

CARBON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Carbon County's population decreased from 15,885 in 2010 to 15,666 in 2012, or by 1.4 percent. This compares to a statewide population growth of 2.3 percent over the period.⁶⁶ The number of people from 25 to 44 years of age increased by 0.1 percent, and the number of people from 55 to 64 years of age increased by 4.2 percent. The white population decreased by 2.6 percent, while the black population increased by 94.1 percent. The Hispanic population increased from 2,668 to 2,683 people between 2011 and 2012 or by 0.6 percent. These data are presented in Table II.4.1, below.

Table II.4.1						
Profile of Population Characteristics						
Wyoming vs. Carbon County						
2010 Census and 2012 Current Census Estimates						
Subject	Carbon County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	15,885	15,666	-1.4%	563,626	576,412	2.3%
Age						
Under 14 years	3,173	3,011	-5.1%	113,371	113,773	0.4%
15 to 24 years	1,798	1,847	2.7%	78,460	79,861	1.8%
25 to 44 years	4,156	4,161	0.1%	144,615	149,367	3.3%
45 to 54 years	2,488	2,215	-11.0%	83,577	78,964	-5.5%
55 to 64 years	2,226	2,320	4.2%	73,513	78,939	7.4%
65 and Over	2,044	2,112	3.3%	70,090	75,508	7.7%
Race						
White	15,203	14,803	-2.6%	529,110	536,450	1.4%
Black	118	229	94.1%	5,135	8,555	66.6%
American Indian and Alaskan Native	214	245	14.5%	14,457	15,003	3.8%
Asian	128	138	7.8%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	14	12	-14.3%	521	575	10.4%
Two or more races	208	239	14.9%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	2,668	2,683	0.6%	50,231	54,770	9.0%

Table II.4.2, on the following page, presents the population of Carbon County by age and gender from the 2010 Census and 2012 current census estimates. The 2010 Census count showed a total of 8,553 males, who accounted for 53.8 percent of the population, and the remaining 46.2 percent, or 7,332 persons, were female. In 2012 the number of females in Carbon County decreased to 7,072 persons, or 45.1 percent of the population, while the remaining 54.9 percent, or 8,594 persons were male.

⁶⁶ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.4.2							
Population by Age and Gender							
Carbon County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,674	1,499	3,173	1,613	1,398	3,011	-5.1%
15 to 24 years	1,004	794	1,798	1,063	784	1,847	2.7%
25 to 44 years	2,339	1,817	4,156	2,409	1,752	4,161	0.1%
45 to 54 years	1,349	1,139	2,488	1,213	1,002	2,215	-11.0%
55 to 64 years	1,168	1,058	2,226	1,230	1,090	2,320	4.2%
65 and Over	1,019	1,025	2,044	1,066	1,046	2,112	3.3%
Total	8,553	7,332	15,885	8,594	7,072	15,666	-1.4%
% of Total	53.8%	46.2%	.	54.9%	45.1%	.	.

At the time of the 2010 Census, there were 780 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 19.8 percent, as shown in Table II.4.3, below.

Table II.4.3			
Group Quarters Population			
Carbon County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁶⁷	870	699	-19.7%
Juvenile Facilities	.	.	.
Nursing Homes	92	76	-17.4%
Other Institutions	.	.	.
Total	962	775	-19.4%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other No institutions	11	5	-54.5%
Total	11	5	-54.5%
Group Quarters Population	973	780	-19.8%

In the 1980, 1990, and 2000 Decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 Decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

⁶⁷ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.4.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 4,040 family households, of which 3,243 housed married couple families and 797 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 253 families, or a female householder with no husband present, of which there were 544 families. There were also an estimated 2,004 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Carbon County was 66.8 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Carbon County, 80.3 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Carbon County		State of Wyoming	
	Carbon County	% of Total	State of Wyoming	% of Total
Family households	4,040	66.8%	145,992	65.9%
Married-couple family	3,243	80.3%	117,493	80.5%
Owner-occupied housing units	2,643	81.5%	98,110	83.5%
Renter-occupied housing units	600	18.5%	19,383	16.5%
Other family	797	19.7%	28,499	19.5%
Male householder, no wife present	253	6.3%	9,246	32.4%
Owner-occupied housing units	110	43.5%	5,485	59.3%
Renter-occupied housing units	143	56.5%	3,761	40.7%
Female householder, no husband present	544	13.5%	19,253	67.6%
Owner-occupied housing units	280	51.5%	10,177	52.9%
Renter-occupied housing units	264	48.5%	9,076	47.1%
Nonfamily households	2,004	33.2%	75,487	34.1%
Owner-occupied housing units	1,392	69.5%	41,887	55.5%
Renter-occupied housing units	612	30.5%	33,600	44.5%
Total	6,044	100.0%	221,479	100.0%

Table II.4.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 2,125 two-person family households, 687 three-person family households and 700 four-person family households. One-person non-family households made up 83.3 percent of all non-family households or an estimated 1,670 households. Carbon County's two persons households made up 38.8 percent of total housing units and four person households made up an additional 11.9 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.4.5				
Household Type by Household Size				
Carbon County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Carbon County				
One Person	.	1,670	1,670	27.6%
Two Person	2,125	220	2,345	38.8%
Three Person	687	94	781	12.9%
Four Person	700	20	720	11.9%
Five Person	304	0	304	5.0%
Six Person	139	0	139	2.3%
Seven Person	85	0	85	1.4%
Total	4,040	2,004	6,044	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 2,345 two-person households, 1,947 were owner-occupied and 398 were renter-occupied. Of the 720 four-person households, 417 were owner-occupied and 303 were renter-occupied. Further household size data by tenure are presented in Table II.4.6, below.

Table II.4.6				
Tenure by Household Size				
Carbon County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Carbon County				
One Person	1,202	468	1,670	27.6%
Two Person	1,947	398	2,345	38.8%
Three Person	478	303	781	12.9%
Four Person	417	303	720	11.9%
Five Person	211	93	304	5.0%
Six Person	129	10	139	2.3%
Seven Person or more	41	44	85	1.4%
Total	4,425	1,619	6,044	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.4.7, on the following page, Carbon County had a total of 8,580 housing units of which 6,044 or 70.4 percent were occupied. Of these occupied units, 73.2 percent, or 4,425 units were owner occupied, which compares to a statewide rate of 70.3. A total of 2,536 units or 29.6 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.4.7 Housing Units by Tenure Carbon County 2008-2012 5-Year ACS Data				
Tenure	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,044	70.4%	221,479	84.7
Owner-Occupied	4,425	73.2%	155,659	70.3
Renter-Occupied	1,619	26.8%	65,820	29.7
Vacant Housing Units	2,536	29.6%	39,951	15.3
Total Housing Units	8,580	100.0%	261,430	100.0

Table II.4.8, below, shows that of the 2,536 housing units in Carbon County as reported in the 2012 ACS data, 269 or 10.6 percent were for rent and 92 or 3.6 percent were for sale. An estimated 1,343 units were for seasonal, recreational, or occasional use, and 744 or 29.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.4.8 Disposition of Vacant Housing Units Carbon County 2008-2012 5-Year ACS Data				
Disposition	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	269	10.6%	5,825	14.6%
Rented, but not occupied	14	.6%	1,811	4.5%
For sale only	92	3.6%	2,711	6.8%
Sold, but not occupied	33	1.3%	799	2.0%
For seasonal, recreational, or occasional use	1,343	53.0%	18,027	45.1%
For migrant workers	41	1.6%	488	1.2%
Other vacant	744	29.3%	10,290	25.8%
Total	2,536	100.0%	39,951	100.0%

Table II.4.9, at right, presents different income statistics for Carbon County. According to the 2012 ACS data averages, median family income for Carbon County was \$69,333 compared to the statewide average of \$70,013. Per capita income for Carbon County, which is calculated by dividing total income by population, was \$26,920, which compared to \$28,858 for the State of Wyoming.

Table II.4.9 Median and Per Capita Income Carbon County 2008-2012 5-Year ACS Data		
Income Type	Carbon County	Wyoming
Median Family Income	69,333	70,013
Median Household Income	57,787	56,573
Per Capita Income	26,920	28,858

Table II.4.10, on the following page, shows households by income for Carbon County and the State of Wyoming. In Carbon County, there were a total of 573 households or 9.5 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 958 households that had incomes between \$35,000 and \$49,999, which accounted for 15.9 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 20.8 percent of total households and numbered 1,257 in Carbon County.

Table II.4.10 Households by Income Carbon County 2008-2012 5-Year ACS Data				
Income	Carbon County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	573	9.5%	21,996	9.9%
15,000 - 19,999	199	3.3%	10,608	4.8%
20,000 - 24,999	287	4.7%	10,519	4.7%
25,000 - 34,999	531	8.8%	22,992	10.4%
35,000 - 49,999	958	15.9%	31,395	14.2%
50,000 - 74,999	1,222	20.2%	44,135	19.9%
75,000 - 99,999	1,017	16.8%	31,949	14.4%
100,000 and above	1,257	20.8%	47,885	21.6%
Total	6,044	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.4.11, below. In total, the poverty rate in Carbon County was 11.4 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Carbon County had a poverty rate of 9.1 percent and the female population had a poverty rate of 13.7 percent. There were 129 males and 136 females in poverty under the age of 5. Overall, 15.9 percent of persons in poverty in Carbon County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 159 individuals with incomes below the poverty level which represented 9.6 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.4.11 Poverty by Age Carbon County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Carbon County				
5 and Below	129	136	265	15.9%
6 to 18	213	169	382	23.0%
18 to 64	290	568	858	51.6%
65 and Older	59	100	159	9.6%
Total	691	973	1,664	100.0%
Poverty Rate	9.1%	13.7%	11.4%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.4.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Carbon County saw an average of 3,733 owner-occupied single-family units compared to 845 single-family rental units. In Carbon County, single-family units comprised 75.7 percent of all households compared with 71.5 percent statewide. Carbon County

had a total of 342 apartment rental units and total apartment units accounted for 5.7 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 919 mobile homes in Carbon County, which comprised 15.2 percent of all occupied housing units and compared to 13.6 statewide.

Table II.4.12				
Households by Unit Type				
Carbon County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
Single-Family Unit	3,733	845	4,578	75.7%
Duplex	0	81	81	1.3%
Tri- or Four-Plex	15	87	102	1.7%
Apartments	5	342	347	5.7%
Mobile Homes	655	264	919	15.2%
Boat, RV, Van, Etc.	17	0	17	.3%
Total	4,425	1,619	6,044	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.4.13, below, shows the number of households by year of construction. As shown, 15.9 percent, or 959 units, were built in 1939 or earlier in the county, and another 395 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 676, which accounted for 11.2 percent of all households, and an additional 23 households, or 0.4 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.4.13				
Households by Year Built				
Carbon County 2008-2012 5-Year ACS Data				
Year Built	Carbon County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	959	15.9%	24,899	11.2%
1940 to 1949	395	6.5%	10,352	4.7%
1950 to 1959	671	11.1%	22,395	10.1%
1960 to 1969	483	8.0%	19,254	8.7%
1970 to 1979	1,503	24.9%	50,875	23.0%
1980 to 1989	866	14.3%	34,715	15.7%
1990 to 1999	468	7.7%	26,905	12.1%
2000 to 2004	676	11.2%	30,814	13.9%
Built 2005 or Later	23	.4%	1,270	.6%
Total	6,044	100.0%	221,479	100.0%

Table II.4.14, below, displays housing units for Carbon County and the State of Wyoming. The number of rooms in Carbon County varied between households. Households with one room accounting for only 2.1 percent of total housing units, while households with five and six rooms accounted for 23.3 and 15.2 percent, respectively. The median number of rooms in Carbon County was 5 rooms, which compared to 6 statewide.

Table II.4.14				
Housing Units by Number of Rooms				
Carbon County 2008-2012 5-Year ACS Data				
Number of Rooms	Carbon County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	178	2.1%	4,323	1.7%
Two	133	1.6%	6,841	2.6%
Three	693	8.1%	19,299	7.4%
Four	1,614	18.8%	44,488	17.0%
Five	2,001	23.3%	51,437	19.7%
Six	1,302	15.2%	40,208	15.4%
Seven	1,156	13.5%	32,481	12.4%
Eight	568	6.6%	25,835	9.9%
Nine or more	935	10.9%	36,518	14.0%
Total	8,580	100.0%	261,430	100.0%
Median Rooms	5	.	6	.

Table II.4.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.9 percent of total households in Carbon County, which compared to 24.6 percent statewide. In Carbon County, the 2,722 households with three bedrooms accounted for 45.0 percent of all households, and there were only 499 five-bedroom or more households, which accounted for 8.3 percent of all households.

Table II.4.15				
Households by Number of Bedrooms				
Carbon County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
None	12	0	12	.2%
One	158	124	282	4.7%
Two	847	660	1,507	24.9%
Three	2,164	558	2,722	45.0%
Four	859	163	1,022	16.9%
Five or more	385	114	499	8.3%
Total	4,425	1,619	6,044	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	100.0%

The age of a structure influences its value. As shown in Table II.4.16, at right, structures built in 1939 or earlier had a median value of \$127,500, while structures built between 1950 and 1959 had a median value of \$145,100 and those built between 1990 to 1999 had a median value of \$188,300. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$178,500 and \$167,900, respectively. The total average median value in Carbon County was \$141,900, which compared to \$184,400 in the State of Wyoming.

Table II.4.16		
Median Value by Year Structure Built		
Carbon County 2008-2012 5-Year ACS Data		
Year Built	Carbon County	State of Wyoming
1939 or earlier	127,500	153,500
1940 to 1949	125,200	136,800
1950 to 1959	145,100	156,600
1960 to 1969	124,000	173,700
1970 to 1979	146,900	181,700
1980 to 1989	135,000	196,100
1990 to 1999	188,300	228,400
2000 to 2004	178,500	248,900
Built 2005 or Later	167,900	221,600
Total	141,900	184,400

Household mortgage status is reported in Table II.4.17, below. In Carbon County, households with a mortgage accounted for 60.4 percent of all households or 2,674 housing units, and the remaining 39.6 percent or 1,751 units had no mortgage. Of those units with a mortgage, 361 had either a second mortgage or home equity loan, 48 had both a second mortgage and home equity loan, and 2,265 or 84.7 percent had no second mortgage or no home equity loan.

Table II.4.17				
Mortgage Status				
Carbon County 2008-2012 5-Year ACS Data				
Mortgage Status	Carbon County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,674	60.4%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	361	13.5%	15,069	16.0%
Second mortgage only	143	39.6%	7,440	49.4%
Home equity loan only	218	60.4%	7,629	50.6%
Both second mortgage and home equity loan	48	1.8%	645	.7%
No second mortgage and no home equity loan	2,265	84.7%	78,587	83.3%
Housing units without a mortgage	1,751	39.6%	61,358	39.4%
Total	4,425	100.0%	155,659	100.00%

The median rent in Carbon County was \$563 as compared to \$618 statewide, as seen in Table II.4.18, below.

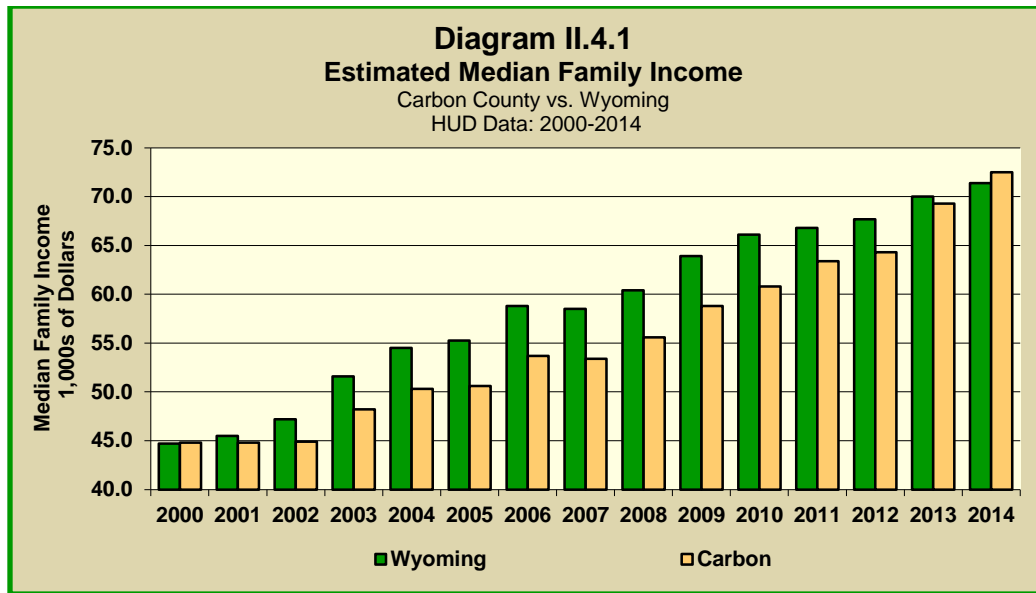
Table II.4.18	
Median Rent	
Carbon County 2008-2012 5-Year ACS Data	
Place	Rent
Carbon County	\$563
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 99 persons during 2013. The driver’s license total exchanges since 2000 for Carbon County are presented below in Table II.4.19 and indicate a net increase of 1,884 persons over the time period.

Table II.4.19			
Driver’s Licenses Exchanged and Surrendered			
Carbon County			
WYDOT Data, 2000–2013			
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
2010	539	315	224
2011	433	359	74
2012	528	474	54
2013	530	431	99
Total	7,078	5,194	1,884

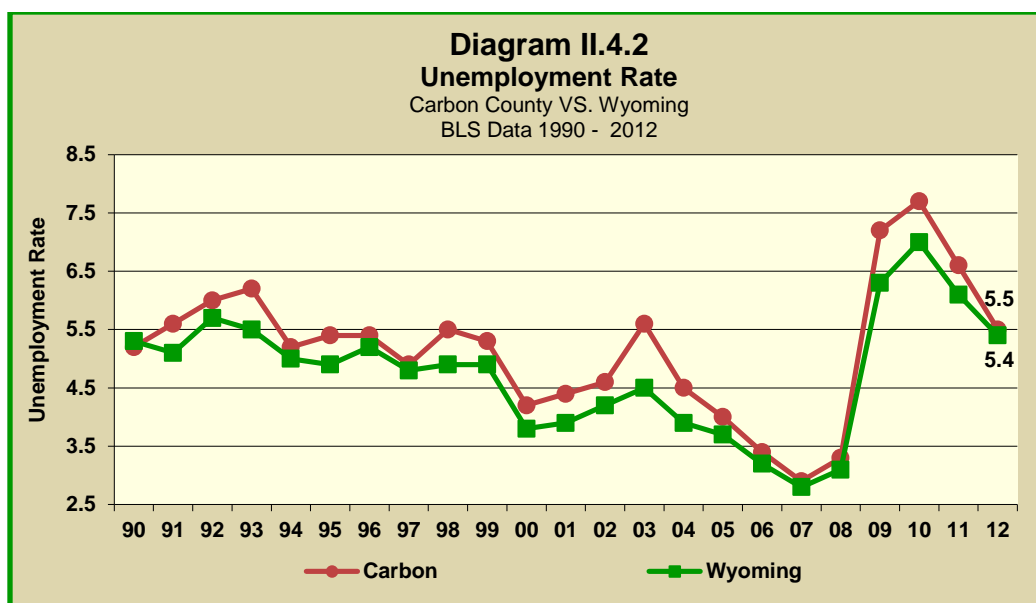
Economics

The HUD estimated MFI for Carbon County was \$72,500 in 2014.⁶⁸ This compares to Wyoming’s MFI of \$71,400. Diagram II.4.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Carbon County’s labor force, defined as the number of persons working or actively seeking work, increased by 208 persons, from 7,790 in 2011 to 7,998 in 2012. Employment increased by 281 persons; unemployment decreased by 73 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.6 percent in 2011 to 5.5 in 2012, as shown on the following page in Diagram II.4.2.

⁶⁸ 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 represent 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 shown in Table II.4.20, below, annual total monthly employment increased by 3.37 percent between 2011 and 2012, from a total of 6,649 to 6,873 workers. Preliminary estimates shows total monthly employment increased to 7,868 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	5,979	5,887	6,132	6,337	7,034	7,894	6,805	6,442	6,377	6,407	6,590
Feb	5,860	5,899	6,159	6,406	7,088	7,840	6,670	6,368	6,467	6,438	6,632
Mar	5,867	5,962	6,218	6,449	7,179	7,673	6,611	6,473	6,528	6,614	6,765
Apr	5,973	6,284	6,352	6,610	7,254	7,465	6,721	6,788	6,423	6,724	6,830
May	6,319	6,533	6,596	6,901	7,569	7,773	6,926	7,142	6,576	6,956	7,294
Jun	6,703	6,833	7,018	7,329	8,024	8,107	7,235	7,151	6,993	7,378	7,868
Jul	6,424	6,535	6,702	7,230	7,761	7,849	7,071	6,799	6,812	7,051	.
Aug	6,426	6,539	6,784	7,651	7,877	7,686	7,060	6,658	6,848	7,043	.
Sep	6,599	6,570	6,760	7,866	7,938	7,793	7,004	6,935	6,988	7,238	.
Oct	6,432	6,453	6,673	7,810	8,251	7,760	6,799	6,849	6,802	7,024	.
Nov	6,112	6,268	6,483	7,406	8,232	7,429	6,684	6,607	6,515	6,852	.
Dec	6,024	6,214	6,513	7,310	8,131	7,101	6,603	6,600	6,461	6,751	.
Annual	6,227	6,331	6,533	7,109	7,695	7,698	6,849	6,734	6,649	6,873	.
% Change	-1.81	1.67	3.19	8.82	8.24	0.04	-11.03	-1.68	-1.26	3.37	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.4.21, on the following page, annual average weekly wages increased by 3.10 percent between 2011 and 2012, from a total of \$775 to \$799. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$854.

Table II.4.21 Average Weekly Wages Carbon County BLS QCEW Data, 2001–2013(p)						
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
2009	725	731	677	771	726	-8.45
2010	736	762	694	801	748	3.03
2011	745	750	742	864	775	3.61
2012	782	803	775	836	799	3.10
2013(p)	801	854

Total business establishments reported by the QCEW are displayed below in Table II.4.22. Annual establishments decreased by 1.57 percent between 2011 and 2012, from a total of 699 to 688 establishments. Preliminary estimates indicate the total number of establishments increased to 693 in the second quarter of 2013.

Table II.4.22 Number of Establishments Carbon County BLS QCEW Data, 2001–2013(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	657	668	667	656	662	.
2002	652	660	669	673	664	0.30
2003	653	651	656	660	655	-1.36
2004	668	677	674	676	674	2.90
2005	687	702	710	711	703	4.30
2006	706	729	723	722	720	2.42
2007	709	702	709	720	710	-1.39
2008	706	724	733	732	724	1.97
2009	730	732	733	727	731	0.97
2010	722	723	719	719	721	-1.37
2011	697	701	704	694	699	-3.05
2012	689	693	684	686	688	-1.57
2013p	695	693

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Carbon County recorded 9,708 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 \$661,300,000, and real per capita income was \$41,892 in 2011. The average earnings per job in the county was \$48,362 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Carbon County increased from \$725 in second quarter 2012 to \$746 in second quarter 2013, or by 2.9 percent. Detached single-family home rents increased by 8.6 percent and rents for mobile homes on a lot increased by 10.4 percent between second quarter 2012 and second 2012.

Carbon County rental prices experienced average annualized increases of 4.1 percent for apartments, 3.9 percent for houses, and 5.0 percent for mobile homes plus a lot since fourth quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots over the same time period. Table II.4.23, at right, presents the Carbon County data for each rental type.

The 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 28 authorizations in 2011 to 27 in 2012.

The real value of single-family building permits decreased from \$225,645 in 2011 to \$204,741 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$225,645 in 2011 to a low of \$117,397 in 2004. Additional details of permit activity and per unit valuations are given in Table II.4.24, on the following page.

Table II.4.23				
Semiannual Average Monthly Rental Prices				
Carbon County				
EAD Data, Fourth Quarter 1986–Second Quarter 2013				
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
Q4.09	676	278	844	718
Q2.10	678	.	815	640
Q4.10	671	278	792	733
Q2.11	699	.	791	671
Q4.11	724	.	799	715
Q2.12	725	210	810	781
Q4.12	711	215	865	847
Q2.13	746	223	880	862

Table II.4.24 Building Permits and Valuation Carbon County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2012 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	.	.	122.4
1981	65	.	.	96	161	.	.	95.7
1982	41	2	.	.	43	.	.	80.2
1983	39	10	.	.	49	.	.	88.1
1984	25	.	.	.	25	.	.	82.6
1985	25	.	.	.	25	.	.	128.4
1986	14	.	.	.	14	.	.	324.9
1987	16	.	.	.	16	.	.	85.4
1988	26	.	.	.	26	.	.	118.1
1989	17	.	.	.	17	.	.	98.5
1990	9	.	.	.	9	.	.	57.5
1991	10	.	.	.	10	.	.	48.0
1992	13	.	.	.	13	.	.	120.3
1993	12	.	.	.	12	.	.	183.8
1994	21	.	.	.	21	.	.	101.5
1995	24	.	.	.	24	.	.	70.3
1996	49	4	.	.	53	.	.	98.8
1997	36	.	.	.	36	.	.	93.8
1998	28	10	.	36	74	.	30	114.6
1999	31	.	.	.	31	28	.	83.5
2000	33	.	.	.	33	36	.	160.7
2001	37	.	.	.	37	.	.	142.3
2002	28	.	.	.	28	.	.	128.1
2003	33	.	.	.	33	.	.	151.2
2004	60	.	.	.	60	.	.	117.4
2005	65	.	.	.	65	.	.	157.8
2006	56	2	.	.	58	.	.	147.7
2007	94	2	.	.	96	.	.	143.7
2008	55	.	.	.	55	.	.	165.3
2009	24	.	.	.	24	.	.	204.0
2010	18	.	.	.	18	.	.	173.1
2011	28	.	.	.	28	.	.	225.6
2012	27	.	.	.	27	.	.	204.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Carbon County was \$153,293. This represented an increase of 11.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406, a decrease of 10.4 percent over the previous year. A comparison of average sales prices is displayed in Table II.4.25, on the following page.

Table II.4.25 Average Sales Prices Carbon County and Wyoming DOR Data, 2000–2012				
Year	Carbon County Average Price (\$)	Carbon County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	71,526	.	131,207	.
2001	85,176	19.08	128,771	-1.86
2002	78,436	-7.91	138,295	7.40
2003	88,123	12.35	148,276	7.22
2004	94,377	7.10	159,558	7.61
2005	96,200	1.93	178,183	11.67
2006	118,335	23.01	219,438	23.15
2007	148,813	25.76	265,044	20.78
2008	151,093	1.5	256,045	-3.40
2009	155,259	2.8	241,622	-5.63
2010	150,244	-3.23	250,958	3.86
2011	137,302	-8.6	241,301	-3.85
2012	153,293	11.6	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 13 years, with the most recent survey conducted in December 2013.⁶⁹ During December 2013, a total of 39 surveys were completed by property managers in Carbon County. Of the 799 rental units surveyed, 91 were vacant, indicating a vacancy rate of 11.39 percent, as shown in Table II.4.26, below. This compares to a 3.05 percent vacancy rate one year ago and a December statewide 2013 vacancy rate of 5.57 percent.

Table II.4.26 Total Units, Vacant Units, and Vacancy Rate Carbon County RVS Data, June 2001 – December 2013				
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%
2010a	35	959	94	9.80%
2010b	30	731	103	14.09%
2011a	43	611	44	7.20%
2011b	43	1,010	68	6.73%
2012a	42	793	40	5.04%
2012b	40	886	27	3.05%
2013a	41	1,069	68	6.36%
2013b	39	799	91	11.39%

⁶⁹ Those signified as a in the “year” column of Table II.4.10 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.

Diagram II.4.3, below, shows the historical vacancy rate for Carbon County and Wyoming. Since 2008, the vacancy rate in Carbon County was higher than the statewide rate, except for the December 2012 survey.

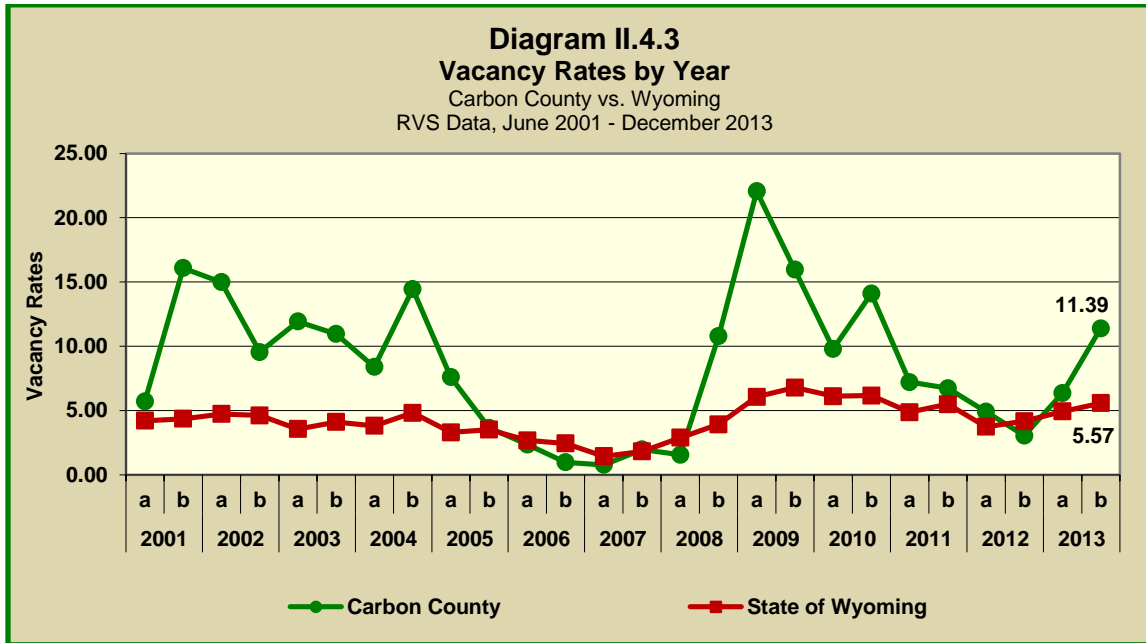


Diagram II.4.4, below, shows the average rent of single-family and apartment units in Carbon County. In the second half of 2013, average rents for single-family units rose to \$864 and average rents for apartments decreased, to \$665.

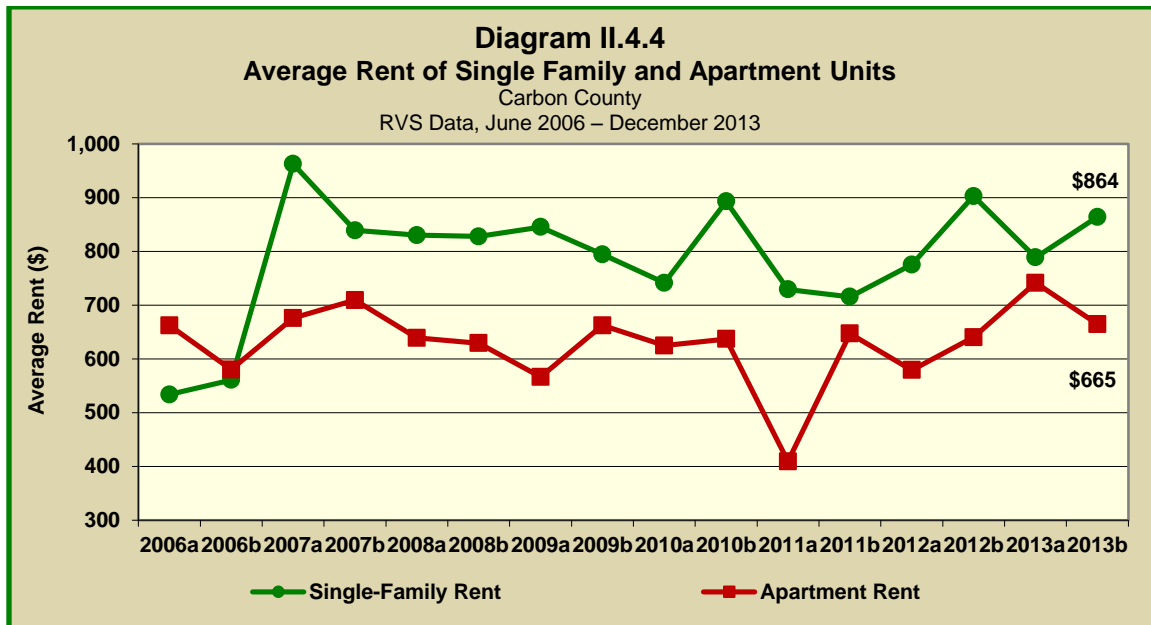


Table II.4.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 175 single family units in Carbon County, with 17 of them available. This translates into a vacancy rate of 9.7 percent in Carbon County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 512 apartment units reported in the survey, with 73 of them available, which resulted in a vacancy rate of 14.3 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.4.27			
Rental Vacancy Survey by Type			
Carbon County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	175	17	9.7%
Duplex units	64	0	.0%
Apartments	512	73	14.3%
Mobile Homes	33	0	.0%
“Other” Units	0	0	%
Don't Know	15	1	6.7%
Total	799	91	11.4%

Table II.4.28, below, reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 20 units. The most common apartment units were two bedroom units, with 159 units. Additional details for additional unit types are reported found below.

Table II.4.28							
Rental Units by Bedroom Size							
Carbon County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	1	0	0	.	1
One	9	0	76	0	0	.	85
Two	14	26	159	3	0	.	202
Three	20	28	13	29	0	.	90
Four	3	8	0	0	0	.	11
Five	0	0	0	0	0	.	0
Don't Know	129	2	263	1	0	15	410
Total	175	64	512	33	0	15	799

Average market-rate rents by unit type are shown in Table II.4.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.4.29						
Average Market Rate Rents by Bedroom Size						
Carbon County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$450	\$	\$	\$450
One	\$680	\$	\$563	\$	\$	\$611
Two	\$862	\$813	\$732	\$575	\$	\$784
Three	\$897	\$	\$771	\$775	\$	\$872
Four	\$1,220	\$	\$	\$	\$	\$1,220
Five	\$	\$	\$	\$	\$	\$
Total	\$864	\$813	\$665	\$692	\$	\$776

Table II.4.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.4.30						
Average Assisted Rate Rents by Bedroom Size						
Carbon County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$514	\$	\$	\$514
Two	\$	\$398	\$603	\$	\$	\$500
Three	\$	\$470	\$712	\$	\$	\$551
Four	\$	\$535	\$	\$	\$	\$535
Five	\$	\$	\$	\$	\$	\$
Total	\$	\$468	\$602	\$	\$	\$535

Table II.4.31, below, shows vacancy rates for single family units by average rental rates for Carbon County. Single family units with the lowest vacancy rate had an average rent of 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.4.31			
Single Family Market Rate Rents by Vacancy Status			
Carbon County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	119	13	10.9%
\$1,000 to \$1,500	50	2	4.0%
Above \$1,500			%
Missing	6	2	33.3%
Total	175	17	9.7%

The average rent and availability of apartment units is displayed in Table II.4.32, below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.4.32 Apartment Market Rate Rents by Vacancy Status Carbon County RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	401	66	16.5%
\$1,000 to \$1,500	4	0	.0%
Above \$1,500			%
Missing	104	7	6.73%
Total	512	73	14.3%

Table II.4.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 0.0 percent.

Table II.4.33 Mobile Home Market Rate Rents by Vacancy Status Carbon County RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	32	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	1	0	.0%
Total	33	0	.0%

Table II.4.34, on the following page shows the condition of rental units by unit type for Carbon County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

Table II.4.34							
Condition by Unit Type							
Carbon County							
RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Poor						.	
Fair						.	
Average	41	0	84	4	0	.	129
Good	120	60	317	0	0	.	497
Excellent	14	4	95	28	0	.	141
Don't Know	0	0	16	1	0	15	32
Total	175	64	512	33	0	15	799

The availability of single family units based on their condition is displayed in Table II.4.35, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.4.35			
Condition of Single Family Units by Vacancy Status			
Carbon County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	41	2	4.9%
Good	120	15	12.5%
Excellent	14	0	.0%
Don't Know	0		%
Total	175	17	9.7%

Table II.4.36, at right, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 7.37 percent.

Table II.4.36			
Condition of Apartment Units by Vacancy Status			
Carbon County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	84	28	33.3%
Good	317	37	11.7%
Excellent	95	7	7.4%
Don't Know	16		%
Total	512	73	14.3%

Table II.4.37, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent quality, with a vacancy rate of 7.37 percent.

Table II.4.37 Condition of Mobile Home Units by Vacancy Status Carbon County RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	4	0	.0%
Good	0	0	%
Excellent	28	0	.0%
Don't Know	1		%
Total	33	0	.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.4.38, below, respondents in Carbon County said they would prefer 3 more single family units, 79 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 92 units.

Table II.4.38 If you had the opportunity to own/manage more units, how many would you prefer Carbon County RVS Data, December 2013	
Unit Type	More Units
Single family units	3
Duplex Units	6
Apartments	79
Mobile homes	4
Other	
Don't Know	
All types	
Total	92

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 42 respondents in Carbon County. Of the incoming persons who were unsatisfied with their current housing, 40.0 percent said they sought to own a home and 60.0 percent wished to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 50.0 percent anticipated between \$100,000 and \$249,999 and the remaining 50.0 percent spending above \$250,000.

Of those currently renting or seeking to rent, 33.3 percent anticipated spending between \$475 and \$849, with the remaining 66.7 percent anticipated spending above \$850. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2012 5-year ACS data, 142 or 2.3 percent of households in Carbon County were overcrowded and another 9 or 0.1 percent of units were severely overcrowded, as shown in Table II.4.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.4.39				
Overcrowding and Severe Overcrowding				
Carbon County				
2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Carbon County				
Owner				
Households	4,359	57	9	4,425
Percentage	98.5%	1.3%	.2%	100.0%
Renter				
Households	1,534	85	0	1,619
Percentage	94.7%	5.3%	.0%	100.0%
Total				
Households	5,893	142	9	6,044
Percentage	97.5%	2.3%	.1%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2012 5-year ACS, a total of 725 units or 8.4 percent of all housing units in Carbon County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.4.40, at right.

Table II.4.40		
Housing Units with Incomplete Kitchen Facilities		
Carbon County		
2008-2012 5-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Kitchen Facilities	7,855	253,942
Lacking Complete Kitchen Facilities	725	7,488
Total Housing Units	8,580	261,430
Percent Lacking	8.4%	2.9%

At the time of the 2012 ACS, a total of 778 units or 9.1 percent of all housing units in Carbon County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.4.41, on the following page.

Table II.4.41		
Housing Units with Incomplete Plumbing Facilities		
Carbon County 2008-2012 5-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Plumbing Facilities	7,802	255,465
Lacking Complete Plumbing Facilities	778	5,965
Total Households	8,580	261,430
Percent Lacking	9.1%	2.3%

The third type of housing problem reported in the 2012 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Carbon County, 11.3 percent of households had a cost burden and 7.7 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 11.4 percent of homeowners with a mortgage in Carbon County experienced a cost burden and 9.6 percent experienced a severe cost burden, while 15.5 percent of renters had a cost burden and 6.3 percent had a severe cost burden, as seen in Table II.4.42, on the following page.

Table II.4.42					
Cost Burden and Severe Cost Burden by Tenure					
Carbon County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Carbon County					
Owner With a Mortgage					
Households	2,097	304	258	15	2,674
Percent	78.4%	11.4%	9.6%	.6%	100.0%
Owner Without a Mortgage					
Households	1,519	129	103	0	1,751
Percent	86.8%	7.4%	5.9%	.0%	100.0%
Renter					
Households	748	251	102	518	1,619
Percent	46.2%	15.5%	6.3%	32.0%	100.0%
Total					
Households	4,364	684	463	533	6,044
Percent	72.2%	11.3%	7.7%	8.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 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 *2014 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 Household Income (MHI). 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 MHI.

The household forecast indicated a total increase of 1,216 households in Carbon County, from 6,388 in 2010 to 7,604 in 2040. Homeowners are expected to increase from 4,552 households in 2010 to 5,383 by 2040. Renters are anticipated to increase from 1,836 households in 2010 to 2,221 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 81 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 62 households and by 138 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 56 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 52 households over the period. Table II.4.43, below, provides details of the household forecast by tenure and income.

Table II.4.43						
Household Forecast by Tenure and Income						
Carbon County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	446	340	755	303	2,707	4,552
2015	442	337	748	300	2,682	4,509
2020	456	347	772	309	2,766	4,650
2025	475	362	804	322	2,882	4,845
2030	493	376	835	335	2,993	5,032
2035	511	389	865	346	3,100	5,212
2040	528	402	893	358	3,202	5,383
Renters by Percent of Median Household Income						
2010	266	249	407	156	758	1,836
2015	272	254	415	159	774	1,874
2020	279	261	427	164	795	1,925
2025	291	272	445	171	830	2,009
2030	302	282	462	177	861	2,086
2035	313	292	478	183	891	2,157
2040	322	301	492	189	917	2,221
Total Households by Percent of Median Household Income						
2010	712	589	1,163	459	3,466	6,388
2015	714	591	1,164	459	3,456	6,383
2020	735	608	1,199	473	3,561	6,575
2025	766	634	1,250	493	3,711	6,854
2030	796	658	1,298	512	3,854	7,118
2035	824	681	1,343	530	3,991	7,369
2040	850	703	1,386	547	4,119	7,604

