

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 ⁸⁶	870	699	-19.7%
Juvenile Facilities	.	.	.
Nursing Homes	92	76	-17.4%
Other Institutions	.	.	.
Total	962	775	-19.4%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other No institutions	11	5	-54.5%
Total	11	5	-54.5%
Group Quarters Population	973	780	-19.8%

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

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

⁸⁶ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

Table II.4.4, below, shows data on household type by tenure in the 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 4,034 family households, of which 3,241 housed married couple families and 793 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 230 families, or a female householder with no husband present, of which there were 563 families. There were also an estimated 2,127 “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 65.5 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Carbon County, 80.3 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.4.4				
Household Type by Tenure				
Carbon County				
2010-2014 5-Year ACS Data				
Family Type	Carbon County		State of Wyoming	
	Carbon County	% of Total	State of Wyoming	% of Total
Family households	4,034	65.5%	147,321	65.3%
Married-couple family	3,241	80.3%	117,624	79.8%
Owner-occupied housing units	2,599	80.2%	97,837	83.2%
Renter-occupied housing units	642	19.8%	19,787	16.8%
Other family	793	19.7%	29,697	20.2%
Male householder, no wife present	230	29.0%	9,885	33.3%
Owner-occupied housing units	91	39.6%	5,955	60.2%
Renter-occupied housing units	139	60.4%	3,930	39.8%
Female householder, no husband present	563	71.0%	19,812	66.7%
Owner-occupied housing units	277	49.2%	9,942	50.2%
Renter-occupied housing units	286	50.8%	9,870	49.8%
Nonfamily households	2,127	34.5%	78,193	34.7%
Owner-occupied housing units	1,326	62.3%	42,555	54.4%
Renter-occupied housing units	801	37.7%	35,638	45.6%
Total	6,161	100.0%	225,514	100.0%

Table II.4.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 1,991 two-person family households, 795 three-person family households and 754 four-person family households. One-person non-family households made up 77.5 percent of all non-family households or an estimated 1,649 households. Carbon County’s two persons households made up 37.8 percent of total housing units and four person households made up an additional 13.3 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.4.5				
Household Type by Household Size				
Carbon County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Carbon County				
One Person	.	1,649	1,649	26.8%
Two Person	1,991	335	2,326	37.8%
Three Person	795	76	871	14.1%
Four Person	754	67	821	13.3%
Five Person	319	0	319	5.2%
Six Person	97	0	97	1.6%
Seven Person	78	0	78	1.3%
Total	4,034	2,127	6,161	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 2,326 two-person households, 1,935 were owner-occupied and 391 were renter-occupied. Of the 821 four-person households, 441 were owner-occupied and 380 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Carbon County				
One Person	1,050	599	1,649	26.8%
Two Person	1,935	391	2,326	37.8%
Three Person	533	338	871	14.1%
Four Person	441	380	821	13.3%
Five Person	223	96	319	5.2%
Six Person	55	42	97	1.6%
Seven Person or more	56	22	78	1.3%
Total	4,293	1,868	6,161	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.4.7, on the following page, Carbon County had a total of 8,560 housing units of which 6,161 or 72.0 percent were occupied. Of these occupied units, 69.7 percent, or 4,293 units were owner occupied, which compares to a statewide rate of 69.3. A total of 2,399 units or 28.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.4.7 Housing Units by Tenure Carbon County 2010-2014 5-Year ACS Data				
Tenure	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,161	72.0%	225,514	85.0
Owner-Occupied	4,293	69.7%	156,289	69.3
Renter-Occupied	1,868	30.3%	69,225	30.7
Vacant Housing Units	2,399	28.0%	39,681	15.0
Total Housing Units	8,560	100.0%	265,195	100.0

Table II.4.8, below, shows that of the 2,399 housing units in Carbon County as reported in the 2014 ACS data, 219 or 9.1 percent were for rent and 187 or 7.8 percent were for sale. An estimated 1,207 units were for seasonal, recreational, or occasional use, and 749 or 31.2 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 2010-2014 5-Year ACS Data				
Disposition	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	219	9.1%	5,921	14.9%
Rented, but not occupied	4	.2%	1,577	4.0%
For sale only	187	7.8%	2,601	6.6%
Sold, but not occupied	21	.9%	802	2.0%
For seasonal, recreational, or occasional use	1,207	50.3%	17,496	44.1%
For migrant workers	12	.5%	362	.9%
Other vacant	749	31.2%	10,922	27.5%
Total	2,399	100.0%	39,681	100.0%

Table II.4.9, at right, presents different income statistics for Carbon County. According to the 2014 ACS data averages, median family income for Carbon County was \$69,278 compared to the statewide average of \$72,086. Per capita income for Carbon County, which is calculated by dividing total income by population, was \$26,673, which compared to \$29,381 for the State of Wyoming.

Table II.4.9 Median and Per Capita Income Carbon County 2010-2014 5-Year ACS Data		
Income Type	Carbon County	Wyoming
Median Family Income	69,278	72,086
Median Household Income	56,933	58,252
Per Capita Income	26,673	29,381

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 629 households or 10.2 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 879 households that had incomes between \$35,000 and \$49,999, which accounted for 14.3 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.6 percent of total households and numbered 1,329 in Carbon County.

Table II.4.10				
Households by Income				
Carbon County 2010-2014 5-Year ACS Data				
Income	Carbon County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	629	10.2%	21,756	9.6%
15,000 - 19,999	177	2.9%	10,739	4.8%
20,000 - 24,999	384	6.2%	11,332	5.0%
25,000 - 34,999	577	9.4%	22,763	10.1%
35,000 - 49,999	879	14.3%	30,423	13.5%
50,000 - 74,999	1,250	20.3%	43,643	19.4%
75,000 - 99,999	936	15.2%	31,799	14.1%
100,000 and above	1,329	21.6%	53,059	23.5%
Total	6,161	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.4.11, below. In total, the poverty rate in Carbon County was 15.0 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Carbon County had a poverty rate of 11.8 percent and the female population had a poverty rate of 18.4 percent. There were 182 males and 146 females in poverty under the age of 5. Overall, 14.7 percent of persons in poverty in Carbon County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 202 individuals with incomes below the poverty level which represented 9.1 percent of the total population in poverty. In the State of Wyoming there were 4,574 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.4.11				
Poverty by Age				
Carbon County 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Carbon County				
5 and Below	182	146	328	14.7%
6 to 17	163	191	354	15.9%
18 to 64	501	844	1,345	60.3%
65 and Older	75	127	202	9.1%
Total	921	1,308	2,229	100.0%
Poverty Rate	11.8%	18.4%	15.0%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

Table II.4.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Carbon County saw an average of 3,648 owner-occupied single-family units compared to 970 single-family rental units. In Carbon County, single-family units comprised 75.0 percent of all households compared with 71.7 percent statewide. Carbon County had a total of 362 apartment rental units and total apartment units accounted for 5.9 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 950 mobile homes in Carbon County, which comprised 15.4 percent of all occupied housing units and compared to 13.0 statewide.

Table II.4.12 Households by Unit Type Carbon County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
Single-Family Unit	3,648	970	4,618	75.0%
Duplex	16	119	135	2.2%
Tri- or Four-Plex	7	66	73	1.2%
Apartments	4	362	366	5.9%
Mobile Homes	599	351	950	15.4%
Boat, RV, Van, Etc.	19	0	19	.3%
Total	4,293	1,868	6,161	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.4.13, below, shows the number of households by year of construction. As shown, 16.9 percent, or 1,043 units, were built in 1939 or earlier in the county, and another 364 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 741, which accounted for 12.0 percent of all households, and an additional 50 households, or .8 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.4.13 Households by Year Built Carbon County 2010-2014 5-Year ACS Data				
Year Built	Carbon County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,043	16.9%	24,514	10.9%
1940 to 1949	364	5.9%	10,454	4.6%
1950 to 1959	631	10.2%	22,142	9.8%
1960 to 1969	472	7.7%	18,728	8.3%
1970 to 1979	1,650	26.8%	49,663	22.0%
1980 to 1989	693	11.2%	32,994	14.6%
1990 to 1999	517	8.4%	26,751	11.9%
2000 to 2009	741	12.0%	35,858	15.9%
Built 2010 or Later	50	.8%	4,410	2.0%
Total	6,161	100.0%	225,514	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 2.7 percent of total housing units, while households with five and six rooms accounted for 23.5 and 18.1 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 2010-2014 5-Year ACS Data				
Number of Rooms	Carbon County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	228	2.7%	4,521	1.7%
Two	183	2.1%	7,349	2.8%
Three	745	8.7%	20,368	7.7%
Four	1,364	15.9%	42,809	16.1%
Five	2,015	23.5%	53,147	20.0%
Six	1,551	18.1%	41,493	15.6%
Seven	917	10.7%	31,612	11.9%
Eight	575	6.7%	25,739	9.7%
Nine or more	982	11.5%	38,157	14.4%
Total	8,560	100.0%	265,195	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 8 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.4 percent of total households in Carbon County, which compared to 24.4 percent statewide. In Carbon County, the 2,628 households with three bedrooms accounted for 42.7 percent of all households, and there were only 456 five-bedroom or more households, which accounted for 7.4 percent of all households.

Table II.4.15 Households by Number of Bedrooms Carbon County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
None	23	8	31	.5%
One	215	152	367	6.0%
Two	935	755	1,690	27.4%
Three	1,997	631	2,628	42.7%
Four	772	217	989	16.1%
Five or more	351	105	456	7.4%
Total	4,293	1,868	6,161	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	100.0%

The age of a structure influences its value. As shown in Table II.4.16, at right, structures built in 1939 or earlier had a median value of \$118,500, while structures built between 1950 and 1959 had a median value of \$139,800 and those built between 1990 to 1999 had a median value of \$176,000. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2010 or later had median values of \$182,800 and \$252,800, respectively. The total average median value in Carbon County was \$140,900, which compared to \$189,300 in the State of Wyoming.

Table II.4.16 Median Value by Year Structure Built Carbon County 2010-2014 5-Year ACS Data		
Year Built	Carbon County	State of Wyoming
1939 or earlier	118,500	153,700
1940 to 1949	122,800	140,900
1950 to 1959	139,800	158,200
1960 to 1969	155,400	177,300
1970 to 1979	142,700	184,100
1980 to 1989	141,700	197,900
1990 to 1999	176,000	233,600
2000 to 2009	182,800	252,800
Built 2010 or Later	252,800	258,900
Total	140,900	189,300

Household mortgage status is reported in Table II.4.17, below. In Carbon County, households with a mortgage accounted for 57.0 percent of all households or 2,448 housing units, and the remaining 43.0 percent or 1,845 units had no mortgage. Of those units with a mortgage, 273 had either a second mortgage or home equity loan, 28 had both a second mortgage and home equity loan, and 2,147 or 87.7 percent had no second mortgage or no home equity loan.

Table II.4.17 Mortgage Status Carbon County 2010-2014 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	2,448	57.0%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	273	11.2%	12,104	13.1%
Second mortgage only	158	57.9%	5,864	48.4%
Home equity loan only	115	42.1%	6,240	51.6%
Both second mortgage and home equity loan	28	1.1%	545	.6%
No second mortgage and no home equity loan	2,147	87.7%	80,039	86.4%
Housing units without a mortgage	1,845	43.0%	63,601	40.7%
Total	4,293	100.0%	156,289	100.00%

The median rent in Carbon County was \$646 as compared to \$663 statewide, as seen in Table II.4.18, below.

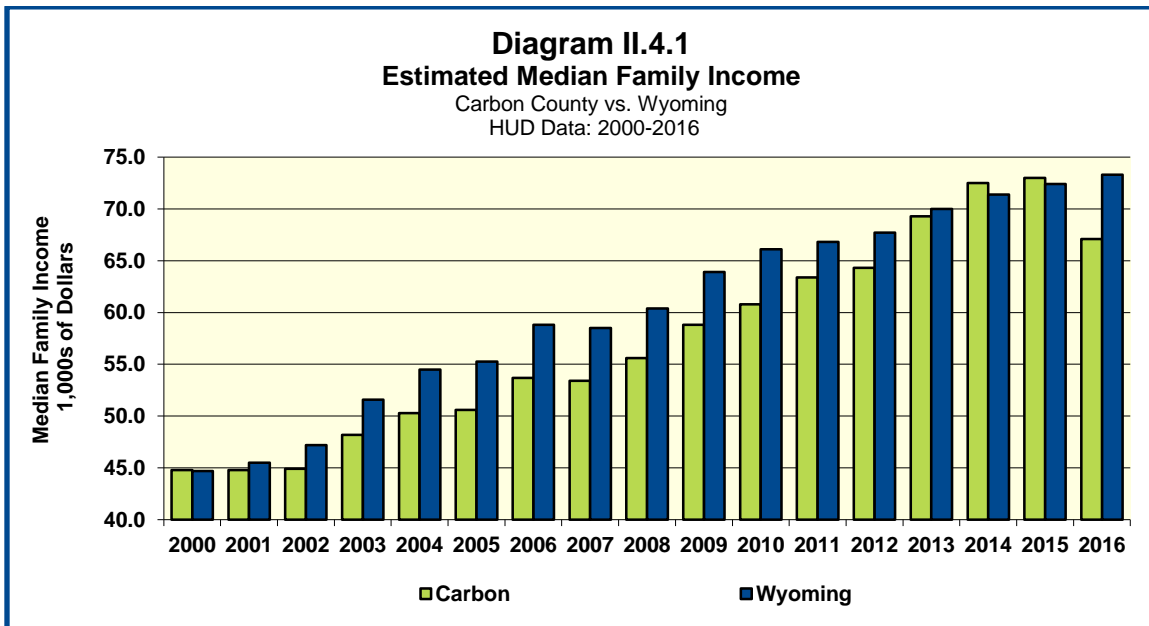
Table II.4.18 Median Rent Carbon County 2010-2014 5-Year ACS Data	
Place	Rent
Carbon County	\$646
State of Wyoming	\$663

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.4.19 and indicate a net increase of 2,132 persons over the time period.

Table II.4.19			
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

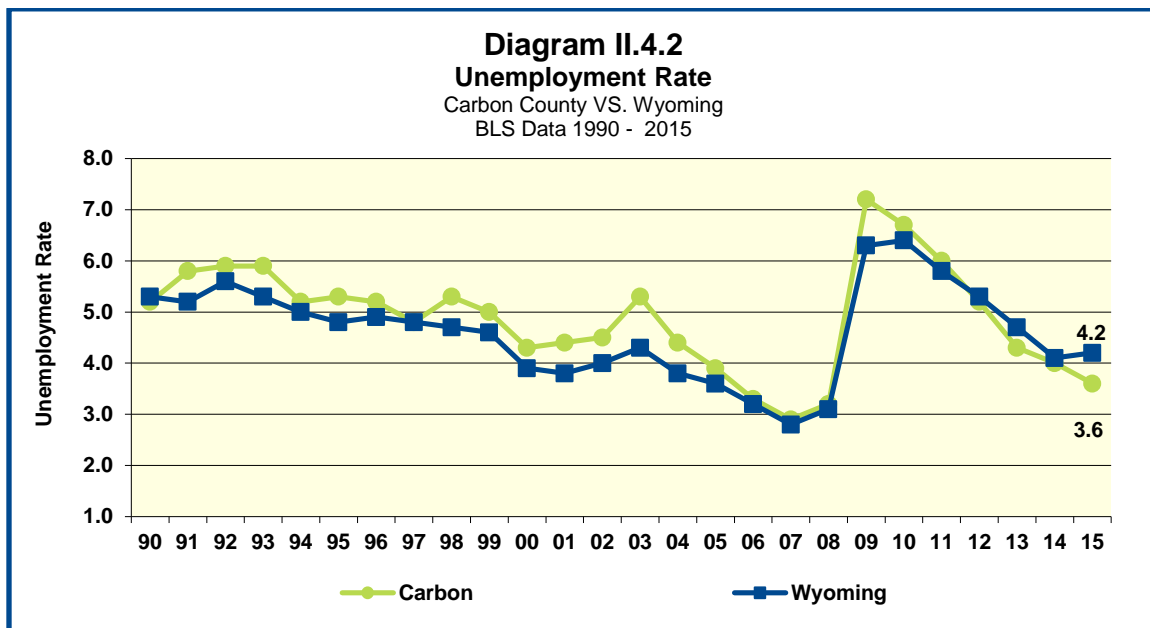
The HUD estimated MFI for Carbon County was \$67,100 in 2016.⁸⁷ This compares to Wyoming’s MFI of \$73,300. Diagram II.4.1, below, illustrates the estimated MFI for 2000 through 2016.



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;

⁸⁷ 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.

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.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. Data from this series are from the period of January 2005 through December 2015 and are presented in Table II.4.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 7,410 persons in 2015; this figure was higher than the 2014 average by 80 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	6,132	6,337	7,034	7,894	6,805	6,442	6,377	6,407	6,590	7,111	6,833
Feb	6,159	6,406	7,088	7,840	6,670	6,368	6,467	6,438	6,632	7,102	6,780
Mar	6,218	6,449	7,179	7,673	6,611	6,473	6,528	6,614	6,765	7,027	6,838
Apr	6,352	6,610	7,254	7,465	6,721	6,788	6,423	6,724	6,834	7,073	7,009
May	6,596	6,901	7,569	7,773	6,926	7,142	6,576	6,956	7,290	7,476	7,372
Jun	7,018	7,329	8,024	8,107	7,235	7,151	6,993	7,378	7,876	8,092	7,857
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	8,222
Sep	6,760	7,866	7,938	7,793	7,004	6,935	6,988	7,238	7,297	7,437	8,101
Oct	6,673	7,810	8,251	7,760	6,799	6,849	6,802	7,024	7,358	7,598	7,578
Nov	6,483	7,406	8,232	7,429	6,684	6,607	6,515	6,852	7,253	7,187	7,165
Dec	6,513	7,310	8,131	7,101	6,603	6,600	6,461	6,751	7,249	7,086	7,085
Annual	6,533	7,109	7,695	7,698	6,849	6,734	6,649	6,873	7,155	7,330	7,410
% Change	3.19	8.82	8.24	.04	-11.03	-1.68	-1.26	3.37	4.10	2.45	1.09

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. These data are shown in Table II.4.21, below.

Table II.4.21 Average Weekly Wages Carbon County BLS QCEW Data, 2001–2015(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(p)	782	858	941	914	905	1.80

Total business establishments reported by the QCEW are displayed in II.4.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming decreased by 0.44 percent to 673 establishments.

Table II.4.22 Number of Business Establishments Carbon County BLS QCEW Data, 2001–2015(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(p)	666	676	683	673	673	-.44

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Carbon County recorded 10,306 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 \$776,696,000, and real per capita income was \$48,991 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$53,148 in 2014, while Wyoming average earnings per job was \$53,171. 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 increased from \$790 in fourth quarter 2014 to \$800 in fourth quarter 2015, or by 1.3 percent. Detached single-family home rents decreased by 1.8 percent and rents for mobile homes on a lot decreased by 1.4 percent between the fourth quarter of 2014 and fourth quarter 2015.

Carbon County rental prices experienced average annualized increases of 1.9 percent for apartments, 2.0 percent for houses, and 2.6 percent for mobile homes plus a lot since fourth quarter 1986 through fourth quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.4 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, at right, presents the Carbon County data for each rental type.

Table II.4.23 Semiannual Average Monthly Rental Prices Carbon County EAD Data, 1986:Q4 – 2015:Q4, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	451	230	565	418
Q2.87	441	225	609	425
Q4.87	434	225	549	486
Q2.88	419	217	596	451
Q4.88	401	217	593	437
Q2.89	378	209	558	390
Q4.89	360	218	551	414
Q2.90	363	210	500	498
Q4.90	347	202	526	467
Q2.91	339	196	482	469
Q4.91	355	175	444	425
Q2.92	362	171	467	362
Q4.92	347	176	392	409
Q2.93	407	172	424	0
Q4.93	0	167	559	0
Q2.94	373	186	458	0
Q4.94	326	186	495	0
Q2.95	340	182	474	0
Q4.95	409	156	437	0
Q2.96	416	176	457	0
Q4.96	414	177	461	0
Q2.97	416	201	494	0
Q4.97	407	201	478	349
Q2.98	429	184	521	487
Q4.98	507	184	568	342
Q2.99	495	192	566	433
Q4.99	472	147	550	430
Q2.00	456	147	582	363
Q4.00	460	154	527	453
Q2.01	499	148	608	467
Q4.01	502	155	581	398
Q2.02	453	142	609	452
Q4.02	463	142	609	427
Q2.03	486	146	569	434
Q4.03	499	149	616	461
Q2.04	531	145	601	469
Q4.04	541	160	643	450
Q2.05	605	153	652	473
Q4.05	539	153	669	475
Q2.06	717	160	724	653
Q4.06	799	333	805	710
Q2.07	834	325	902	648
Q4.07	744	326	980	687
Q2.08	781	330	995	764
Q4.08	772	313	1,036	806
Q2.09	793	305	928	777
Q4.09	742	305	926	788
Q2.10	735	.	884	694
Q4.10	728	301	859	795
Q2.11	743	.	840	713
Q4.11	769	.	849	760
Q2.12	756	219	845	815
Q4.12	742	224	902	884
Q2.13	766	229	903	885
Q4.13	770	269	968	881
Q2.14	776	280	937	848
Q4.14	790	315	1,048	926
Q2.15	809	323	1,031	910
Q4.15	800	321	1,029	913

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.4.24, below.

Table II.4.24 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.4.25, on the following page.

Table II.4.25 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 during the past 17 years, with the most recent survey conducted in June 2016.⁸⁸ During June 2016, a total of 51 surveys were completed by property managers in Carbon County. Of the 1,027 rental units surveyed, 145 were vacant, indicating a vacancy rate of 14.1 percent, as shown in Table II.4.26, at right. This compares to a 3.8 percent vacancy rate one year ago and a June statewide 2016 vacancy rate of 8.6 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.4.26 Total Units, Vacant Units, and Vacancy Rate Carbon County RVS Data, June 2001–June 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%

⁸⁸ 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.

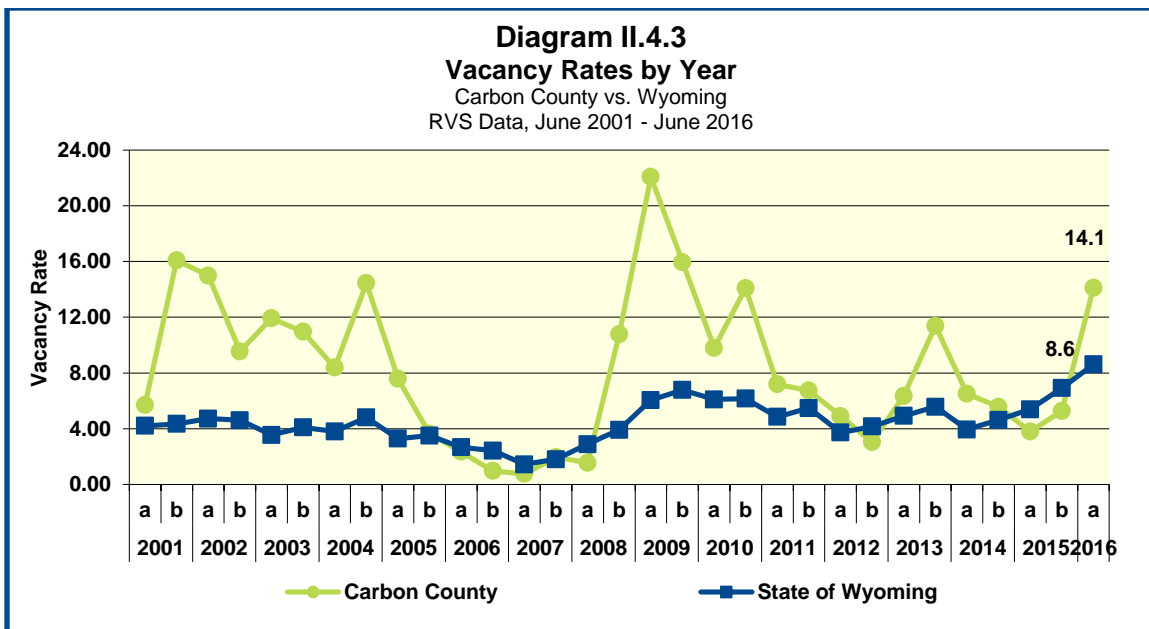


Diagram II.4.4, below, shows the average rent of single-family and apartment units in Carbon County. In the second half of 2016, average rents for single-family units rose to \$885 and average rents for apartments increased, to \$725.

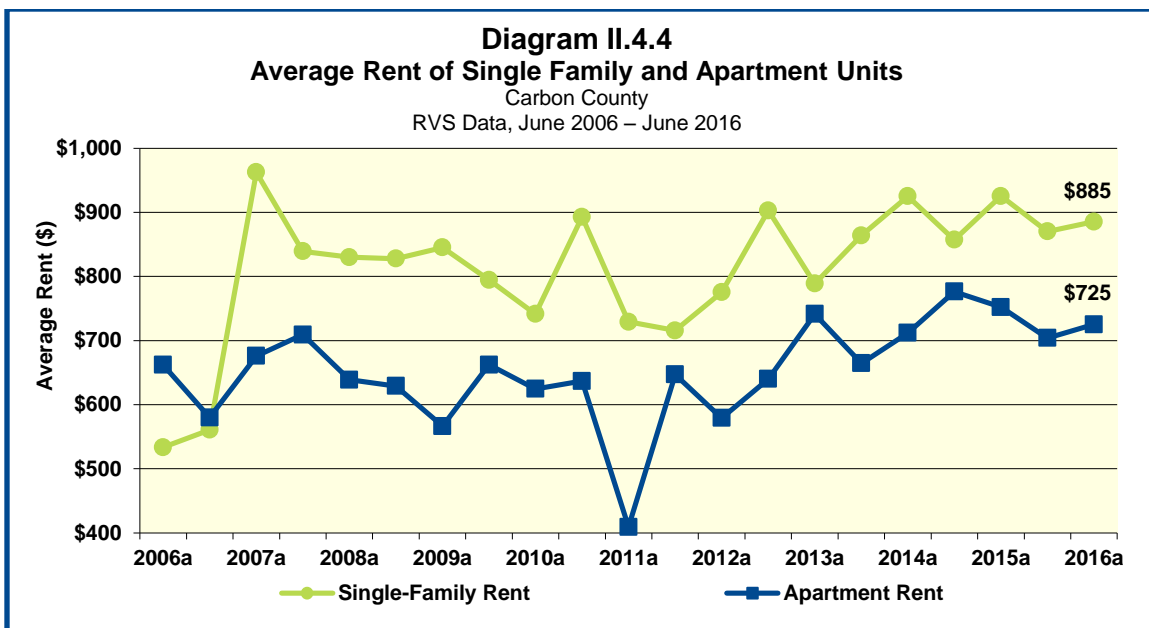


Table II.4.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 117 single family units in Carbon County, with 12 of them available. This translates into a vacancy rate of 10.3 percent in Carbon County, which compares to a single family vacancy rate of 7.0 percent for the State of Wyoming. There were 337 apartment units reported in the survey, with 64 of them available, which resulted in a vacancy rate of 19.0 percent. This compares to a statewide vacancy rate of 7.9 percent for apartment units across the state.

Table II.4.27			
Rental Vacancy Survey by Type			
Carbon County			
RVS Data, June 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	117	12	10.3%
Duplex units	38	1	2.6%
Apartments	337	64	19.0%
Mobile Homes	257	6	2.3%
“Other” Units	20	10	50.0%
Don't Know	258	52	20.2%
Total	1,027	145	14.1%

Table II.4.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 72 units. The most common apartment units were two bedroom units, with 196 units. Additional details of unit types by bedrooms are reported below.

Table II.4.28							
Rental Units by Bedroom Size							
Carbon County							
RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	9	0	0	.	9
One	2	0	92	2	0	.	96
Two	72	20	196	6	4	.	298
Three	23	14	37	205	15	.	294
Four	4	4	3	0	0	.	11
Five	0	0	0	0	0	.	0
Don't Know	16	0	0	44	1	258	319
Total	117	38	337	257	20	258	1,027

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 units .

Table II.4.29 Available Rental Units by Bedroom Size Carbon County RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	5	0	0	.	5
One	0	0	3	0	0	.	3
Two	7	0	39	0	0	.	46
Three	2	0	7	6	10	.	25
Four	1	0	3	0	0	.	4
Five	0	0	0	0	0	.	0
Don't Know	2	1	7	0	0	52	62
Total	12	1	64	6	10	52	145

Table II.4.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with four bedrooms had the highest vacancy rate at 100.0 percent, with four bedroom single family units having the highest vacancy rate at 25.0 percent.

Table II.4.30 Vacancy Rates by Bedroom Size Carbon County RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	55.6%	%	%		55.6%
One	.0%	%	3.3%	.0%	%		3.1%
Two	9.7%	.0%	19.9%	.0%	.0%		15.4%
Three	8.7%	.0%	18.9%	2.9%	66.7%		8.5%
Four	25.0%	.0%	100.0%	%	%		36.4%
Five	%	%	%	%	%		%
Don't Know	12.5%	%	%	.0%	.0%	20.2%	19.4%
Total	10.3%	2.6%	19.0%	2.3%	50.0%	20.2%	14.1%

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.

Table II.4.31 Average Market Rate Rents by Bedroom Size Carbon County RVS Data, June 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$775	\$	\$	\$775
One	\$750	\$	\$661	\$	\$	\$676
Two	\$895	\$668	\$859	\$550	\$	\$820
Three	\$932	\$440	\$750	\$767	\$	\$835
Four	\$1,000	\$490	\$	\$	\$	\$873
Five	\$	\$	\$	\$	\$	\$
Total	\$885	\$679	\$725	\$750	\$900	\$806

Table II.4.32 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.4.32			
Single Family Market Rate Rents by Vacancy Status			
Carbon County			
RVS Data, June 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	89	7	7.9%
\$1,000 to \$1,500	11	3	27.3%
Above \$1,500			%
Missing	14	2	14.3%
Total	117	12	10.3%

The availability of apartment units by average rent is displayed in Table II.4.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 12.5 percent.

Table II.4.33			
Apartment Market Rate Rents by Vacancy Status			
Carbon County			
RVS Data, June 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	16	2	12.5%
\$500 to \$1,000	181	53	29.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	140	9	6.4%
Total	337	64	19.0%

Table II.4.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 2.4 percent.

Table II.4.34			
Mobile Home Market Rate Rents by Vacancy Status			
Carbon County			
RVS Data, June 2016			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	253	6	2.4%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	4	0	.0%
Total	257	6	2.3%

Table II.4.35, on the following page, shows the condition of rental units by unit type for Carbon County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported below, most single family units were in average condition, with most apartments being in average condition. Details by unit type and condition are displayed below.

Table II.4.35 Condition by Unit Type Carbon County RVS Data, June 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	57	2	129	0	3	.	191
Good	46	32	127	10	0	.	215
Excellent	12	4	77	246	17	.	356
Don’t Know	2	0	4	1	0	258	265
Total	117	38	337	257	20	258	1,027

The availability of single family units based on their condition is displayed in Table II.4.36, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 8.3 percent.

Table II.4.36 Condition of Single Family Units by Vacancy Status Carbon County RVS Data, June 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	57	5	8.8%
Good	46	6	13.0%
Excellent	12	1	8.3%
Don’t Know	2	0	.0%
Total	117	12	10.3%

Table II.4.37, 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 good condition, and had a vacancy rate of 3.9 percent.

Table II.4.37 Condition of Apartment Units by Vacancy Status Carbon County RVS Data, June 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	129	14	10.9%
Good	127	5	3.9%
Excellent	77	44	57.1%
Don’t Know	4	1	25.0%
Total	337	64	19.0%

Table II.4.38, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 2.0 percent.

Table II.4.38 Condition of Mobile Home Units by Vacancy Status Carbon County RVS Data, June 2016			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	0	0	%
Good	10	1	10.0%
Excellent	246	5	2.0%
Don't Know	1	0	.0%
Total	257	6	2.3%

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.4.39, below, 7 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

Table II.4.39 If you had the opportunity to own/manage more units, how many would you prefer Carbon County RVS Data, June 2016	
Unit Type	Respondents citing more units
Single family units	7
Duplex Units	1
Apartments	3
Mobile homes	2
Other	0
All types	4
Total	17

Table, II.4.40, on the following page, shows the most common answers from the 2016 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 25 respondents, with an average persons per household of 2.7 people. Of new residents to Carbon County, 63.6 percent were married and the most common age group arriving in the state was 35 to 44 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 44.0 percent of respondents renting their residence. The average mortgage payment in Carbon County was \$988 and the average rent was \$752. When asked if they were satisfied with their current housing, 72.0 percent said they were satisfied with thier current housing.

Table II.4.40 Most Replied Response Carbon County HNA Survey: Fiscal Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	25
Number of persons in household (Average)	2.7
Current age	35 to 44 years old (26.1%)
Marital status	Married (63.6%)
Primary reason for moving to Wyoming	New job (40.0%)
In which industry are you primarily employed	Other (32.0%)
Highest education level completed	High School Diploma/GED (28.0%)
Total household income from all sources	\$50,000 to \$74,999 dollars (28.6%)
Current Housing Characteristics	
Current Residence	Single family home (44.0%)
Do you own or rent	Rent (44.0%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	1.6
Average mortgage payment	\$988
Average rental payment	\$752
Are you satisfied with your current housing	Satisfied with current housing (72.0%)
Housing Demand (if unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (50.0%)
Are you seeking to change your housing situation	Seeking different housing (60.0%)
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	Build a new unit (50.0%)
Expected buying price	\$100,000 to \$149,999 dollars (100.0%)
Expected building price	\$150,000 to \$199,999 dollars (100.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is too small. 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 0.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$100,000 to \$149,999 dollars if they were buying an existing unit, and \$150,000 to \$199,999 dollars if anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix**.⁸⁹

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 2014 5-year ACS data, 139 or 2.3 percent of households in Carbon County were overcrowded and another 21 or .3 percent of units were severely overcrowded, as shown in Table II.4.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

⁸⁹ 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.

Table II.4.41 Overcrowding and Severe Overcrowding Carbon County 2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Carbon County				
Owner				
Households	4,229	51	13	4,293
Percentage	98.5%	1.2%	.3%	100.0%
Renter				
Households	1,772	88	8	1,868
Percentage	94.9%	4.7%	.4%	100.0%
Total				
Households	6,001	139	21	6,161
Percentage	97.4%	2.3%	.3%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 561 units or 6.6 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.4.42, at right.

Table II.4.42 Housing Units with Incomplete Kitchen Facilities Carbon County 2010-2014 5-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Kitchen Facilities	7,999	258,329
Lacking Complete Kitchen Facilities	561	6,866
Total Housing Units	8,560	265,195
Percent Lacking	6.6%	2.6%

At the time of the 2014 ACS, a total of 584 units or 6.8 percent of all housing units in Carbon County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.4.43, below.

Table II.4.43 Housing Units with Incomplete Plumbing Facilities Carbon County 2010-2014 5-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Plumbing Facilities	7,976	259,378
Lacking Complete Plumbing Facilities	584	5,817
Total Households	8,560	265,195
Percent Lacking	6.8%	2.2%

The third type of housing problem reported in the 2014 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, 12.4 percent of households had a cost burden and 8.7 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 14.2 percent of homeowners with a mortgage in Carbon County experienced a cost burden and 10.3 percent experienced a severe cost burden, while 16.1 percent of renters had a cost burden and 8.2 percent had a severe cost burden, as seen in Table II.4.44, on the following page.

Table II.4.44 Cost Burden and Severe Cost Burden by Tenure Carbon County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Carbon County					
Owner With a Mortgage					
Households	1,820	347	252	29	2,448
Percent	74.3%	14.2%	10.3%	1.2%	100.0%
Owner Without a Mortgage					
Households	1,586	117	134	8	1,845
Percent	86.0%	6.3%	7.3%	.4%	100.0%
Renter					
Households	942	301	153	472	1,868
Percent	50.4%	16.1%	8.2%	25.3%	100.0%
Total					
Households	4,348	765	539	509	6,161
Percent	70.6%	12.4%	8.7%	8.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 1,689 loans purchased in Carbon County between 1979 and 2016, with 16 occurring in fiscal 2016. The average home size over the period was 1,216 square feet and 1,106 square feet in fiscal 2016. For homes receiving a WCDA loan in fiscal 2016, the average year a home was built was 1956. The average household income in fiscal 2016 in nominal terms, without the effects of inflation being taken into consideration, was \$53,690. The average purchase price in fiscal 2016 was \$135,362. In fiscal 2016, no loans purchased were for new construction, and 43.8 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.**

