

## CARBON COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Carbon County’s population decreased from 15,885 in 2010 to 15,618 in 2016, or by 1.7 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 5.4 percent, and the number of people from 55 to 64 years of age increased by 1.0 percent. The white population decreased by 3.2 percent, while the black population increased by 78.8 percent. The Hispanic population increased from 2,668 to 2,915 people between 2010 and 2016 or by 9.3 percent. These data are presented in Table II.4.1, below.

<b>Table II.4.1</b>						
<b>Profile of Population Characteristics</b>						
Carbon County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Carbon County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>15,885</b>	<b>15,618</b>	<b>-1.7%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	3,173	3,119	-1.7%	113,371	116,796	3.0%
15 to 24 years	1,798	1,811	0.7%	78,460	77,293	-1.5%
25 to 34 years	2,232	2,353	5.4%	77,649	81,948	5.5%
35 to 44 years	1,924	1,897	-1.4%	66,966	71,334	6.5%
45 to 54 years	2,488	1,872	-24.8%	83,577	69,052	-17.4%
55 to 64 years	2,226	2,248	1.0%	73,513	81,266	10.5%
65 and Over	2,044	2,318	13.4%	70,090	87,812	25.3%
<b>Race</b>						
White	15,203	14,711	-3.2%	529,110	543,387	2.7%
Black	118	211	78.8%	5,135	7,753	51.0%
American Indian and Alaskan Native	214	263	22.9%	14,457	15,762	9.0%
Asian	128	154	20.3%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	14	13	-7.1%	521	673	29.2%
Two or more races	208	266	27.9%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	2,668	2,915	9.3%	50,231	58,413	16.3%

Table II.4.2, on the following page, presents the population of Carbon County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 8,417 persons, and accounted for 53.9 percent of the population, with the remaining 46.1 percent, or 7,201 persons being female.

<b>Table II.4.2 Population by Age and Gender</b> Carbon County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,674	1,499	3,173	1,615	1,504	3,119	-1.7%
15 to 24 years	1,004	794	1,798	1,029	782	1,811	0.7%
25 to 44 years	1,258	974	2,232	1,350	1,003	2,353	5.4%
45 to 54 years	1,081	843	1,924	1,059	838	1,897	-1.4%
55 to 64 years	1,349	1,139	2,488	1,017	855	1,872	-24.8%
65 and Over	1,168	1,058	2,226	1,166	1,082	2,248	1.0%
<b>Total</b>	<b>8,553</b>	<b>7,332</b>	<b>15,885</b>	<b>8,417</b>	<b>7,201</b>	<b>15,618</b>	<b>-1.7%</b>
<b>% of Total</b>	<b>53.8%</b>	<b>46.2%</b>	.	<b>53.9%</b>	<b>46.1%</b>	.	

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.

<b>Table II.4.3 Group Quarters Population</b> Carbon County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>95</sup>	870	699	-19.7%
Juvenile Facilities	.	.	.
Nursing Homes	92	76	-17.4%
Other Institutions	.	.	.
<b>Total</b>	<b>962</b>	<b>775</b>	<b>-19.4%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other No institutions	11	5	-54.5%
<b>Total</b>	<b>11</b>	<b>5</b>	<b>-54.5%</b>
<b>Group Quarters Population</b>	<b>973</b>	<b>780</b>	<b>-19.8%</b>

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.

<sup>95</sup> 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.

Household 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%
<b>Total</b>	<b>6,108</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.4.5</b>				
<b>Household Type by Household Size</b>				
Carbon County				
2010-2015 5-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Carbon County</b>				
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%
<b>Total</b>	<b>4,070</b>	<b>2,038</b>	<b>6,108</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>147,229</b>	<b>79,636</b>	<b>226,865</b>	<b>100.0%</b>

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2015 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.

<b>Table II.4.6</b>				
<b>Tenure by Household Size</b>				
Carbon County				
2010-2015 5-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Carbon County</b>				
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%
<b>Total</b>	<b>4,217</b>	<b>1,891</b>	<b>6,108</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.4.7 Housing Units by Tenure</b> 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
<b>Total Housing Units</b>	<b>8,559</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0</b>

Table II.4.8, below, shows that of the 2,451 vacant housing units in Carbon County as reported in the 2015 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.

<b>Table II.4.8 Disposition of Vacant Housing Units</b> 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%
<b>Total</b>	<b>2,451</b>	<b>100.0%</b>	<b>39,765</b>	<b>100.0%</b>

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.

<b>Table II.4.9 Median and Per Capita Income</b> 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.

<b>Table II.4.10 Households by Income</b> 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%
<b>Total</b>	<b>6,108</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.4.11 Poverty by Age</b> Carbon County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Carbon County</b>				
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%
<b>Total</b>	<b>948</b>	<b>1,332</b>	<b>2,280</b>	<b>100.0%</b>
Poverty Rate	12%	19%	15%	.
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>28,882</b>	<b>36,113</b>	<b>64,995</b>	<b>100.0%</b>
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.

<b>Table II.4.12</b>				
<b>Households by Unit Type</b>				
Carbon County				
2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Carbon County</b>				
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%
<b>Total</b>	<b>4,217</b>	<b>1,891</b>	<b>6,108</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.4.13</b>				
<b>Households by Year Built</b>				
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%
<b>Total</b>	<b>6,108</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.4.14</b>				
<b>Housing Units by Number of Rooms</b>				
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%
<b>Total</b>	<b>8,559</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0%</b>
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.

<b>Table II.4.15</b>				
<b>Households by Number of Bedrooms</b>				
Carbon County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Carbon County</b>				
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%
<b>Total</b>	<b>4,217</b>	<b>1,891</b>	<b>6,108</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.4.16</b>				
<b>Mortgage Status</b>				
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%
<b>Total</b>	<b>4,217</b>	<b>100.0%</b>	<b>156,675</b>	<b>100.00%</b>

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

<b>Table II.4.17</b> <b>Median Rent</b> 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 decrease of 47 persons during the first half of 2017. 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 2,063 persons over the time period.

<b>Table II.4.18</b> <b>Driver’s Licenses Exchanged and Surrendered</b> Carbon County WYDOT Data, 2000 – First Half of 2017			
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	446	404	42
2017 – First Half	164	211	-47
<b>Total</b>	<b>8,719</b>	<b>6,656</b>	<b>2,063</b>

**Economics**

The HUD estimated MFI for Carbon County was \$71,500 in 2017.<sup>96</sup> This compares to Wyoming’s MFI of \$74,700. Diagram II.4.1, below, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.4.1**  
**Estimated Median Family Income**  
 Carbon County vs. Wyoming  
 HUD Data: 2000-2017

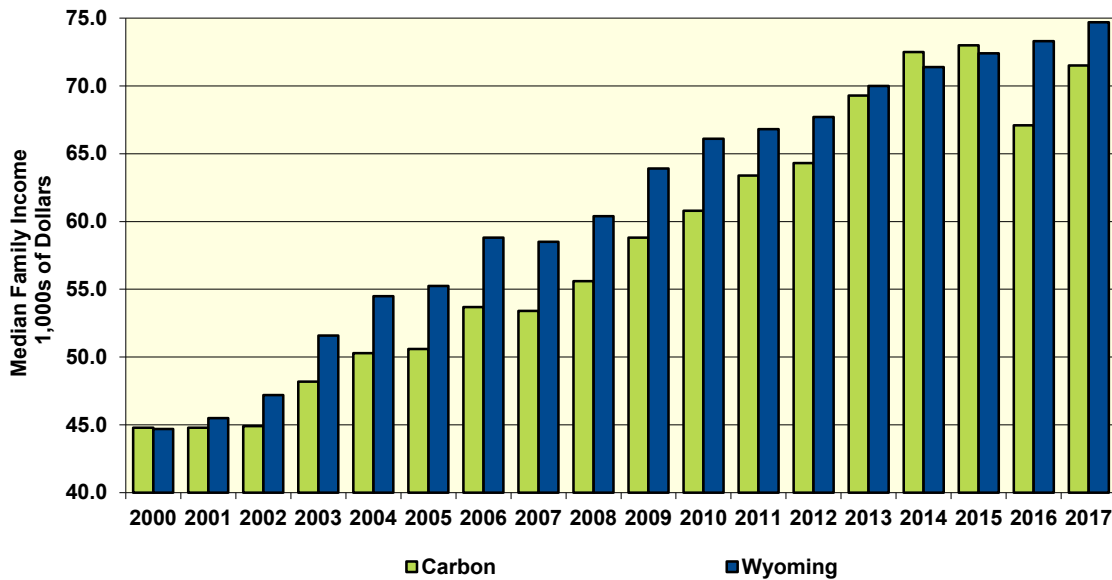


Table II.4.19, on the following page, shows the labor force statistics for Carbon County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.9 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.2 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Carbon County increased from 3.7 percent in 2015 to 4.6 percent in 2016, which compared to a statewide increase to 5.3 percent.

<sup>96</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

<b>Table II.4.19</b>					
<b>Labor Force Statistics</b>					
Carbon County					
1990 - 2016 BLS Data					
Year	Carbon County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	458	8,362	8,820	5.2%	5.3%
1991	501	8,159	8,660	5.8%	5.2%
1992	487	7,828	8,315	5.9%	5.6%
1993	497	7,863	8,360	5.9%	5.3%
1994	450	8,259	8,709	5.2%	5%
1995	460	8,240	8,700	5.3%	4.8%
1996	441	8,069	8,510	5.2%	4.9%
1997	401	7,889	8,290	4.8%	4.8%
1998	435	7,832	8,267	5.3%	4.7%
1999	422	7,985	8,407	5%	4.6%
2000	344	7,749	8,093	4.3%	3.9%
2001	348	7,617	7,965	4.4%	3.8%
2002	350	7,439	7,789	4.5%	4%
2003	410	7,296	7,706	5.3%	4.3%
2004	332	7,274	7,606	4.4%	3.8%
2005	296	7,316	7,612	3.9%	3.6%
2006	261	7,552	7,813	3.3%	3.2%
2007	238	7,996	8,234	2.9%	2.8%
2008	268	7,998	8,266	3.2%	3.1%
2009	574	7,376	7,950	7.2%	6.3%
2010	556	7,698	8,254	6.7%	6.4%
2011	488	7,670	8,158	6%	5.8%
2012	425	7,790	8,215	5.2%	5.3%
2013	360	8,011	8,371	4.3%	4.7%
2014	337	8,104	8,441	4%	4.2%
2015	313	8,153	8,466	3.7%	4.2%
2016	391	8,063	8,454	4.6%	5.3%

Diagram II.4.2, on the following page, shows the employment and labor force for Carbon County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 8,063 persons, with the labor force reaching 8,454, indicating there were a total of 391 unemployed persons.

**Diagram II.4.2**  
**Employment and Labor Force**  
 Carbon County  
 1990 – 2016 BLS Data

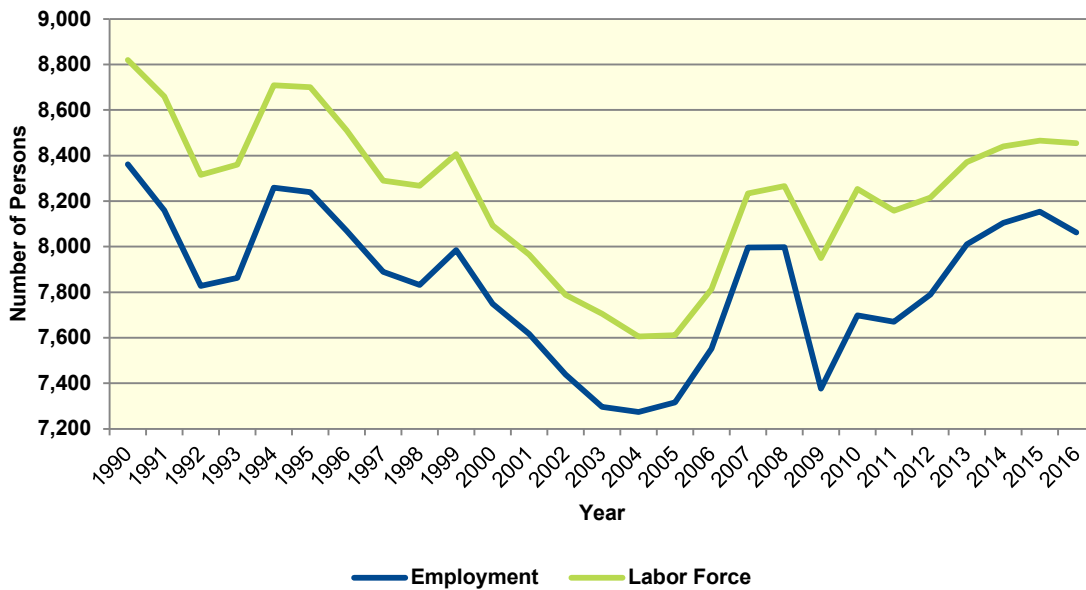
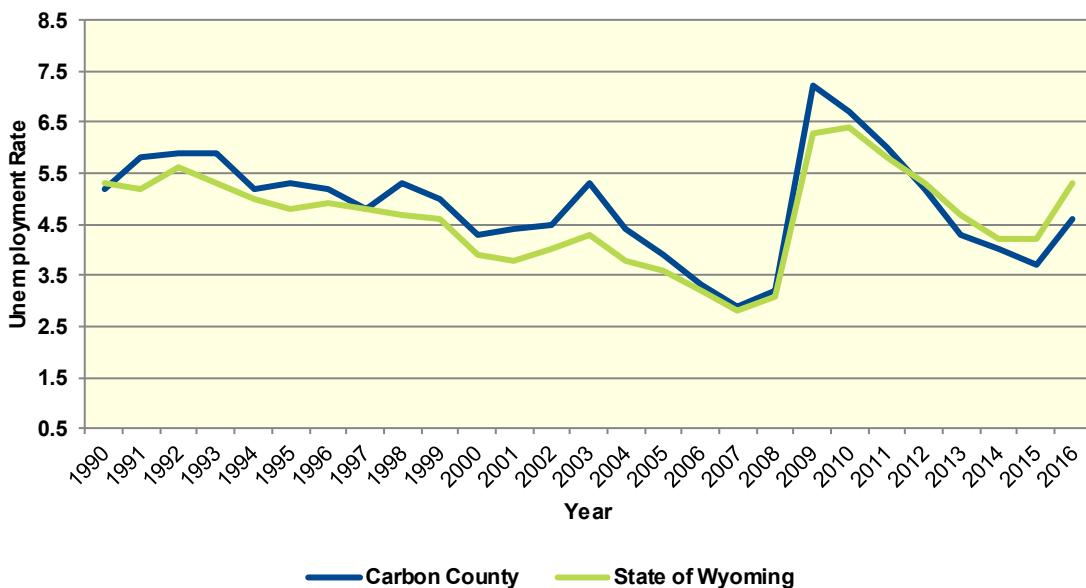


Diagram II.4.3, below, shows the unemployment rate for both the state and Carbon County. During the 1990s the average rate for Carbon County was 5.4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.3 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.9 percent. Over the course of the entire period Carbon County had an average unemployment rate higher than the state, 4.9 percent for Carbon County, versus 4.6 statewide.

**Diagram II.4.3**  
**Annual Unemployment Rate**  
 Carbon County  
 1990 – 2016 BLS Data



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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2005 through December 2016 and are presented in Table II.4.20, below, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 7,405 persons in 2015 to 7,143 in 2016, a change of 3.5 percent.

**Table II.4.20**  
**Total Monthly Employment**  
Carbon County  
BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	6,337	7,034	7,894	6,805	6,442	6,377	6,407	6,590	7,111	6,833	6,811
Feb	6,406	7,088	7,840	6,670	6,368	6,467	6,438	6,632	7,102	6,780	6,766
Mar	6,449	7,179	7,673	6,611	6,473	6,528	6,614	6,765	7,027	6,838	6,722
Apr	6,610	7,254	7,465	6,721	6,788	6,423	6,724	6,834	7,073	7,009	6,945
May	6,901	7,569	7,773	6,926	7,142	6,576	6,956	7,290	7,476	7,372	7,262
Jun	7,329	8,024	8,107	7,235	7,151	6,993	7,378	7,876	8,092	7,857	7,641
Jul	7,230	7,761	7,849	7,071	6,799	6,812	7,051	7,582	7,552	8,076	7,503
Aug	7,651	7,877	7,686	7,060	6,658	6,848	7,043	7,139	7,223	8,224	7,638
Sep	7,866	7,938	7,793	7,004	6,935	6,988	7,238	7,297	7,437	8,103	7,429
Oct	7,810	8,251	7,760	6,799	6,849	6,802	7,024	7,358	7,598	7,565	7,326
Nov	7,406	8,232	7,429	6,684	6,607	6,515	6,852	7,253	7,187	7,127	6,976
Dec	7,310	8,131	7,101	6,603	6,600	6,461	6,751	7,249	7,086	7,080	6,691
<b>Annual</b>	<b>7,109</b>	<b>7,695</b>	<b>7,698</b>	<b>6,849</b>	<b>6,734</b>	<b>6,649</b>	<b>6,873</b>	<b>7,155</b>	<b>7,330</b>	<b>7,405</b>	<b>7,143</b>
% Change	8.8%	8.2%	0.0%	-11.0%	-1.7%	-1.3%	3.4%	4.1%	2.4%	1.0%	-3.5%

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 \$905 in 2015. In 2016, average weekly wages saw a decrease of 0.6 percent over the prior year, falling to \$900, or by five dollars. These data are shown in Table II.4.21, below.

**Table II.4.21**  
**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	1.9%
2003	487	490	500	519	499	2.7%
2004	516	500	515	554	521	4.4%
2005	527	537	556	602	556	6.7%
2006	591	604	625	718	637	14.6%
2007	671	705	700	842	732	14.9%
2008	830	755	747	843	793	8.3%
2009	725	731	677	771	726	-8.4%
2010	736	762	694	801	748	3.0%
2011	745	750	742	864	775	3.6%
2012	782	803	775	836	799	3.1%
2013	801	853	803	897	839	5.0%
2014	943	882	833	903	889	6.0%
2015	904	858	941	914	905	1.8%
2016(p)	963	864	896	882	900	-0.6%

Total business establishments reported by the QCEW are displayed in Table II.4.22, below. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 1.6 percent, from 675 to 664 establishments.

<b>Table II.4.22</b>						
<b>Number of Business Establishments</b>						
Carbon County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	657	668	667	656	662	
2002	652	660	669	673	664	0.3%
2003	653	651	656	660	655	-1.4%
2004	668	677	674	676	674	2.9%
2005	687	702	710	711	703	4.3%
2006	706	729	723	722	720	2.4%
2007	709	702	709	720	710	-1.4%
2008	706	724	733	732	724	2.0%
2009	730	732	733	727	731	1.0%
2010	722	723	719	719	721	-1.4%
2011	697	701	704	694	699	-3.1%
2012	689	693	684	686	688	-1.6%
2013	695	697	697	692	695	1.0%
2014	687	682	678	666	678	-2.4%
2015	666	676	684	675	675	-0.4%
2016	667	668	660	660	664	-1.6%

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 \$811 in fourth quarter 2015 to \$800 in fourth quarter 2016, or by 1.3 percent. Detached single-family home rents decreased by 3.3 percent and rents for mobile homes on a lot decreased by 5.5 percent between the fourth quarter of 2015 and fourth quarter 2016.

Carbon County rental prices experienced average annualized increases of 1.8 percent for apartments, 1.8 percent for houses, and 2.4 percent for mobile homes plus a lot since fourth quarter 1986 through fourth quarter 2016. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.4.23, at right, presents the Carbon County data for each rental type.

<b>Table II.4.23</b> <b>Semiannual Average Monthly Rental Prices</b> Carbon County EAD Data, 1986:Q4 – 2016:Q4, 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
Q4.16	800	329	1,008	874



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 increased from 34 authorizations in 2015 to 35 in 2016.

The real value of single-family building permits increased from \$194,856 in 2015 to \$430,325 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.4.24, below.

<b>Table II.4.24</b> <b>Building Permits and Valuation</b> Carbon County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	86	8	16	0	110	127,355	0
1981	65	0	0	96	161	99,548	69,214
1982	41	2	0	0	43	83,387	0
1983	39	10	0	0	49	91,589	0
1984	25	0	0	0	25	86,042	0
1985	25	0	0	0	25	133,529	0
1986	14	0	0	0	14	338,615	0
1987	16	0	0	0	16	89,283	0
1988	26	0	0	0	26	123,372	0
1989	17	0	0	0	17	102,827	0
1990	9	0	0	0	9	60,062	0
1991	10	0	0	0	10	50,318	0
1992	13	0	0	0	13	126,099	0
1993	12	0	0	0	12	192,426	0
1994	21	0	0	0	21	106,236	0
1995	24	0	0	0	24	73,605	0
1996	49	4	0	0	53	103,443	0
1997	36	0	0	0	36	98,252	0
1998	28	10	0	36	74	120,116	74,746
1999	31	0	0	0	31	87,542	0
2000	33	0	0	0	33	168,241	0
2001	37	0	0	0	37	148,904	0
2002	28	0	0	0	28	134,180	0
2003	33	0	0	0	33	158,542	0
2004	60	0	0	0	60	123,166	0
2005	65	0	0	0	65	165,756	0
2006	56	2	0	0	58	155,382	0
2007	94	2	0	0	96	151,499	0
2008	55	0	0	0	55	174,738	0
2009	24	0	0	0	24	215,895	0
2010	18	0	0	0	18	183,354	0
2011	28	0	0	0	28	239,192	0
2012	27	0	0	0	27	216,864	0
2013	24	0	0	8	32	200,975	51,470
2014	21	0	0	10	31	204,745	50,589
2015	34	0	0	0	34	194,856	0
2016	35	0	0	0	35	430,325	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Carbon County was \$182,313. This represented a decrease of 2.5 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.4.25, on the following page.

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
2016	182,313	-2.5	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.<sup>97</sup> During June 2017, a total of 46 surveys were completed by property managers in Carbon County. Of the 713 rental units surveyed, 101 were vacant, indicating a vacancy rate of 14.2 percent, as shown in Table II.4.26, at right. This compares to a 14.1 percent vacancy rate one year ago and a June 2017 statewide vacancy rate of 10.2 percent.

Diagram II.4.4, 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.

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%
2017a	46	713	101	14.2%

<sup>97</sup> Those signified as a in the “year” column of Table II.4.26 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**  
**Vacancy Rates by Year**  
 Carbon County vs. Wyoming  
 RVS Data, June 2001 - June 2017

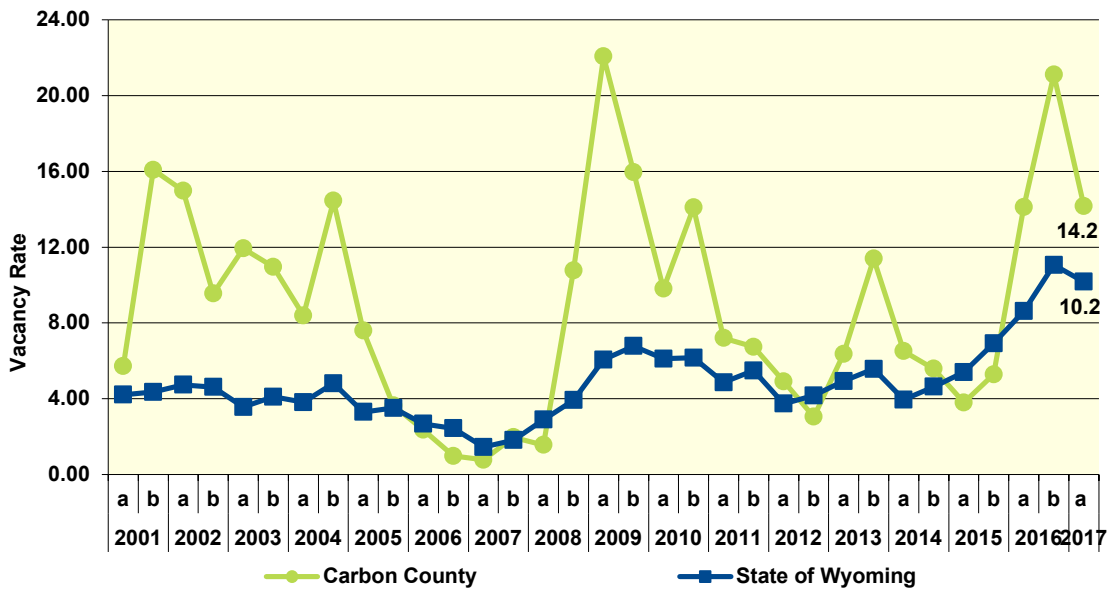


Diagram II.4.5, below, shows the average rent of single-family and apartment units in Carbon County. In the first half of 2017, average rents for single-family units fell to \$839 and average rents for apartments decreased to \$679.

**Diagram II.4.5**  
**Average Rent of Single Family and Apartment Units**  
 Carbon County  
 RVS Data, June 2006 – June 2017

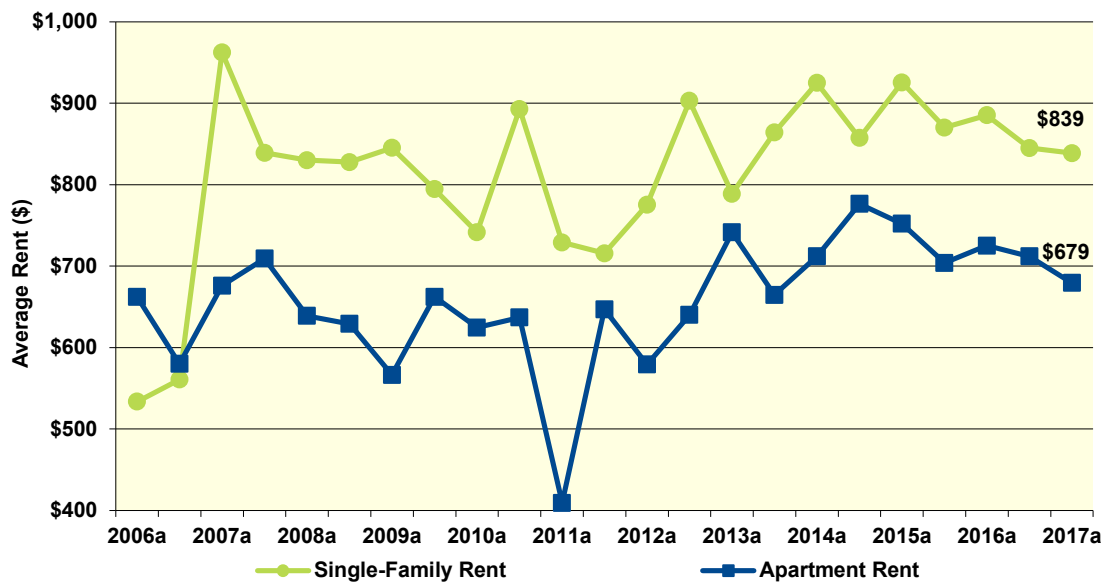


Table II.4.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 117 single family units in Carbon County, with 16 of them available. This translates into a vacancy rate of 13.7 percent in Carbon County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 343 apartment units reported in the survey, with 46 of them available, which resulted in a vacancy rate of 13.4 percent. This compares to a statewide vacancy rate of 11.2 percent for apartment units across the state.

<b>Table II.4.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Carbon County			
RVS Data, June 2017			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	117	16	13.7%
Duplex units	43	1	2.3%
Apartments	343	46	13.4%
Mobile Homes	183	23	12.6%
“Other” Units	11	1	9.1%
Don’t Know	16	14	87.5%
<b>Total</b>	<b>713</b>	<b>101</b>	<b>14.2%</b>

Table II.4.28 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 54 units. The most common apartment units were two bedroom units, with 201 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.4.28</b>							
<b>Rental Units by Number of Bedrooms</b>							
Carbon County							
RVS Data, June 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	1	0	8	0	0	.	9
One	13	2	70	0	0	.	85
Two	54	31	201	4	1	.	291
Three	41	7	64	179	10	.	301
Four	8	3	0	0	0	.	11
Five	0	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	16	16
<b>Total</b>	<b>117</b>	<b>43</b>	<b>343</b>	<b>183</b>	<b>11</b>	<b>16</b>	<b>713</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.4.29, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family unit .

<b>Table II.4.29</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Carbon County							
RVS Data, June 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	1	0	0	0	0	.	1
One	1	0	3	0	0	.	4
Two	2	1	32	0	0	.	35
Three	1	0	11	23	1	.	36
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	11	0	0	0	0	14	25
<b>Total</b>	<b>16</b>	<b>1</b>	<b>46</b>	<b>23</b>	<b>1</b>	<b>14</b>	<b>101</b>

Table II.4.30 below shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 15.9 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 3.7 percent.

<b>Table II.4.30</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Carbon County							
RVS Data, June 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	100.0%	%	.0%	%	%		11.1%
One	7.7%	.0%	4.3%	%	%		4.7%
Two	3.7%	3.2%	15.9%	.0%	.0%		12.0%
Three	2.4%	.0%	17.2%	12.8%	10.0%		12.0%
Four	.0%	.0%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	%	%	%	%	%	87.5%	156.3%
<b>Total</b>	<b>13.7%</b>	<b>2.3%</b>	<b>13.4%</b>	<b>12.6%</b>	<b>9.1%</b>	<b>87.5%</b>	<b>14.2%</b>

Average market-rate rents by unit type are shown in Table II.4.31, 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.

<b>Table II.4.31</b>						
<b>Average Market Rate Rents by Number of Bedrooms</b>						
Carbon County						
RVS Data, June 2017						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$800	\$	\$475	\$	\$	\$583
One	\$610	\$	\$587	\$	\$	\$595
Two	\$821	\$697	\$700	\$650	\$	\$737
Three	\$900	\$460	\$699	\$808	\$900	\$797
Four	\$955	\$510	\$503	\$	\$	\$827
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$839</b>	<b>\$684</b>	<b>\$679</b>	<b>\$795</b>	<b>\$900</b>	<b>\$760</b>

Table II.4.32 below shows vacancy rates for single family units by average rental rates for Carbon County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 14.95 percent.

<b>Table II.4.32</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Carbon County			
RVS Data, June 2017			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500			%
\$500 to \$1,000	107	16	15.0%
\$1,000 to \$1,500	10	0	.0%
Above \$1,500			%
Missing	0	0	%
<b>Total</b>	<b>117</b>	<b>16</b>	<b>13.7%</b>

The availability of apartment units by average rent is displayed in Table II.4.33, below. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 13.06 percent.

<b>Table II.4.33</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Carbon County			
RVS Data, June 2017			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	0	0	%
\$500 to \$1,000	337	44	13.1%
\$1,000 to \$1,500	6	2	33.3%
Above \$1,500			%
Missing	0	0	%
<b>Total</b>	<b>343</b>	<b>46</b>	<b>13.4%</b>

Table II.4.34, 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.

<b>Table II.4.34</b>							
<b>Condition by Unit Type</b>							
Carbon County							
RVS Data, June 2017							
<b>Conditions</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Poor						.	
Fair	1	0	0	0	0	.	1
Average	4	0	0	0	0	.	4
Good	100	39	269	27	11	.	446
Excellent	12	4	74	156	0	.	246
Don’t Know	0	0	0	0	0	16	16
<b>Total</b>	<b>117</b>	<b>43</b>	<b>343</b>	<b>183</b>	<b>11</b>	<b>16</b>	<b>713</b>

The availability of single family units based on their condition is displayed in Table II.4.35, below. As can be seen single family units in good condition had a vacancy rate of 15.00 percent.

<b>Table II.4.35</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Carbon County			
RVS Data, June 2017			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	1	0	.0%
Average	4	0	.0%
Good	100	15	15.0%
Excellent	12	1	8.3%
Don't Know	0	0	%
<b>Total</b>	<b>117</b>	<b>16</b>	<b>13.7%</b>

Table II.4.36, below shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 10.8 percent.

<b>Table II.4.36</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Carbon County			
RVS Data, June 2017			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	%
Average	0	0	%
Good	269	38	14.1%
Excellent	74	8	10.8%
Don't Know	0	0	%
<b>Total</b>	<b>343</b>	<b>46</b>	<b>13.4%</b>

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.4.37, below, 0 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 14 respondents indicated they would prefer more units of any type.

<b>Table II.4.37</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Carbon County	
RVS Data, June 2017	
<b>Unit Type</b>	<b>Respondents citing more units</b>
Single family units	0
Duplex Units	0
Apartments	3
Mobile homes	1
Other	0
All types	14
<b>Total</b>	<b>18</b>

Table, II.4.38, on the following page, shows the most common answers from the 2017 fiscal 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 15 respondents, with an average persons per household of 2.4 people. Of new residents to Carbon County, 60.0 percent were not 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 60.0 percent of respondents renting their residence. The average mortgage payment in Carbon County was \$800 and the average rent was \$625. When asked if they were satisfied with their current housing, 80.0 percent said they were satisfied with thier current housing.

<b>Table II.4.38</b> <b>Most Replied Response</b> Carbon County HNA Survey: Fiscal Year 2017	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	15
Number of persons in household (Average)	2.4
Current age	25 to 34 years old (40.0%)
Marital status	Not Married (60.0%)
Primary reason for moving to Wyoming	New job (26.7%)
In which industry are you primarily employed	Farm employment (13.3%)
Highest education level completed	High School Diploma/GED (40.0%)
Total household income from all sources	\$50,000 to \$74,999 dollars (33.3%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (53.3%)
Do you own or rent	Rent (60.0%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.4
Average mortgage payment	\$800
Average rental payment	\$625
Are you satisfied with your current housing	Satisfied with current housing (80.0%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (66.7%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (66.7%)
Type of tenure seeking	Seeking to buy (66.7%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	.
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, 66.7 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 66.7 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 66.7 percent wanted to buy and 33.3 wanted to rent their next residence. 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.**<sup>98</sup>

<sup>98</sup> 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.



### 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.4.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.4.39</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Carbon County				
2010-2015 5-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Carbon County</b>				
<b>Owner</b>				
Households	4,170	33	14	4,217
Percentage	98.9%	.8%	.3%	100.0%
<b>Renter</b>				
Households	1,767	114	10	1,891
Percentage	93.4%	6.0%	.5%	100.0%
<b>Total</b>				
Households	5,937	147	24	6,108
Percentage	97.2%	2.4%	.4%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
<b>Total</b>				
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.

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.4.40, at right.

<b>Table II.4.40</b> <b>Housing Units with Incomplete Kitchen Facilities</b> 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
<b>Total Housing Units</b>	<b>8,559</b>	<b>266,630</b>
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.4.41, below.

<b>Table II.4.41</b> <b>Housing Units with Incomplete Plumbing Facilities</b> 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
<b>Total Households</b>	<b>8,559</b>	<b>266,630</b>
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.4.42, on the following page.

<b>Table II.4.42</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Carbon County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Carbon County</b>					
<b>Owner With a Mortgage</b>					
Households	1,850	321	241	30	2,442
Percent	75.8%	13.1%	9.9%	1.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,504	100	164	7	1,775
Percent	84.7%	5.6%	9.2%	.4%	100.0%
<b>Renter</b>					
Households	990	262	143	496	1,891
Percent	52.4%	13.9%	7.6%	26.2%	100.0%
<b>Total</b>					
Households	4,344	683	548	533	6,108
Percent	71.1%	11.2%	9.0%	8.7%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
<b>Renter</b>					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
<b>Total</b>					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

### 2017 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 1,709 loans purchased in Carbon County between 1979 and 2017, with 20 occurring in fiscal 2017. The average home size over the period was 1,216 square feet and 1,188 square feet in fiscal 2017. For homes receiving a WCDA loan in fiscal 2017, the average year a home was built was 1966. The average household income in fiscal 2017 in nominal terms, without the effects of inflation being taken into consideration, was \$59,501. The average purchase price in fiscal 2017 was \$163,125. In fiscal 2017, 0.0 percent of loans purchased were for new construction, and 40.0 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

The cost of living in Carbon County is estimated to be higher than the State average, at 103 percent.<sup>99</sup> However, the County experienced a 8.1 percent decline in sales tax over the year, or a

<sup>99</sup> <https://oilcitywyo.com/economy/2017/04/13/wyoming-sees-cost-living-inflation/>

reduction of \$1.2 million.<sup>100</sup> However, the County's population seemed to be holding steady despite other areas experiencing declines.<sup>101</sup>

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<sup>100</sup> <http://www.saratogasun.com/story/2017/07/06/business/wyo-betters-employment-numbers/6505.html>

<sup>101</sup> <https://oilcitywyo.com/economy/2017/05/22/state-reports-fewer-births-marriages-deaths/>