

CARBON COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Carbon County’s population decreased from 15,885 in 2010 to 15,559 in 2015, or by 2.1 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 1.6 percent, and the number of people from 55 to 64 years of age increased by 1.3 percent. The white population decreased by 3.7 percent, while the black population increased by 87.3 percent. The Hispanic population increased from 2,668 to 2,757 people between 2010 and 2015 or by 3.3 percent. These data are presented in Table II.4.1, below.

Table II.4.1						
Profile of Population Characteristics						
Carbon County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Carbon County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	15,885	15,559	-2.1%	563,626	586,107	4.0%
Age						
Under 14 years	3,173	3,081	-2.9%	113,371	116,880	3.1%
15 to 24 years	1,798	1,804	.3%	78,460	78,529	0.1%
25 to 44 years	4,156	4,224	1.6%	144,615	153,641	6.2%
45 to 54 years	2,488	1,955	-21.4%	83,577	71,070	-15.0%
55 to 64 years	2,226	2,254	1.3%	73,513	81,288	10.6%
65 and Over	2,044	2,241	9.6%	70,090	84,699	20.8%
Race						
White	15,203	14,637	-3.7%	529,110	543,292	2.7%
Black	118	221	87.3%	5,135	8,286	61.4%
American Indian and Alaskan Native	214	255	19.2%	14,457	15,757	9.0%
Asian	128	150	17.2%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	14	12	-14.3%	521	676	29.8%
Two or more races	208	284	36.5%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	2,668	2,757	3.3%	50,231	58,207	15.9%

Table II.4.2, on the following page, presents the population of Carbon County by age and gender from the 2010 Census and 2015 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 2015, the number of males rose to 8,420 persons, and accounted for 54.1 percent of the population, with the remaining 45.9 percent, or 7,139 persons being female.

Table II.4.2 Population by Age and Gender Carbon County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,674	1,499	3,173	1,630	1,451	3,081	-2.9%
15 to 24 years	1,004	794	1,798	1,020	784	1,804	.3%
25 to 44 years	2,339	1,817	4,156	2,407	1,817	4,224	1.6%
45 to 54 years	1,349	1,139	2,488	1,064	891	1,955	-21.4%
55 to 64 years	1,168	1,058	2,226	1,146	1,108	2,254	1.3%
65 and Over	1,019	1,025	2,044	1,153	1,088	2,241	9.6%
Total	8,553	7,332	15,885	8,420	7,139	15,559	-2.1%
% of Total	53.8%	46.2%	.	54.1%	45.9%	.	

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 ⁸⁷	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.

⁸⁷ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 4,070 family households, of which 3,119 housed married couple families and 951 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 366 families, or a female householder with no husband present, of which there were 585 families. There were also an estimated 2,038 “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 66.6 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Carbon County, 76.6 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Family Type	Carbon County		State of Wyoming	
	Carbon County	% of Total	State of Wyoming	% of Total
Family households	4,070	66.6%	147,229	64.9%
Married-couple family	3,119	76.6%	117,355	79.7%
Owner-occupied housing units	2,589	83.0%	97,628	83.2%
Renter-occupied housing units	530	17.0%	19,727	16.8%
Other family	951	23.4%	29,874	20.3%
Male householder, no wife present	366	38.5%	10,771	36.1%
Owner-occupied housing units	177	48.4%	6,308	58.6%
Renter-occupied housing units	189	51.6%	4,463	41.4%
Female householder, no husband present	585	61.5%	19,103	63.9%
Owner-occupied housing units	299	51.1%	9,562	50.1%
Renter-occupied housing units	286	48.9%	9,541	49.9%
Nonfamily households	2,038	33.4%	79,636	35.1%
Owner-occupied housing units	1,152	56.5%	43,177	54.2%
Renter-occupied housing units	886	43.5%	36,459	45.8%
Total	6,108	100.0%	226,865	100.0%

Table II.4.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 1,950 two-person family households, 954 three-person family households and 665 four-person family households. One-person non-family households made up 83.7 percent of all non-family households or an estimated 1,706 households. Carbon County’s two person households made up 35.8 percent of total housing units and four person households made up an additional 11.7 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.4.5				
Household Type by Household Size				
Carbon County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Carbon County				
One Person	.	1,706	1,706	27.9%
Two Person	1,950	239	2,189	35.8%
Three Person	954	42	996	16.3%
Four Person	665	51	716	11.7%
Five Person	297	0	297	4.9%
Six Person	153	0	153	2.5%
Seven Person	51	0	51	.8%
Total	4,070	2,038	6,108	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 2,189 two-person households, 1,833 were owner-occupied and 356 were renter-occupied. Of the 716 four-person households, 403 were owner-occupied and 313 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Carbon County				
One Person	997	709	1,706	27.9%
Two Person	1,833	356	2,189	35.8%
Three Person	632	364	996	16.3%
Four Person	403	313	716	11.7%
Five Person	226	71	297	4.9%
Six Person	91	62	153	2.5%
Seven Person or more	35	16	51	.8%
Total	4,217	1,891	6,108	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.4.7, on the following page, Carbon County had a total of 8,559 housing units of which 6,108 or 71.4 percent were occupied. Of these occupied units, 69.0 percent, or 4,217 units

were owner occupied, which compares to a statewide rate of 69.1. A total of 2,451 units or 28.6 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.4.7 Housing Units by Tenure Carbon County 2010-2015 5-Year ACS Data				
Tenure	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,108	71.4%	226,865	85.1
Owner-Occupied	4,217	69.0%	156,675	69.1
Renter-Occupied	1,891	31.0%	70,190	30.9
Vacant Housing Units	2,451	28.6%	39,765	14.9
Total Housing Units	8,559	100.0%	266,630	100.0

Table II.4.8, below, shows that of the 2,451 housing units in Carbon County as reported in the 2014 ACS data, 290 or 11.8 percent were for rent and 199 or 8.1 percent were for sale. An estimated 1,188 units were for seasonal, recreational, or occasional use, and 735 or 30.0 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.4.8 Disposition of Vacant Housing Units Carbon County 2010-2015 5-Year ACS Data				
Disposition	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	290	11.8%	6,460	16.2%
Rented, but not occupied	2	.1%	1,371	3.4%
For sale only	199	8.1%	2,571	6.5%
Sold, but not occupied	23	.9%	931	2.3%
For seasonal, recreational, or occasional use	1,188	48.5%	17,209	43.3%
For migrant workers	14	.6%	302	.8%
Other vacant	735	30.0%	10,921	27.5%
Total	2,451	100.0%	39,765	100.0%

Table II.4.9, at right, presents different income statistics for Carbon County. According to the 2015 ACS data averages, median family income for Carbon County was \$70,641 compared to the statewide average of \$73,194.

Table II.4.9 Median and Per Capita Income Carbon County 2010-2015 5-Year ACS Data		
Income Type	Carbon County	Wyoming
Median Family Income	70,641	73,194
Median Household Income	56,825	58,840

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 701 households or 11.5 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 889 households that had incomes between \$35,000 and \$49,999, which accounted for 14.6 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.2 percent of total households and numbered 1,359 in Carbon County.

Table II.4.10 Households by Income Carbon County 2010-2015 5-Year ACS Data				
Income	Carbon County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	701	11.5%	21,426	9.4%
15,000 - 19,999	154	2.5%	10,358	4.6%
20,000 - 24,999	316	5.2%	11,900	5.2%
25,000 - 34,999	636	10.4%	22,435	9.9%
35,000 - 49,999	889	14.6%	30,775	13.6%
50,000 - 74,999	1,185	19.4%	43,104	19.0%
75,000 - 99,999	868	14.2%	32,540	14.3%
100,000 and above	1,359	22.2%	54,327	23.9%
Total	6,108	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.4.11, below. In total, the poverty rate in Carbon County was 15 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Carbon County had a poverty rate of 12 percent and the female population had a poverty rate of 19 percent. There were 170 males and 129 females in poverty under the age of 5. Overall, 13.1 percent of persons in poverty in Carbon County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 237 individuals with incomes below the poverty level which represented 10.4 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.4.11 Poverty by Age Carbon County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Carbon County				
5 and Below	170	129	299	13.1%
6 to 17	178	236	414	18.2%
18 to 64	509	821	1,330	58.3%
65 and Older	91	146	237	10.4%
Total	948	1,332	2,280	100.0%
Poverty Rate	12%	19%	15%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.4.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Carbon County saw an average of 3,675 owner-occupied single-

family units compared to 913 single-family rental units. In Carbon County, single-family units comprised 75.1 percent of all households compared with 71.8 percent statewide. Carbon County had a total of 473 apartment rental units and total apartment units accounted for 7.8 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 870 mobile homes in Carbon County, which comprised 14.2 percent of all occupied housing units and compared to 12.9 statewide.

Table II.4.12 Households by Unit Type				
Carbon County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
Single-Family Unit	3,675	913	4,588	75.1%
Duplex	16	103	119	1.9%
Tri- or Four-Plex	8	38	46	.8%
Apartments	4	473	477	7.8%
Mobile Homes	506	364	870	14.2%
Boat, RV, Van, Etc.	8	0	8	.1%
Total	4,217	1,891	6,108	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.4.13, on the following page, shows the number of households by year of construction. As shown, 17.8 percent, or 1,090 units, were built in 1939 or earlier in the county, and another 426 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 599, which accounted for 9.8 percent of all households, and an additional 95 households, or 1.6 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.4.13				
Households by Year Built				
Carbon County				
2010-2015 5-Year ACS Data				
Year Built	Carbon County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,090	17.8%	24,616	10.9%
1940 to 1949	426	7.0%	10,203	4.5%
1950 to 1959	648	10.6%	21,453	9.5%
1960 to 1969	427	7.0%	18,653	8.2%
1970 to 1979	1,594	26.1%	48,616	21.4%
1980 to 1989	705	11.5%	33,033	14.6%
1990 to 1999	524	8.6%	26,955	11.9%
2000 to 2009	599	9.8%	36,947	16.3%
Built 2010 or Later	95	1.6%	6,389	2.8%
Total	6,108	100.0%	226,865	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 accounted for only 3.6 percent of total housing units, while households with five and six rooms accounted for 23.8 and 17.9 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				
2010-2015 5-Year ACS Data				
Number of Rooms	Carbon County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	305	3.6%	4,535	1.7%
Two	239	2.8%	7,317	2.7%
Three	684	8.0%	20,228	7.6%
Four	1,432	16.7%	41,849	15.7%
Five	2,037	23.8%	54,574	20.5%
Six	1,534	17.9%	42,082	15.8%
Seven	820	9.6%	31,471	11.8%
Eight	599	7.0%	25,750	9.7%
Nine or more	909	10.6%	38,824	14.6%
Total	8,559	100.0%	266,630	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 75 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.1 percent of total households in Carbon County, which compared to 24.3 percent statewide. In Carbon County, the 2,605 households with three bedrooms accounted for 42.6 percent of all households, and there were only 360 five-bedroom or more households, which accounted for 5.9 percent of all households.

Household mortgage status is reported in Table II.4.16, below. In Carbon County, households with a mortgage accounted for 57.9 percent of all households or 2,442 housing units, and the remaining 42.1 percent or 1,775 units had no mortgage. Of those units with a mortgage, 194 had either a second mortgage or home equity loan, 28 had both a second mortgage and home equity loan, and 2,220 or 90.9 percent had no second mortgage or no home equity loan.

Table II.4.15				
Households by Number of Bedrooms				
Carbon County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
None	14	75	89	1.5%
One	222	203	425	7.0%
Two	886	769	1,655	27.1%
Three	1,989	616	2,605	42.6%
Four	797	177	974	15.9%
Five or more	309	51	360	5.9%
Total	4,217	1,891	6,108	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

Table II.4.16				
Mortgage Status				
Carbon County 2010-2015 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	2,442	57.9%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	194	7.9%	10,910	11.8%
Second mortgage only	97	50.0%	5,021	46.0%
Home equity loan only	97	50.0%	5,889	54.0%
Both second mortgage and home equity loan	28	1.1%	514	.6%
No second mortgage and no home equity loan	2,220	90.9%	81,121	87.7%
Housing units without a mortgage	1,775	42.1%	64,130	40.9%
Total	4,217	100.0%	156,675	100.00%

The median rent in Carbon County was \$664 as compared to \$674 statewide, as seen in Table II.4.17, below.

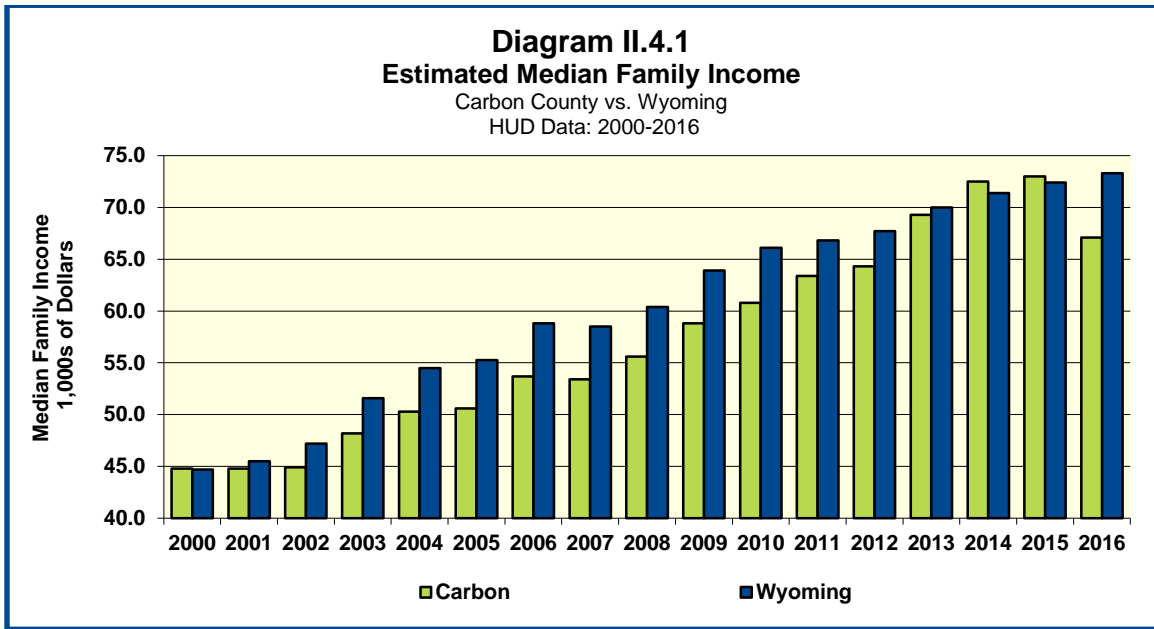
Table II.4.17 Median Rent Carbon County 2010-2015 5-Year ACS Data	
Place	Rent
Carbon County	\$664
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 64 persons during 2016. The driver’s license total exchanges since 2000 for Carbon County are presented below in Table II.4.18 and indicate a net increase of 2,132 persons over the time period.

Table II.4.18 Driver’s Licenses Exchanged and Surrendered Carbon County WYDOT Data, 2000 – First Half of 2016			
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
2014	526	468	58
2015	505	379	126
2016- First Half	237	173	64
Total	8,346	6,214	2,132

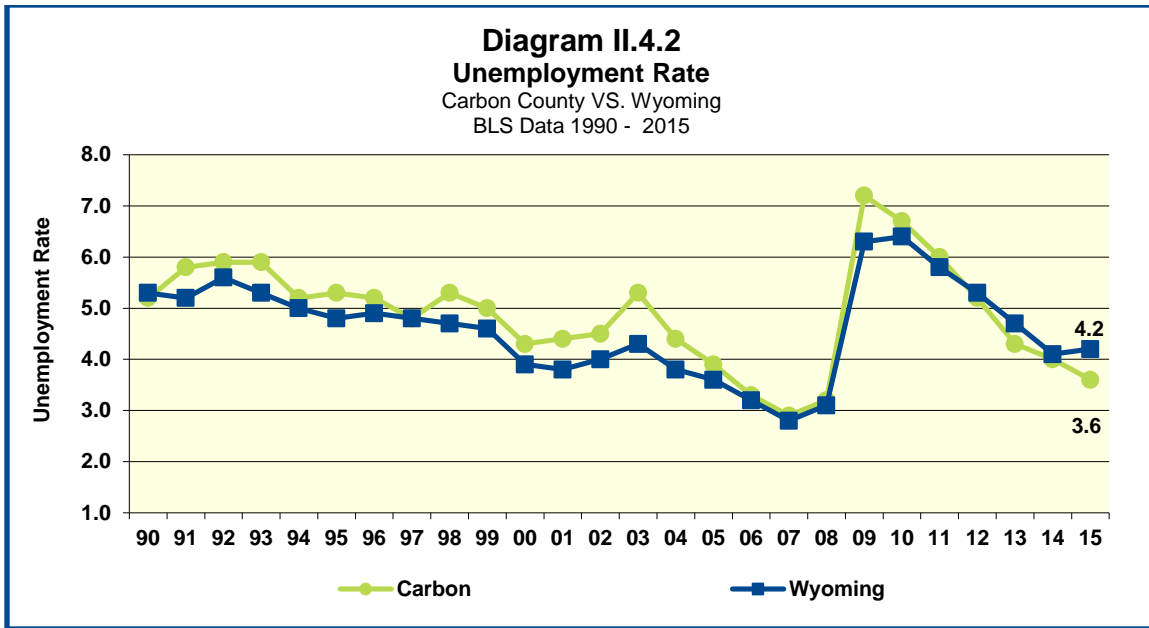
Economics

The HUD estimated MFI for Carbon County was \$67,100 in 2016.⁸⁸ This compares to Wyoming’s MFI of \$73,300. Diagram II.4.1, below, illustrates the estimated MFI for 2000 through 2016.



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 165 persons, from 8,454 in 2014 to 8,619 in 2015. Employment increased by 193 persons; unemployment decreased by 28 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.0 percent in 2014 to 3.6 in 2015, as shown below in Diagram II.4.2.

⁸⁸ 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 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.4.19, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 7,405 persons in 2015; this figure was higher than the 2014 average by 75 jobs. In June total preliminary monthly employment was estimated to be 7,611 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	6,132	6,337	7,034	7,894	6,805	6,442	6,377	6,407	6,590	7,111	6,833	6,811
Feb	6,159	6,406	7,088	7,840	6,670	6,368	6,467	6,438	6,632	7,102	6,780	6,766
Mar	6,218	6,449	7,179	7,673	6,611	6,473	6,528	6,614	6,765	7,027	6,838	6,722
Apr	6,352	6,610	7,254	7,465	6,721	6,788	6,423	6,724	6,834	7,073	7,009	6,917
May	6,596	6,901	7,569	7,773	6,926	7,142	6,576	6,956	7,290	7,476	7,372	7,230
Jun	7,018	7,329	8,024	8,107	7,235	7,151	6,993	7,378	7,876	8,092	7,857	7,611
Jul	6,702	7,230	7,761	7,849	7,071	6,799	6,812	7,051	7,582	7,552	8,076	.
Aug	6,784	7,651	7,877	7,686	7,060	6,658	6,848	7,043	7,139	7,223	8,224	.
Sep	6,760	7,866	7,938	7,793	7,004	6,935	6,988	7,238	7,297	7,437	8,103	.
Oct	6,673	7,810	8,251	7,760	6,799	6,849	6,802	7,024	7,358	7,598	7,565	.
Nov	6,483	7,406	8,232	7,429	6,684	6,607	6,515	6,852	7,253	7,187	7,127	.
Dec	6,513	7,310	8,131	7,101	6,603	6,600	6,461	6,751	7,249	7,086	7,080	.
Annual	6,533	7,109	7,695	7,698	6,849	6,734	6,649	6,873	7,155	7,330	7,405	.
% Change	3.19%	8.82%	8.24%	.04%	-11.03%	-1.68%	-1.26%	3.37%	4.10%	2.45%	1.02%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$889 in 2014. In 2015, average weekly wages saw an increase of 1.80 over the

prior year, rising to \$905. The most recent preliminary estimates show average weekly wages were 863 in the second quarter on 2016. These data are shown in Table II.4.20, below.

Table II.4.20 Average Weekly Wages Carbon County BLS QCEW Data, 2001–2016(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	801	853	803	897	839	5.01%
2014	943	882	833	903	889	5.96%
2015	904	858	941	914	905	1.80%
2016(p)	963	863				

Total business establishments reported by the QCEW are displayed in Table II.4.21, below. Between 2014 and 2015 the total number of business establishments in Wyoming decreased by 0.44 percent to 675 establishments. The most recent preliminary estimates show the number of business establishments were 670 in the second quarter on 2016.

Table II.4.21 Number of Business Establishments Carbon County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	657	668	667	656	656	
2002	652	660	669	673	673	.30%
2003	653	651	656	660	660	-1.36%
2004	668	677	674	676	676	2.90%
2005	687	702	710	711	711	4.30%
2006	706	729	723	722	722	2.42%
2007	709	702	709	720	720	-1.39%
2008	706	724	733	732	732	1.97%
2009	730	732	733	727	727	.97%
2010	722	723	719	719	719	-1.37%
2011	697	701	704	694	694	-3.05%
2012	689	693	684	686	686	-1.57%
2013	695	697	697	692	692	1.02%
2014	687	682	678	666	666	-2.45%
2015	666	676	684	675	675	-.44%
2016	667	670				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Carbon County recorded 10,385 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 \$774,632,000, and real per capita income was \$49,787 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$52,461 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Carbon County decreased from \$820 in second quarter 2015 to \$810 in second quarter 2016, or by 1.2 percent. Detached single-family home rents decreased by 2.9 percent and rents for mobile homes on a lot increased by 2.1 percent between the second quarter of 2015 and second quarter 2016.

Carbon County rental prices experienced average annualized increases of 1.9 percent for apartments, 1.9 percent for houses, and 2.6 percent for mobile homes plus a lot since fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same time period. Table II.4.23, below, presents the Carbon County data for each rental type.

Table II.4.22 Semiannual Average Monthly Rental Prices Carbon County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	458	234	574	424
Q2.87	448	228	619	432
Q4.87	440	228	557	493
Q2.88	425	220	605	458
Q4.88	407	220	602	444
Q2.89	384	212	567	396
Q4.89	365	222	559	421
Q2.90	369	214	507	506
Q4.90	352	205	534	474
Q2.91	344	199	489	476
Q4.91	360	178	451	431
Q2.92	368	174	474	368
Q4.92	352	178	398	415
Q2.93	413	174	430	0
Q4.93	0	170	568	0
Q2.94	379	189	465	0
Q4.94	331	189	503	0
Q2.95	345	185	481	0
Q4.95	416	158	444	0
Q2.96	423	179	464	0
Q4.96	420	180	468	0
Q2.97	423	204	501	0
Q4.97	413	204	486	354
Q2.98	435	187	529	495
Q4.98	514	187	577	348
Q2.99	502	195	575	440
Q4.99	479	149	558	437
Q2.00	463	150	591	369
Q4.00	467	157	535	460
Q2.01	507	150	617	474
Q4.01	510	157	589	405
Q2.02	460	144	619	459
Q4.02	470	144	619	434
Q2.03	493	148	578	441
Q4.03	506	152	626	468
Q2.04	539	148	610	476
Q4.04	549	163	653	456
Q2.05	614	155	661	480
Q4.05	548	155	680	482
Q2.06	728	162	735	663
Q4.06	811	339	817	721
Q2.07	847	330	916	658
Q4.07	756	331	995	697
Q2.08	793	335	1,011	776
Q4.08	784	318	1,052	819
Q2.09	805	310	942	789
Q4.09	753	310	941	800
Q2.10	746	.	897	705
Q4.10	739	306	872	807
Q2.11	754	.	853	724
Q4.11	781	.	862	771
Q2.12	768	222	858	827
Q4.12	753	228	916	897
Q2.13	778	232	917	899
Q4.13	782	273	983	894
Q2.14	786	284	950	860
Q4.14	801	320	1,063	939
Q2.15	820	327	1,045	922
Q4.15	811	325	1,043	925
Q2.16	810	343	1,014	941

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 increased from 21 authorizations in 2014 to 34 in 2015.

The real value of single-family building permits decreased from \$201,922 in 2014 to \$192,323 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.4.23, below.

Table II.4.23 Building Permits and Valuation Carbon County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	86	8	16	.	110	125.4	.
1981	65	.	.	96	161	98.1	68.2
1982	41	2	.	.	43	82.1	.
1983	39	10	.	.	49	90.2	.
1984	25	.	.	.	25	84.7	.
1985	25	.	.	.	25	131.5	.
1986	14	.	.	.	14	333.5	.
1987	16	.	.	.	16	87.9	.
1988	26	.	.	.	26	121.5	.
1989	17	.	.	.	17	101.3	.
1990	9	.	.	.	9	59.2	.
1991	10	.	.	.	10	49.6	.
1992	13	.	.	.	13	124.2	.
1993	12	.	.	.	12	189.5	.
1994	21	.	.	.	21	104.6	.
1995	24	.	.	.	24	72.5	.
1996	49	4	.	.	53	101.9	.
1997	36	.	.	.	36	96.8	.
1998	28	10	.	36	74	118.3	73.6
1999	31	.	.	.	31	86.2	.
2000	33	.	.	.	33	165.7	.
2001	37	.	.	.	37	146.7	.
2002	28	.	.	.	28	132.2	.
2003	33	.	.	.	33	156.2	.
2004	60	.	.	.	60	121.3	.
2005	65	.	.	.	65	163.3	.
2006	56	2	.	.	58	153.0	.
2007	94	2	.	.	96	149.2	.
2008	55	.	.	.	55	172.1	.
2009	24	.	.	.	24	212.6	.
2010	18	.	.	.	18	180.6	.
2011	28	.	.	.	28	235.6	.
2012	27	.	.	.	27	213.6	.
2013	24	.	.	8	32	197.9	50.7
2014	21	.	.	10	31	201.9	49.9
2015	34	.	.	.	34	192.3	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Carbon County was \$187,001. This represented an increase of 4.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices is displayed in Table II.4.24, on the following page.

Table II.4.24 Average Sales Prices Carbon County and Wyoming DOR Data, 2000–2015				
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
2013	162,329	5.9	281,345	5.6
2014	178,757	10.1	263,432	-6.4
2015	187,001	4.6	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.⁸⁹ During December 2016, a total of 52 surveys were completed by property managers in Carbon County. Of the 791 rental units surveyed, 167 were vacant, indicating a vacancy rate of 21.1 percent, as shown in Table II.4.25, at right. This compares to a 5.3 percent vacancy rate one year ago and a December 2016 statewide vacancy rate of 11.1 percent.

Diagram II.4.3, on the following page, 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 and the June and December 2015 surveys.

Table II.4.25 Total Units, Vacant Units, and Vacancy Rate Carbon County RVS Data, June 2001–December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	508	29	5.7%
2001b	12	541	87	16.1%
2002a	7	307	46	15.0%
2002b	9	335	32	9.6%
2003a	7	285	34	11.9%
2003b	17	438	48	11.0%
2004a	22	596	50	8.4%
2004b	21	533	77	14.5%
2005a	22	369	28	7.6%
2005b	16	740	27	3.7%
2006a	16	298	7	2.4%
2006b	17	512	5	1.0%
2007a	19	653	5	0.8%
2007b	16	610	12	2.0%
2008a	17	834	13	1.6%
2008b	21	566	61	10.8%
2009a	25	562	124	22.1%
2009b	29	658	105	16.0%
2010a	35	959	94	9.8%
2010b	30	731	103	14.1%
2011a	43	611	44	7.2%
2011b	43	1,010	68	6.7%
2012a	42	793	40	5.0%
2012b	40	886	27	3.1%
2013a	41	1,069	68	6.4%
2013b	39	799	91	11.4%
2014a	43	1,045	68	6.5%
2014b	44	1,523	85	5.6%
2015a	55	1,421	54	3.8%
2015b	50	1,381	73	5.3%
2016a	51	1,027	145	14.1%
2016b	52	791	167	21.1%

⁸⁹ 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.

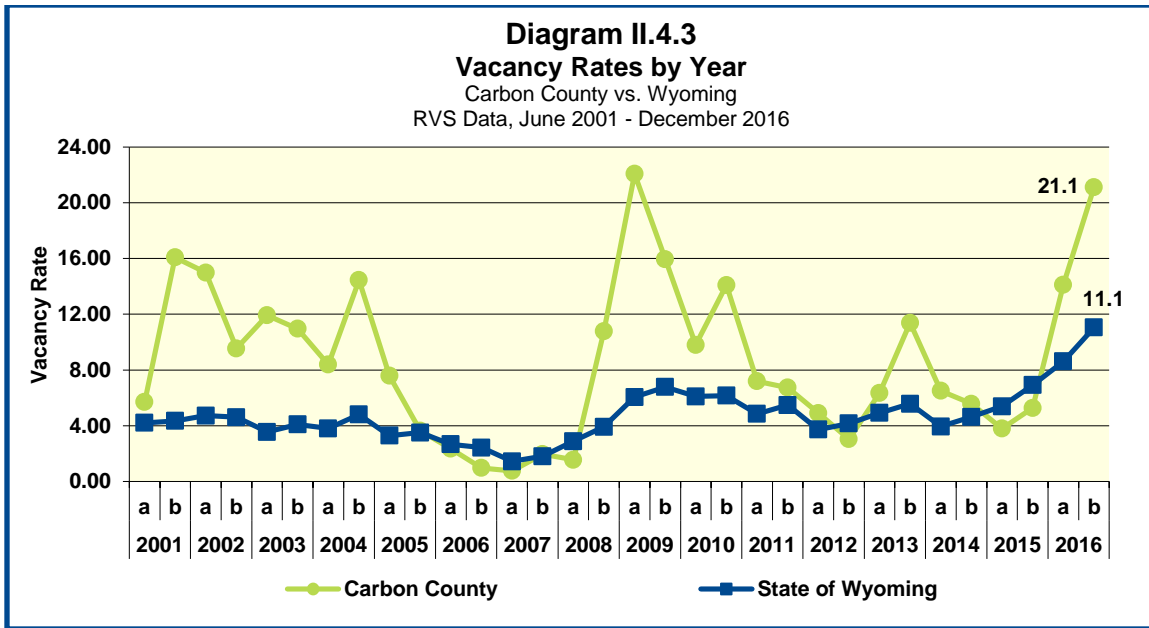


Diagram II.4.4, below, shows the average rent of single-family and apartment units in Carbon County. In the second half of 2016, average rents for single-family units fell to \$845 and average rents for apartments decreased to \$712.

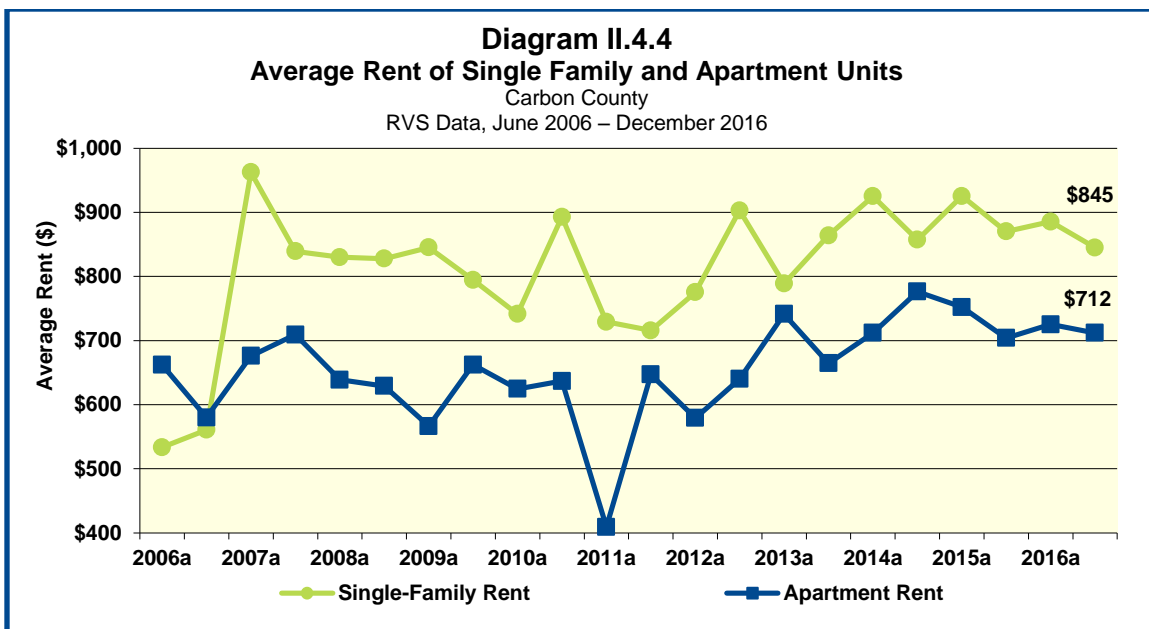


Table II.4.26 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 95 single family units in Carbon County, with 4 of them available. This translates into a vacancy rate of 4.2 percent in Carbon County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 388 apartment units reported in the survey, with 59 of them available, which resulted in a vacancy rate of 15.2 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.4.26			
Rental Vacancy Survey by Type			
Carbon County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	95	4	4.2%
Duplex units	34	2	5.9%
Apartments	388	59	15.2%
Mobile Homes	181	31	17.1%
"Other" Units	10	1	10.0%
Don't Know	83	70	84.3%
Total	791	167	21.1%

Table II.4.27 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 19 units. The most common apartment units were two bedroom units, with 215 units. Additional details of unit types by bedrooms are reported below.

Table II.4.27							
Rental Units by Number of Bedrooms							
Carbon County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	8	0	0	.	8
One	10	0	82	1	0	.	93
Two	19	22	215	4	0	.	260
Three	16	10	49	161	10	.	246
Four	9	2	0	0	0	.	11
Five	0	0	0	0	0	.	0
Don't Know	41	0	34	15	0	83	173
Total	95	34	388	181	10	83	791

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.4.28, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units.

Table II.4.28							
Available Rental Units by Number of Bedrooms							
Carbon County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	3	0	0	.	3
Two	2	2	51	0	0	.	55
Three	0	0	2	31	1	.	34
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don’t Know	1	0	3	0	0	70	74
Total	4	2	59	31	1	70	167

Table II.4.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 23.7 percent, with four bedroom single family units having the highest vacancy rate at 11.1 percent.

Table II.4.29							
Vacancy Rates by Number of Bedrooms							
Carbon County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	.0%	%	3.7%	.0%	%		3.2%
Two	10.5%	9.1%	23.7%	.0%	%		21.2%
Three	.0%	.0%	4.1%	19.3%	10.0%		13.8%
Four	11.1%	.0%	%	%	%		9.1%
Five	%	%	%	%	%		%
Don’t Know	2.4%	%	8.8%	.0%	%	84.3%	43.3%
Total	4.2%	5.9%	15.2%	17.1%	10.0%	84.3%	21.1%

Average market-rate rents by unit type are shown in Table II.4.30, below. 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.4.30						
Average Market Rate Rents by Number of Bedrooms						
Carbon County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$450	\$	\$	\$450
One	\$650	\$	\$612	\$300	\$	\$599
Two	\$817	\$550	\$700	\$613	\$	\$709
Three	\$851	\$433	\$750	\$719	\$900	\$761
Four	\$871	\$510	\$	\$	\$	\$811
Five	\$	\$	\$	\$	\$	\$
Total	\$845	\$570	\$712	\$723	\$900	\$750

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 less than 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 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	85	3	3.5%
\$1,000 to \$1,500	7	1	14.3%
Above \$1,500			%
Missing	1	0	.0%
Total	95	4	4.2%

The availability of apartment units by average rent 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 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	16	0	.0%
\$500 to \$1,000	368	59	16.0%
\$1,000 to \$1,500	4	0	.0%
Above \$1,500			%
Missing	0	0	%
Total	388	59	15.2%

Table II.4.33, below, 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 did not 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 by unit type and condition are displayed below.

Table II.4.33 Condition by Unit Type Carbon County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	3	0	0	0	0	.	3
Average	6	0	5	2	0	.	13
Good	76	34	291	23	10	.	434
Excellent	9	0	92	156	0	.	257
Don’t Know	1	0	0	0	0	83	84
Total	95	34	388	181	10	83	791

The availability of single family units based on their condition is displayed in Table II.4.34, 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.4.34 Condition of Single Family Units by Vacancy Status Carbon County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	3	0	.0%
Average	6	1	16.7%
Good	76	3	3.9%
Excellent	9	0	.0%
Don't Know	1	0	.0%
Total	95	4	4.2%

Table II.4.35, below 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 3.3 percent.

Table II.4.35 Condition of Apartment Units by Vacancy Status Carbon County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	5	1	20.0%
Good	291	55	18.9%
Excellent	92	3	3.3%
Don't Know	0	0	%
Total	388	59	15.2%

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.4.36, below, 3 respondents said they would prefer more single family units, 5 respondents wanted more apartment units, and 8 respondents indicated they would prefer more units of any type.

Table II.4.36 If you had the opportunity to own/manage more units, how many would you prefer Carbon County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	3
Duplex Units	1
Apartments	5
Mobile homes	0
Other	0
All types	8
Total	17

Table, II.4.37, below, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Carbon County had a total of 19 respondents, with an average persons per household of 2.7 people. Of new residents to Carbon County, 57.9 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 47.4 percent of respondents renting their residence. The average mortgage payment in Carbon County was \$1,017 and the average rent was \$711. When asked if they were satisfied with their current housing, 78.9 percent said they were satisfied with thier current housing.

Table II.4.37 Most Replied Response Carbon County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	19
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (31.6%)
Marital status	Married (57.9%)
Primary reason for moving to Wyoming	New job (36.8%)
In which industry are you primarily employed	Other (21.1%)
Highest education level completed	High School Diploma/GED (36.8%)
Total household income from all sources	\$50,000 to \$74,999 dollars (20.0%)
Current Housing Characteristics	
Current Residence	Single family home (57.9%)
Do you own or rent	Rent (47.4%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	1.5
Average mortgage payment	\$1,017
Average rental payment	\$711
Are you satisfied with your current housing	Satisfied with current housing (78.9%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (75.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (50.0%)
Type of tenure seeking	Seeking to buy (50.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected building price	Less than \$50,000 dollars (50.0%)
Expected rental price	\$901 to \$1,000 dollars (100.0%)

For residents who are unsatisfied with their current housing, 75.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 50.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 50.0 percent wanted to buy and 25.0 wanted to rent their next residence. Most residents anticipated spending Less than \$50,000 dollars if building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents,

anticipated spending \$901 to \$1,000 dollars. Additional survey data are presented in **Volume II. Technical Appendix**⁹⁰

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 2015 5-year ACS data, 147 or 2.4 percent of households in Carbon County were overcrowded and another 24 or .4 percent of units were severely overcrowded, as shown in Table II.4.38, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.4.38				
Overcrowding and Severe Overcrowding				
Carbon County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Carbon County				
Owner				
Households	4,170	33	14	4,217
Percentage	98.9%	.8%	.3%	100.0%
Renter				
Households	1,767	114	10	1,891
Percentage	93.4%	6.0%	.5%	100.0%
Total				
Households	5,937	147	24	6,108
Percentage	97.2%	2.4%	.4%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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.

⁹⁰ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

At the time of the 2015 5-year ACS, a total of 526 units or 6.1 percent of all housing units in Carbon County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.4.39, at right.

Table II.4.39 Housing Units with Incomplete Kitchen Facilities Carbon County 2010-2015 5-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Kitchen Facilities	8,033	259,728
Lacking Complete Kitchen Facilities	526	6,902
Total Housing Units	8,559	266,630
Percent Lacking	6.1%	2.6%

At the time of the 2015 ACS, a total of 548 units or 6.4 percent of all housing units in Carbon County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.4.40, below.

Table II.4.40 Housing Units with Incomplete Plumbing Facilities Carbon County 2010-2015 5-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Plumbing Facilities	8,011	260,327
Lacking Complete Plumbing Facilities	548	6,303
Total Households	8,559	266,630
Percent Lacking	6.4%	2.4%

The third type of housing problem reported in the 2015 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, 11.2 percent of households had a cost burden and 9.0 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 13.1 percent of homeowners with a mortgage in Carbon County experienced a cost burden and 9.9 percent experienced a severe cost burden, while 13.9 percent of renters had a cost burden and 7.6 percent had a severe cost burden, as seen in Table II.4.41, on the following page.

Table II.4.1 Cost Burden and Severe Cost Burden by Tenure Carbon County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Carbon County					
Owner With a Mortgage					
Households	1,850	321	241	30	2,442
Percent	75.8%	13.1%	9.9%	1.2%	100.0%
Owner Without a Mortgage					
Households	1,504	100	164	7	1,775
Percent	84.7%	5.6%	9.2%	.4%	100.0%
Renter					
Households	990	262	143	496	1,891
Percent	52.4%	13.9%	7.6%	26.2%	100.0%
Total					
Households	4,344	683	548	533	6,108
Percent	71.1%	11.2%	9.0%	8.7%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 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 *2016 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 246 households in Carbon County, from 6,388 in 2010 to 6,634 in 2040. Homeowners are expected to increase from 4,552 households in 2010 to 4,748 by 2040. Renters are anticipated to increase from 1,836 households in 2010 to 1,886 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 21 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes

from 30 to 50 percent of MHI is expected to increase by 19 households and by 28 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 8 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 6 households over the period. Table II.4.42, below, provides details of the household forecast by tenure and income.

Table II.4.42						
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	496	431	648	312	2,666	4,552
2015	459	399	600	289	2,470	4,217
2020	513	446	671	323	2,761	4,713
2025	522	453	682	328	2,805	4,789
2030	523	455	684	329	2,815	4,806
2035	522	453	681	328	2,805	4,789
2040	517	449	676	325	2,781	4,748
Renters by Percent of Median Household Income						
2010	297	222	423	163	730	1,836
2015	306	229	436	168	752	1,891
2020	315	236	448	173	774	1,946
2025	318	238	452	174	781	1,964
2030	316	236	449	173	776	1,951
2035	312	233	443	171	765	1,924
2040	306	228	434	167	750	1,886
Total Households by Percent of Median Household Income						
2010	793	653	1,071	474	3,397	6,388
2015	766	628	1,036	456	3,222	6,108
2020	829	681	1,119	495	3,535	6,659
2025	840	691	1,134	502	3,587	6,753
2030	840	691	1,133	502	3,591	6,757
2035	833	686	1,125	498	3,570	6,713
2040	823	678	1,110	492	3,531	6,634