

FACTS AT A GLANCE

The Cheyenne Area offers a wide range of housing units and types—in the City of Cheyenne and in the more rural Laramie County. Many Cheyenne Area neighborhoods typically contain a mix of sizes, styles, types, prices, and age of homes. In addition to urban housing, the area currently provides opportunities to live in rural areas with a short commute to downtown.

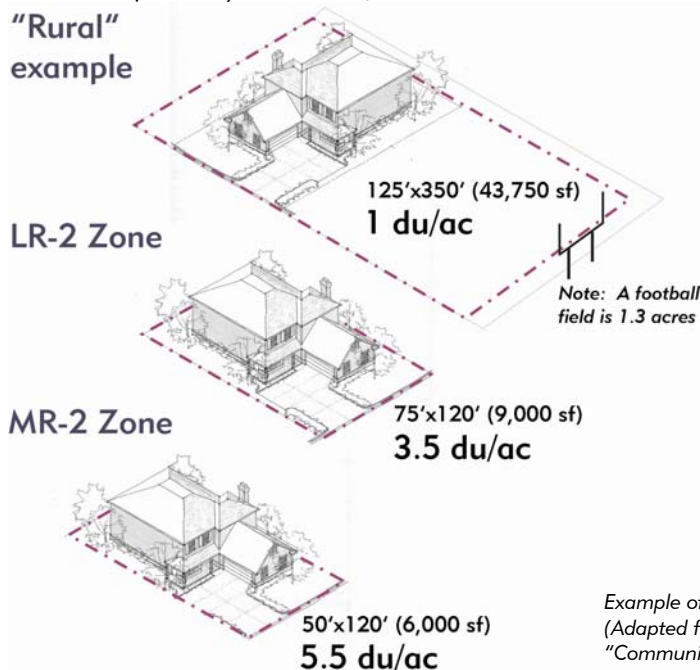
2003 Cheyenne Area Housing Profile

- **Total Units:** In 2003, the Cheyenne Area had 29,136 housing units.
- **Single Family Units:** Of the total housing units, 73% were single family.
- **Multi-Family Units:** 27% of the Cheyenne Area housing units were multi-family.
- **The median year built** for owner-occupied homes is 1965.
- The last major housing boom occurred during the 1970s.

Housing Growth and Change

- The average growth rate for new housing units for the past five years was 1.1%. 2003 was a busy year—the housing growth rate exceeded 2.3%.
- The fastest growing neighborhoods were north and east of the City of Cheyenne.
- The most compact and walkable neighborhoods are the historic and older neighborhoods near downtown and east of downtown (with an average density of 3.5 units per acre).
- The rural subdivisions on the edge of the planning area typically range one unit per every 5-10 acres, and allow for a more rural lifestyle.

"Rural" example



Example of Density
(Adapted from "Community by Design")



TRENDS AND KEY ISSUES

- Projections for population growth indicate that by 2030, the Cheyenne Area could have up to 59,000 new residents who would need housing (see *Snapshot Population*).
- Planning for this amount of growth enables the MPO to provide services and facilities when the growth occurs and housing is built.
- *PlanCheyenne* will consider the appropriate locations for more housing in urban neighborhoods to meet the needs of future residents.
- *PlanCheyenne* will address where future neighborhoods should be built and whether they should include amenities such as open space and other quality design considerations.

Sources: U.S. Census 2000
Center for Economic and Business Data for Laramie County, Economic Indicators for Greater Cheyenne, Annual Trends Edition, March 2004

Historic Neighborhoods

Cheyenne includes the historic neighborhoods of Capital North; Lakeview; Rainsford; and Rosenberg. (See: *Snapshot Historic Preservation*).

Housing Mix

- The mix of residential housing in Cheyenne has remained stable over the past five years, with a mix of 72.8% single family residential and 27.4% multi-family housing, with a vacancy rate of 6% at the time of the 2000 U.S. Census.

New Neighborhoods and Residential Areas

Examples of some of the newer neighborhoods and residential areas with a range of characteristics in the Cheyenne Area include:

- The Pointe. This neighborhood, on the north side of the city, includes a mix of single-family and attached units, common open space, and trails.
- South Park Estates, south of downtown, includes many twin homes and some multi-family homes, and illustrates infill housing development.
- Harmony, to be located on the southern edge of the city, will include a diverse mix of single- and multi-family housing, and will include a mixed use retail area, several school sites, parks, and quality manufactured housing.

Cheyenne Area Average Sale Price – Housing

Year	Single Family	Rural Residential	Condo/Townhome
1999	\$106,169	\$153,694	\$99,492
2000	\$109,493	\$170,384	\$104,239
2001	\$114,928	\$186,346	\$109,083
2002	\$123,781	\$195,973	\$110,841
2003	\$136,207	\$217,193	\$134,973
Sept 2004	\$146,584	\$226,729	\$149,046
5-year increase	28%	32%	33%

Source: Cooperative Listing Service of Cheyenne, Inc., 2004.

Northern Colorado Median Sales Prices for Homes

Year	Single Family	Attached Home
2000	\$159,900	\$125,135
2001	\$176,900	\$140,000
2002	\$185,800	\$144,000
2003	\$194,000	\$148,280
Sept 2004	\$204,000	\$151,000

Source: The Group, Inc. "Insider Newsletter," August 2004.

- Homes in the Cheyenne area are relatively affordable compared to the Northern Colorado Front Range. The cost of a single family home in Cheyenne is almost \$60,000 less than in Northern Colorado. However, the average cost of rural residential properties in the Cheyenne Area is comparable to Northern Colorado single family homes.
- The average sale price for housing in the Cheyenne area has risen by 28-33% in the last five years.



Capital North area neighborhood

TRENDS AND KEY ISSUES, CONT.

- A greater mix of single and multi-family housing types and availability of different products could help provide more affordable housing options.
- Current zoning (LR-2 Zone) requires special permission to develop at higher density and to develop products other than single family homes.

WHAT IS "AFFORDABLE" HOUSING?

- Housing is considered affordable when the amount spent on rent or mortgage payments does not exceed 30% of the combined gross income of all household members, and when the home is adequately sized for the household.
- The median household income in Cheyenne in 2000 was \$38,856/year (\$3,240/month) (U.S. Census). An affordable mortgage or rent for this median income would be \$970/month or less.
- According to the 2000 U.S. Census, nearly 30% of Cheyenne homeowners and 34% of renters pay more than 30% of their monthly household income for housing.

