

## CARBON COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Carbon County's population decreased by 0.10 percent between 2000 and 2008, from 15,639 to 15,624. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.4.1, below.

<b>Table II.4.1</b>				
<b>Wyoming and Carbon County Population Estimates</b>				
<b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Carbon County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	15,639	.
July 2001 Estimate	492,924	-0.17	15,189	-2.88
July 2002 Estimate	496,969	0.65	15,233	-2.60
July 2003 Estimate	499,056	1.07	15,197	-2.83
July 2004 Estimate	502,816	1.83	15,202	-2.79
July 2005 Estimate	506,007	2.48	15,036	-3.86
July 2006 Estimate	512,573	3.81	15,056	-3.73
July 2007 Estimate	523,252	5.97	15,420	-1.40
July 2008 Estimate	532,668	7.88	15,624	-0.10

### MIGRATION

Total population change is a combination of births, deaths and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." As calculated from data seen in Table II.4.2, at right, from April 2000 to July 2008, Carbon County's natural increase was estimated to be 481 people. Carbon County has been experiencing net out-migration, with over 496 persons leaving the county in the last eight years.<sup>63</sup>

The Wyoming driver's license exchange data for Carbon County indicate a net change of 67 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Carbon County are presented in Table II.4.3, on the following page, which indicate a net increase of 1,322 persons over the time period.<sup>64</sup>

<b>Table II.4.2</b>	
<b>Carbon County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>21,896</b>
Natural Increase 80-90	2,183
Net Migration 80-90	-7,420
<b>1990 Population</b>	<b>16,659</b>
Natural Increase 90-00	510
Net Migration 90-00	-1,530
<b>2000 Population</b>	<b>15,639</b>
Natural Increase 00-08	481
Net Migration 00-08	-496
<b>2008 Population Estimate</b>	<b>15,624</b>

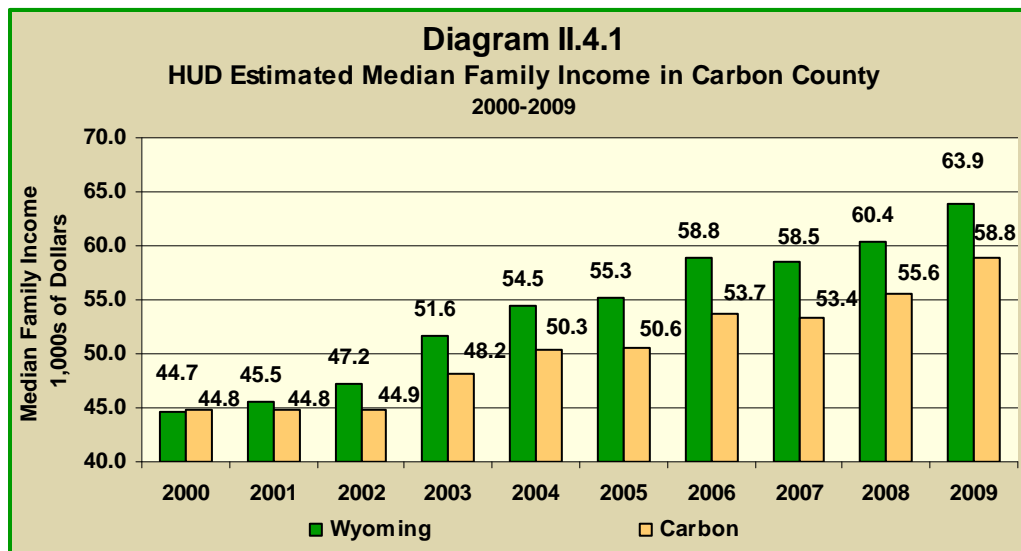
<sup>63</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<sup>64</sup> Details of the migration data for the first half of 2008 by age and gender are presented in Section H of Volume II, Technical Appendix.

<b>Table II.4.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Carbon County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	481	438	43
2001	524	412	112
2002	527	318	209
2003	349	309	40
2004	413	361	52
2005	478	362	116
2006	457	332	125
2007	612	357	255
2008	646	343	303
2009 – First Half	243	176	67
<b>Total</b>	<b>4,730</b>	<b>3,408</b>	<b>1,322</b>

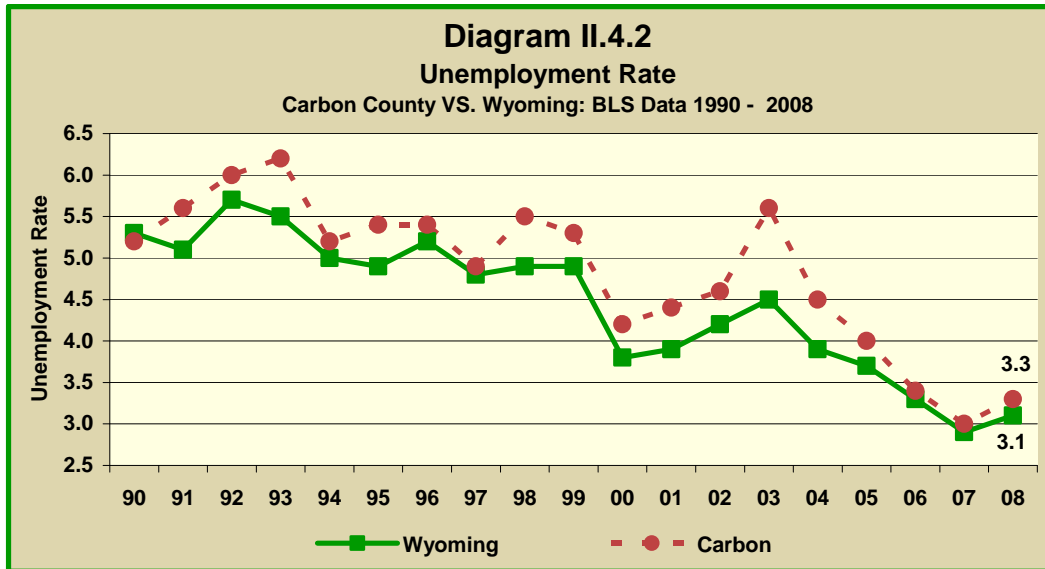
## ECONOMICS

The HUD estimated median family income (MFI) for Carbon County was \$58,800 in 2009.<sup>65</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.4.1, below, illustrates the estimated MFI for the years 2000 through 2009.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Carbon County's labor force, defined as the number of people working or actively seeking work, decreased by 14 persons, from 8,288 in 2007 to 8,274 in 2008. Employment decreased by 45 persons. Unemployment, therefore, increased by 31 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.0 percent in 2007 to 3.3 in 2008. Still, Carbon County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.4.2, on the following page.

<sup>65</sup> Starting from the year 2003 HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments.

QCEW employment data represents the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers and unpaid family workers are not included in QCEW estimates. As seen in Table II.4.4, below, annual total monthly employment increased by 8.24 percent between 2006 and 2007, changing from a total of 7,109 to 7,695 workers. Over the third quarter of 2008, preliminary estimates indicate a decreasing trend, with employment falling to 7,785 persons in September.

<b>Table II.4.4</b>								
<b>Carbon County Total Monthly Employment</b>								
<b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
<b>Year</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008p</b>
Jan	5,959	6,002	5,979	5,887	6,132	6,337	7,034	7,894
Feb	5,870	5,913	5,860	5,899	6,159	6,406	7,088	7,840
Mar	5,895	6,049	5,867	5,962	6,218	6,449	7,179	7,673
Apr	6,101	6,106	5,973	6,284	6,352	6,610	7,254	7,465
May	6,319	6,399	6,319	6,533	6,596	6,901	7,569	7,773
Jun	6,709	6,861	6,703	6,833	7,018	7,329	8,024	8,107
Jul	6,649	6,719	6,424	6,535	6,702	7,230	7,761	7,843
Aug	6,604	6,604	6,426	6,539	6,784	7,651	7,877	7,685
Sep	6,575	6,606	6,599	6,570	6,760	7,866	7,938	7,785
Oct	6,506	6,499	6,432	6,453	6,673	7,810	8,251	.
Nov	6,240	6,210	6,112	6,268	6,483	7,406	8,232	.
Dec	6,193	6,140	6,024	6,214	6,513	7,310	8,131	.
Annual	6,302	6,342	6,227	6,331	6,533	7,109	7,695	.
% Change	.	0.63	-1.81	1.67	3.19	8.82	8.24	.

The QCEW also reports average weekly wages, which represent total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.4.5, at right, annual average weekly wages increased by 14.91 percent between 2006 and 2007, changing from a total of 637 to 732 dollars.

Total business establishments reported by the QCEW are displayed in Table II.4.6. Annual establishments decreased by 1.39 percent between 2006 and 2007, changing from a total of 720 to 710 establishments. Preliminary 2008 estimates indicate a slight change, with establishments increasing to 731 in the third quarter of 2008.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the latest year available for the data, Carbon County recorded 11,340 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, adjusted for place of residence, was \$631,818,000, and real per capita income was \$40,974 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$39,875 in 2007, while Wyoming average earnings per job were \$43,407.<sup>66</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 3.76 percent in Carbon County between 2000 and 2008, from 8,307 to 8,619. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.4.7, below.

<b>Table II.4.7</b> <b>Housing Unit Estimates in Wyoming and Carbon County</b> <b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Carbon County	% Change from 2000
2000 Census	223,854	.	8,307	.
July 2001 Estimate	225,959	0.94	8,353	0.55
July 2002 Estimate	227,773	1.75	8,385	0.94
July 2003 Estimate	229,637	2.58	8,400	1.12
July 2004 Estimate	232,556	3.89	8,416	1.31
July 2005 Estimate	235,654	5.27	8,454	1.77
July 2006 Estimate	239,175	6.84	8,501	2.34
July 2007 Estimate	242,332	8.25	8,545	2.87
July 2008 Estimate	246,393	10.07	8,619	3.76

<sup>66</sup> Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

According to the Wyoming Cost of Living Index, average apartment rent in Carbon County increased by 5.8 percent, from \$660 in fourth quarter 2007 to \$698 in fourth quarter 2008. Detached single-family home rents increased by 7.8 percent. Rents for mobile homes on a lot increased by 19.7 percent during that same time, and rents for mobile home lots decreased by 2.1 percent.

Carbon County rental prices have experienced average annualized increases of 5.0 percent per year for apartments, 5.3 percent per year for houses, 5.5 percent per year for mobile homes plus a lot and 3.9 percent per year for mobile home lots since fourth quarter 1986 through fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments, 4.4 percent for houses, 3.6 percent for mobile homes plus a lot and 2.8 percent for mobile home lots over the same time period. Table II.4.8, at right, presents the Carbon County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Carbon County decreased from 94 in 2007 to 55 in 2008. Total residential units authorized decreased from 96 in 2007 to 55 in 2008.

The real value of single-family building permits increased from \$135,130 in 2007 to \$155,600 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$155,600 in 2008 to a low of \$110,100 in 2004. These figures compare to the state average eight-year high of \$259,470 in 2000 and a seven-year low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.4.9, on the following page.

**Table II.4.8**  
**Wyoming Cost of Living Index in Carbon County**  
**Rental Housing Costs, 1986 – 2008**

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	240	123	301	222
Q2.87	241	123	333	232
Q4.87	237	123	300	265
Q2.88	236	123	337	255
Q4.88	227	123	335	247
Q2.89	222	123	327	229
Q4.89	211	128	323	243
Q2.90	221	128	304	303
Q4.90	211	123	320	284
Q2.91	213	123	303	295
Q4.91	223	110	279	267
Q2.92	233	110	300	233
Q4.92	223	113	252	263
Q2.93	268	113	279	.
Q4.93	.	110	368	.
Q2.94	251	125	308	.
Q4.94	219	125	333	.
Q2.95	233	125	325	.
Q4.95	281	107	300	.
Q2.96	291	123	319	.
Q4.96	289	124	322	.
Q2.97	296	143	351	.
Q4.97	289	143	340	248
Q2.98	308	132	374	350
Q4.98	364	132	408	246
Q2.99	361	140	413	316
Q4.99	344	107	401	314
Q2.00	340	110	434	271
Q4.00	343	115	393	338
Q2.01	381	113	464	356
Q4.01	383	118	443	304
Q2.02	351	110	472	350
Q4.02	359	110	472	331
Q2.03	384	115	450	343
Q4.03	394	118	487	364
Q2.04	431	118	488	381
Q4.04	439	130	522	365
Q2.05	507	128	546	396
Q4.05	452	128	561	398
Q2.06	619	138	625	564
Q4.06	690	288	695	613
Q2.07	740	288	800	575
Q4.07	660	289	869	609
Q2.08	706	298	900	691
Q4.08	698	283	937	729

<b>Table II.4.9</b> <b>Building Permits and Valuation in Carbon County</b> <b>Carbon County, 1980 - 2008</b>								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2008 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	86	8	16	.	110	.	.	114.82
1981	65	.	.	96	161	.	.	89.71
1982	41	2	.	.	43	.	.	75.21
1983	39	10	.	.	49	.	.	82.60
1984	25	.	.	.	25	.	.	77.45
1985	25	.	.	.	25	.	.	120.37
1986	14	.	.	.	14	.	.	304.71
1987	16	.	.	.	16	.	.	80.19
1988	26	.	.	.	26	.	.	110.92
1989	17	.	.	.	17	.	.	92.54
1990	9	.	.	.	9	.	.	53.97
1991	10	.	.	.	10	.	.	45.14
1992	13	.	.	.	13	.	.	113.10
1993	12	.	.	.	12	.	.	172.71
1994	21	.	.	.	21	.	.	95.35
1995	24	.	.	.	24	.	.	66.09
1996	49	4	.	.	53	.	.	92.81
1997	36	.	.	.	36	.	.	88.20
1998	28	10	.	36	74	.	30	107.80
1999	31	.	.	.	31	28	.	78.63
2000	33	.	.	.	33	36	.	151.26
2001	37	.	.	.	37	.	.	133.71
2002	28	.	.	.	28	.	.	120.25
2003	33	.	.	.	33	.	.	141.89
2004	60	.	.	.	60	.	.	110.10
2005	65	.	.	.	65	.	.	148.10
2006	56	2	.	.	78	.	.	138.64
2007	94	2	.	.	96	.	.	135.13
2008	55	.	.	.	55	.	.	155.60

The average sales price of existing, detached, single-family homes was provided by the County Assessor's office. In 2008, the average sales price in Carbon County was \$151,093. This represented an increase of 1.5 percent from the previous year. In contrast, the state of Wyoming's average was \$256,045, a decrease of 3.4 percent over the previous year. A comparison of average sales prices between 1999 and 2008 is displayed in Table II.4.10, below.

<b>Table II.4.10</b> <b>Average Sales Prices in Carbon County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Carbon County Average Price (\$)	Carbon County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	70,471	3.40	101,517	4.76
2000	71,526	1.50	111,437	9.77
2001	85,176	19.08	116,469	4.52
2002	78,436	-7.91	121,140	4.01
2003	88,123	12.35	132,708	9.55
2004	94,377	7.10	142,501	7.38
2005	96,200	1.93	159,776	12.12
2006	118,335	23.01	187,869	17.58
2007	148,813	25.76	265,044	41.08
2008	151,093	1.5	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.<sup>67</sup> During June of 2009, a total of 25 surveys were completed by property managers in Carbon County. Of the 562 rental units surveyed, 124 were vacant, indicating a vacancy rate of 22.06 percent. This compares to a 1.56 percent vacancy rate one year ago, and a 2009 vacancy rate of 6.06 percent statewide. Further questioning revealed that the rental stock has remained constant over the last year, but the economic downturn has caused many tenants to lose their jobs and is the primary cause of the slow rental market.

<b>Table II.4.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Carbon County 2001- 2009</b>				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	508	29	5.71
2001b	12	541	87	16.08
2002a	7	307	46	14.98
2002b	9	335	32	9.55
2003a	7	285	34	11.93
2003b	17	438	48	10.96
2004a	22	596	50	8.39
2004b	21	533	77	14.45
2005a	22	369	28	7.59
2005b	16	740	27	3.65
2006a	16	298	7	2.35
2006b	17	512	5	0.98
2007a	19	653	5	0.77
2007b	16	610	12	1.97
2008a	17	834	13	1.56
2008b	21	566	61	10.78
2009a	25	562	124	22.06

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 65 respondents in Carbon County. Of the incoming population who were unsatisfied with their current housing, 57.1 percent said they were seeking to own a home and 42.9 percent of respondents wished to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units for more than \$100,000.

Of those currently renting or seeking to rent, 100.0 percent of respondents anticipated spending more than \$600. Additional survey data are presented in Section C of Volume II, Technical Appendix.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 1,577 loans purchased in Carbon County between 1979 and 2009, with 18 in fiscal 2009 alone. The average home size over the period was 1,214 square feet and 1,174 in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1971. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$37,691. The average purchase price in fiscal 2009 was \$130,133. In fiscal 2009, 16.7 percent of loans purchased were for new construction, and 33.3 percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2009 Volume II, Technical Appendix, Section E.

<sup>67</sup> Those signified as 'a' in the "year" column of Table II.4.11 are conducted in June/July of each year. Those signified as 'b' are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates, as well as year-to-year changes.

