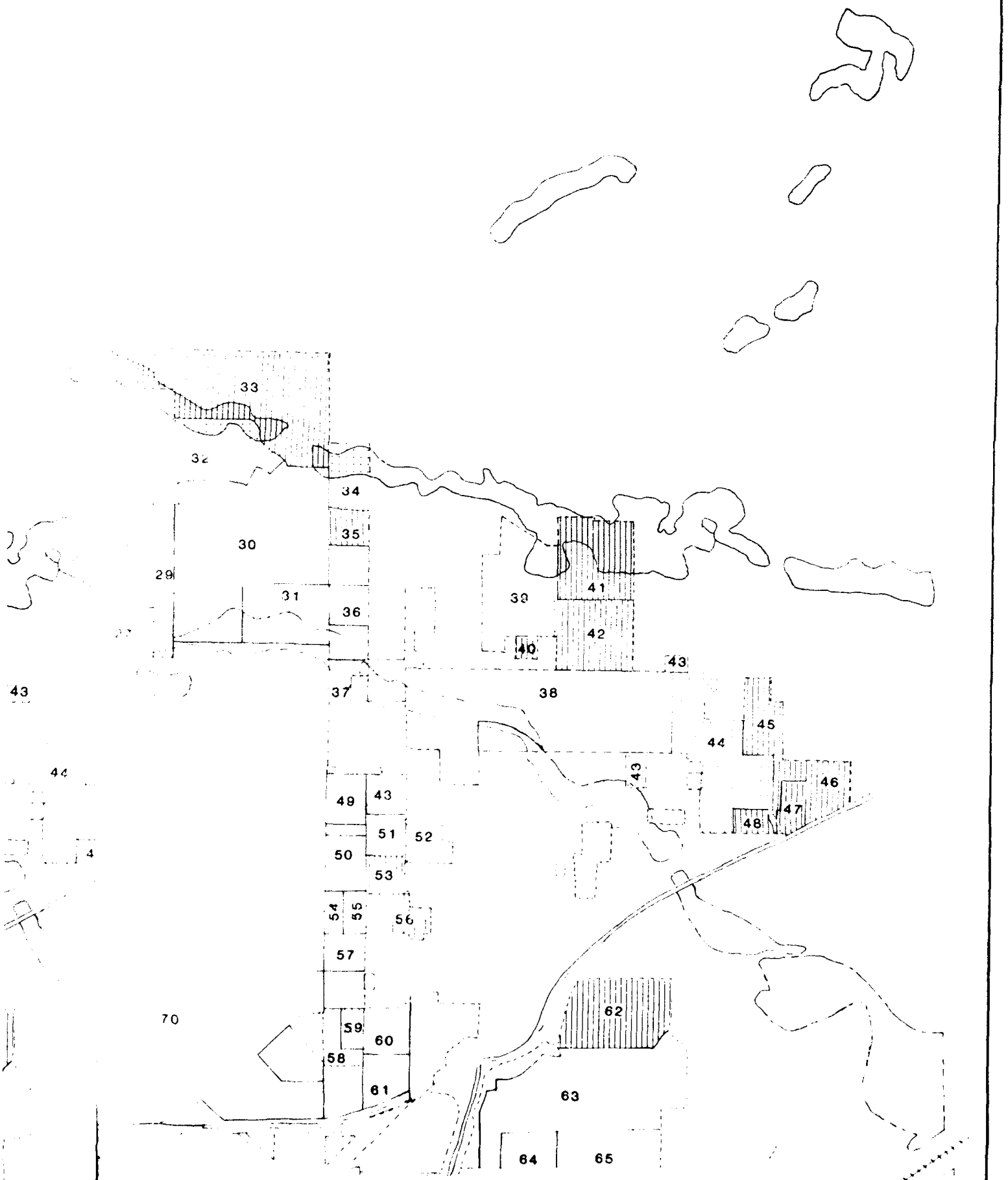
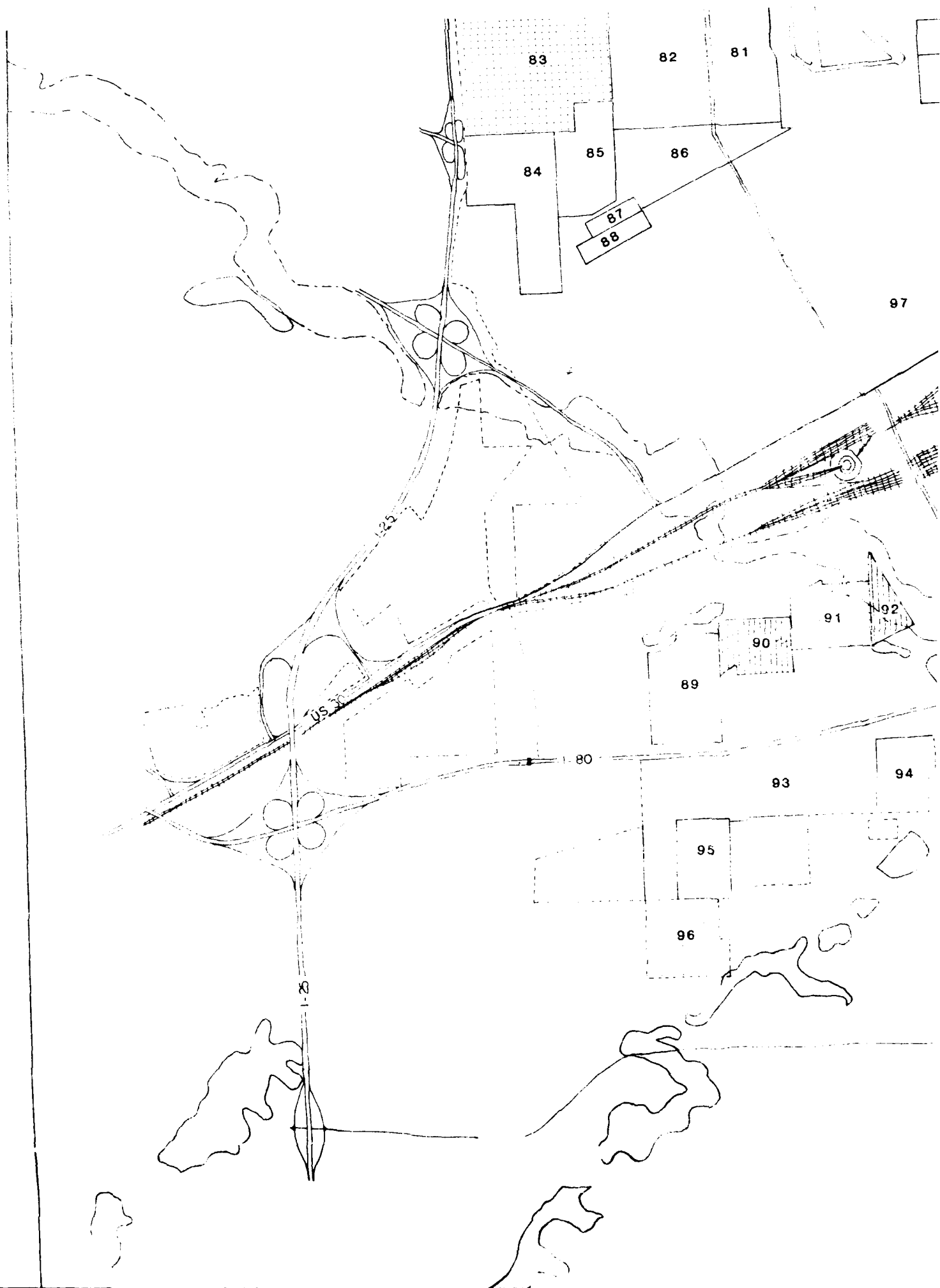


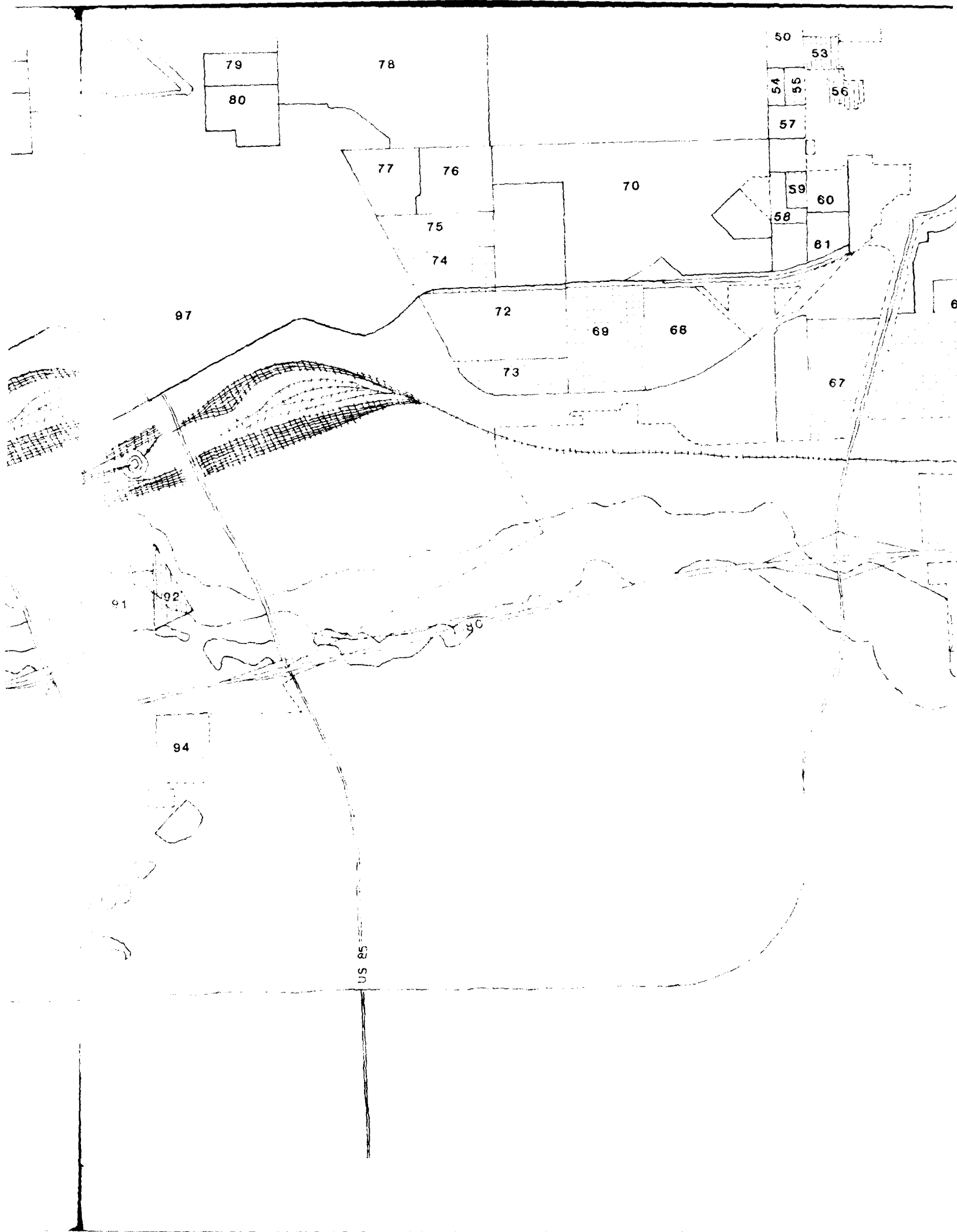
FIGURE A.7.1.3-

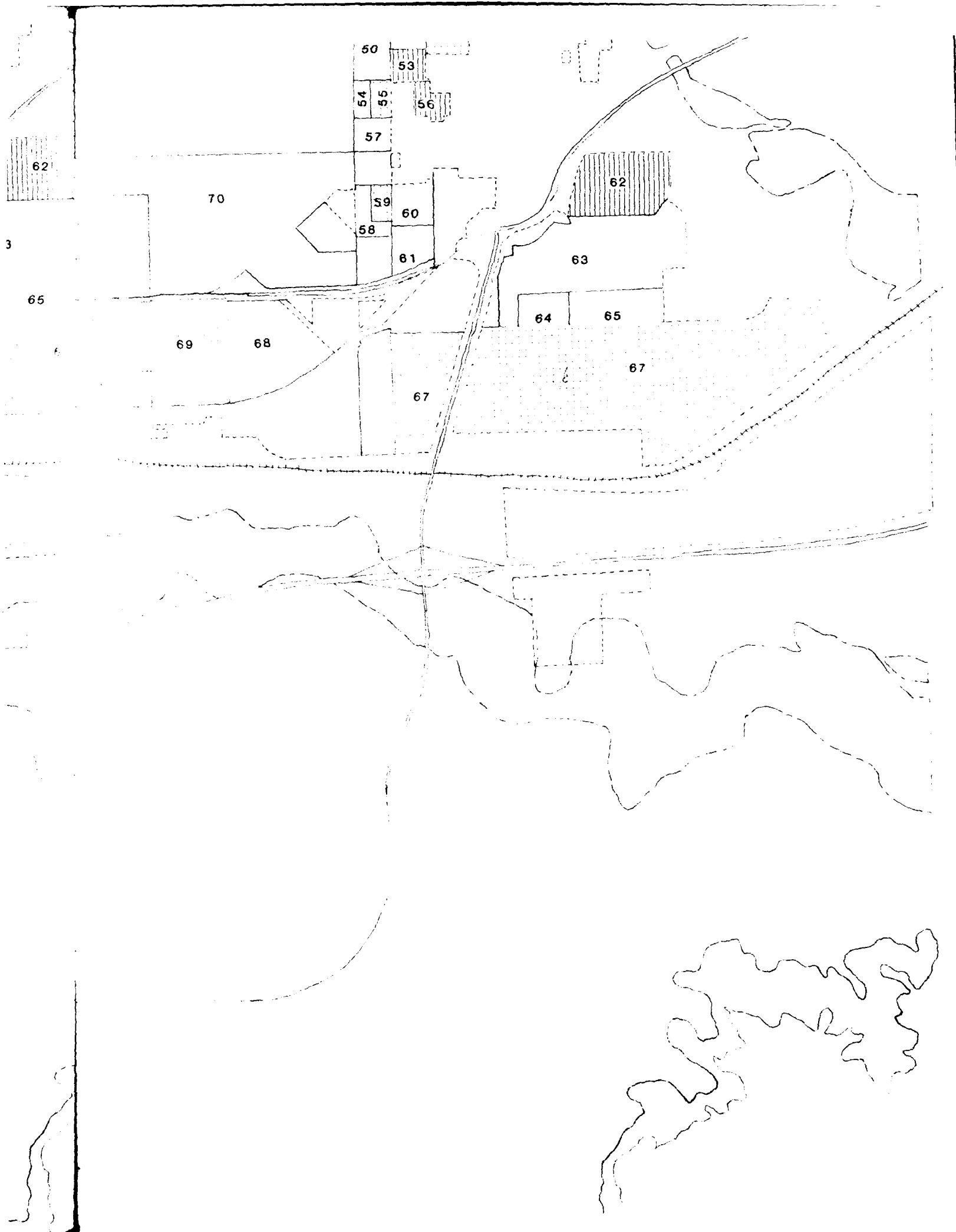












US 85

LEGEND

GREATER THAN 11%

PLAIN AREA

VACANT LOTS

OTS VACANT LOTS

ER THAN 50% VACANT LOTS

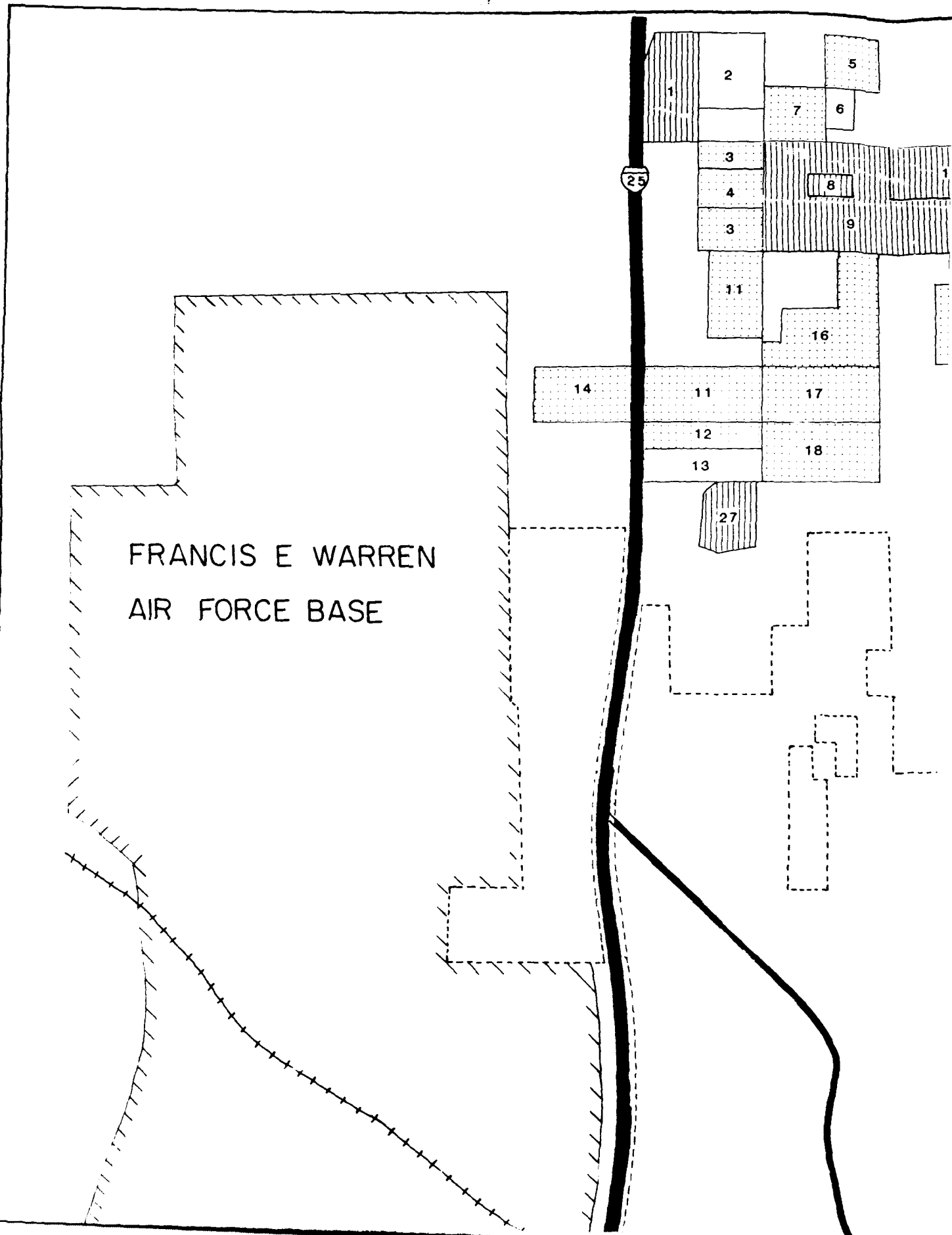
Supplement SUBDIVISION

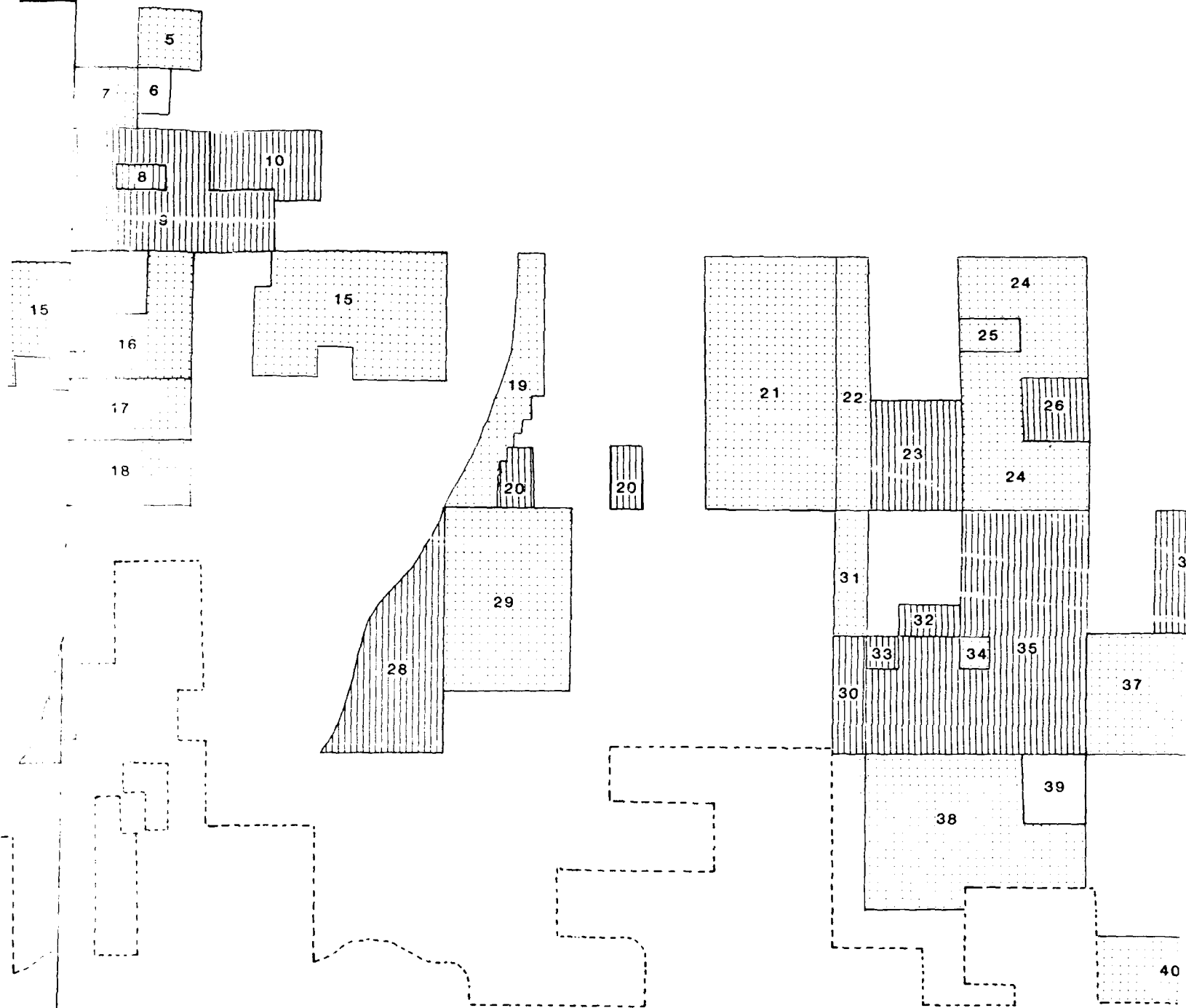
Subdivision Names in Supplement



FIG

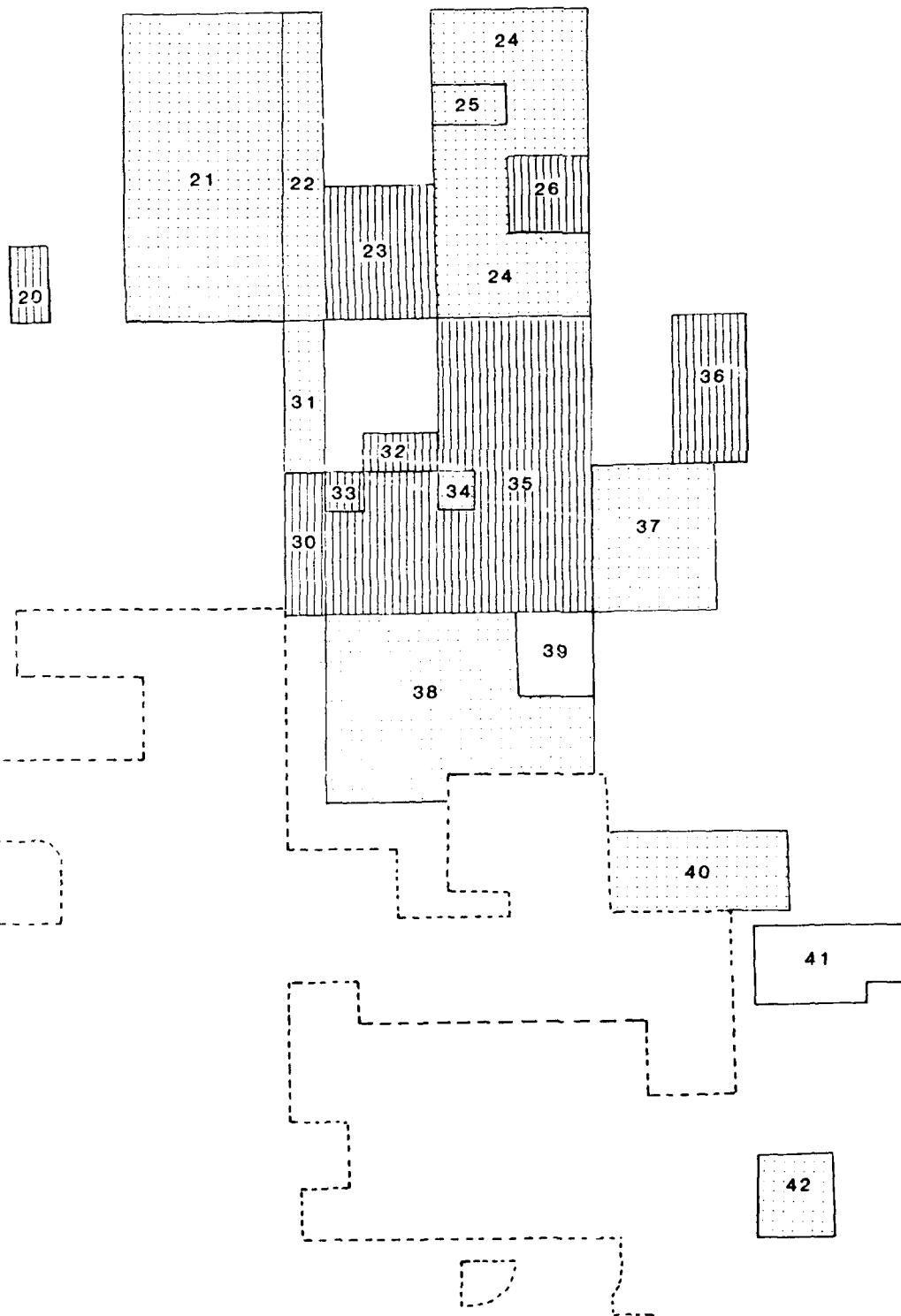
FIGURE NO. B.3.2-1





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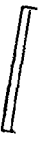
4

52

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INE

CHEYENNE

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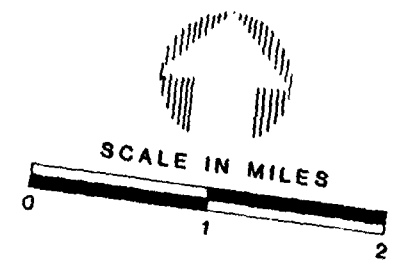
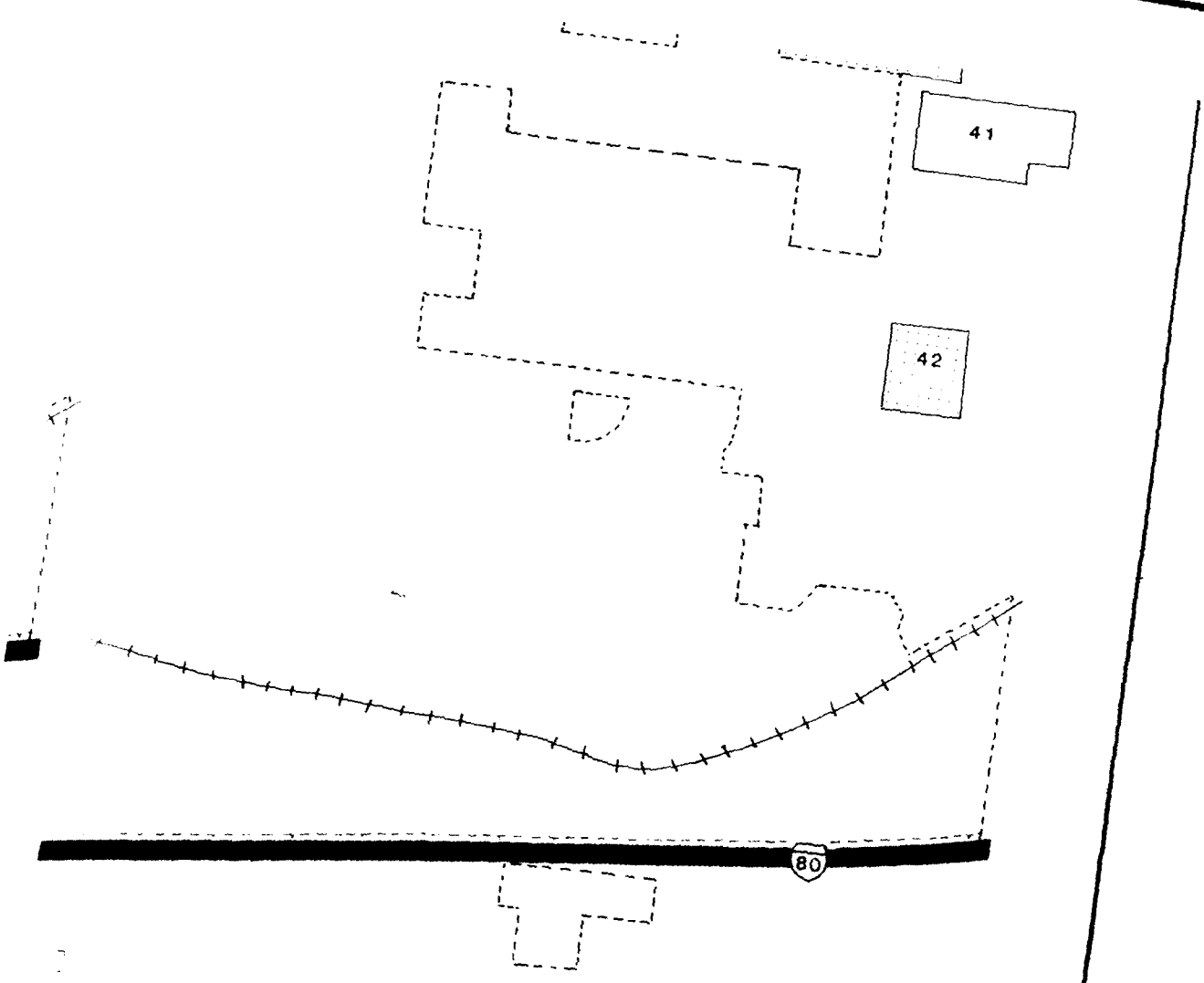


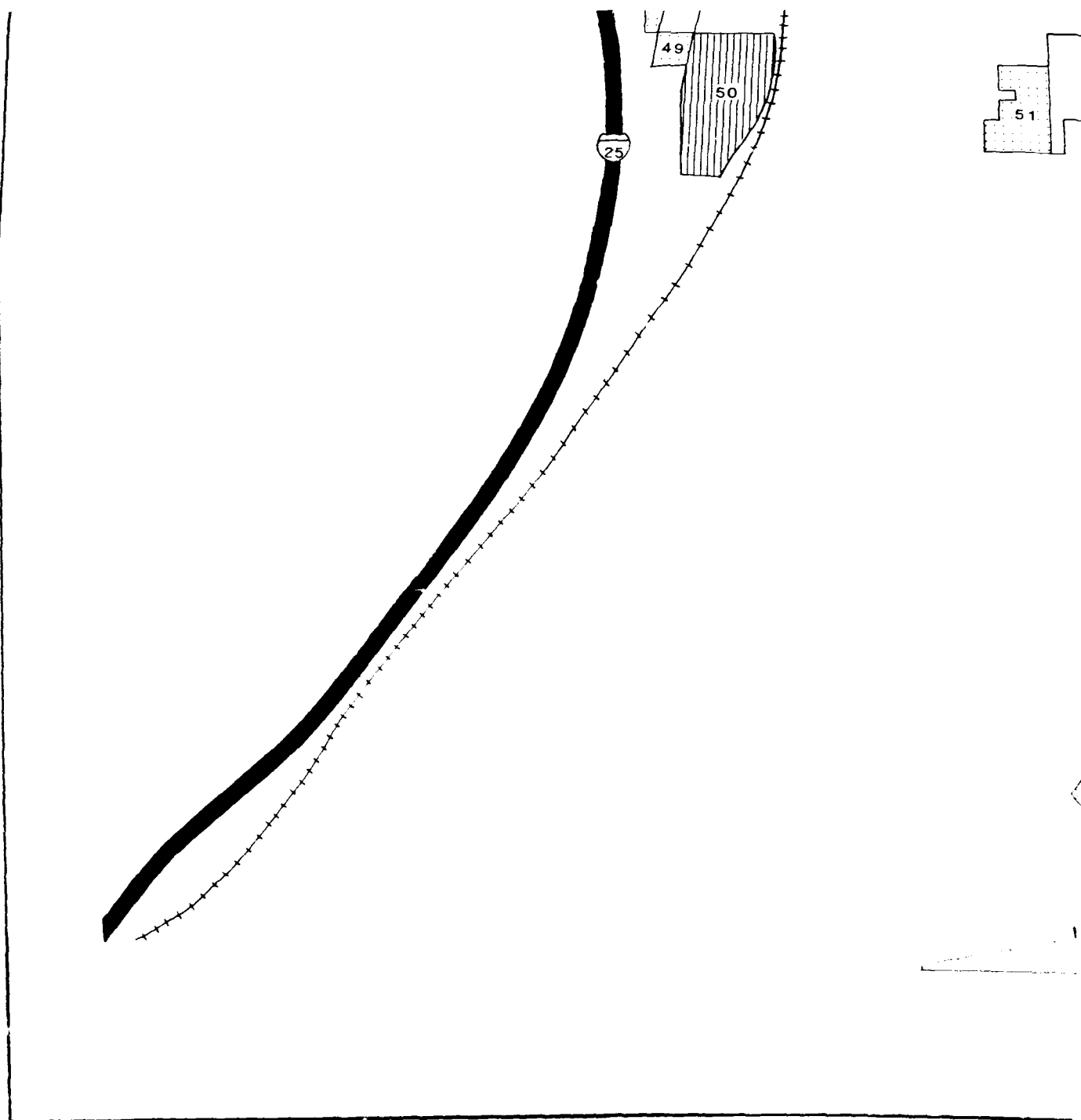
SCALE IN MILES

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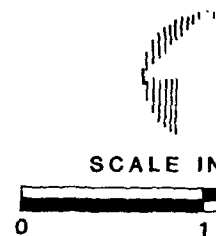
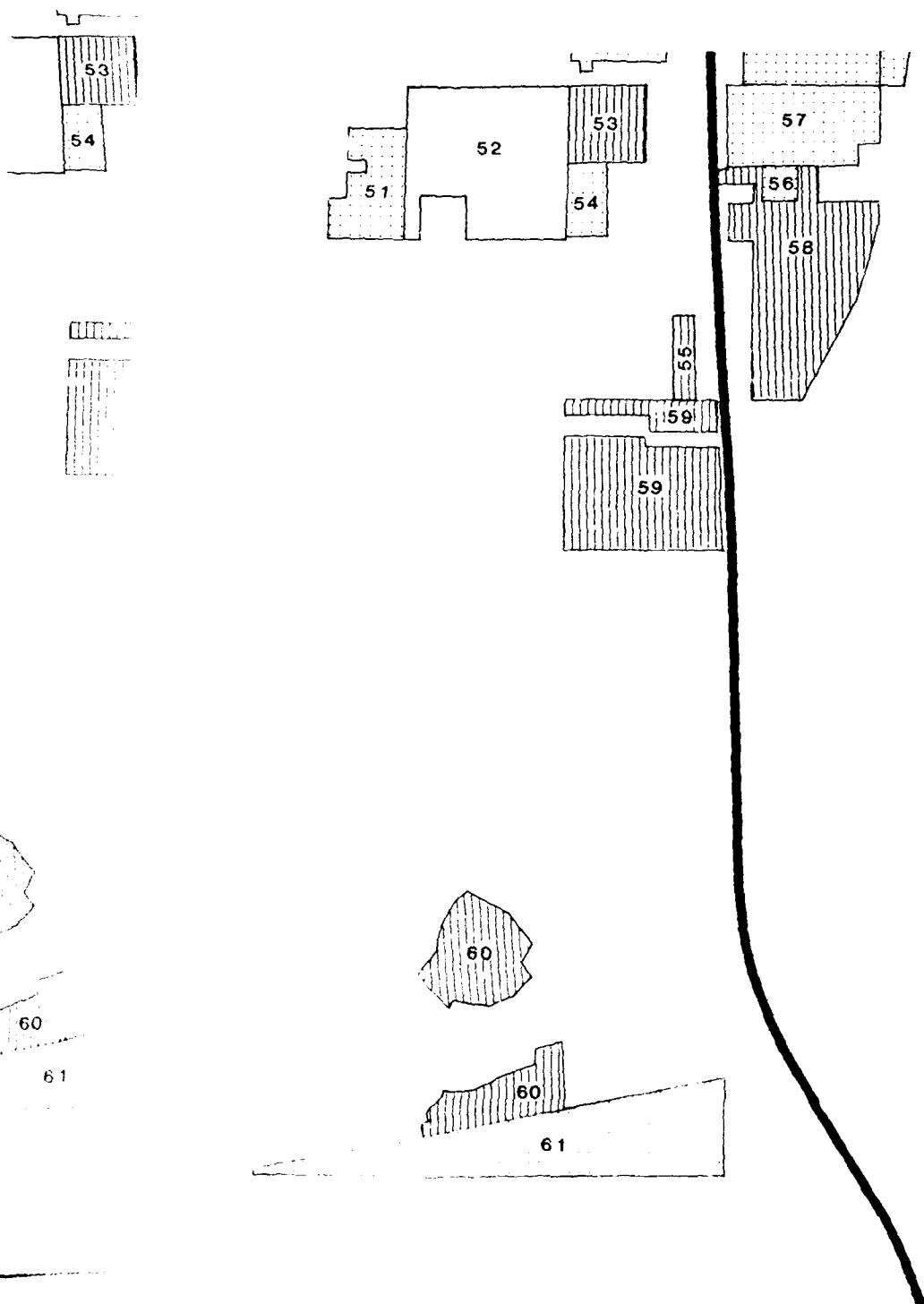
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2





COUNTY ZONED AREA VACANT LANDS



LEGEND

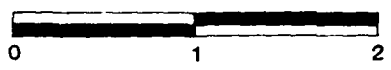
- 0-10% VACANT LOTS
- 11-50% VACANT LOTS
- GREATER THAN 50% V
- KEYED SUBDIVISION

NOTE: Keys To Subdivision
CITY LIMITS - - - - -

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SCALE IN MILES

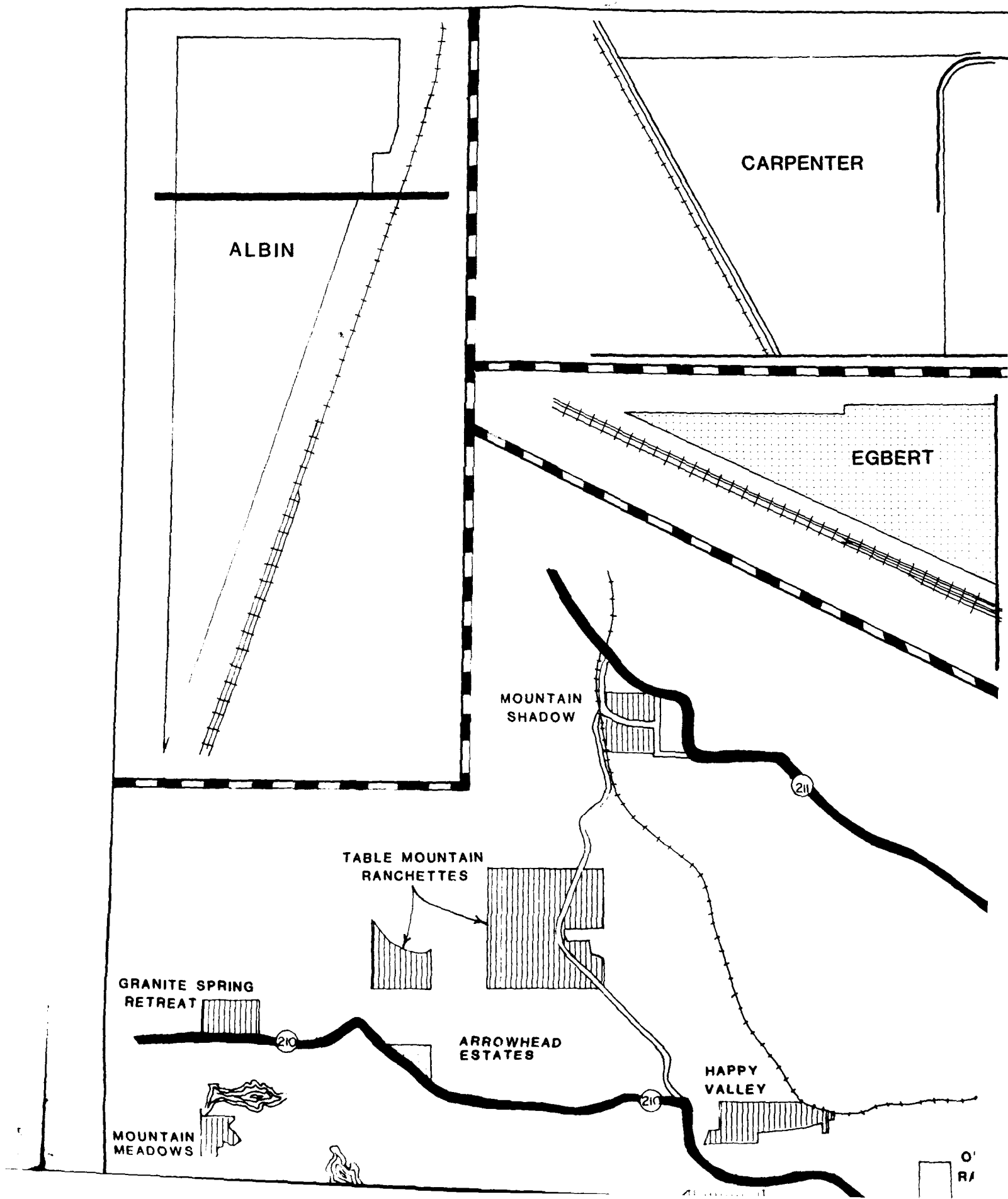


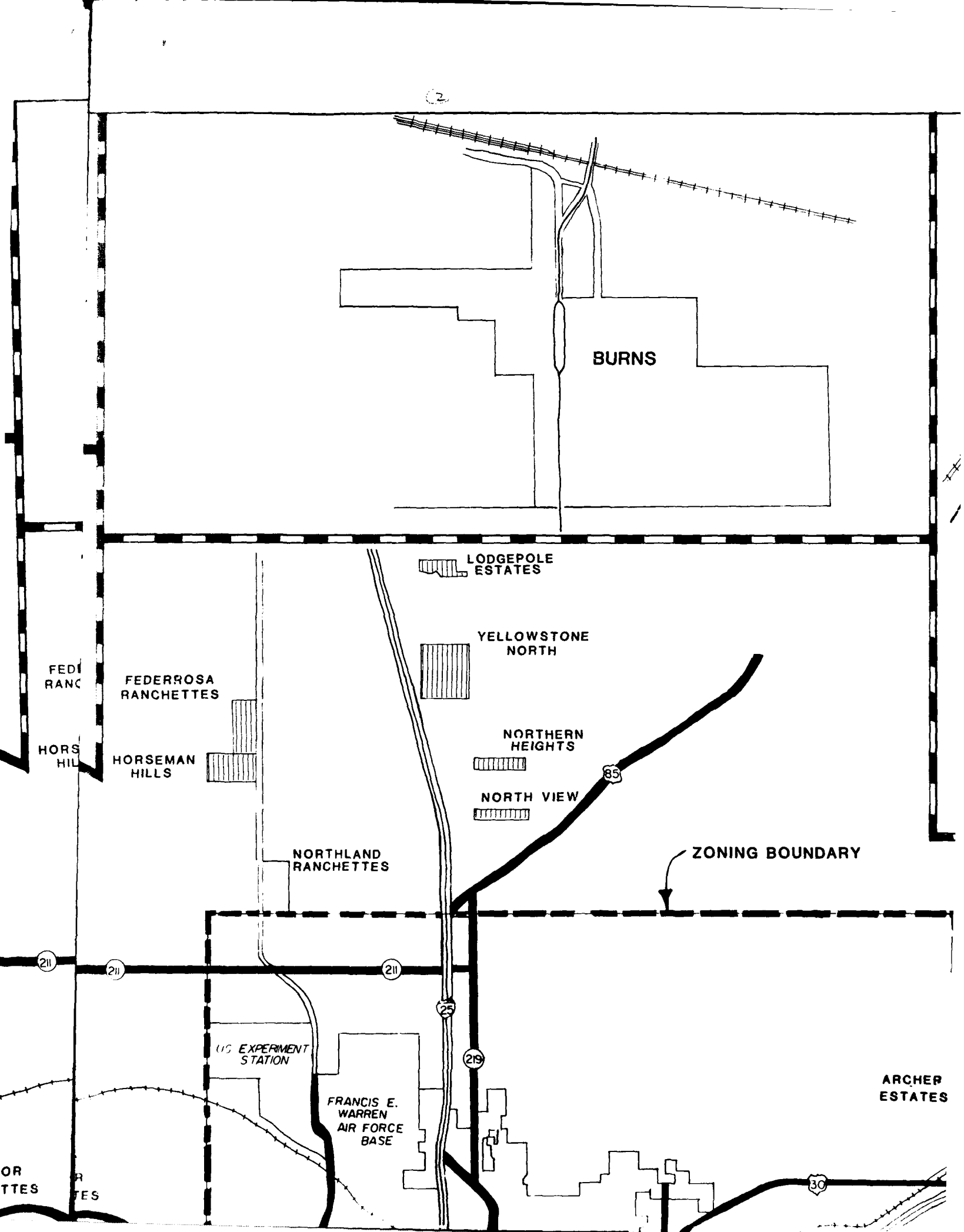
LEGEND

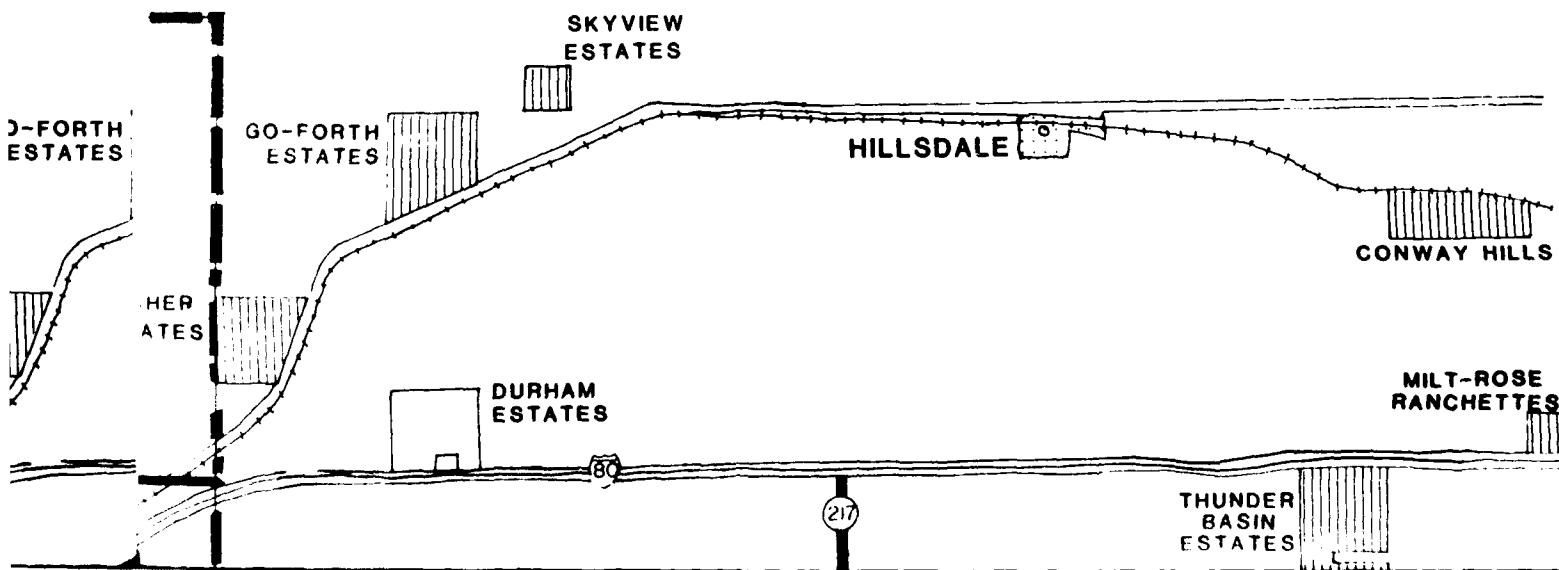
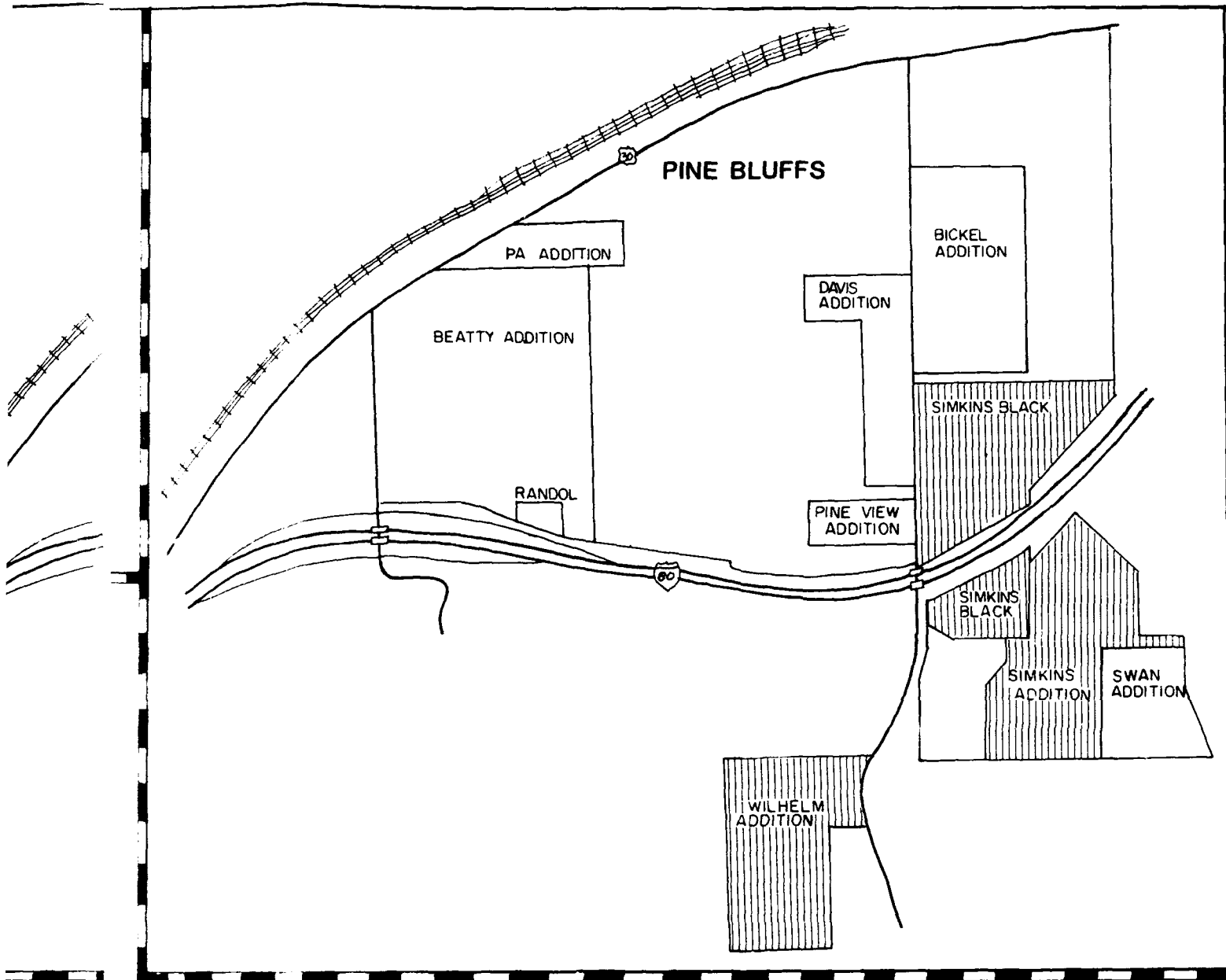
-  0-10% VACANT LOTS
-  11-50% VACANT LOTS
-  GREATER THAN 50% VACANT LOTS
-  KEYED SUBDIVISION

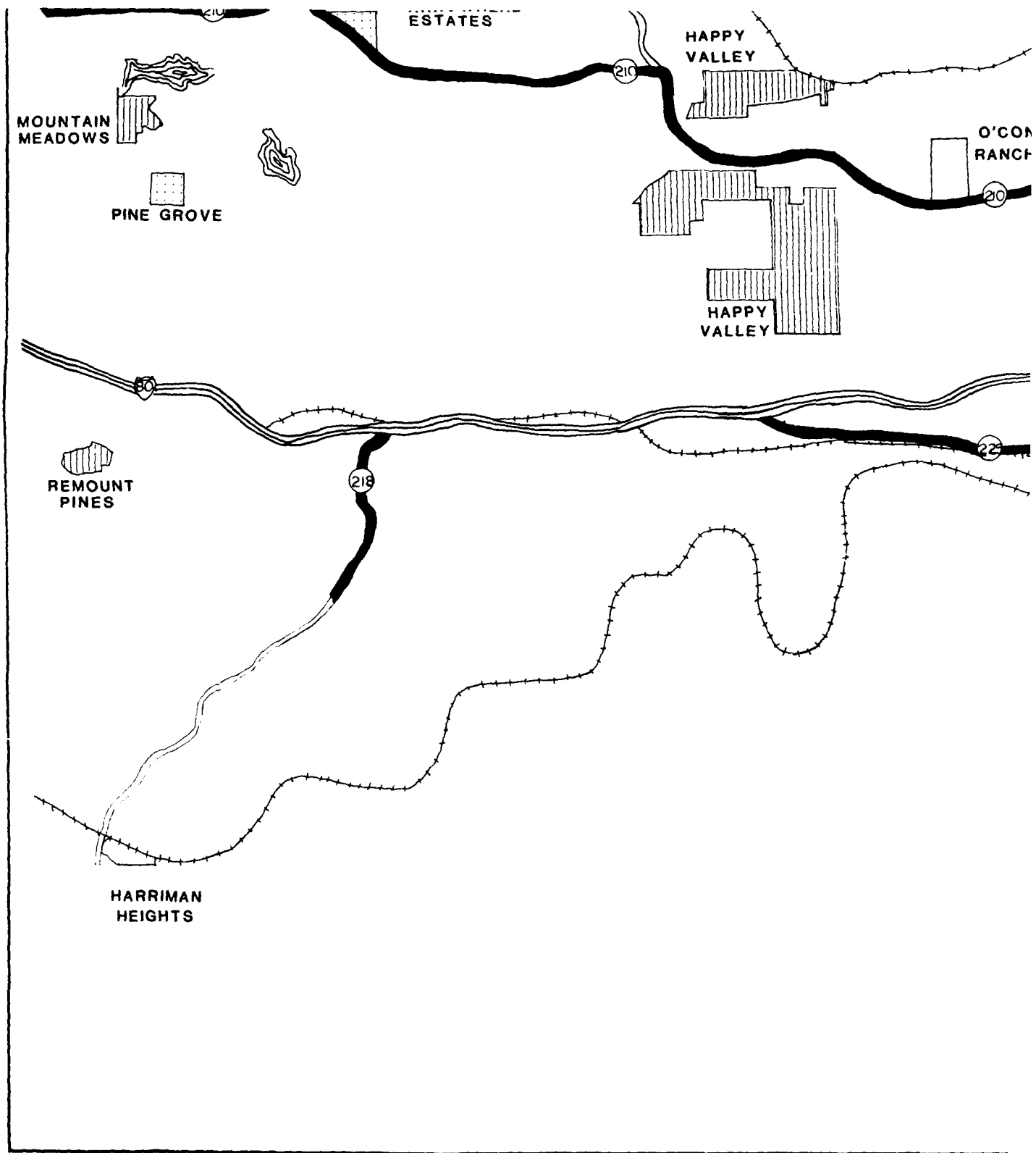
NOTE: Keys To Subdivision Names in Supplement
CITY LIMITS - - - - -

FIGURE NO. B.3.2-2

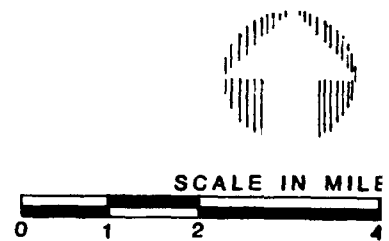
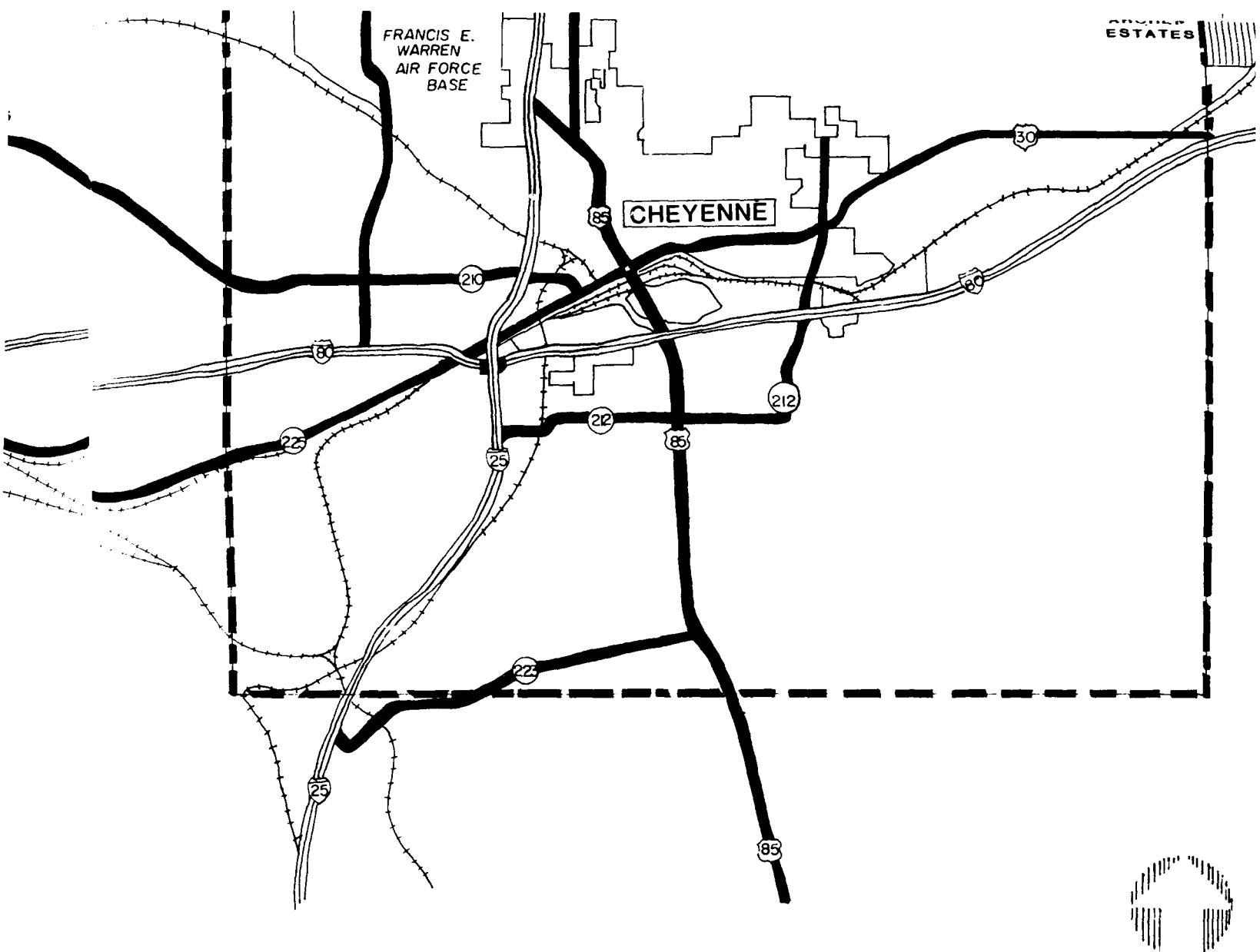








LARAMIE COUNTY VACANT LANDS 4



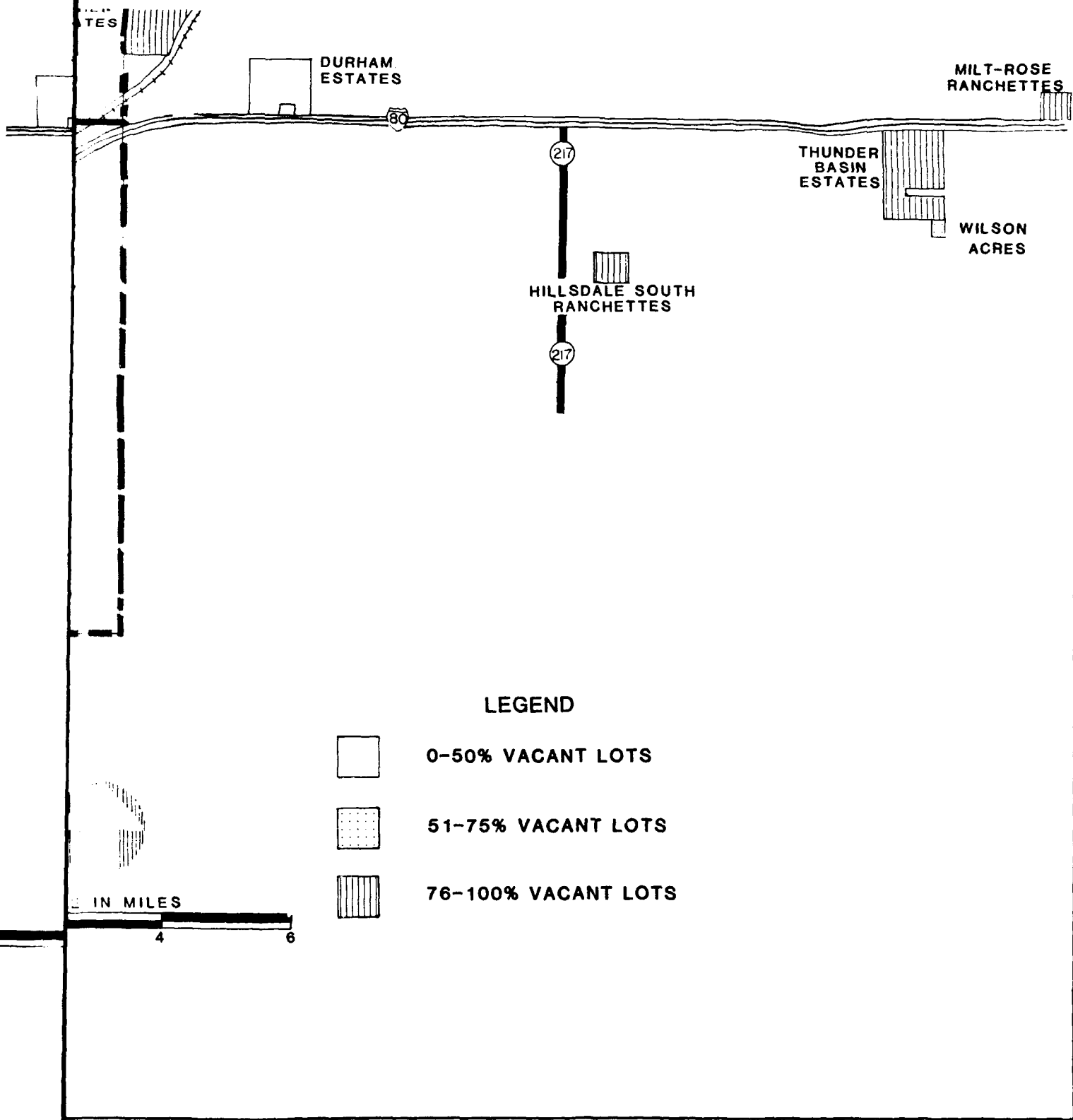
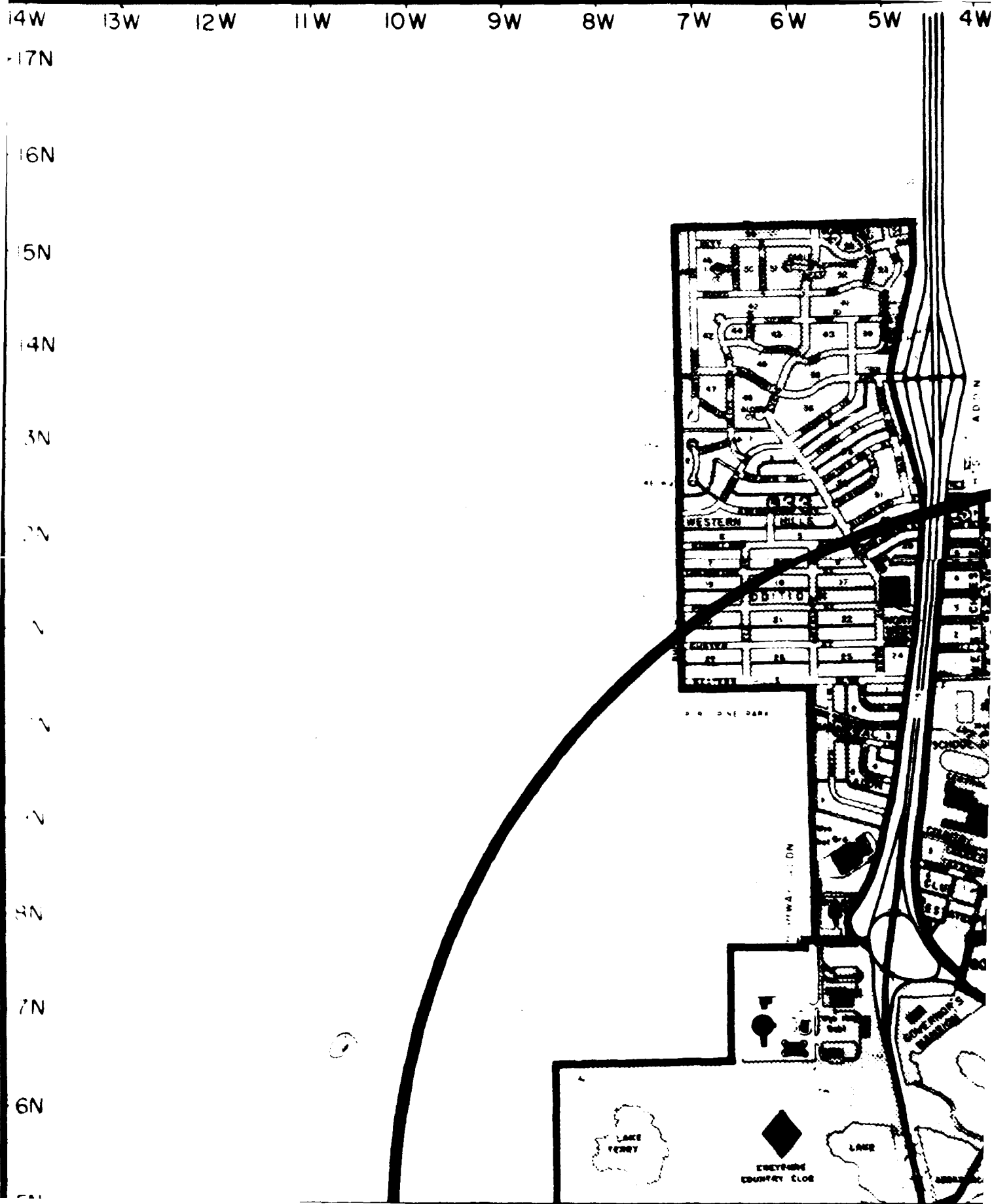


FIGURE NO. B.3.2-3



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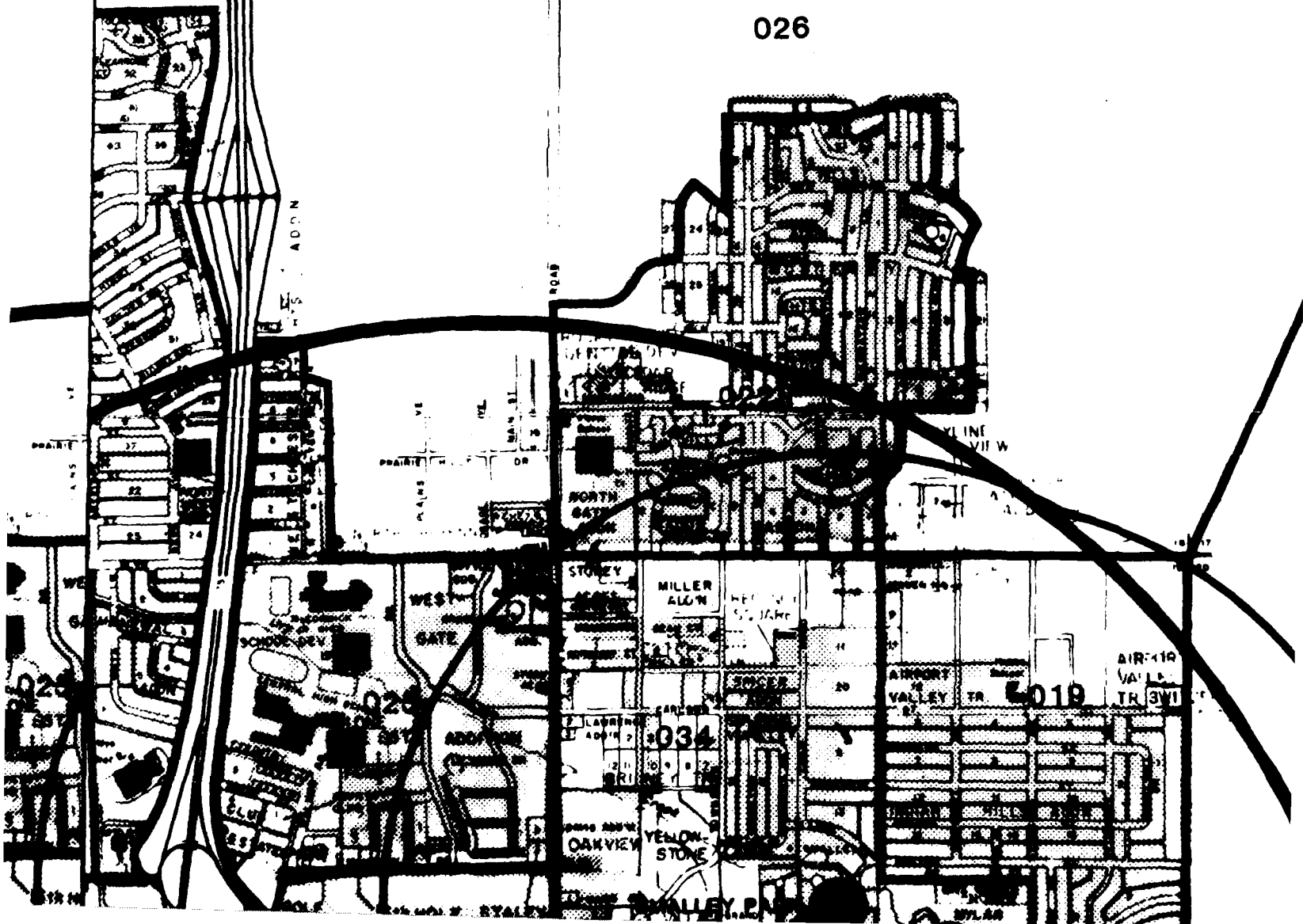
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2E

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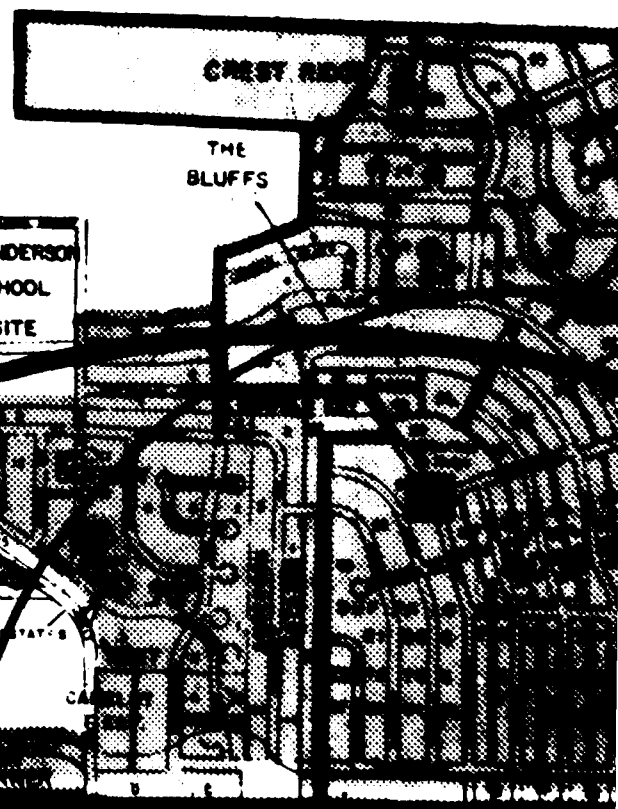


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POVERTY FLATS



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MALL

FRONTIER
SQUARE

Cole
P. Co
Station

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13E

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GLENCOE

DR

BYNGAR

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WILCHESTER

DR

SUMMIT

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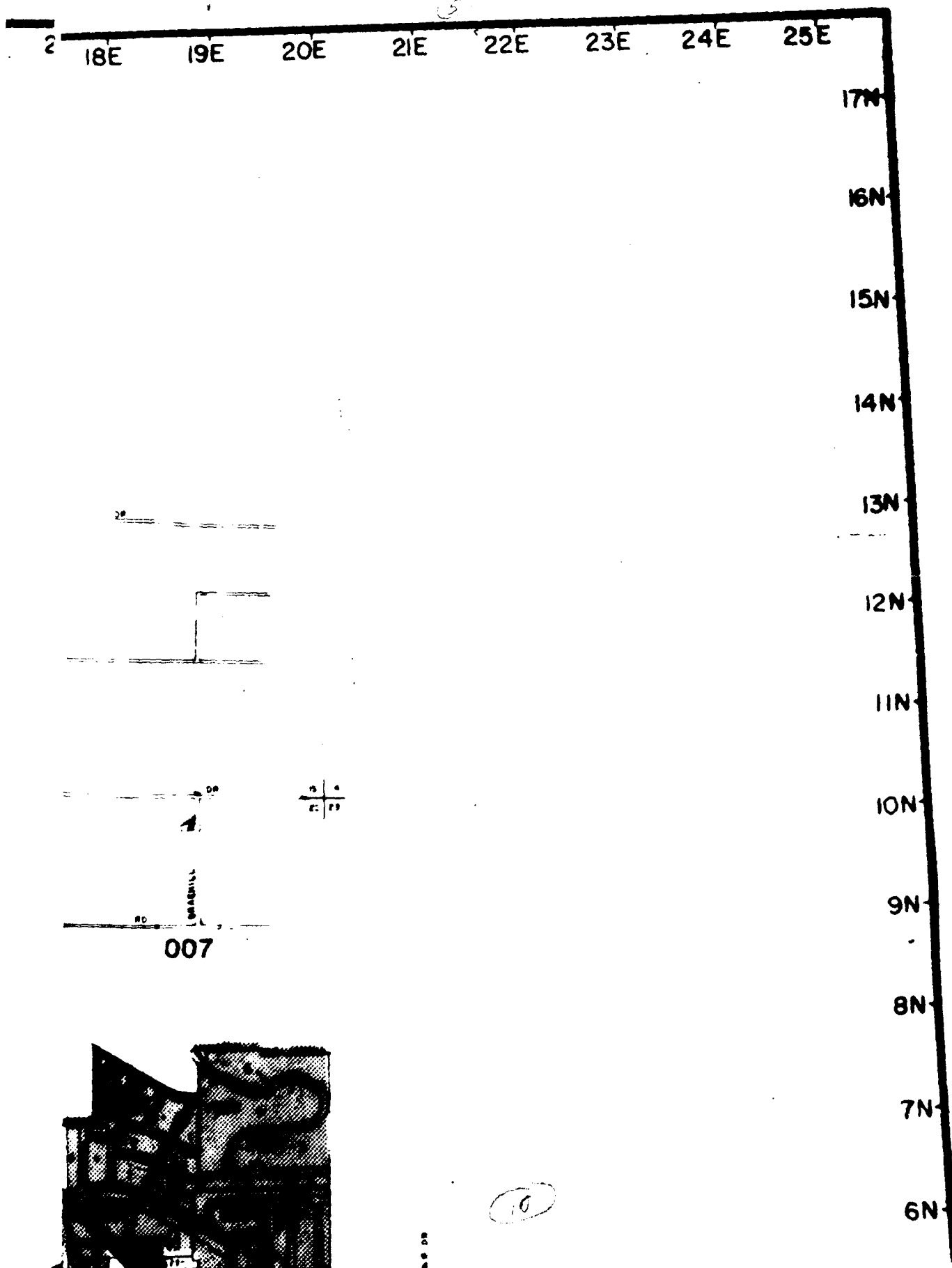
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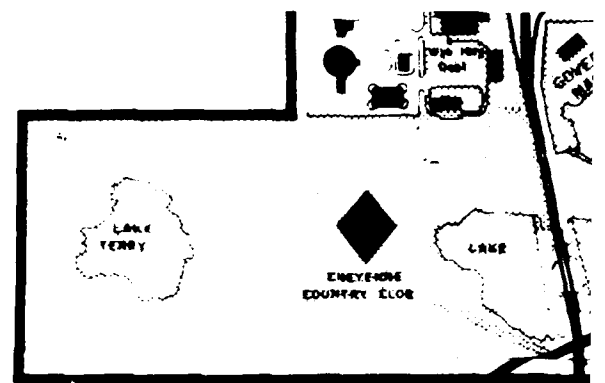
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FORT FRANCIS E WARDEN

AIR FORCE

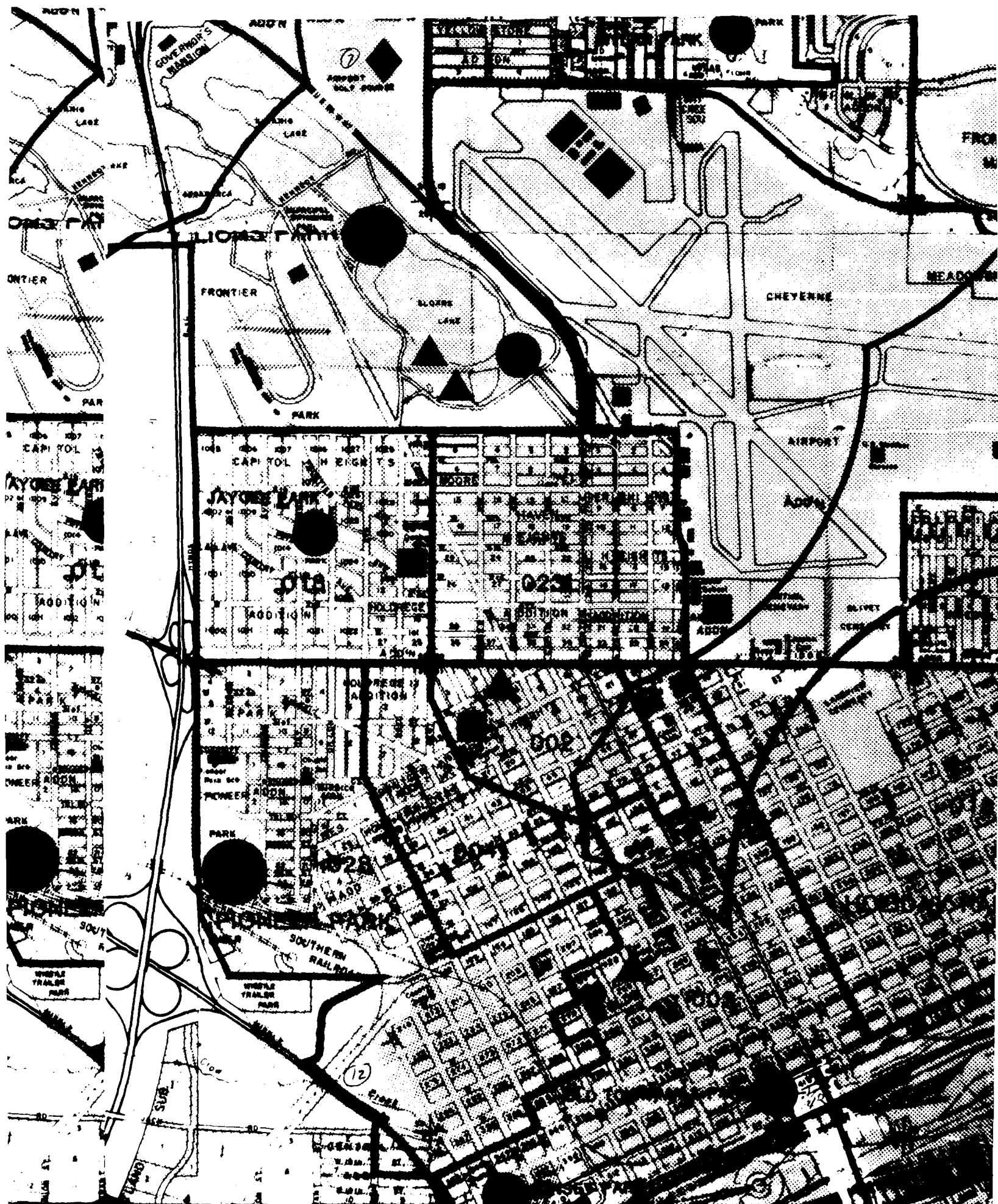
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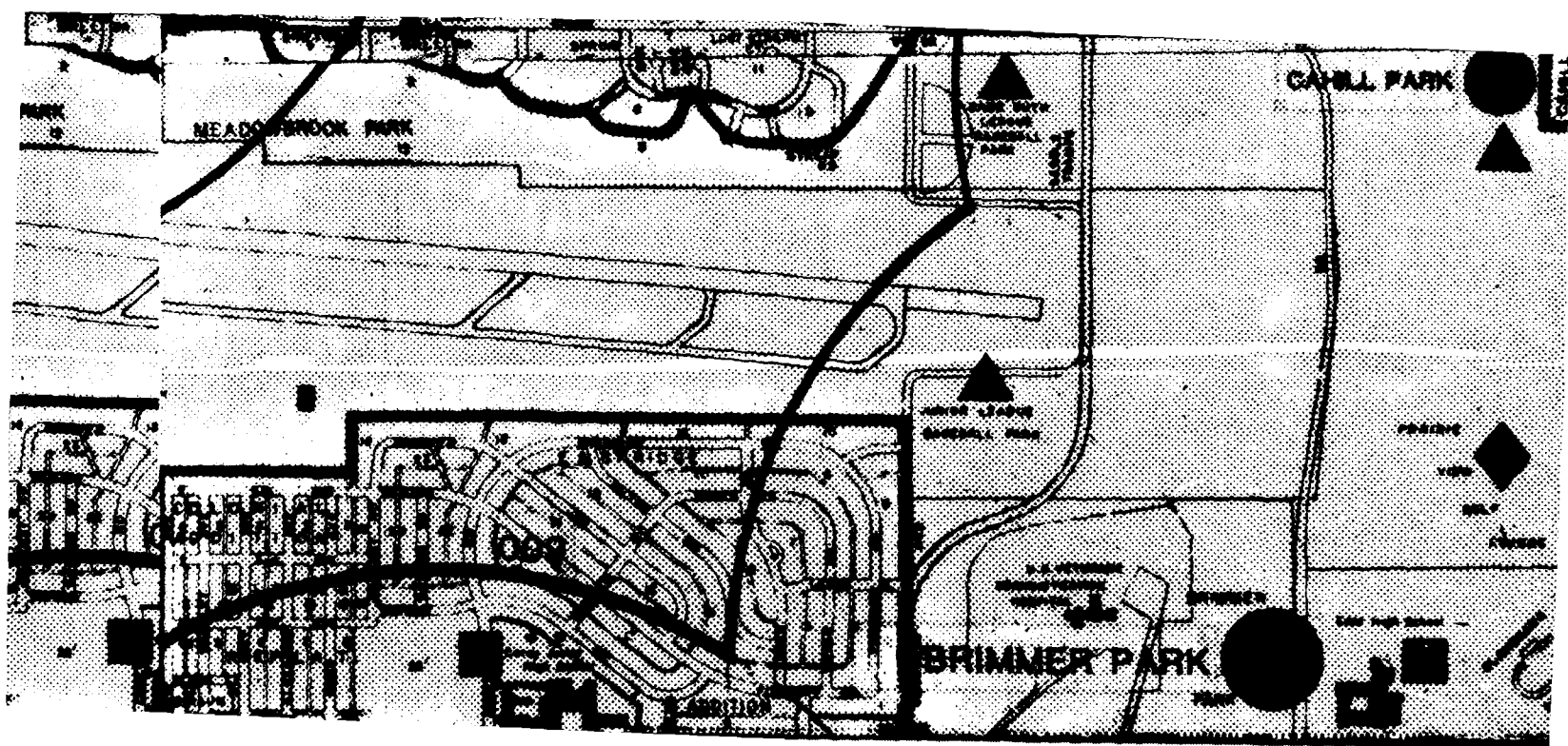
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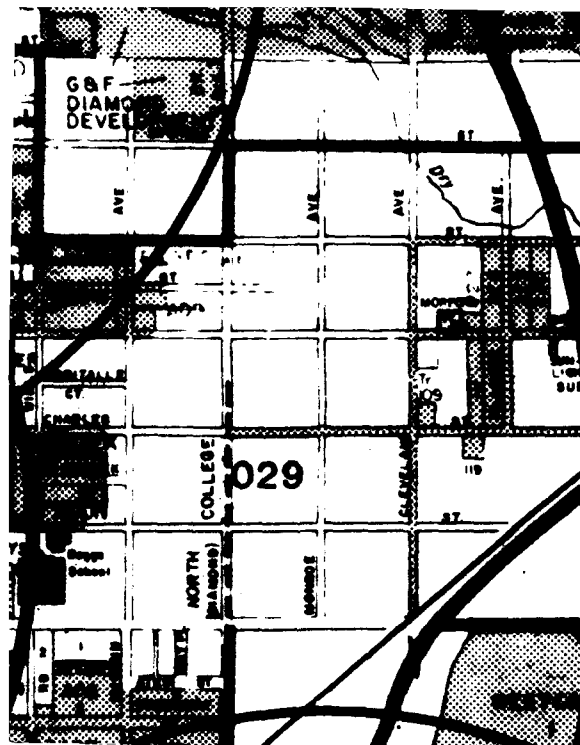
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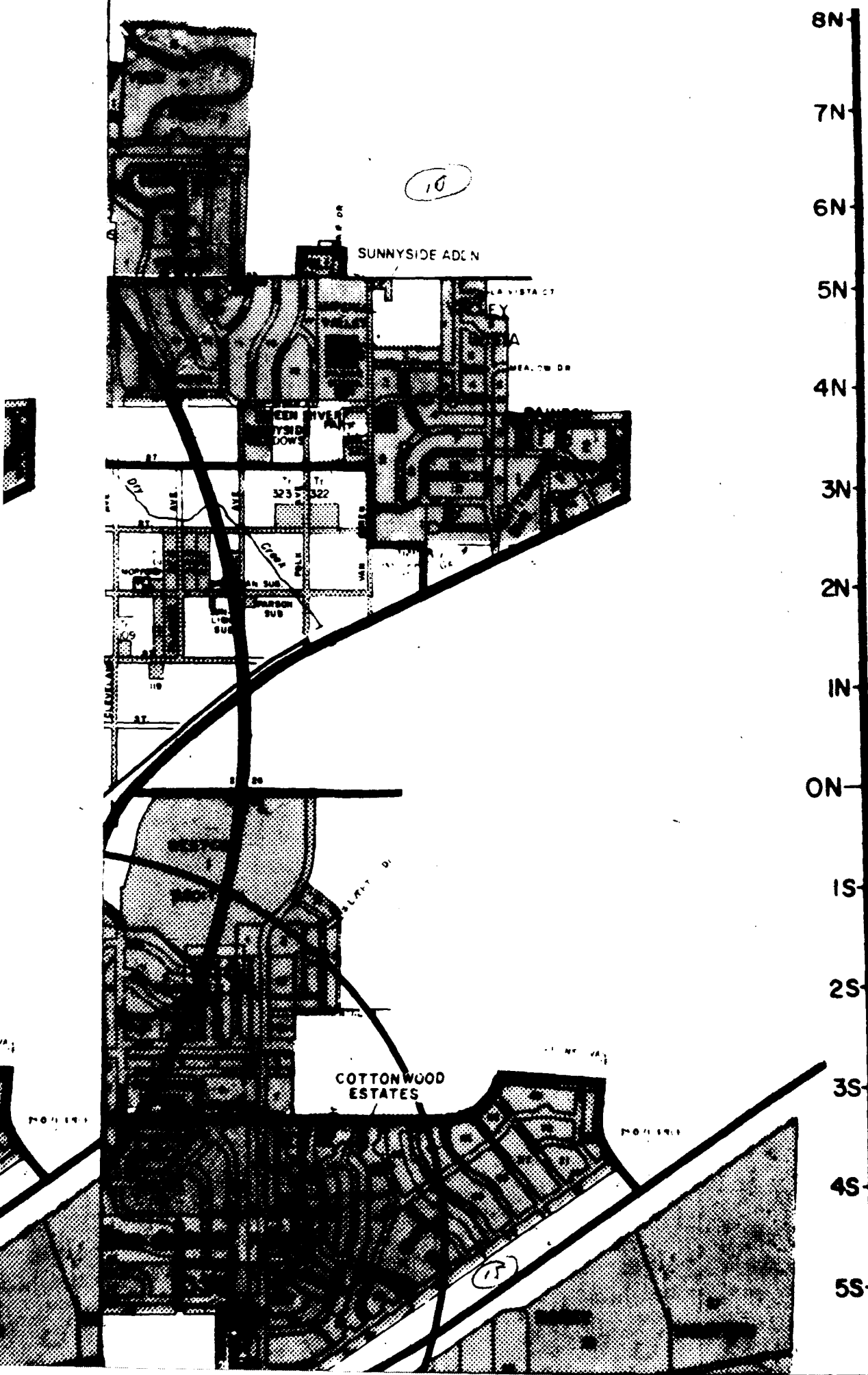
SUB

LAND









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LEGEND



Community Park



Neighborhood Park



School



Golf Course

BAS

НАЗР

ADDITIONAL

MUSKY

✓ CLEAR

BRESNAHAN
ESTATE

HOLDINGS
LITTLE
AMERICA

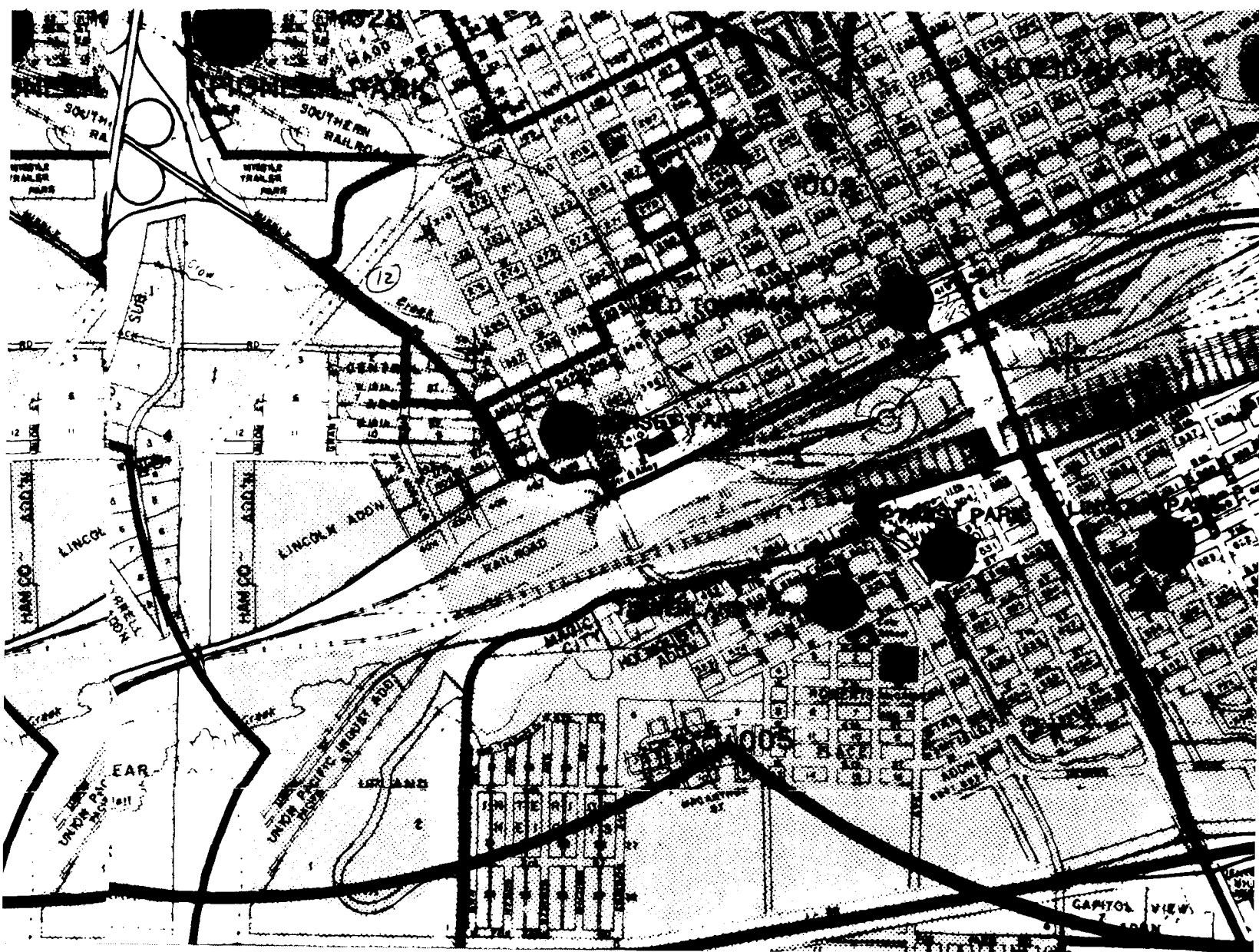
UNION

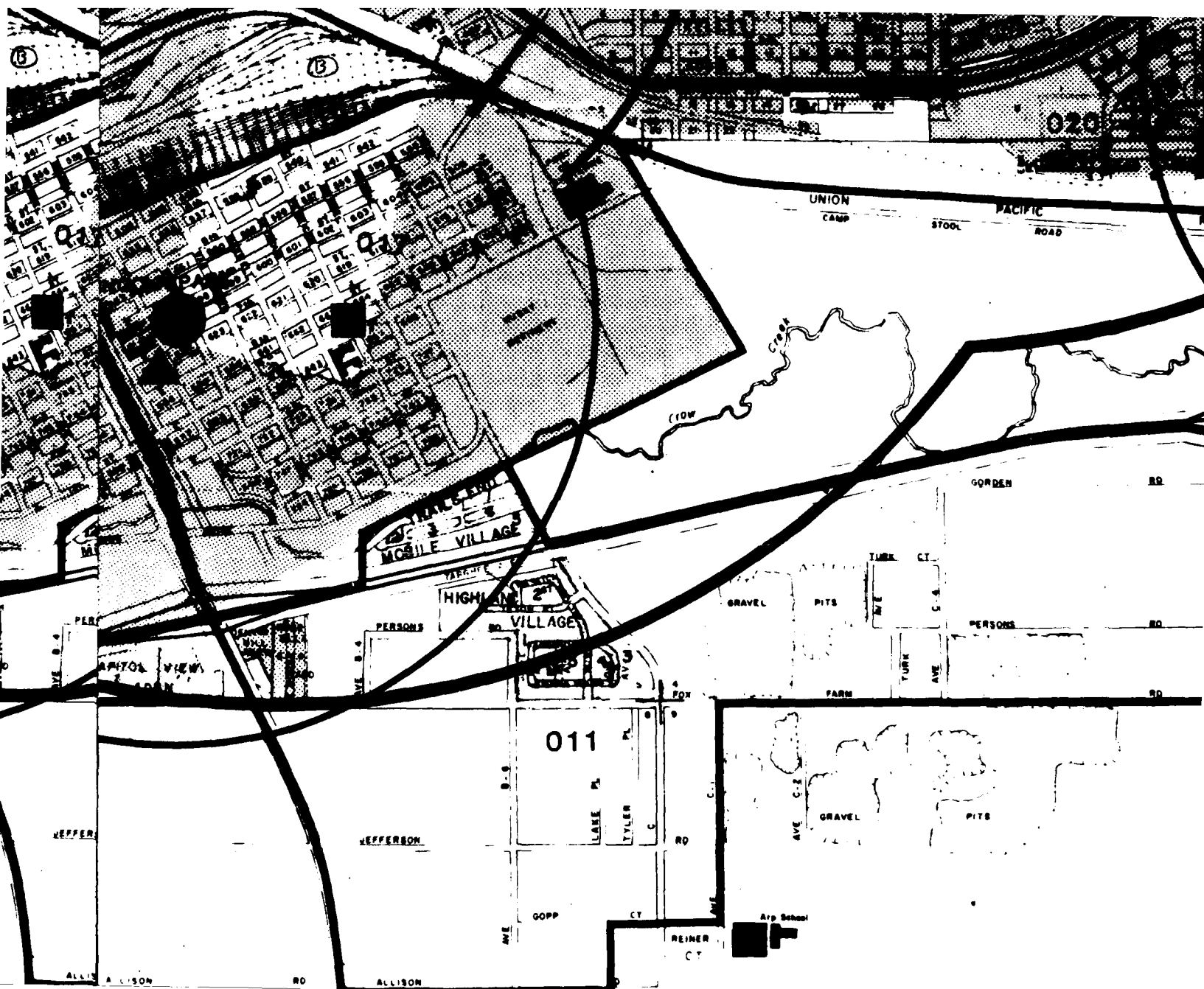
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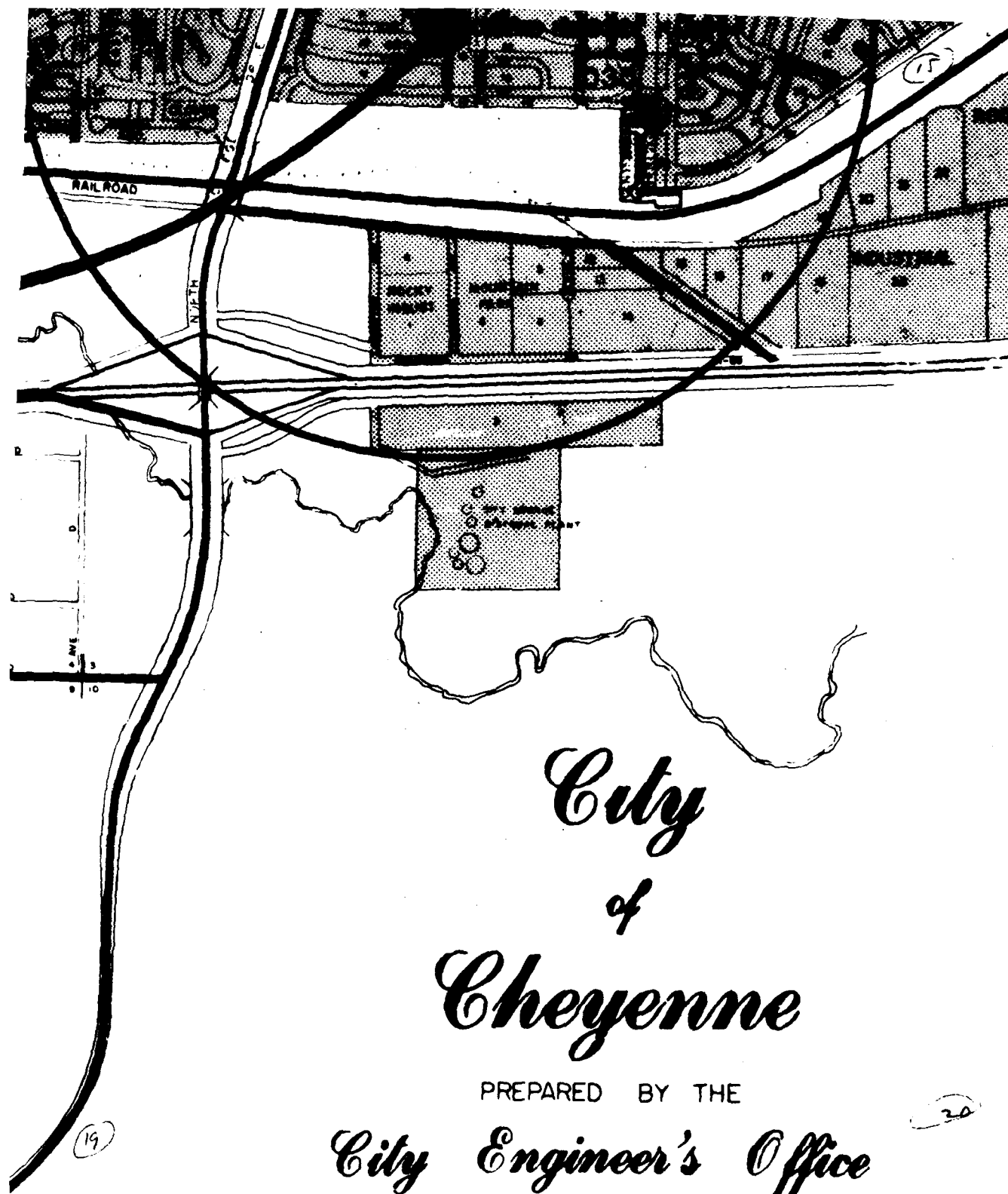
CREEK

NAME: _____
DATE: _____

16





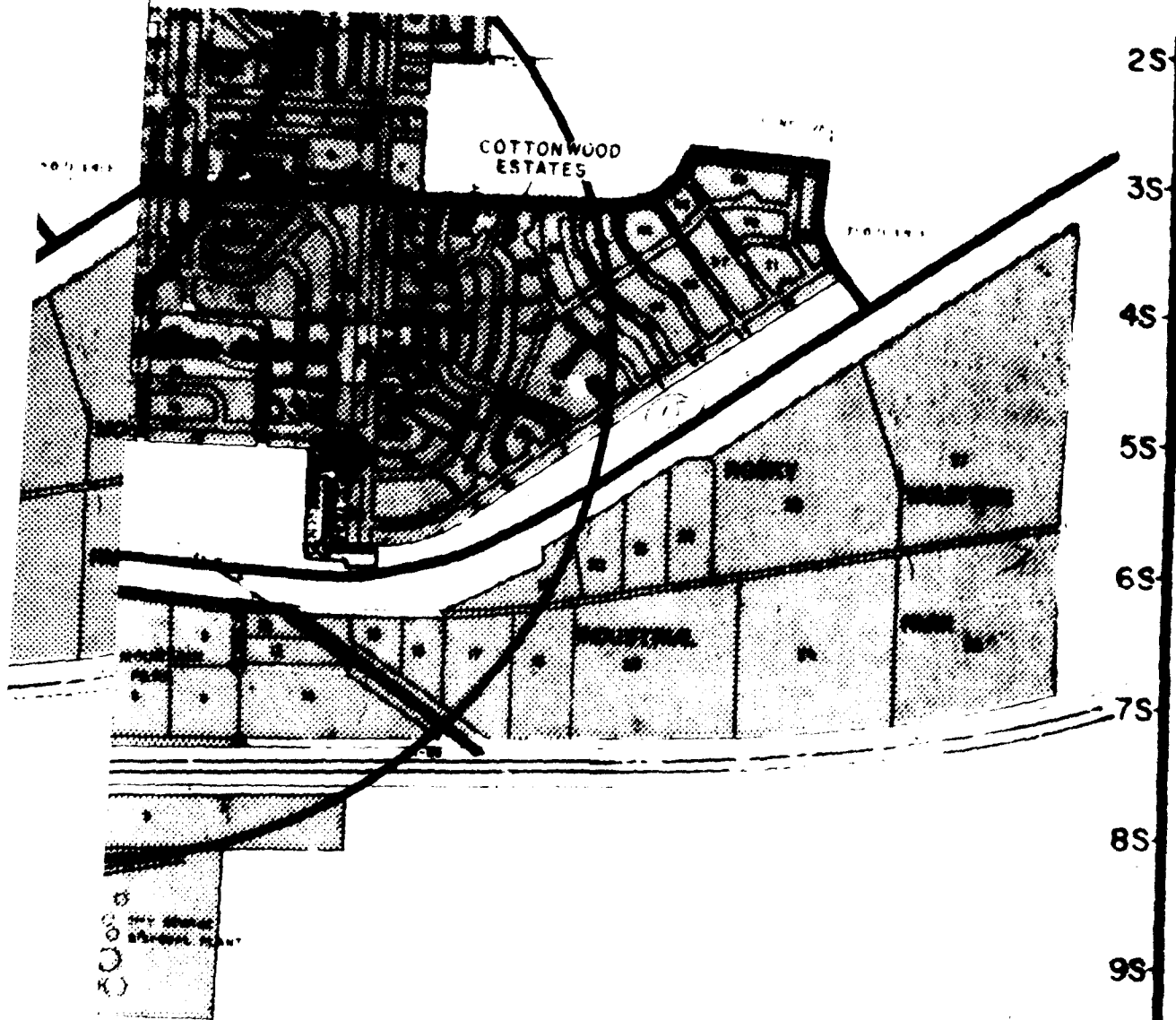


City of Cheyenne

PREPARED BY THE

City Engineer's Office

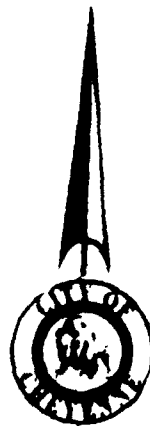
CHEYENNE, WYOMING



City of Cheyenne

PREPARED BY THE

Engineer's Office



10S

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LEGEND



Community Park



Neighborhood Park



School



Golf Course



Special Facility
(includes some parkland)



City Limits



Neighborhood Boundary



Neighborhood Census Number

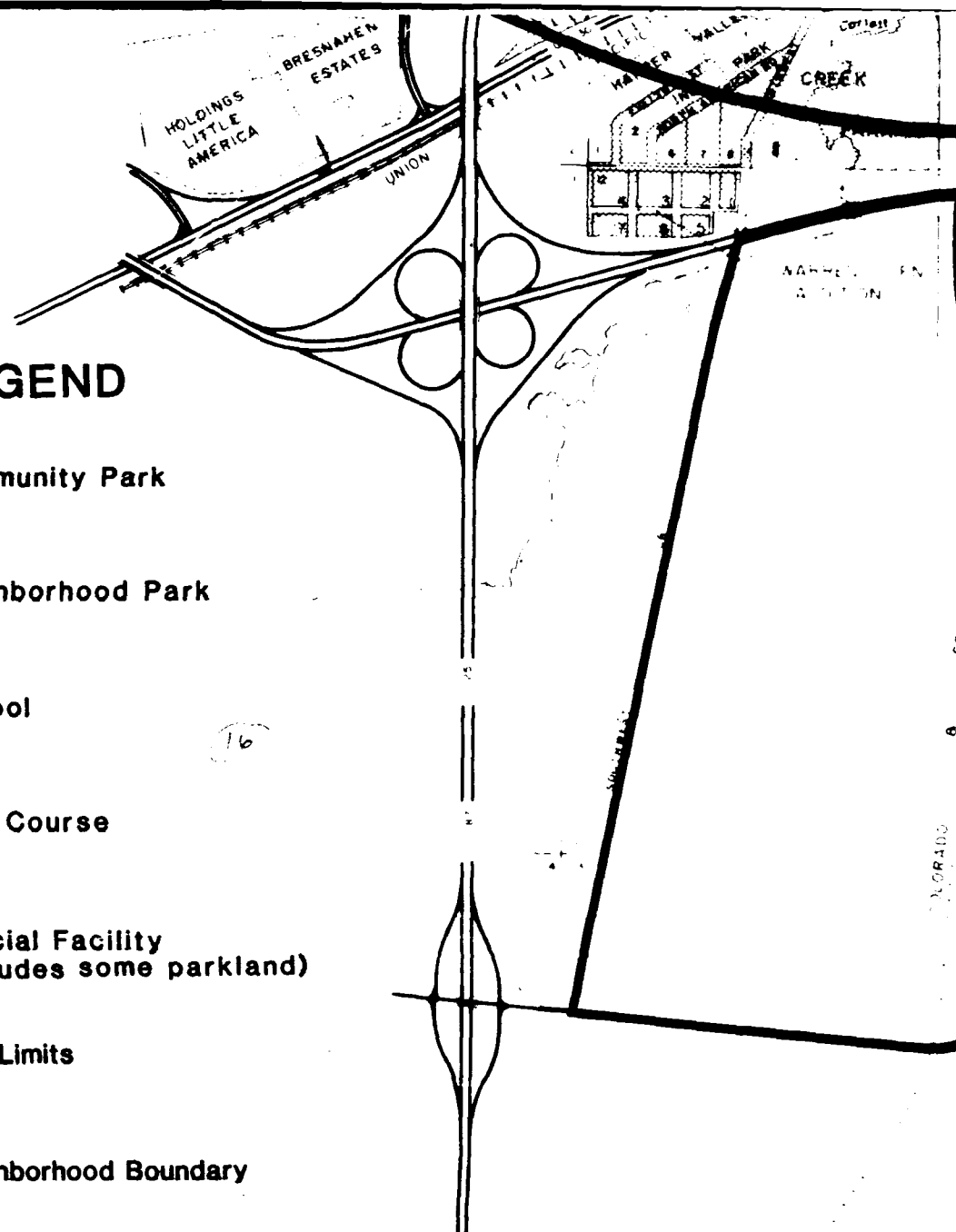


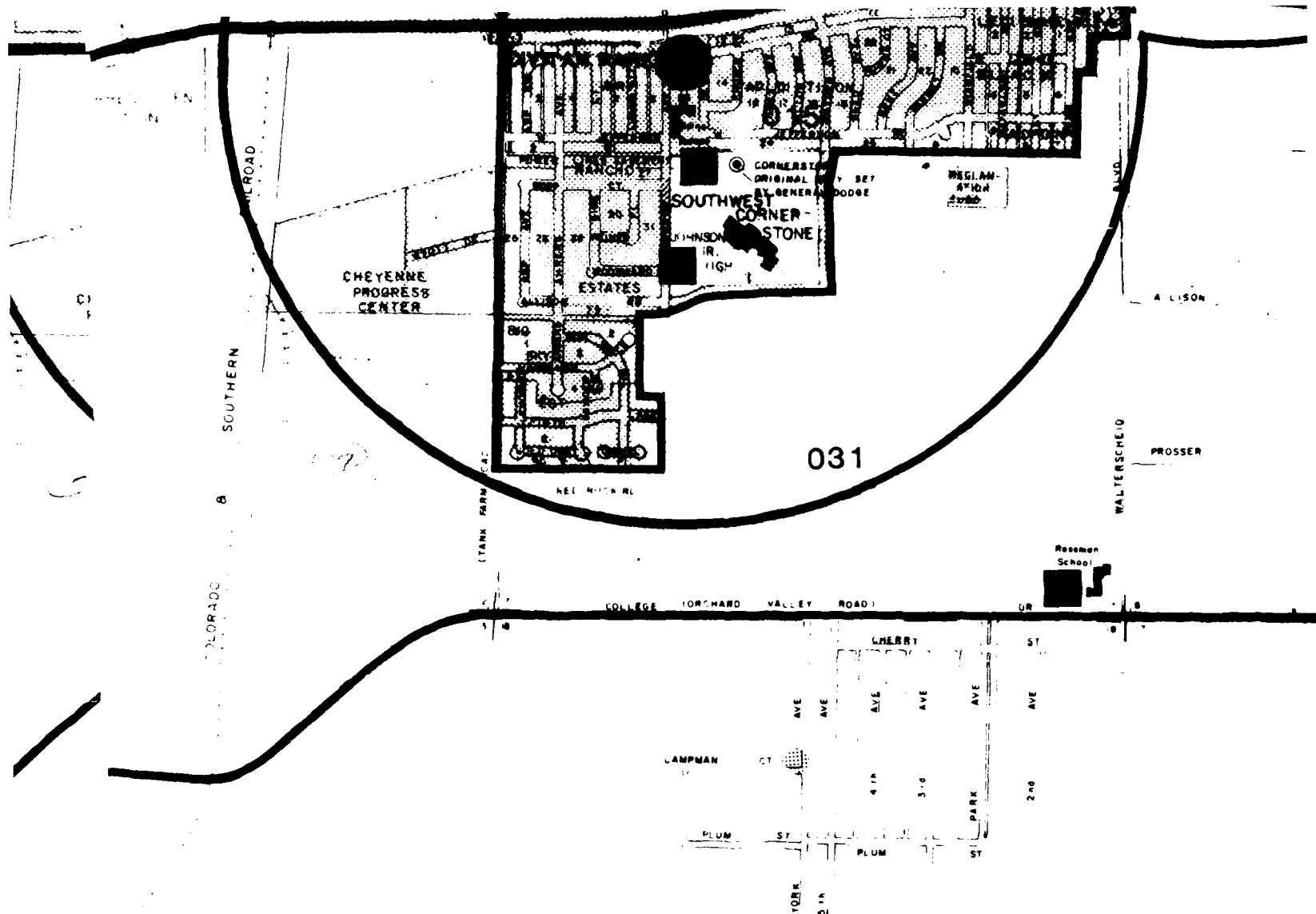
Neighborhood Park Service Radii



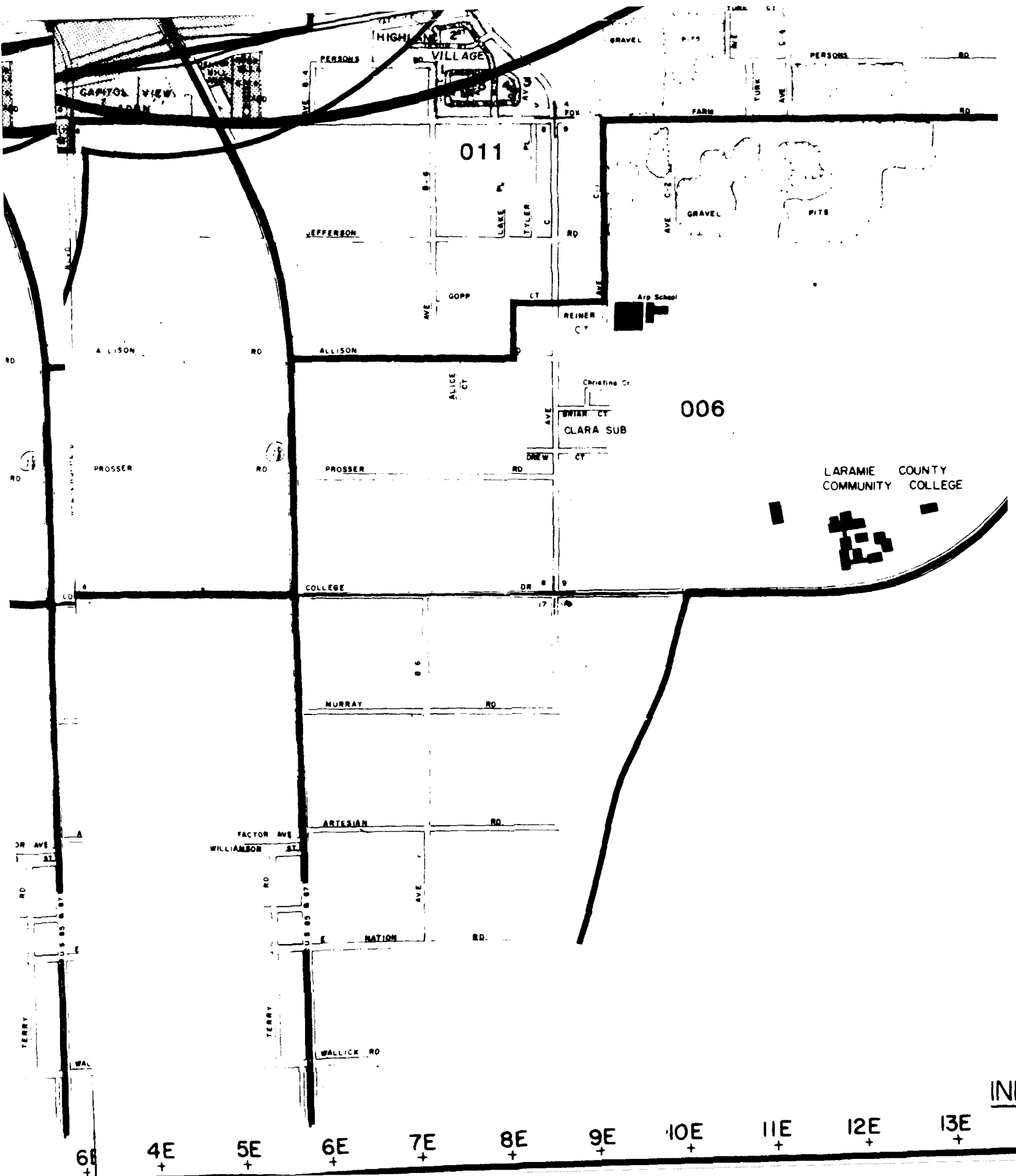
Community Park Service Radii

PARKLAND SERVICE AREA





W 5W 4W 3W 2W 1W OE IE 2E 3E 4E



City of Cheyenne

PREPARED BY THE

City Engineer's Office

CHEYENNE, WYOMING

1977

E COUNTY
ITY COLLEGE

9 10
16 15



SCALE: 1" = 1000'

NOTE

Grid system based upon 1000' intervals,
approximately, beginning at the intersection
of Central Ave and Pershing Blvd.

City of Cheyenne

REVISION DATE:

INDEX

13E
+

14E
+

15E
+

16E
+

17E
+

18E
+

19E
+

20E
+

21E
+

22E
+

*City
of
Cheyenne*

ED BY THE

Engineer's Office

CHEYENNE, WYOMING

377



Scale 1" = 1000'

NOTE
Read upon 1000' intervals,
beginning at the intersection
of Pershing Blvd

REVISION DATE: JULY -1982

19E

20E

21E

22E

23E

24E

25E

10S

11S

12S

13S

14S

15S

16S

17S

18S

19S

20S

21S