

CARBON COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Carbon County's population decreased from 15,639 in 2000 to 15,624 in 2008 or by 0.10 percent. This compares to a statewide population growth of 7.88 percent over the period.⁶¹ The number of people from 15 to 24 years of age declined by 11.65 percent, and the number of people from 25 to 44 years of age decreased by 11.14 percent. The white population decreased by 1.03 percent, while the black population increased by 23.85 percent. The Hispanic population shifted from 2,163 to 2,318 people between 2000 and 2008, a decline of 7.17 percent. These data are presented in Table II.4.1, below.

Table II.4.1 Profile of Population Characteristics Wyoming vs Carbon County, Census 2000 and 2008 Intercensal Estimates						
Subject	Wyoming			Carbon County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	15,639	15,624	-0.10
Age						
Under 14 years	103,443	106,195	2.66	2,957	2,935	-0.74
15 to 24 years	75,358	76,242	1.17	2,155	1,904	-11.65
25 to 44 years	138,619	137,338	-0.92	4,435	3,941	-11.14
45 to 54 years	74,079	82,508	11.38	2,577	2,638	2.37
55 to 64 years	44,590	64,771	45.26	1,595	2,271	42.38
65 & over	57,693	65,614	13.73	1,920	1,935	0.78
Race						
White	469,423	500,001	6.51	15,048	14,893	-1.03
Black	3,942	6,884	74.63	109	135	23.85
American Indian and Alaskan Native	11,410	13,555	18.80	211	240	13.74
Asian	2,904	3,828	31.82	122	145	18.85
Native Hawaiian or Pacific Islander	329	512	55.62	9	9	0.00
Two or more races	5,774	7,888	36.61	140	202	44.29
Hispanic (of any race)						
Hispanic or Latino	31,669	41,162	29.98	2,163	2,318	7.17

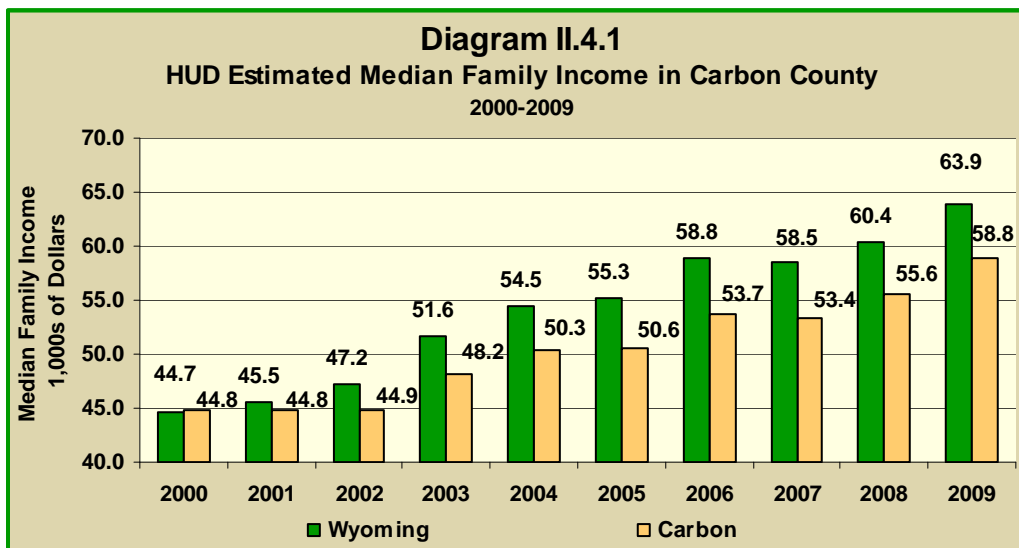
The Wyoming driver's license exchange data for Carbon County indicate a net change of 178 persons during 2009. The driver's license total exchanges for the last ten years for Carbon County are presented in Table II.4.3, which indicate a net increase of 1,433 persons over the time period.

Table II.4.3 Driver's Licenses Exchanged and Surrendered in Carbon County 2000 - 2009			
Year	In-Migrants	Out-Migrants	Net Change
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	561	383	178
Total	5,048	3,615	1,433

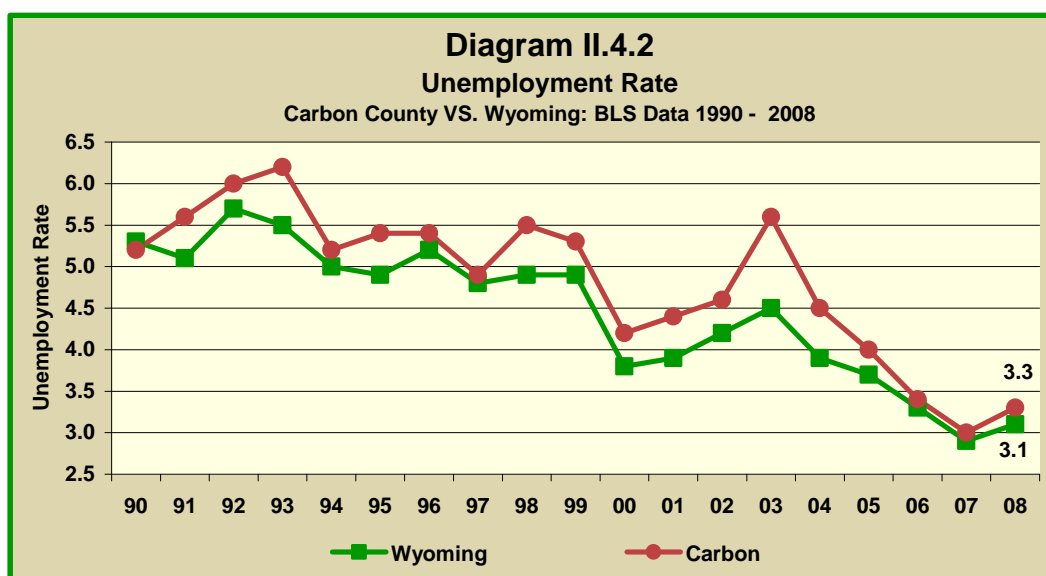
⁶¹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Carbon County was \$58,800 in 2009.⁶² 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, as seen in Diagram II.4.2.



⁶² 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 0.04 percent between 2007 and 2008, changing from a total of 7,695 to 7,698 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend, with employment rising to 7,249 persons in June.

Table II.4.4									
Carbon County Total Monthly Employment									
BLS Quarterly Census of Employment and Wages, 2001 – 2009p									
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	5,959	6,002	5,979	5,887	6,132	6,337	7,034	7,894	6,805
Feb	5,870	5,913	5,860	5,899	6,159	6,406	7,088	7,840	6,670
Mar	5,895	6,049	5,867	5,962	6,218	6,449	7,179	7,673	6,611
Apr	6,101	6,106	5,973	6,284	6,352	6,610	7,254	7,465	6,728
May	6,319	6,399	6,319	6,533	6,596	6,901	7,569	7,773	6,929
Jun	6,709	6,861	6,703	6,833	7,018	7,329	8,024	8,107	7,249
Jul	6,649	6,719	6,424	6,535	6,702	7,230	7,761	7,849	.
Aug	6,604	6,604	6,426	6,539	6,784	7,651	7,877	7,686	.
Sep	6,575	6,606	6,599	6,570	6,760	7,866	7,938	7,793	.
Oct	6,506	6,499	6,432	6,453	6,673	7,810	8,251	7,760	.
Nov	6,240	6,210	6,112	6,268	6,483	7,406	8,232	7,429	.
Dec	6,193	6,140	6,024	6,214	6,513	7,310	8,131	7,101	.
Annual	6,302	6,342	6,227	6,331	6,533	7,109	7,695	7,698	.
% Change	.	0.63	-1.81	1.67	3.19	8.82	8.24	0.04	.

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 8.33 percent between 2007 and 2008, changing from a total of 732 to 793 dollars.

Table II.4.5						
Average Weekly Wages in Carbon County						
BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	475	471	461	503	477	.
2002	481	486	464	514	486	1.89
2003	487	490	500	519	499	2.67
2004	516	500	515	554	521	4.41
2005	527	537	556	602	556	6.72
2006	591	604	625	718	637	14.57
2007	671	705	700	842	732	14.91
2008	830	755	747	843	793	8.33
2009p	725	730

Total business establishments reported by the QCEW are displayed in Table II.4.6. Annual establishments increased by 1.97 percent between 2007 and 2008, changing from a total of 710 to 724 establishments. Preliminary 2009 estimates indicate a slight change, with establishments increasing to 738 in the second quarter of 2009.

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 most recent year for which data are available, 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 \$47,740. Average earnings per job in the county were \$39,875 in 2007, while Wyoming average earnings per job were \$44,409.

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.

Table II.4.7 Housing Unit Estimates in Wyoming and Carbon County Census 2000 and 2001-2008 Intercensal Estimates				
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

According to the Wyoming Cost of Living Index, average apartment rent in Carbon County increased by 2.3 percent, from \$706 in second quarter 2008 to \$722 in second quarter 2009. Detached single-family home rents decreased by 6.1 percent. Rents for mobile homes on a lot increased by 2.5 percent during that same time, and rents for mobile home lots decreased by 6.7 percent.

Carbon County rental prices have experienced average annualized increases of 5.1 percent per year for apartments, 4.8 percent per year for houses, 5.4 percent per year for mobile homes plus a lot and 3.8 percent per year for mobile home lots since fourth quarter 1986 through second quarter 2009. These figures compare to state average annualized increases in rental prices of 3.7 percent for apartments, 4.4 percent for houses, 3.8 percent for mobile homes plus a lot and 3.4 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 high of \$259,470 in 2000 and a 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
Q2.09	722	278	845	708

Table II.4.9 Building Permits and Valuation in Carbon County Carbon County, 1980 - 2008								
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.

Table II.4.10 Average Sales Prices in Carbon County and Wyoming Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁶³ During December 2009, a total of 29 surveys were completed by property managers in Carbon County. Of the 658 rental units surveyed, 105 were vacant, indicating a vacancy rate of 15.96 percent. This compares to a 10.78 percent vacancy rate one year ago, and a statewide 2009 vacancy rate of 6.82 percent. 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.

Table II.4.11 Semi-Annual Rental Vacancy Survey Carbon County 2001- 2009				
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
2009b	29	658	105	15.96

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 223 respondents in Carbon County. Of the incoming population who were unsatisfied with their current housing, 61.1 percent said they were seeking to own a home and 38.9 percent of respondents wished to rent. Of those seeking to own a home, 63.6 percent wished to buy existing units, of which 57.1 percent anticipated spending between \$50,000 and \$100,000 and 42.9 percent anticipated spending more than \$100,000. The remaining 36.4 percent of aspiring homebuyers expected to build a new home, of which 25.0 percent anticipated spending between \$50,000 and \$100,000 and 75.0 percent spending above \$100,000.

Of those currently renting or seeking to rent, 16.7 percent of respondents anticipated spending less than \$365, 16.7 percent expected to spend between \$366 and \$474, 16.7 percent anticipated spending between \$475 and \$599, and 50.0 anticipated spending more than \$600. Additional survey data are presented in Section C of Volume II, Technical Appendix.

2010 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2010 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income, as a percentage of median family income (MFI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent and more than 95 percent of median family income.

The household forecast indicates a total increase of 2,291 households in Carbon County, from 6,129 in 2000 to 8,420 in 2030. Homeowners are expected to increase from 4,354 in 2000 to 6,217 by 2030. Renters are anticipated to increase from 1,775 in 2000 to 2,202 in 2030.

⁶³ 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.

Homeownership from the year 2000 to 2030 is expected to increase by 220 households for homeowners with extremely low incomes, 30 percent or less of MFI. Homeownership for those with incomes from 31 to 50 percent of MFI is expected to increase by 214 households, and to increase by 318 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 111 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to 50 percent of MFI is expected to increase by 74 households over the period. Table II.4.11, below, provides details of the household forecast by tenure and income.

Table II.4.11						
Strong Growth Household Forecast by Tenure and Income						
Carbon 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	514	499	744	358	2,239	4,354
2005	517	502	748	360	2,253	4,381
2010	570	554	825	397	2,484	4,830
2015	608	591	880	423	2,649	5,151
2020	648	630	938	451	2,824	5,491
2025	690	671	999	481	3,008	5,848
2030	734	713	1,062	511	3,198	6,217
Renters by Percent of Median Family Income						
2000	462	307	409	130	467	1,775
2005	426	283	377	119	430	1,634
2010	463	308	410	130	467	1,778
2015	490	325	433	137	494	1,880
2020	517	343	458	145	522	1,985
2025	545	362	482	153	550	2,093
2030	574	381	508	161	579	2,202
Total Households by Percent of Median Family Income						
2000	976	806	1,153	488	2,706	6,129
2005	943	785	1,125	480	2,683	6,015
2010	1,033	862	1,235	527	2,952	6,608
2015	1,098	916	1,313	561	3,143	7,031
2020	1,165	973	1,395	597	3,346	7,476
2025	1,235	1,033	1,481	634	3,558	7,940
2030	1,307	1,094	1,569	672	3,777	8,420