

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.

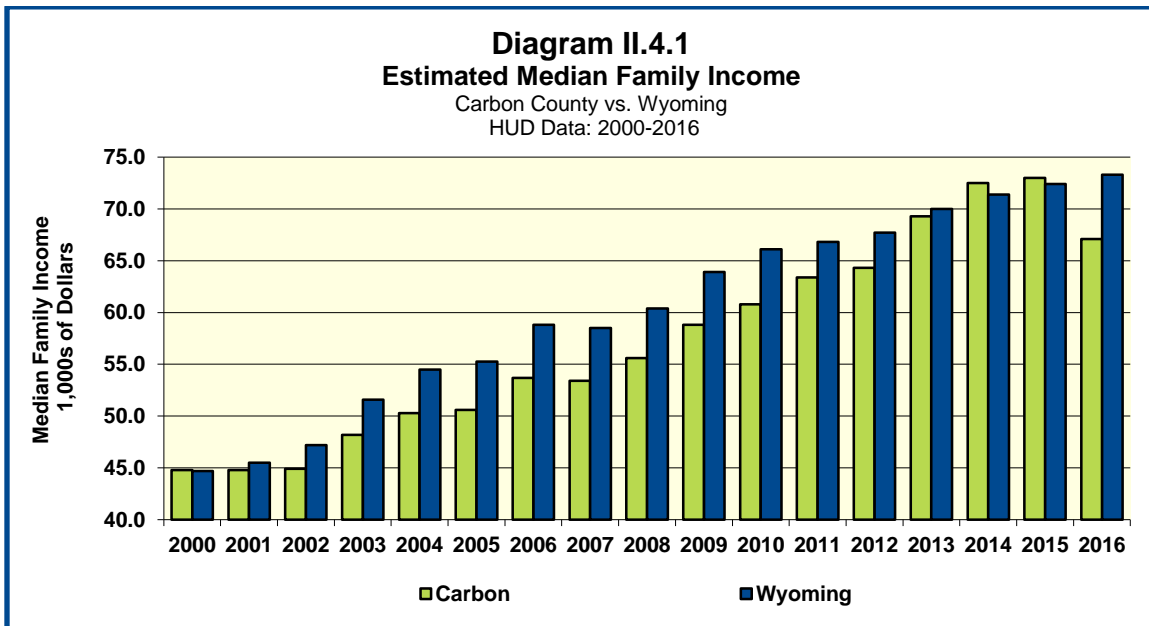
| Table II.4.18 Median Rent Carbon County 2010-2014 5-Year ACS Data | |
|--|-------|
| Place | Rent |
| Carbon County | \$646 |
| State of Wyoming | \$663 |

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

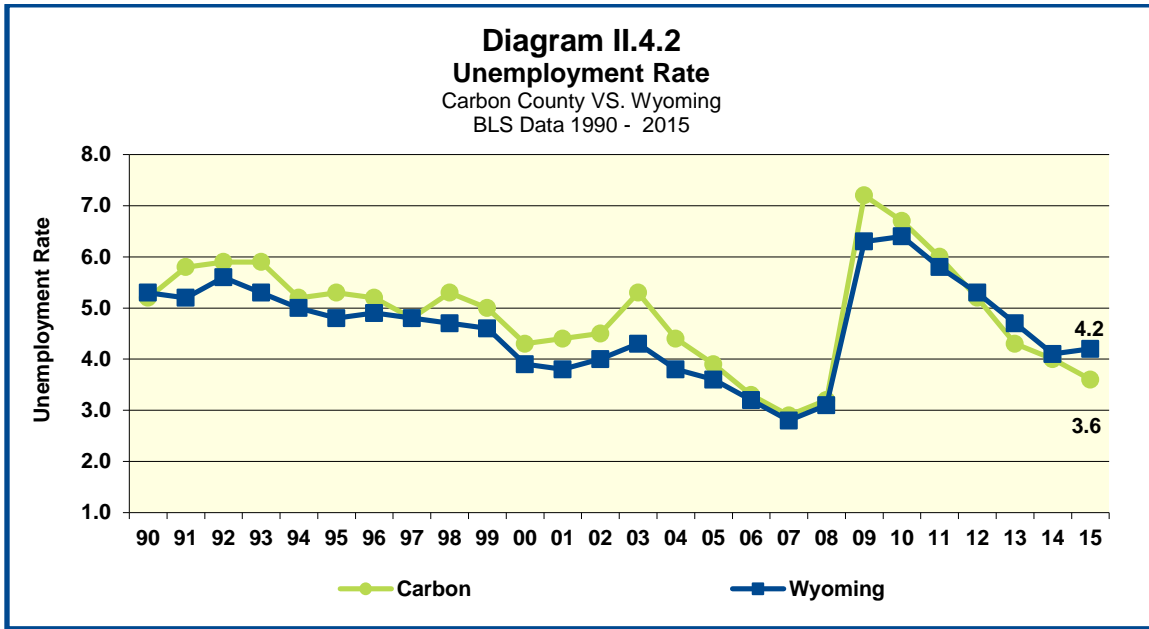
The HUD estimated MFI for Carbon County was \$67,100 in 2016.⁸⁷ This compares to Wyoming’s MFI of \$73,300. Diagram II.4.1, below, illustrates the estimated MFI for 2000 through 2016.



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.

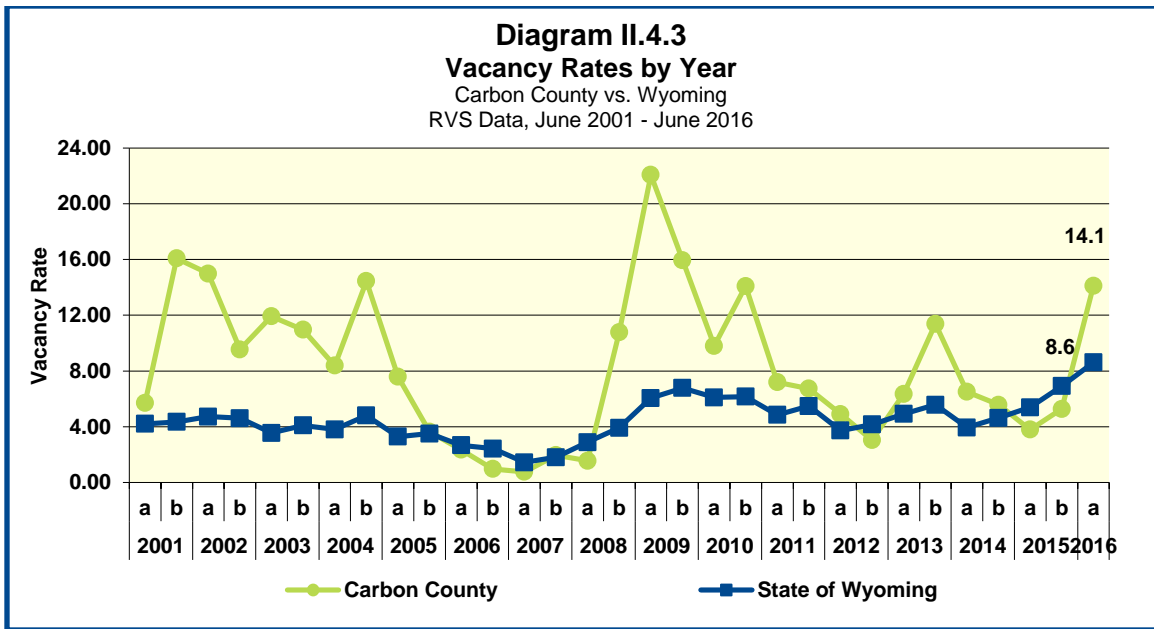


Diagram II.4.4, below, shows the average rent of single-family and apartment units in Carbon County. In the second half of 2016, average rents for single-family units rose to \$885 and average rents for apartments increased, to \$725.

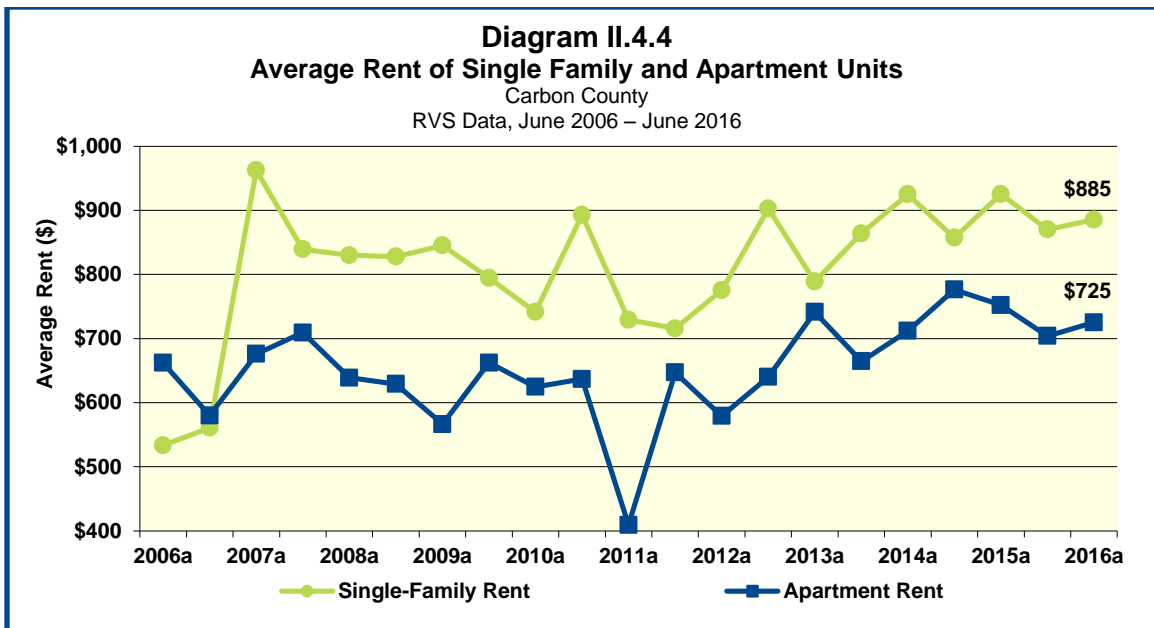


Table II.4.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 117 single family units in Carbon County, with 12 of them available. This translates into a vacancy rate of 10.3 percent in Carbon County, 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.**

